



POPPIES RIDGE

Hocking



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

PHASE 1 - STAGE 1&2 TITLES AVAILABLE - DP: 405640

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
712	Toledo Drive	405	12m	33.6m	\$287,000
713	Toledo Drive	405	12m	33.6m	\$287,000
723	Toledo Drive	379	12.6m	30m	SOLD

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	\$276,000
844	Memphis Ridge	382	11.2m	34.1m	\$276,000
857	Memphis Ridge	419	12m	34.9m	\$289,000

PHASE 2 - STAGE 5 TITLES AVAILABLE - DP: 409101

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
836	Ranworth Road	383	11.2m	34.1m	SOLD
838	Ranworth Road	383	11.2m	34.1m	SOLD
839	Ranworth Road	383	11.2m	34.1m	\$279,000
846	Memphis Ridge	382	11.2m	34.1m	SOLD
847	Memphis Ridge	382	11.2m	34.1m	\$276,000
855	Memphis Ridge	420	12m	34.9m	\$289,000

NEW RELEASE 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
816	Majorca Elbow	443	13m	34m	SOLD
817	Majorca Elbow	431	12.5m	34.4m	\$293,000
818	Majorca Elbow	431	12.5m	34.4m	SOLD
830	Ranworth Road	431	12.5m	34.5m	SOLD
831	Ranworth Road	431	12.5m	34.5m	SOLD
832	Ranworth Road	431	12.5m	34.5m	SOLD
833	Ranworth Road	383	11.2m	34.1m	\$279,000
834	Ranworth Road	383	11.2m	34.1m	\$279,000
835	Ranworth Road	383	11.2m	34.1m	\$279,000
848	Memphis Ridge	382	11.2m	34.1m	\$276,000
849	Memphis Ridge	382	11.2m	34.1m	\$276,000
850	Memphis Ridge	382	11.2m	34.1m	\$276,000
851	Memphis Ridge	420	12m	35m	\$289,000
852	Memphis Ridge	420	12m	34.9m	\$289,000
853	Memphis Ridge	420	12m	34.9m	\$289,000

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

0121

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...