



AVENUE HILL

the township estate

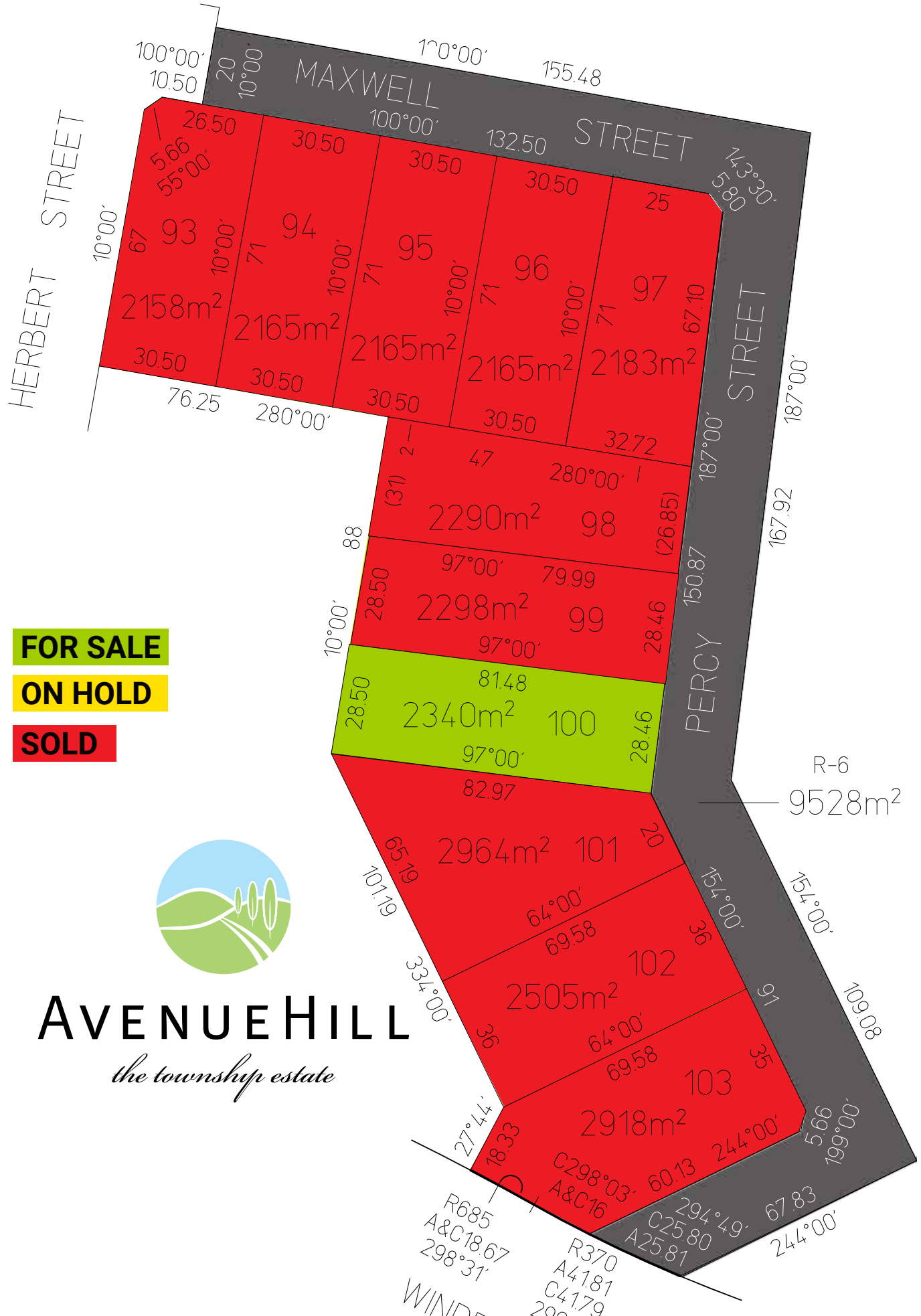
STAGE 5
LAND NOW SELLING

The Very Best of Rural Lifestyle Living

Large, Fully Serviced & Fenced Allotments
Ranging From 2158m² to 2964m².

STAGE 5

LAND NOW SELLING



- FOR SALE**
- ON HOLD**
- SOLD**



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R685
A&C18.67
298°31'

R370
A4.181
C4.179
280°00'

