

## STAGE 1A

Lot Number	Street Name	Frontage	Depth	Lot Size	Lot Price	BAL Rating	Zoning
15	Snapper Av	12.5	32	400	HOLD	29 *	R25
19	Snapper Av	18	32	576	\$424,180	29 *	R25
30	Uluwatu App	18	40	720	\$416,500	19	R20
45	Trestles Way	20	50	1000	\$522,500	12.5	R15
81	Uluwatu App	18	39	702	\$464,500	29	R20

## STAGE 1B

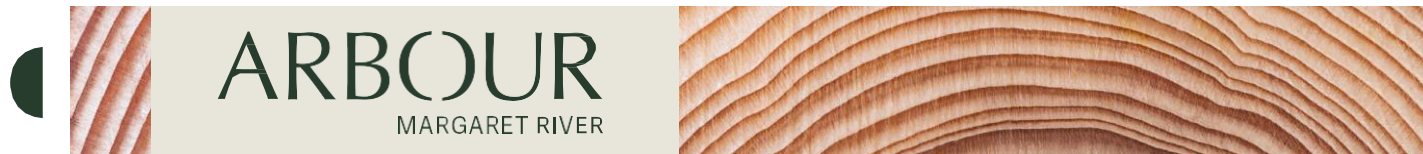
Lot Number	Street Name	Frontage	Depth	Lot Size	Lot Price	BAL Rating	Zoning
34	Uluwatu App	18	40	720	\$416,500	12.5	R25
60	Uluwatu App	20	53	1060	\$530,500	12.5	R15

## STAGE 1C

Lot Number	Street Name	Frontage	Depth	Lot Size	Lot Price	BAL Rating	Zoning
1	Snapper Av	18	29	571	\$406,500	29* Noise Package A	R25
21	Snapper Av	15	35.8	540	HOLD	19	R25
22	Snapper Av	15	36	540	\$375,100	19	R25
23	Snapper Av	15	36	540	HOLD	12.5	R25
24	Snapper Av	15	36	540	\$375,100	12.5	R25
49	Redbluff Pwy	16.5	35.8	777	\$436,500	29 /Noise Package A	R20
50	Redbluff Pwy	18	36	648	\$432,740	29 /Noise Package A	R25
51	Redbluff Pwy	20	33	715	\$436,500	29 /Noise Package A	R20
59	Trestles Way	20	33	716	\$414,500	12.5	R20

## STAGE 1D

Lot Number	Street Name	Frontage	Depth	Lot Size	Lot Price	BAL Rating	Zoning
39	Trestles Way	20	35	700	\$414,500	12.5	R20
52	Redbluff Pwy	20	33	715	\$436,500	19/Noise Package A	R20
53	Trestles Way	20	50	1000	\$522,500	12.5	R15
54	Trestles Way	20	33	715	\$414,500	12.5	R20
55	Trestles Way	15	36	540	HOLD	12.5	R25
57	Trestles Way	15	36	540	\$375,100	12.5	R25
58	Trestles Way	18	36	648	\$410,740	12.5	R25
61	Redbluff Pwy	35.6	29.4	1075	\$524,500	19/Noise Package A	R15
62	Redbluff Pwy	20	36	720	\$408,500	19/Noise Package A	R20
63	Redbluff Pwy	20	36	720	\$423,500	19/Noise Package A	R20
64	Redbluff Pwy	20	36	720	\$438,500	19/Noise Package A	R20



For further information, please contact  
**Katherine and Ryan Severn**  
on **0438 904 494** or **sales@realtimerealty.com.au**

NOTES:

- CM3/SJ10 Structerre footing detail.
- No major earthworks (600mm sand pad required by builder) Arbour has completed.
- No home roof slow release storm water tank storage required on lot, direct connection to road.
- Limited retaining completed by Arbour, rolling natural front gardens for down south feel
- No antenna required, free to air access via Opticomm fibre
- No sand import and subsoil drainage installation for turf areas as undertaken by Arbour
- Design Guidelines apply/ LDP Applicable
- Extra reinforced wooden paling fencing for down south feel
- Rear bush block fencing (which rear 1.3m Merabu posts with chain mesh fencing and a gate for direct access to bush trails) includes:
  - Lots 73-83
- Acoustic lots:
  - 1, 49, 50, 51, 52, 61, 62, 63, 64, 65
- Landscaping: \$3k payment to owner once verge and front landscaping complete by owner
- **\*Blocks 5-19 can achieve BAL 29 with 8m rear setback (rear 8m of the block includes BAL 40 and FZ)**

*Disclaimer: The Sellers Terms may be amended / withdrawn at any time at Seller's discretion. The Seller is not obliged to accept an offer to purchase a lot at the price set out herein or at any other price. All properties will be sold on a fixed price contract. Date of Production: 29/08/2025*