





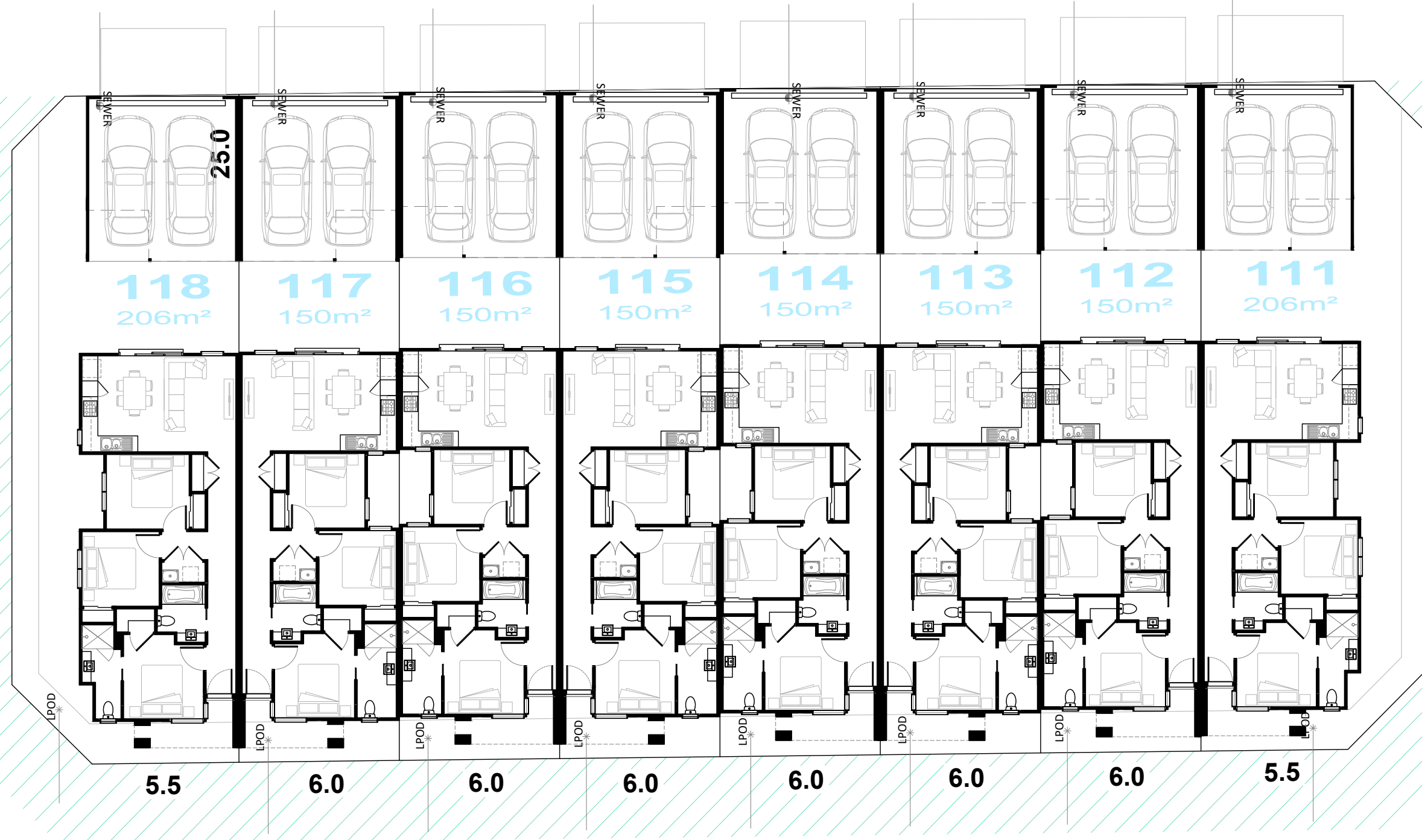
**TRIBELLA**

**STAGE 1**

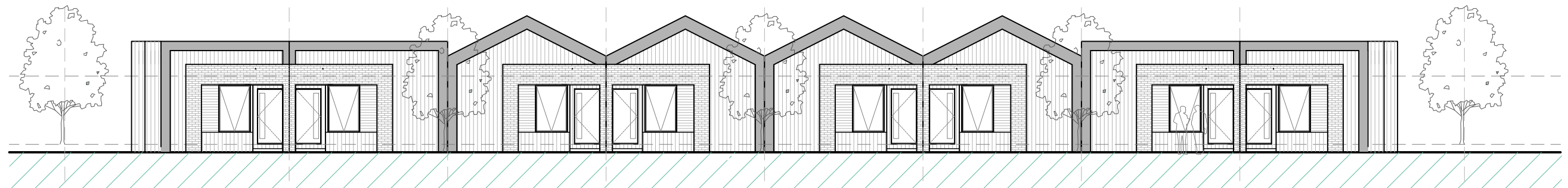
# VINCA LANE

CLIMBING DRIVE

YUCCA STREET

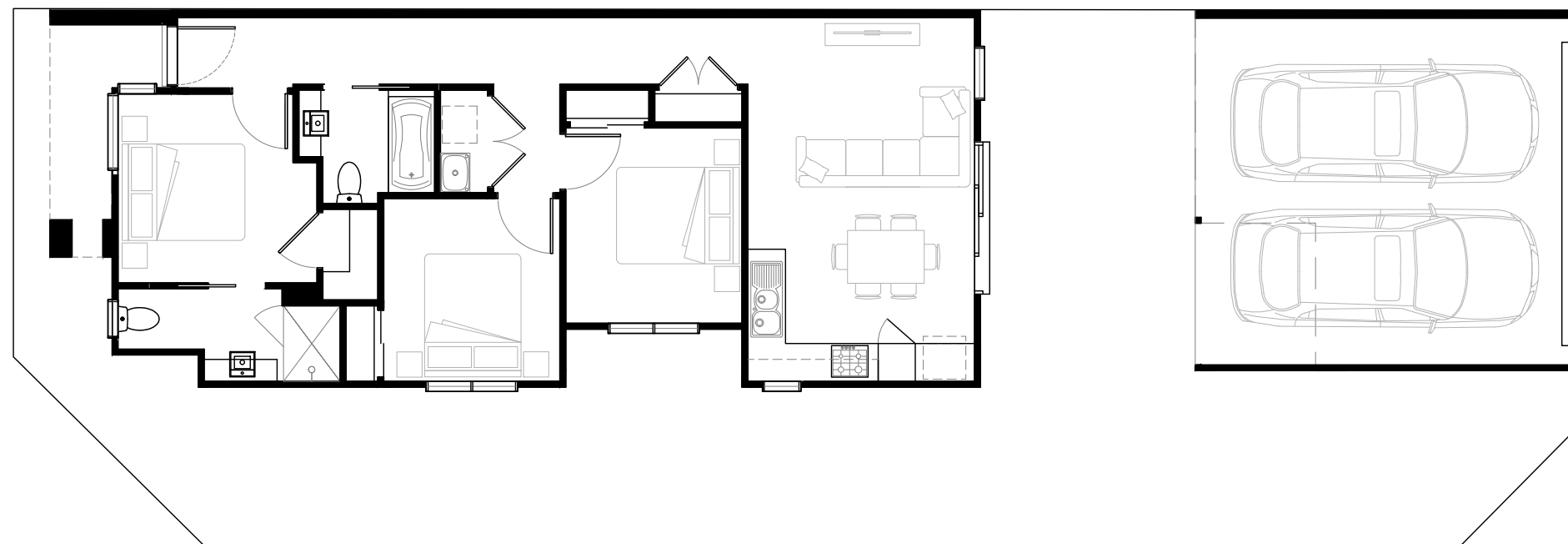


# DUGITE STREET









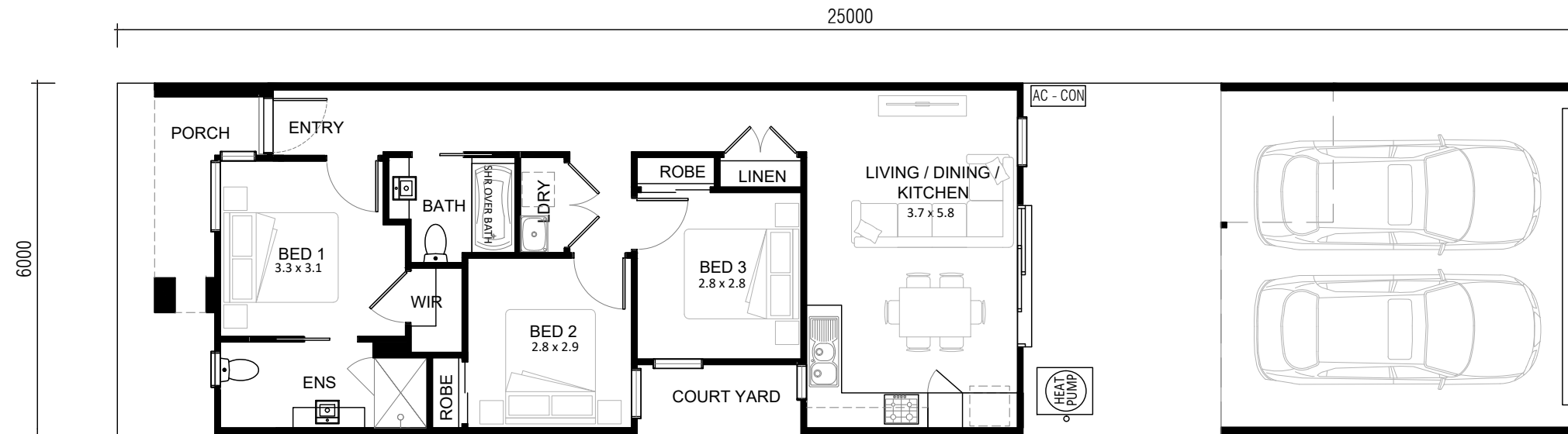
NCC 2022 SUITABLE  
**THE ASTER CNR**  
**LOTS 111 & 118**

**6.0 S3S RL2D --**



Areas:			
