

VUE ESTATE

40 SMITH STREET
DAYLESFORD



WALK
TO
CAFE &
SHOPS

BEST
VIEWS
IN
TOWN

TITLED
LAND

New Land Sales - Daylesford

Land Ranging From 529m² to 976m²

GULL & COMPANY
20 Peel St North, Ballarat

Build your dream home

Just minutes away from major shopping centres, childcare, schools and recreation is the newly released Vue Estate at Daylesford. With modern living in mind, Vue Estate is the ideal place for new home owners, families and couples to call home. Enjoy the luxury of building your own home in a great location that offers the perfect balance between country living and local convenience.



Travis McCarthy

0421 668 564

travis@gullgroup.com.au

GULL & COMPANY

20 Peel St North, Ballarat

vuedaylesford.com.au



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40 SMITH STREET
DAYLESFORD

Land Now Selling

LOT	SIZE M ²	PRICE
SOLD	619	-----
SOLD	637	-----
SOLD	637	-----
SOLD	460	-----
SOLD	444	-----
SOLD	448	-----
SOLD	460	-----
SOLD	450	-----
17	976	\$440,000
SOLD	529	-----
SOLD	642	-----
SOLD	723	-----

LOT	SIZE M ²	PRICE
SOLD	528	-----
SOLD	642	-----
SOLD	1203	-----
SOLD	723	-----
SOLD	560	-----
SOLD	560	-----
SOLD	560	-----
16	839	\$419,000
18	730	\$350,000
SOLD	581	-----
SOLD	404	-----
SOLD	848	-----
SOLD	560	-----
SOLD	581	-----



* Disclaimer: Bonus to be paid at settlement.
Bonus applies only to listed sale price
* Prices subject to change without notice.



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**VUE ESTATE**40 SMITH STREET
DAYLESFORD

PLAN OF SUBDIVISION		EDITION		PS820894F	
LOCATION OF LAND PARISH: WOMBAT TOWNSHIP: — SECTION: 2 CROWN ALLOTMENT: 43 CROWN PORTION: — TITLE REFERENCE: VOL.5793 FOL.459 LAST PLAN REFERENCE: TP776623T POSTAL ADDRESS: 40 SMITH STREET (at time of subdivision) DAYLESFORD 3460 MGA CO-ORDINATES E 247 530 ZONE: 55 (of approx. centre of land in plan) N 5 864 210 GDA 2020		Council Name: HEPBURN SHIRE COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		<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 HEPBURN SHIRE 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-1	HEPBURN SHIRE COUNCIL				
NOTATIONS					
DEPTH LIMITATION 15.24 metres below the surface applies to all land in this plan.					
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PA1903 HEPBURN SHIRE COUNCIL This survey has been connected to permanent marks no(s) 148, 288 & 289 In Proclaimed Survey Area no. 50					
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	DRAINAGE AND SEWERAGE	3	C/E AF221255S	C/T VOL.10435 FOL.908	
E-1, E-2 & E-3	DRAINAGE	SEE DIAG.	THIS PLAN	HEPBURN SHIRE COUNCIL	
E-1 & E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN SEC.136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION	
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 3053		ORIGINAL SHEET SIZE : A3	SHEET 1 OF 4 SHEETS
		RICHARD JOHN STEELE , VERSION 1			

