

URAILLA HOTEL

Situated in quite one of the most attractive districts in our Hills, a distance of 12 miles from Adelaide.

AT THE LAND SALEROOMS, 70a GRENPELL STREET, ADELAIDE.

On MONDAY, JUNE 14th, at 2.30 p.m.

THEODORE BRUCE & CO. LTD.

have been favored with instructions from Mrs. E. L. Francisco to sell by auction as above (subject to existing lease, which terminates on the 15th day of December, 1956). This lease can be inspected at the auctioneers' offices.

LAND.—1 Acre 2 Roods 16 Perches or thereabouts. Reference to Title Register Book Volume 2152, Folio 144.

IMPROVEMENTS.—On this land is erected a substantially constructed and well-designed, 2-storeyed, modern-looking Hotel, in which is attached an hotelkeeper's licence, containing return verandah with balcony above: **LOUNGE.** L-shaped, fluorescent lighting, fireplace, slide to saloon bar, engraved pressed double entrance doors; **SALOON BAR.** bow-fronted bar fitted with wooden pull-down shutter, slide to lounge; **ENTRANCE LOUNGE.** fireplace, double pressed engraved entrance doors, ceiling and wall lighting; **OFFICE** (off Entrance Lounge); open brick fireplace; **BAR.** half-circular bar, chromium-plated, glass-fronted, suspended bottle shelf, jarrah floor, fireplace, fluorescent lighting, up-to-date refrigeration; **STORE-ROOM.** fitted with shelves, pine floors; **SMOKER'S LOUNGE.** extremely well lit, open brick fireplace, double pressed glass and engraved ball-bearing doors leading to dining room; **DINING ROOM.** well decorated room throughout, including stained-glass windows; **BEDROOM; PANTRY.** 7 ft. stainless steel sink and double draining board with cupboards below; 5 ft. 5 in. crockery shelves, 5 ft. store cupboard with shelves enclosed by 4 doors, nickel fittings; **KITCHEN.** large Simpson Economic range set in tiles, marbells draining board, sink with tiled back, 10 ft. dresser built in, fitted with shelves enclosed by sliding wooden flyproof doors, cupboards and drawers; **CELLAR.** equipped with vegetable racks, concrete floor, fluorescent lighting; **ELECTRIC HOT WATER SYSTEM** serves kitchen, Servery 3 bathrooms and front bar; **BATHROOM.** cement floor, C.E. bath, hand wash basin; brick-floored lean-to back verandah, housing electric hot water tank. The first floor is approached from entrance lounge by a wide, easy-tread stairway. The stairs are flanked by art metal chromium-plated banister rails. 5 **BEDROOMS.** measuring 15 ft. 6 in. x 14 ft., 9 ft. x 14 ft., 9 ft. x 14 ft., 9 ft. x 14 ft., 11 ft. x 9 ft. 6 in. Each room has a window looking over balcony. 2 **BATHROOMS.** terrazzo floors, tiled to a height of 6 ft., with built-in baths, porcelain hand basins. These bathrooms are well lit. 2 Lavatories.

OUTSIDE IMPROVEMENTS.—Detached stone staff quarters, containing 4 bedrooms, storeroom, sitting room, 2 drying rooms, lean-to back verandah, man's room, lumber room, laundry with copper and troughs built in, 2 underground and Elevated concrete tanks, capacity 30,000 and 100,000 gallons, equipped with electric pump with elevated G.I. tank. These tanks are connected and give an unlimited supply of water. Stone building, G.I. roof, partly paved; 4-compartment small netting aviaries on concrete base, rat-proof, measuring 8 ft. x 13 ft.; lean-to wood shed; outside lavatory; G.I. fowl houses and runs; G.I. and wood shed with adjustable galvanized iron lift-up windows, 15 ft. x 17 ft.; fencing posts and wire; adjustable clothes hoist; stone garage with accommodation for 4 cars, with lean-to garage attached, asphalt floor, double doors and small door on western wall.

This well-known hills hotel has been in the Francisco family for over half a century and has a most delightful setting, situated on high ground overlooking the thriving district of Piccadilly and undulating surrounding country which is noted for its high production of fruit and vegetables.

For further particulars, cards to view, inspection of lease, apply Auctioneers' Offices and Salerooms, 70a Grenfell street. W3171.