



Located at Lot 78 Nicholas Road (Cnr Turin Entrance) and Lot 80 Nicholas Road (near Monza Link), HOCKING

PHASE 2 - STAGE 4

TITLES AVAILABLE - DP: 409101

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
822	Majorca Elbow	431	12.5m	34.3m	SOLD
843	Memphis Ridge	382	11.2m	34.1m	SOLD
844	Memphis Ridge	382	11.2m	34.1m	SOLD
856	Memphis Ridge	419	12m	34.9m	SOLD
857	Memphis Ridge	419	12m	34.9m	SOLD

R = Reserve (Buyer has registered interest)

PHASE 2 - STAGE 5

TITLES AVAILABLE - DP: 409101

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
839	Ranworth Road	383	11.2m	34.1m	SOLD
846	Memphis Ridge	382	11.2m	34.1m	SOLD
847	Memphis Ridge	382	11.2m	34.1m	SOLD
855	Memphis Ridge	420	12m	34.9m	SOLD

R = Reserve (Buyer has registered interest)

PHASE 2 - STAGE 6

TITLES AVAILABLE - DP: 409101

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
802	Nicholas Road	375	12.5m	30m	SOLD
815	Majorca Elbow	426	12.5m	34m	SOLD
833	Ranworth Road	383	11.2m	34.1m	SOLD
834	Ranworth Road	383	11.2m	34.1m	SOLD
835	Ranworth Road	383	11.2m	34.1m	SOLD
848	Memphis Ridge	382	11.2m	34.1m	SOLD
849	Memphis Ridge	382	11.2m	34.1m	SOLD
850	Memphis Ridge	382	11.2m	34.1m	SOLD
851	Memphis Ridge	420	12m	35m	SOLD
852	Memphis Ridge	420	12m	34.9m	SOLD
853	Memphis Ridge	420	12m	34.9m	SOLD

R = Reserve (Buyer has registered interest)

BONUS
Colorbond Boundary Fencing Package*
\$1,500 Front Landscaping Voucher*
No BAL Ratings - Assessments Avail

Phase 1: LDP Applicable - 60% Site Coverage
Phase 2: R30 - 55% Site Coverage
Lots 840 - 845 Double Garage permitted setback 1m
behind front of dwelling, plus major opening to a
habitable room facing primary street

- NBN Fibre Estate
- Double Garage Required
- Building Guidelines Apply

0210

Finance Pre-Approval/Eligibility from Lender or Broker required upon signing Contract

DISCLAIMER: Prices, availability and incentives subject to change without notice. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the Selling Agent or the Seller in whole or in part and should not be construed as forming part of any contract. Any intending buyer are advised to make enquiries, as they deem necessary, to satisfy themselves on all matters in this respect. *Conditions apply

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Land is where the story begins...