



TITLED LAND

**READY TO
BUILD TODAY**

AVENUE HILL

*Ballarat's last stage
of big blocks*



The Very Best of Rural Lifestyle Living

Large, Fully Serviced & Fenced Allotments
Ranging From 2396m² to 3104m².

GULL & COMPANY

20 Peel St North, Ballarat



AVENUE HILL

*More than enough room
for the whole family*

Lot number	Size m ²	Price*	Status
104	2500m ²	\$505,000	For Sale
107	2405m ²	\$485,000	For Sale
109	2435m ²	\$490,000	For Sale
110	2450m ²	\$495,000	For Sale
115	3104m ²	\$585,000	For Sale
119	2503m ²	\$505,000	For Sale
120	2503m ²	\$505,000	For Sale
121	2503m ²	\$505,000	For Sale

*prices subject to change without prior notice



Cameron Gull

0438 341 592

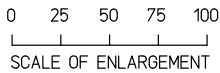
cameron@gullco.com.au

GULL & COMPANY

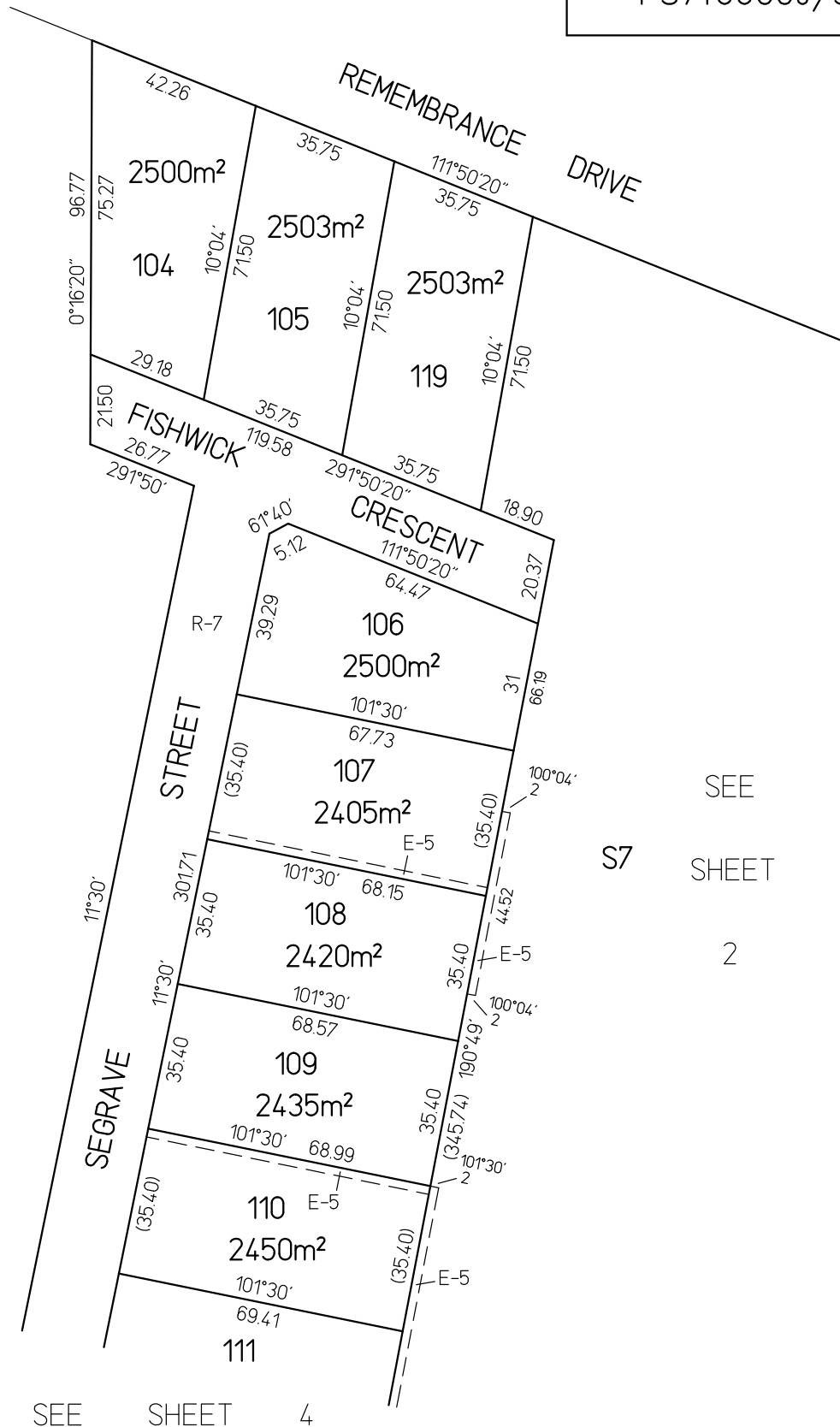
20 Peel St North, Ballarat

avenuehillstate.com

PLAN OF SUBDIVISION				EDITION		PS716600J/S6	
LOCATION OF LAND PARISH: WINDERMERE TOWNSHIP: — SECTION: 11 CROWN ALLOTMENTS: 3, 5 & 10 (PARTS) CROWN PORTION: — TITLE REFERENCE: VOL.12321 FOL.290 LAST PLAN REFERENCE: PS716600J, LOT S6 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 2020				Council Name: BALLARAT CITY COUNCIL  AVENUE HILL <i>the township estate</i>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		REFER TO SHEET 5 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.			
ROAD R-7		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-1	GAS SUPPLY	3	PS716600J, STAGE 3	AUSNET SERVICES (GAS) PTY LTD			
E-5	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT			
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 2694		ORIGINAL SHEET SIZE : A3		SHEET 1 OF 5 SHEETS	
		RICHARD JOHN STEELE . VERSION 5		 AVENUE HILL <i>the township estate</i>			