WINDY STREET



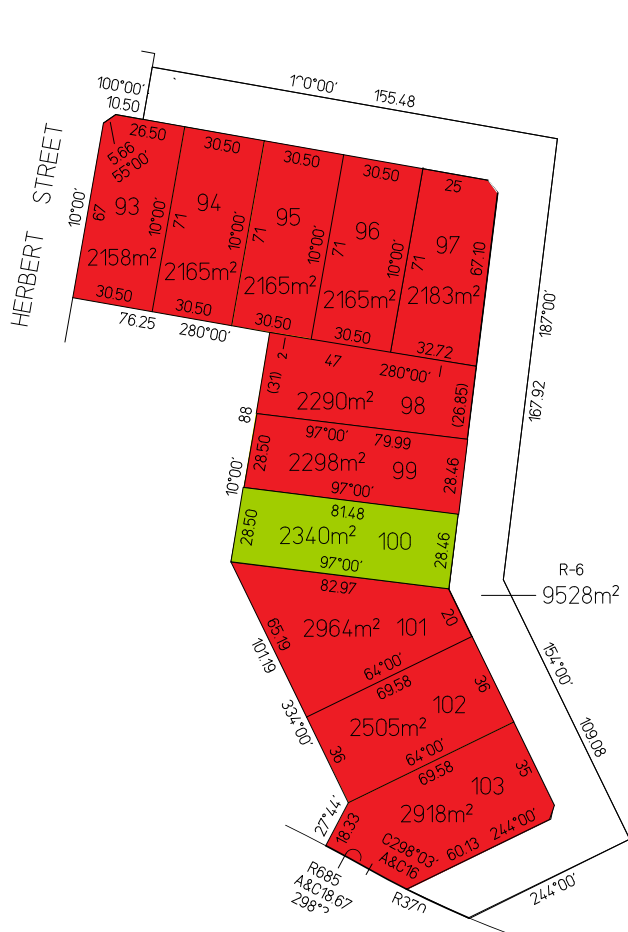
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STAGE 5

LAND NOW SELLING

PRICE LIST 22ND MARCH 2021


LOT	SIZE	PRICE	STATUS
93	2158m ²		SOLD
94	2165m ²		SOLD
95	2165m ²		SOLD
96	2165m ²		SOLD
97	2183m ²		SOLD
98	2290m ²		SOLD
99	2298m ²		SOLD
100	2340m ²	\$400,000	FOR SALE
101	2964m ²		SOLD
102	2505m ²		SOLD
103	2918m ²		SOLD



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 20 Peel St North, Ballarat

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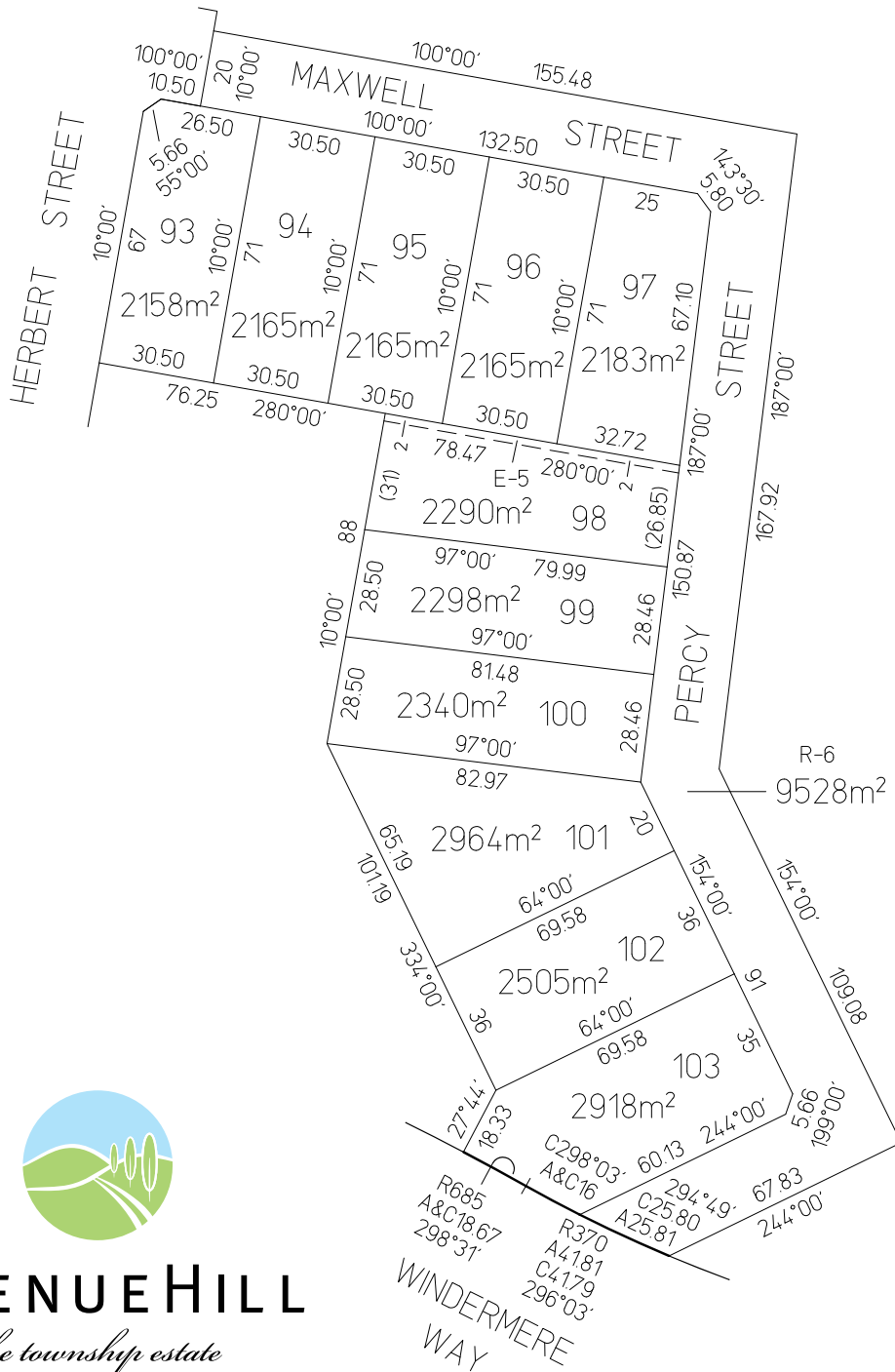
PLAN OF SUBDIVISION		EDITION	PS716600J/S5	
LOCATION OF LAND PARISH: WINDERMERE TOWNSHIP: — SECTION: 11 CROWN ALLOTMENT: 3, 5 & 10 (PARTS) CROWN PORTION: — TITLE REFERENCE: VOL.12226 FOL.312 LAST PLAN REFERENCE: PS716600J, LOT S5 POSTAL ADDRESS: REMEMBRANCE DRIVE (at time of subdivision) CARDIGAN 3352 MGA CO-ORDINATES E 740 280 ZONE: 54 (of approx. centre of land in plan) N 5 843 740 GDA 94		Council Name: BALLARAT CITY COUNCIL  AVENUE HILL <i>the township estate</i> STAGE 5		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		REFER TO SHEET 4 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN. <div style="border: 1px solid black; padding: 5px;"> <p>IMPORTANT NOTE</p> <p>THIS PLAN IS SUBJECT TO CERTIFICATION AND ISSUE OF STATEMENT OF COMPLIANCE BY THE BALLARAT CITY COUNCIL, CONSENT OF ALL REFERRAL AUTHORITIES AND REGISTRATION BY LAND VICTORIA.</p> <p>THIS NOTE IS AN INTEGRAL PART OF THIS PLAN WHICH MUST NOT BE REPRODUCED WITHOUT THIS NOTE.</p> </div>	
ROAD R-6	BALLARAT CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION Does not apply.				
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PLP/2013/62 BALLARAT CITY COUNCIL This survey has been connected to permanent marks no(s) 16, 17, 18 & 25 In Proclaimed Survey Area no. —				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	GAS SUPPLY	3	INSTRUMENT H234078	GAS & FUEL CORPORATION OF VICTORIA
E-5	DRAINAGE	2	PS716600J, STAGE 3	CITY OF BALLARAT
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 2694 RICHARD JOHN STEELE . VERSION 1		ORIGINAL SHEET SIZE : A3 SHEET 1 OF 4 SHEETS