Ground floor:	81.3 m <sup>2</sup>	Garage:	31.0 m <sup>2</sup>
First floor:	0.0 m <sup>2</sup>	Porch:	5.2 m <sup>2</sup>
	0.0 m <sup>2</sup>	Alfresco:	0.0 m <sup>2</sup>
	0.0 m <sup>2</sup>	Balcony:	0.0 m <sup>2</sup>
Sub total:	81.3 m <sup>2</sup>	Total:	117.4 m <sup>2</sup>
	8.7 sq		12.6 sq

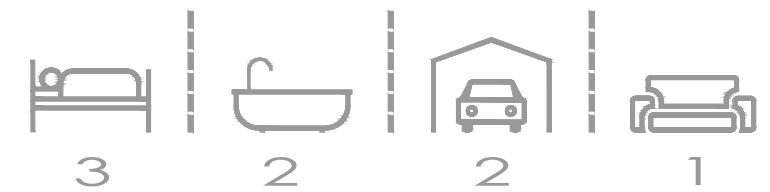
Dimensions are approximate only.




NCC 2022 SUITABLE

## THE ASTER LOTS 112-117

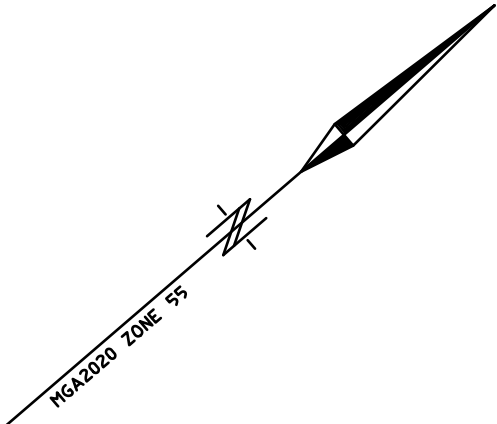
6.0 S3S RL2D --



Areas:			
Ground floor:	78.2 m <sup>2</sup>	Garage:	32.8 m <sup>2</sup>
First floor:	0.0 m <sup>2</sup>	Porch:	5.1 m <sup>2</sup>
	0.0 m <sup>2</sup>	Alfresco:	0.0 m <sup>2</sup>
	0.0 m <sup>2</sup>	Balcony:	0.0 m <sup>2</sup>
Sub total:	78.2 m <sup>2</sup>	Total:	116.1 m <sup>2</sup>
	8.4 sq		12.5 sq

