

VUE ESTATE

40 SMITH STREET
DAYLESFORD



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.



Cameron Gull

0438 341 592

cameron@gullco.com.au

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vuedaylesford.com.au



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Land Now Selling

LOT	SIZE M ²	PRICE
SOLD	619	-----
SOLD	637	-----
SOLD	637	-----
SOLD	460	-----
SOLD	444	-----
SOLD	448	-----
SOLD	460	-----
SOLD	450	-----
HOLD	976	-----
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	-----
SOLD	839	-----
HOLD	730	-----
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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PLAN OF SUBDIVISION		EDITION		PS820894F	
<p>LOCATION OF LAND</p> <p>PARISH: WOMBAT</p> <p>TOWNSHIP: —</p> <p>SECTION: 2</p> <p>CROWN ALLOTMENT: 43</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL.5793 FOL.459</p> <p>LAST PLAN REFERENCE: TP776623T</p> <p>POSTAL ADDRESS: 40 SMITH STREET (at time of subdivision) DAYLESFORD 3460</p> <p>MGA CO-ORDINATES E 247 530 ZONE: 55 (of approx. centre of land in plan) N 5 864 210 GDA 2020</p>		<p>Council Name: HEPBURN SHIRE COUNCIL</p>			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R-1		HEPBURN SHIRE COUNCIL			
NOTATIONS		<div>IMPORTANT NOTE</div> <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. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN WHICH MUST NOT BE REPRODUCED WITHOUT THIS NOTE.</p>			
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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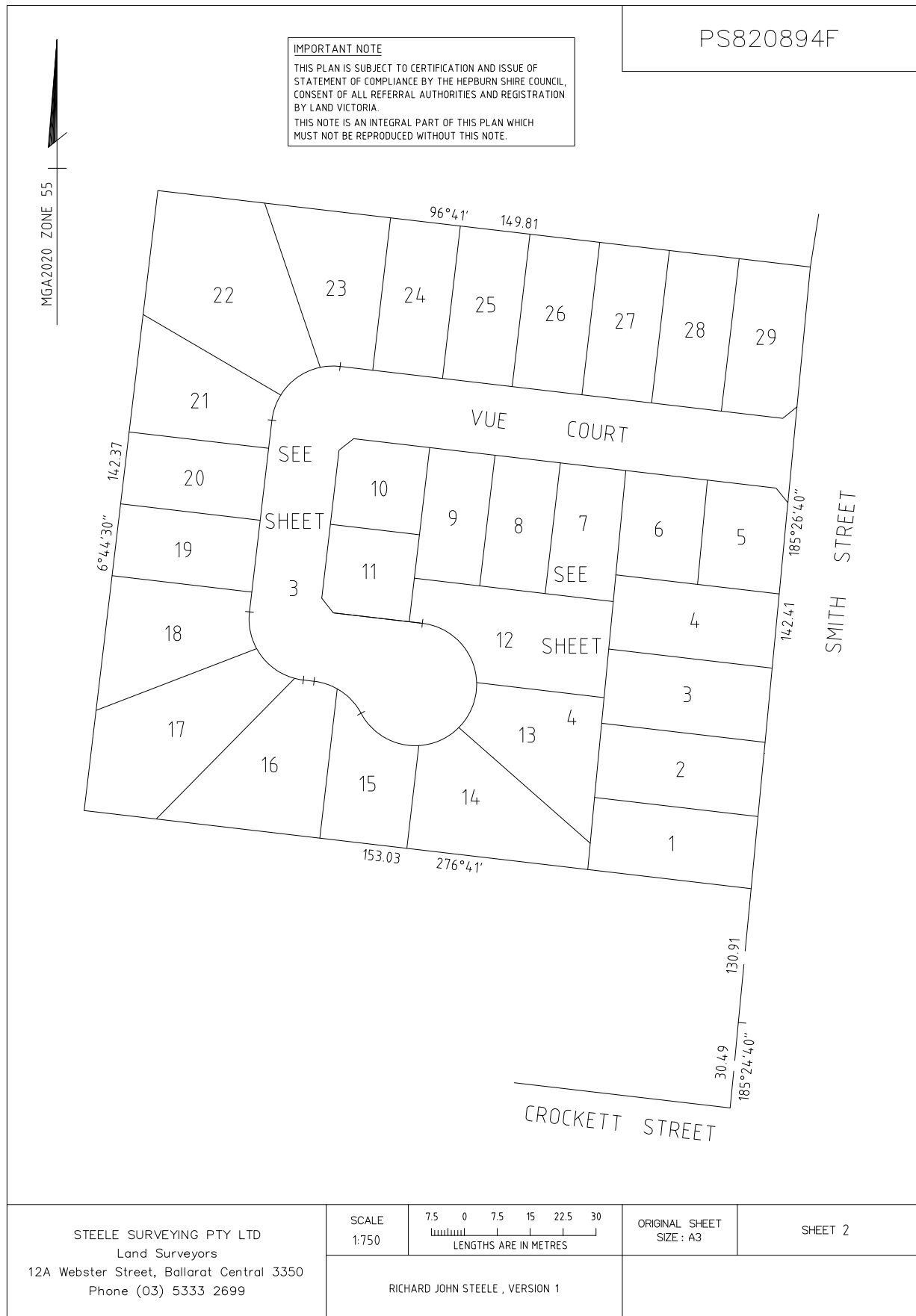
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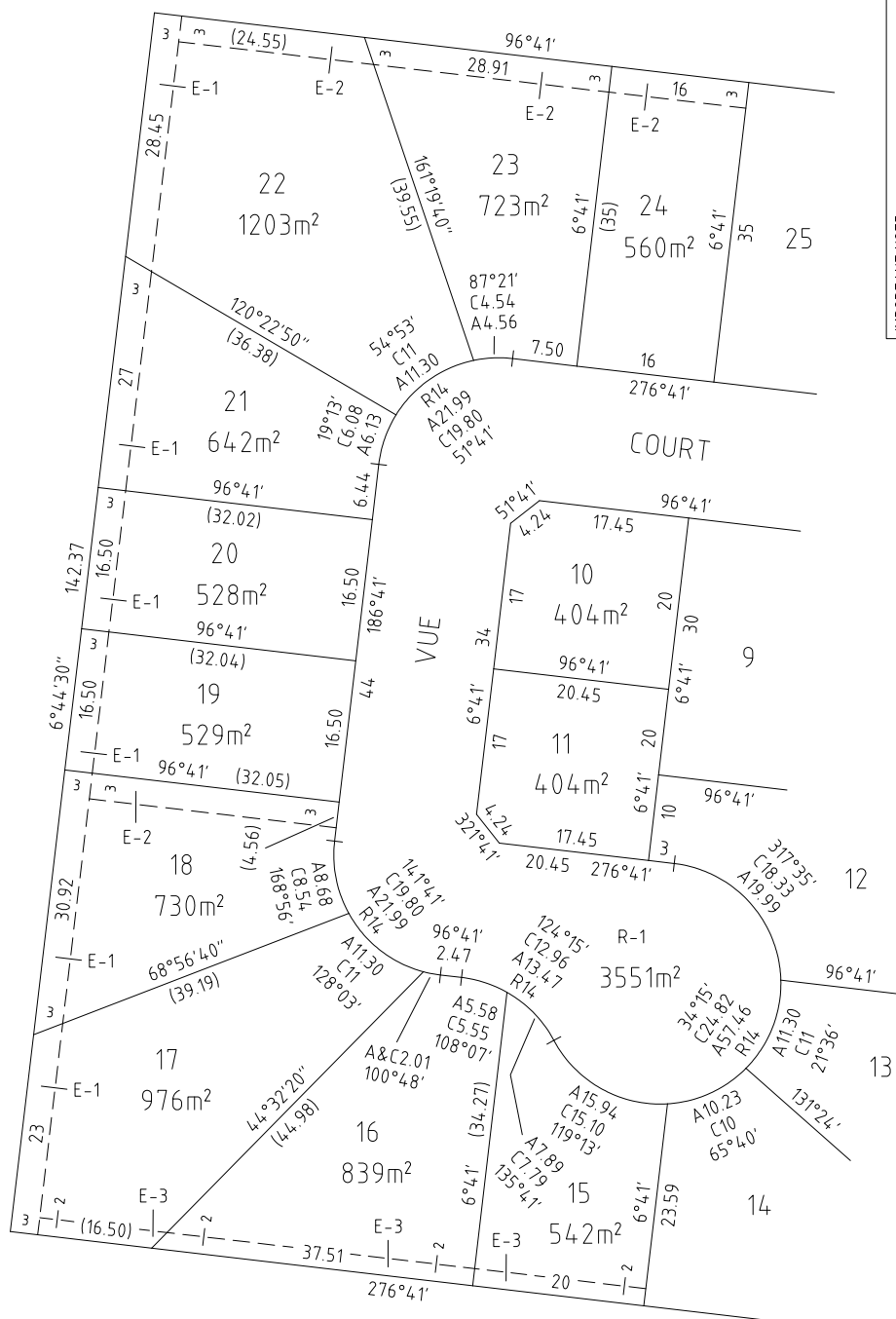
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IMPORTANT NOTE