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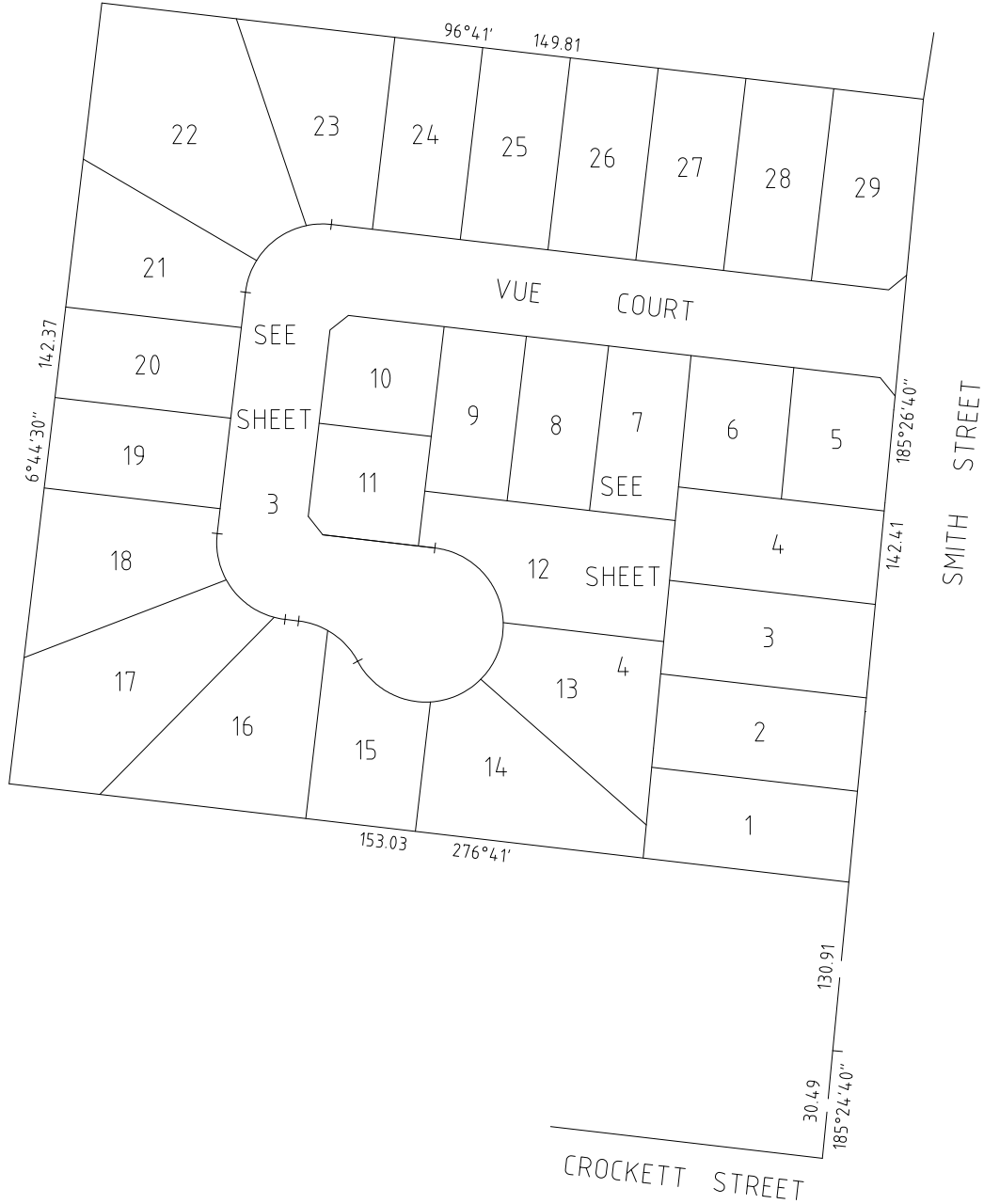


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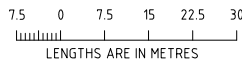
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MGA2020 ZONE 55



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12A Webster Street, Ballarat Central 3350
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SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 2