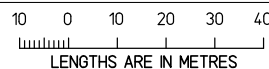
MGA94 ZONE 54



STEELE SURVEYING PTY LTD
Land Surveyors

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

SCALE
1:1000

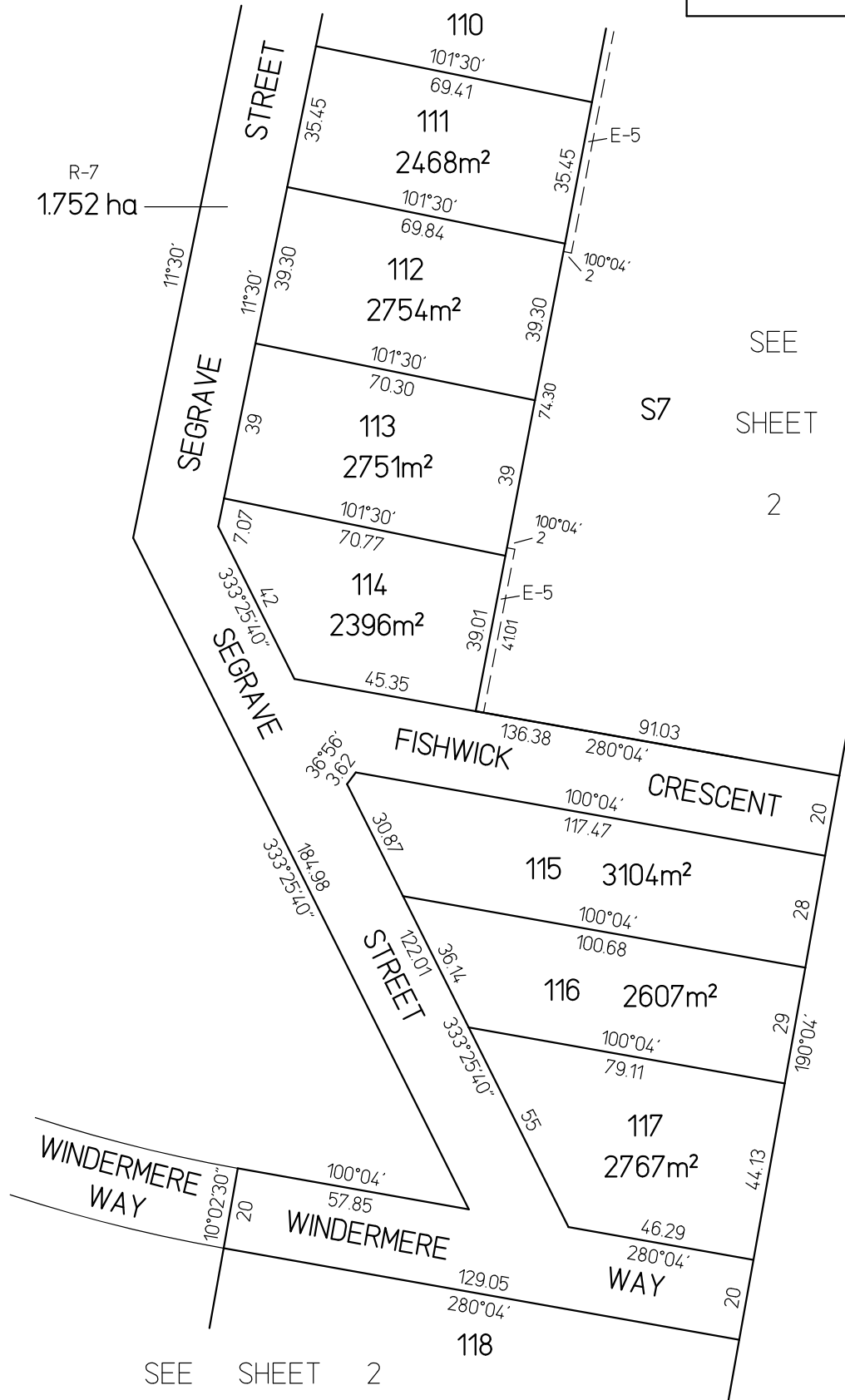


ORIGINAL SHEET
SIZE : A3

SHEET 3

RICHARD JOHN STEELE , VERSION 5