PLAN OF SUBDIVISION			EDITION 1		PS919142G		
<div>Location of Land</div> <div>Parish: WERRIBEE</div> <div>Township: -</div> <div>Section: SECTION 6 (PART)</div> <div>Crown Allotment: 1A (PART)</div> <div>Crown Portion: -</div> <div>Title References: VOL.9317 FOL.269</div> <div>Last Plan Reference: LOT 7 ON 125673</div> <div>Postal Address: 378 BALLAN ROAD</div> <div>(At time of subdivision) WYNDHAM VALE 3024</div> <div>MGA2020 Co-ordinates: E 290 800 Zone 55</div> <div>(of approx. centre of plan) N 5 805 090</div>			<div>COUNCIL NAME : WYNDHAM CITY COUNCIL</div> <div>WARNING: ALL INFORMATION SHOWN ON THIS PLAN (INCLUDING ALL SUBSEQUENT SHEETS) IS PROVISIONAL AND HAS BEEN PREPARED FOR CONTRACT OF SALE AND/OR PLANNING PERMIT PURPOSES. THIS PLAN MAY BE SUBJECT TO CHANGES SUCH AS BOUNDARY DEFINITIONS, LOT LAYOUTS, OWNERS CORPORATION ENTITLEMENT &amp; LIABILITY DATA AND ALSO FROM THE PROCESSES OF APPROVAL BY STATUTORY AUTHORITIES, CERTIFICATION BY LOCAL COUNCIL AND LAND VICTORIA REGISTRATION.</div>				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS				
IDENTIFIER		COUNCIL/BODY/PERSON		<div>OTHER PURPOSE OF PLAN</div> <div>TO REMOVE THAT PART OF EASEMENT E-15 FROM VOL.9317 FOL.269 NOW CONTAINED WITHIN TATHRA ROAD ON THIS PLAN</div> <div>AGREEMENT BY ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988</div>			
R1 RESERVE No. 1 RESERVE No. 2		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
<div>Staging</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. -</div> <div>Survey: This plan is based on survey.</div> <div>This survey has been connected to Permanent Marks no(s). WERRIBEE PM 18 in Proclaimed Survey Area No. -</div>							
STAGE 1 (75 LOTS & 1 BALANCE LOT)			AREA OF STAGE - 4.087ha				
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Reference Easement	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL			
E-2	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION			
E-3	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION			
E-2, E-4 & E-5	CREATION AND MAINTENANCE OF WETLAND, FLOODWAY, DRAINAGE & STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SETOUT IN MCP AA2741	SEE DIAG	AS028980C	MELBOURNE WATER CORPORATION			
E-5	SEWERAGE	2.50	AS028981A	CITY WEST WATER CORPORATION			
<div><div>Hellier McFarland</div><div>Development Consultants Town Planners Land Surveyors</div><div>Level 2, 1911 Malvern Road, Malvern East, VIC 3145</div><div>PO Box 1206, Darling, VIC 3145</div><div>Tel: 03 9532 9951 Fax: 03 9532 9941</div><div>www.hmf.com.au   info@hmf.com.au</div></div>		REF 13238S/100 VERSION F1		CAD REF: 13238S-100F1.dwg		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
LICENSED SURVEYOR: Andrew James Powell							