RICHARD JOHN STEELE, VERSION 1



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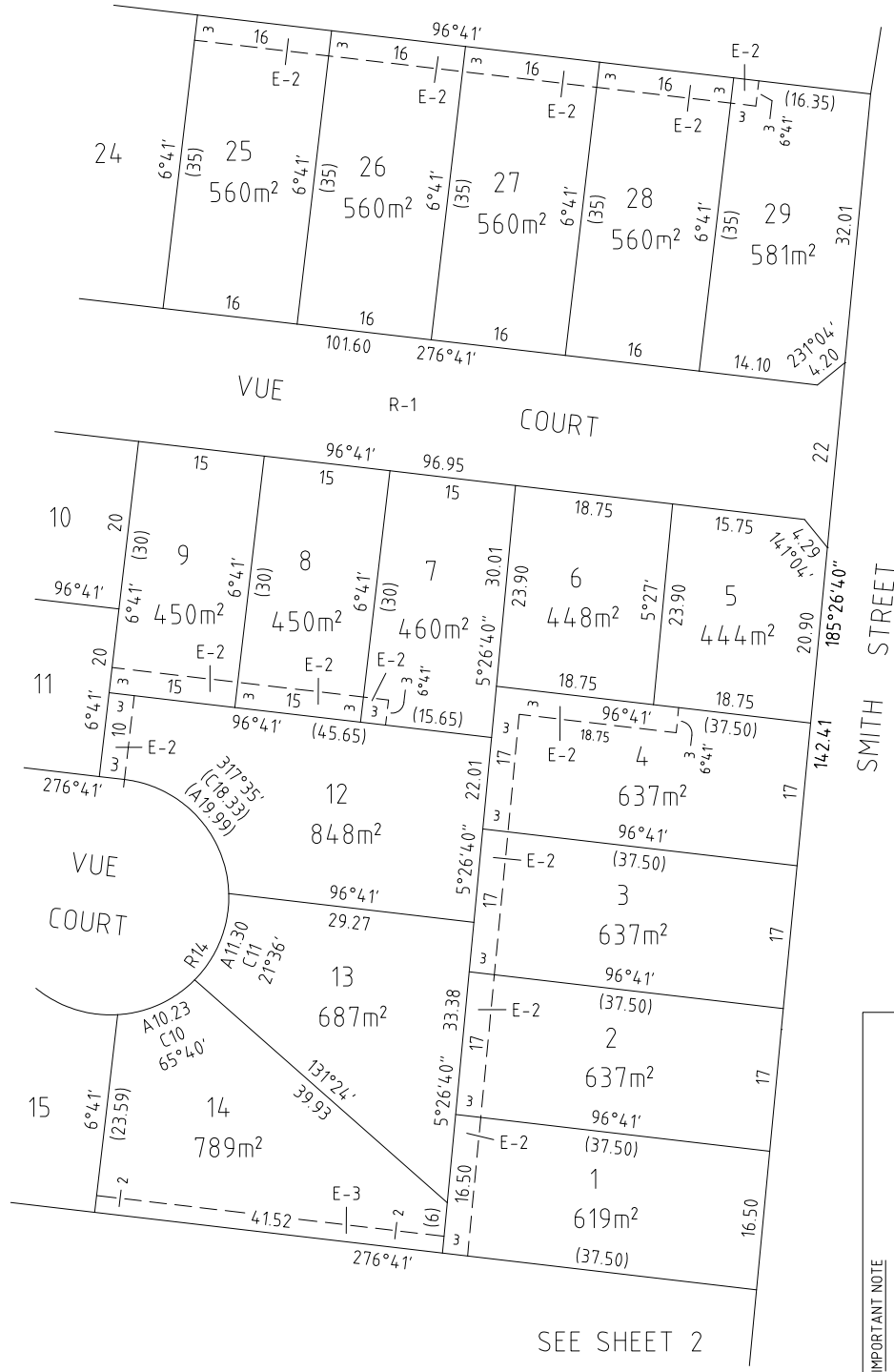
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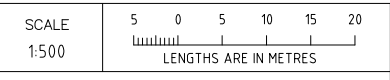
MGA2020 ZONE 55

SEE SHEET 3



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ORIGINAL SHEET SIZE : A3
SHEET 4

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