MGA94 ZONE 54

CREATION OF RESTRICTION No.15 - BUILDING ENVELOPES

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED : LOTS 104 TO 119 (BOTH INCLUSIVE) ON THIS PLAN

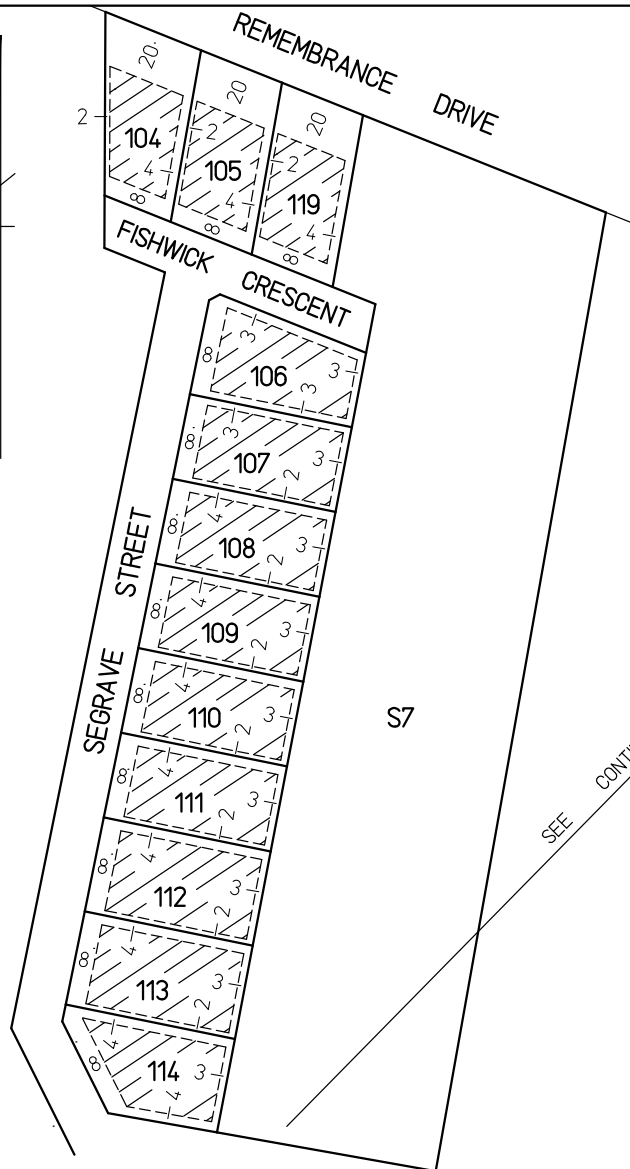
LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