PS919142G



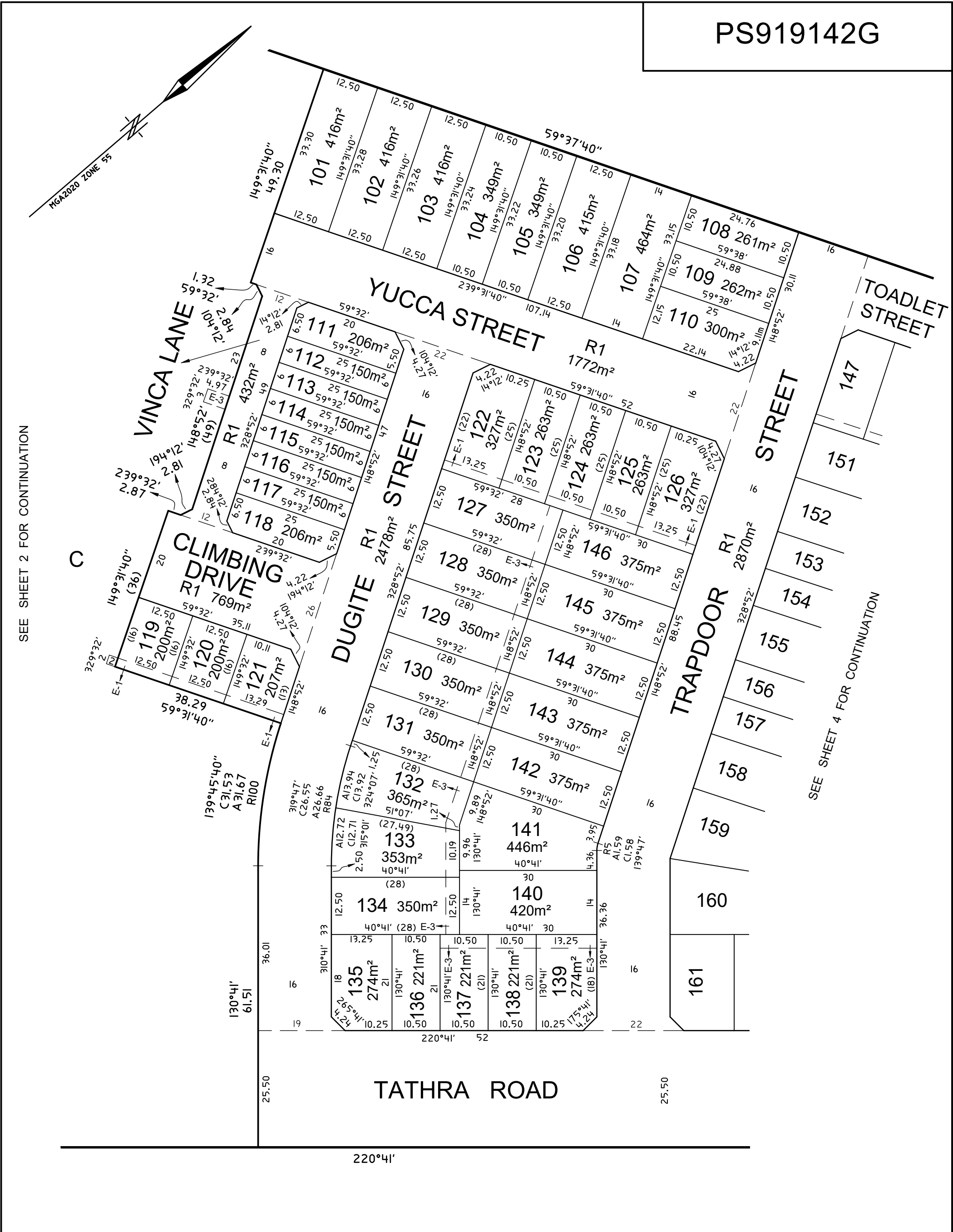
20 0 20 40 60 80  
LENGTHS ARE IN METRES