SEE SHEET 47



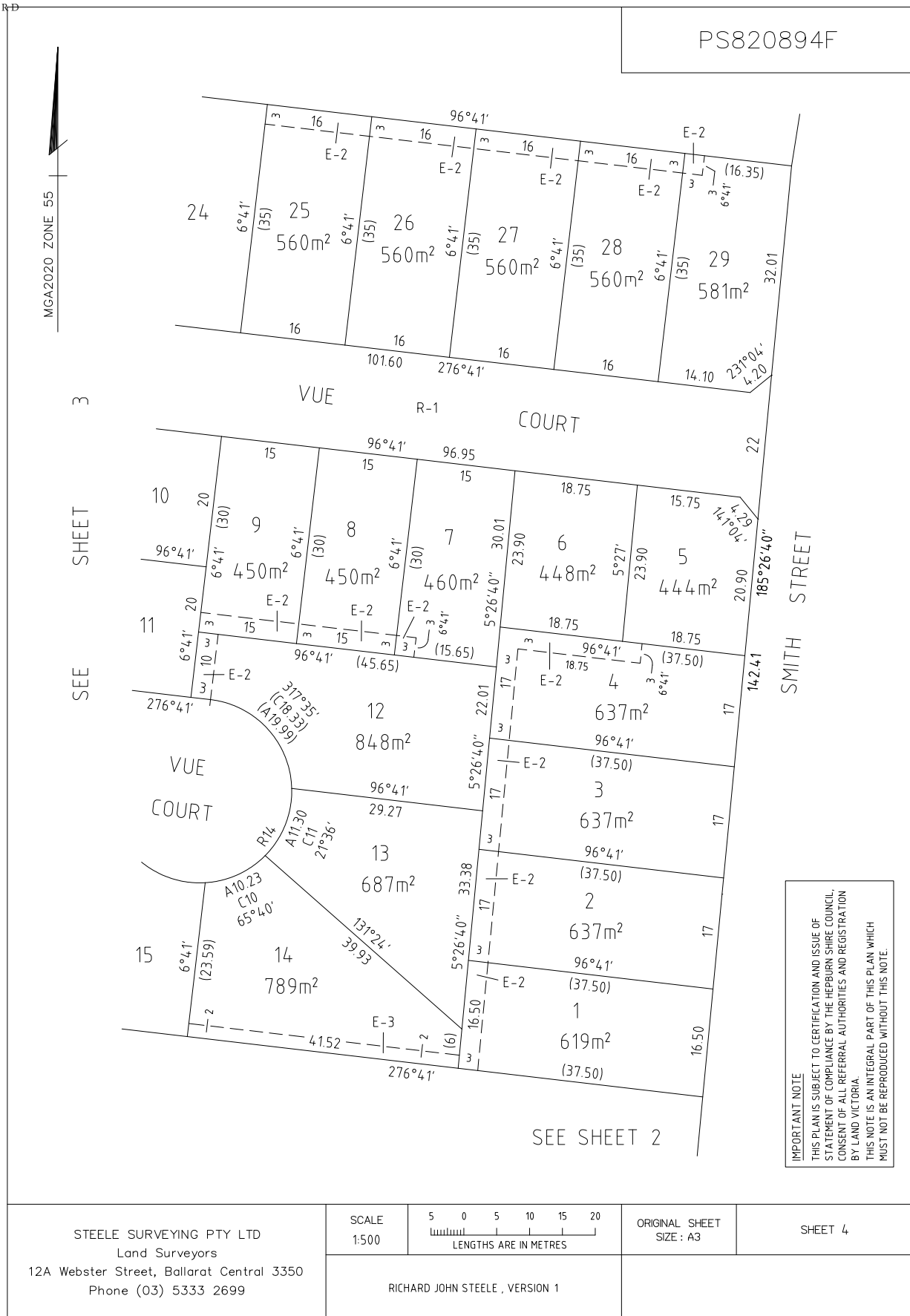
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