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

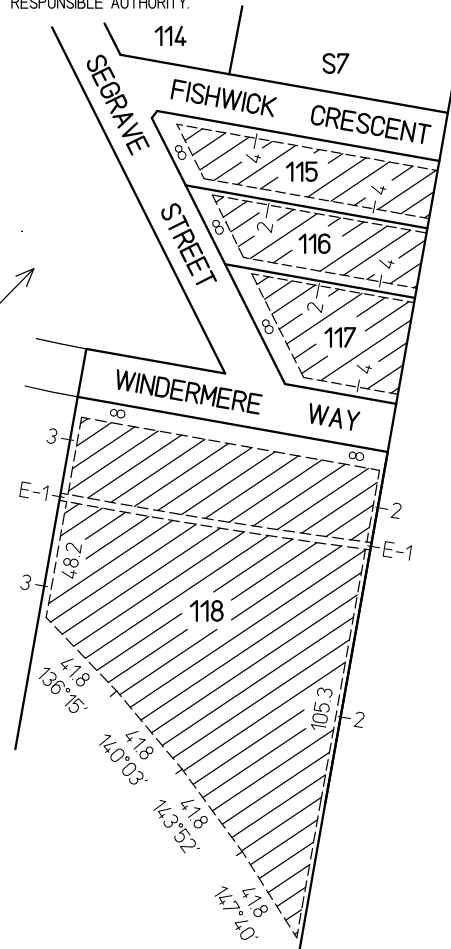
DEFINITIONS : "BUILDING" - ANY STRUCTURE EXCEPT A FENCE.

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

MGA94 ZONE 54



SEE CONTINUATION



CREATION OF RESTRICTION No.16 - DWELLING ORIENTATION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 104, 105 & 119 ON THIS PLAN.

LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING REMEMBRANCE DRIVE

DEFINITION: "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.

CREATION OF RESTRICTION No.17

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS 104 TO 119 (BOTH INCLUSIVE) ON THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND, UNLESS:

- IT HAS A RAINWATER TANK THAT IS 2000 LITRES OR LARGER INSTALLED, AND
- ADEQUATE ROOF AREA OF THE DWELLING DRAINS TO THE WATER TANK TO SATISFY THE RELEVANT WATER AUTHORITY GUIDELINES, AND
- RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE.