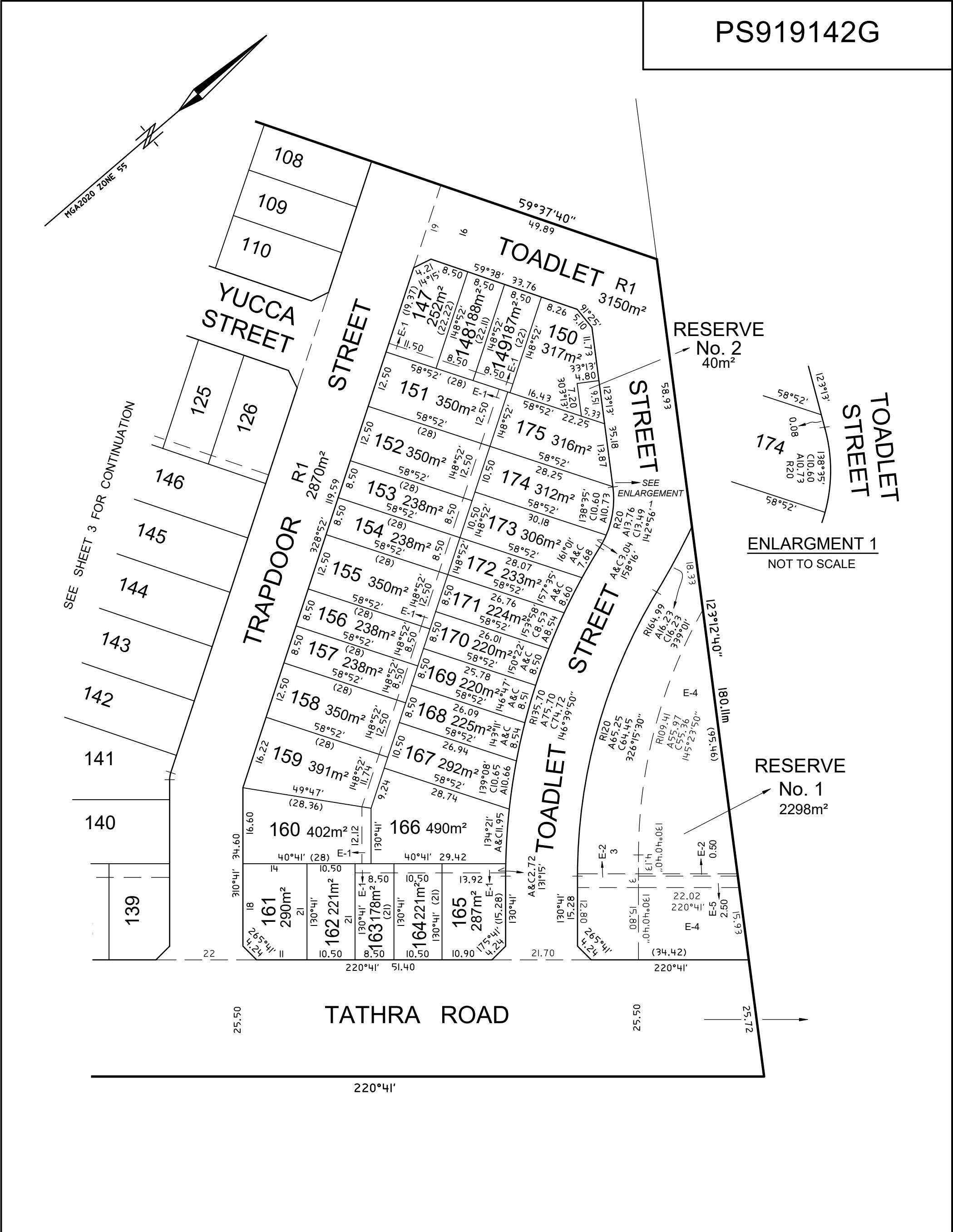
LICENSED SURVEYOR:  
Andrew James Powell



SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION





CREATION OF RESTRICTION N°1

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

PS919142G

BURDENED LOT	BENEFITING LOTS ON THIS PLAN
108	107, 109
109	107, 108, 110
110	107, 109
111	112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116, 118
118	117
119	120
120	119, 121
121	120
123	122, 124, 127
124	123, 125, 127, 146
125	124, 126, 146
135	134, 136
136	134, 135, 137
137	134, 136, 138, 140

BURDENED LOT	BENEFITING LOTS ON THIS PLAN
138	137, 139, 140
139	138, 140
147	148, 151
148	147, 149, 151
149	148, 150, 151, 175
153	152, 154, 173
154	153, 155, 172
156	155, 157, 169, 170
157	156, 158, 168, 169
161	160, 162
162	160, 161, 163
163	160, 162, 164, 166
164	163, 165, 166
165	164, 166
167	158, 159, 166, 168
168	157, 158, 167, 169
169	156, 157, 168, 170
170	155, 156, 169, 171
171	155, 170, 172
172	154, 171, 173

BURDENED LOTS 108 TO 111 & 119 TO 172 IN THE TABLE ABOVE ARE TYPE A LOTS UNDER THE SMALL LOT HOUSING CODE.  
BURDENED LOTS 111 TO 118 IN THE TABLE ABOVE ARE TYPE B LOTS UNDER THE SMALL LOT HOUSING CODE.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:  
BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE CITY OF WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.  
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION N°2

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED  
LOTS 101 TO 175 (INCLUSIVE)  
LAND TO BE BENEFITED  
ALL THE LOTS IN THIS PLAN OTHER THAN THE BURDENED LOT.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:  
DEVELOP A LOT ON THIS PLAN FOR USE AS A MEDICAL CENTRE, CHILD CARE FACILITY, GYM, RETAIL, OR CAFE.