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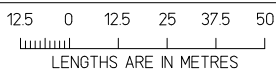


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STAGE 5

STEELE SURVEYING PTY LTD
 Land Surveyors

12A Webster Street, Ballarat Central 3350
 Phone (03) 5333 2699

SCALE
 1:1250



ORIGINAL SHEET
 SIZE : A3

SHEET 3

RICHARD JOHN STEELE . VERSION 1



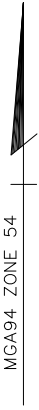
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PS716600J/S5

MGA94 ZONE 54



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STAGE 5

CREATION OF RESTRICTION No.12 - BUILDING ENVELOPES

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED : LOTS 93 TO 103 (BOTH INCLUSIVE) ON THIS PLAN.

LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION : NO BUILDING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN

HATCHED THUS 

DEFINITIONS : "BUILDING" - ANY STRUCTURE EXCEPT A FENCE

VARIATIONS : VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

CREATION OF RESTRICTION No.13 - DWELLING ORIENTATION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED : LOTS 93, 97 & 103 ON THIS PLAN.

LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION : NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING THE ROAD WITH AN 8m BUILDING ENVELOPE SET BACK.

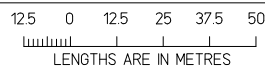
DEFINITIONS : "DWELLING" - A BUILDING USED AS A SELF-CONTAINED RESIDENCE WHICH MUST INCLUDE A KITCHEN SINK, FOOD PREPARATION FACILITIES, A BATH OR SHOWER AND A CLOSET PAN AND WASH BASIN.

VARIATIONS : VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

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Land Surveyors

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SCALE
1:1250



ORIGINAL SHEET
SIZE : A3

SHEET 4

RICHARD JOHN STEELE , VERSION 1



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Note:

- All allotments require a sewerage pump – cost to the purchaser approximately \$10k.
- A 7K litre water tank is also required – cost to the purchaser approximately \$2k.
- Due to council regulations, the purchaser will be responsible for the crossover.
- The hatched section represents the building envelope.
- Fenced to 3 sides – 2 sides on corner blocks. (farm fencing)

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