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

STEELE SURVEYING PTY LTD
Land Surveyors

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

SCALE
1:2000

20 0 20 40 60 80
LENGTHS ARE IN METRES

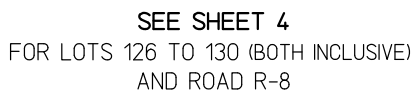
ORIGINAL SHEET
SIZE : A3

SHEET 5

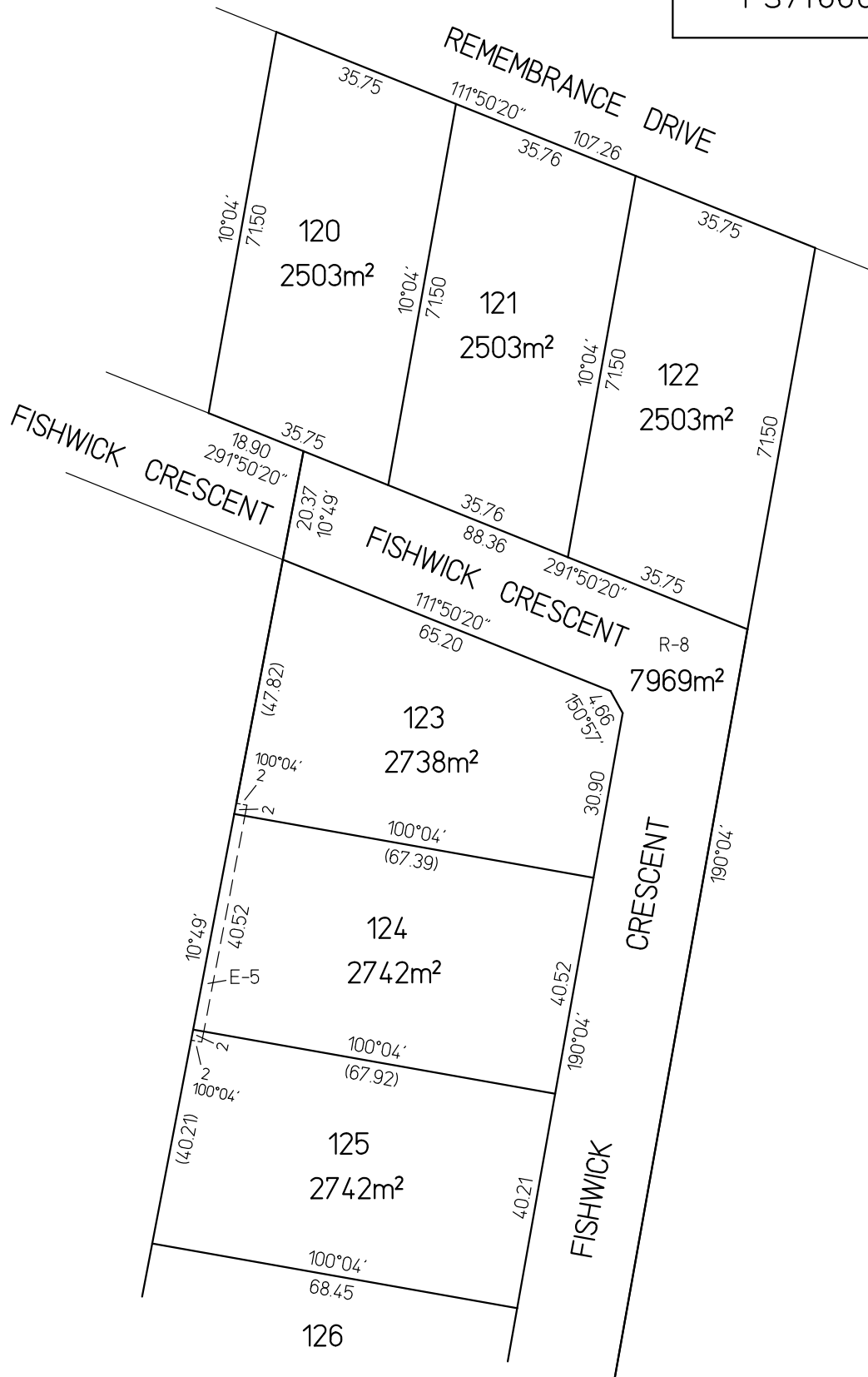
RICHARD JOHN STEELE . VERSION 5



PLAN OF SUBDIVISION				EDITION		PS716600J/S7	
LOCATION OF LAND PARISH: WINDERMERE TOWNSHIP: — SECTION: 11 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: — TITLE REFERENCE: LAST PLAN REFERENCE: PS716600J, LOT S7 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 2020				Council Name: BALLARAT CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		REFER TO SHEET 5 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.			
ROAD R-8		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-5	DRAINAGE	2	PS716600J, STAGE 6	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 3		ORIGINAL SHEET SIZE : A3	SHEET 1 OF 5 SHEETS 		