CREATION OF RESTRICTION N°3

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BE BURDENED  
LOTS 110, 111 TO 118, 121, 122, 126, 135, 139, 147, 150, 161, & 165 (INCLUSIVE)  
LAND TO BE BENEFITED  
ALL THE LOTS IN THIS PLAN OTHER THAN THE BURDENED LOT.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:  
BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE 'RESIDENTIAL DESIGN GUIDELINES' APPROVED UNDER WYNDHAM CITY COUNCIL PLANNING PERMIT NUMBER WYP13825/22.  
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.



**Hellier McFarland**  
Development Consultants Town Planners Land Surveyors  
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PO Box 1206, Darling, VIC 3145  
Tel: 03 9532 9951 Fax: 03 9532 9941  
www.hmf.com.au | info@hmf.com.au

REF 13238S/100  
VERSION F1

CAD REF: 13238S-100F1.dwg

ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR:  
Andrew James Powell







Upgrades shown

## Kitchen Inclusions



1

Electrolux 600mm  
stainless steel oven



2

Electrolux 600mm  
induction cooktop



3

Electrolux 500mm stainless steel  
undermount rangehood  
(ducted to outside air)



4

Electrolux 600mm built-in  
dark finish dishwasher



5

Franke Spark inset stainless steel  
kitchen sink



6

Soft close door & drawer hardware



# Kitchen Upgrade Options



1

A preselected range of Electrolux and Westinghouse ovens, cooktops & rangehoods



2

Cold water point with mini stop to fridge space



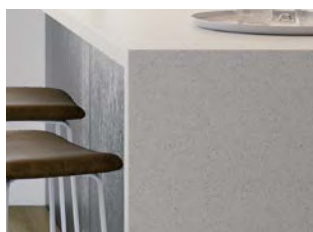
3

Franke Planar undermount stainless steel sink



4

Glass splashback



5

Mineral stone waterfall end panels





Upgrades shown

## Bathroom Inclusions



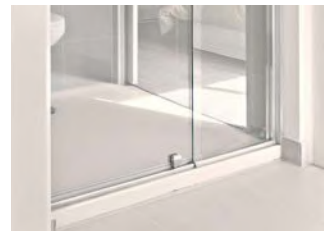
1

Clark white square 400 vanity basin



2

Clark wall hung vanity basins (product specific)



3

Raised tiled shower bases with approx. 1950mm high clear glazed semi-framed shower screen and semi frameless pivot door with silver trims



4

Alder chrome basin mixers



5

Alder chrome wall mixers



6

Alder chrome double towel rail



7

Stylus vitreous china toilet suite with soft close acrylic seat



8

Alder chrome hand towel holders to powder rooms



9

Alder chrome toilet roll holders to toilets



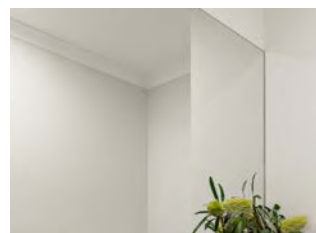
10

Alder chrome shower rail



11

Laminated finish vanity benchtops, cupboard doors & panels



12

Polished edge mirrors above vanities



# Bathroom Inclusions

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13

Alder chrome bath outlet



14

Stylus Maxton 1525mm white acrylic bath (1675mm provided if space allows)



15

Floor and wall tiles including tiled skirtings



16

Chrome edge-pull cabinetry handles

# Bathroom Upgrade Options

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17

Mineral Stone benchtops with 40mm edge or apron front





## Laundry Upgrade Options



3

Laminated finish base cabinet with 35 litre stainless steel trough and extended laminated finish benchtop



4

Laminated finish overhead cabinets including extended tiled splashback and plaster bulkhead above



5

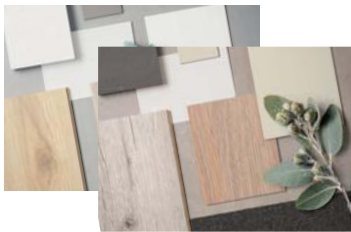
Mineral Stone benchtop with 40mm edge







## General Internal Inclusions



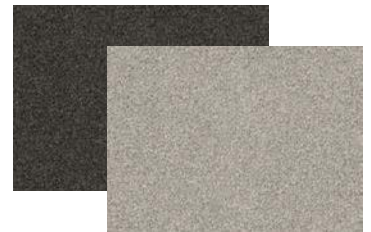
1

Choice of four fixed internal colour schemes prepared by our Interior Designer



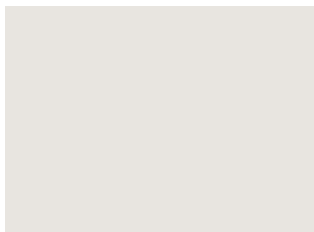
2

Clix laminate floating flooring with perimeter beading to main living areas



3

Carpet to balance of floor areas, including staircase



4

Premium two coat wall and ceiling paint system



5

Gainsborough internal passage door handles



6

Hume 2040mm high flush panel internal passage doors

# General Internal Upgrade Options



①

Engineered oak floating flooring (with perimeter beading) to main living areas in lieu of standard laminate flooring



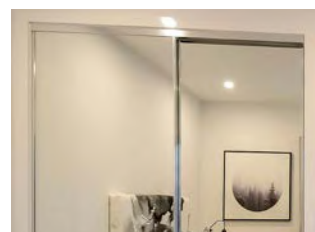
②

Roller block-out blinds to living room, bedroom and wet area windows and sliding doors



③

Aluminium mesh sliding flyscreen doors to all external sliding doors



④

Framed mirrored sliding robe doors to bedrooms in lieu of standard vinyl robe doors

# General External Inclusions

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1

Architecturally inspired façade design prepared by our design team



2

Fixed external colour scheme prepared by our Interior Designer



3

Concrete tile or Colorbond corrugated metal roof. Colorbond fascia, gutter and downpipes.



4

Motorised front garage door with two handsets, powdercoat finish



5

2040mm high front entry door with keyed lever



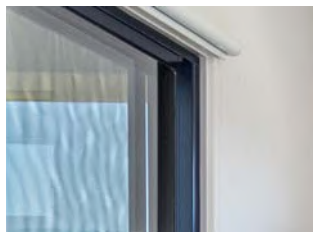
6

Double glazed windows (excluding entry door sidelight and doors)



7

Keyed locks to all openable windows and sliding doors



8

Aluminium mesh flyscreens to all openable windows





# Landscaping Inclusions



- 1 Garden beds, mulching, toppings and seeded lawn (product specific)



- 2 Water sensitive plantings to front yard



- 3 Charcoal colour through concrete paving to driveway, porch and alfresco (product specific)



- 4 Side and rear fencing



- 5 Austin letterbox with vinyl numerals



## Electrical Upgrade Options

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- Additional batten holder light points, LED downlights, parafluo sensor lights and/or fluro lighting
- Additional indoor and outdoor double power points
- Circuits for future EV charger
- USB charger outlets
- Additional sealed exhaust fans

## Cooling Upgrade Options

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- A pre-selected range of white and silver ceiling fans, with and without inbuilt lighting
- Daikin split system with remote control to master bedroom
- Daikin multi-head split system options





## Security and Communications Upgrade Options

- Security alarm system
- Home network provisions
- Additional Cat5 multimedia points
- Additional Free to Air TV points
- Raised TV and power points to suit future wall mounted TV's

## Extra Care Inclusions

- 12 month subscription to RACV Home Assist





# RENTAL APPRAISAL

**Date:** 23/05/2024

**Property Address:** Lot 18, Mallee Grove, Jimboomba QLD 4208

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

**The recommended rent would be as below:**

4		2		2		<b>Recommended Rent:</b> \$ 610 - \$ 630 p/w
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The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY  
p 1300 739 804