MGA94 ZONE 54

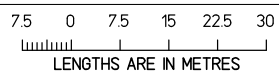


SEE SHEET 4

STEELE SURVEYING PTY LTD
Land Surveyors

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

SCALE
1:750



RICHARD JOHN STEELE . VERSION 3

ORIGINAL SHEET
SIZE : A3

SHEET 3



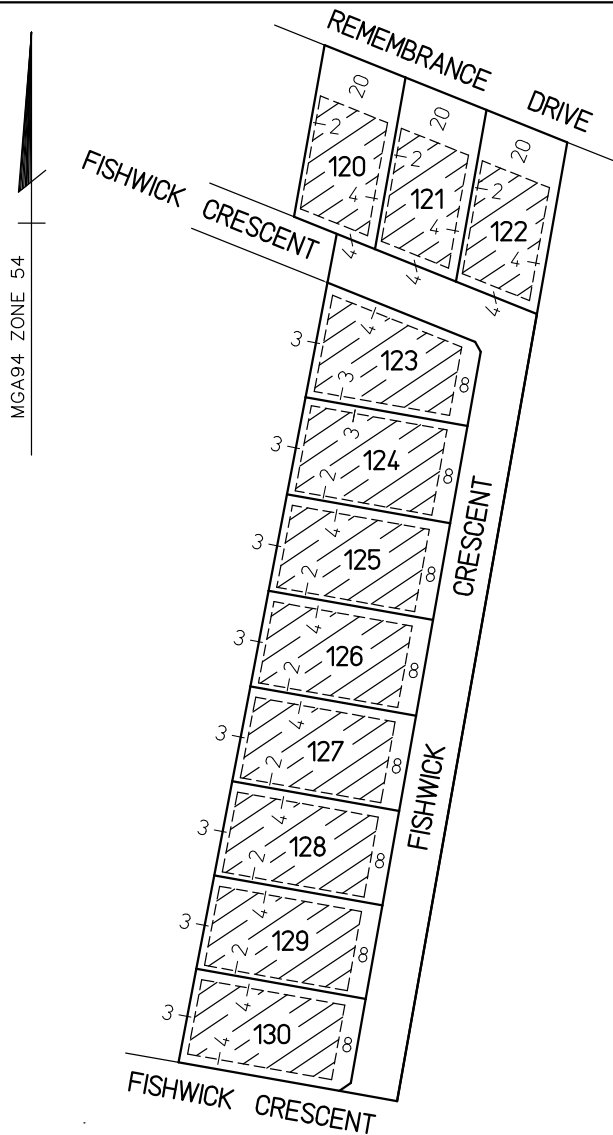
The map shows five lots, numbered 125 to 130, situated along Fishwick Crescent. The lots are separated by boundaries with various measurements in feet and meters. The map also includes easements (E-5), a right-of-way (R-8), and street names Fishwick Crescent and Fishwick. The map is oriented with the street names at the bottom and the lots numbered 125 to 130 from top to bottom.

Lot Number	Area (m²)	Boundary Measurements (feet)	Boundary Measurements (meters)	Other Features
125		100°04'	68.45	
126	2742	100°04'	68.97	E-5, 39.90
127	2742	100°04'	69.49	E-5, 39.60
128	2741	100°04'	70.01	39.30, 304.43
129	2740	100°04'	70.52	39, 35
130	2752	100°04'	70.03	39.01, 24, 235°04', 5.66

Street names: FISHWICK CRESCENT, FISHWICK. Other labels: R-8, E-5, 39.90, 39.60, 39.30, 304.43, 39, 35, 24, 235°04', 5.66, 280°04', 91.03.



AVENUE HILL
the township estate



CREATION OF RESTRICTION No.18 - BUILDING ENVELOPES

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED : LOTS 120 TO 130 (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.19 - DWELLING ORIENTATION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 120, 121 & 122 ON THIS PLAN.

LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING REMEMBRANCE DRIVE

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.

CREATION OF RESTRICTION No.20

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS 120 TO 130 (BOTH INCLUSIVE) ON THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND, UNLESS:

- IT HAS A RAINWATER TANK THAT IS 2000 LITRES OR LARGER INSTALLED, AND
- ADEQUATE ROOF AREA OF THE DWELLING DRAINS TO THE WATER TANK TO SATISFY THE RELEVANT WATER AUTHORITY GUIDELINES, AND
- RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE.

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

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Land Surveyors

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

SCALE
1:2000

20 0 20 40 60 80

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE : A3

SHEET 5

RICHARD JOHN STEELE . VERSION 3


AVENUE HILL
the knowledge estate



AVENUEHILL

**LARGE, FULLY SERVICED & FENCED ALLOTMENTS
RANGING FROM 2396M² TO 3104M².**

- All allotments require a sewerage pump—cost to the purchaser approximately \$10k.
- A 2K litre water tank is also required—cost to the purchaser approximately \$1,400.
- 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).

The Very Best of Rural Lifestyle Living



 **Cameron Gull**

 0438 341 592

 cameron@gullco.com.au

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20 Peel St North, Ballarat

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