

SURVEY STRATA CURRENT AT 4 March 2025								
Lot/Address	Size (m2)	Frontage	Depth	Bal	Status	Lot Price	Class/Footings	R Code
Lot 1 Attadale Avenue	193m ²	10.4m	21m	LOW	Available	\$260,000	S Class / CM3	R60
Lot 2 Attadale Avenue	235m ²	10m	26m	LOW	Available	\$285,000	S Class / CM3	R60
Lot 3 Attadale Avenue	209m ²	7.5m	29.7m	LOW	Available	\$270,000	S Class / CM3	R60
Lot 4 Attadale Avenue	226m ²	7.5m	30.2m	LOW	Available	\$285,000	S Class / CM3	R60
Lot 5 Attadale Avenue	227m ²	7.5m	30.2m	LOW	Available	\$285,000	S Class / CM3	R60
Lot 12 Attadale Avenue	318m ²	6m	30.2m	LOW	Available	\$350,000	S Class / CM3	R60
Lot 13 Attadale Avenue	385m ²	9.3m	31.6m	LOW	Available	\$410,000	S Class / CM3	R60
Lot 14 Attadale Avenue	263m ²	8.5m	31.6m	LOW	Available	\$315,000	S Class / CM3	R60
Lot 15 Attadale Avenue	519m ²	10m	30.9m	LOW	Available	\$490,000	S Class / CM3	R60
Lot 22 Rosemary Avenue	238m ²	7.5m	31.8m	LOW	Available	\$290,000	S Class / CM3	R60
Lot 23 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 24 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 25 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 26 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 27 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 28 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 29 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	\$325,000	S Class / CM3	R60
Lot 34 Rosemary Avenue	458m ²	18.3m	31.8m	LOW	Available	\$460,000	S Class / CM3	R60



**VISIT OUR
BUILDER
PORTAL**
FOR LOT PLANS
+ OTHER INFO



***SITE CLASS/
FOOTINGS**
UP TO CM3, SUBJECT
TO FINAL ASSESSMENT.
REFER TO BUILDER
PORTAL FOR REPORTS.



**Colerbond
FENCING
+ FRONT**
LANDSCAPING
PACKAGE



**LAND
DEPOSITS
OF \$1000**



**SOAKWELLS
REQUIRED**



**ONGOING SITE
MANAGEMENT
PLAN (OSMP)
APPLIES**
REFER TO
BUILDER PORTAL



**EVERY LOT IN
SURVEY STRATA
HAS A DESIGNATED
'NO BUILD ZONE'**
REFER TO STAGE PLAN AND
INDIVIDUAL LOT PLANS



**'NO BUILD
ZONES'**
CANNOT BE DEVELOPED
AND IF LOCATED IN
YOUR DRIVEWAY IT
MUST ONLY BE PAVED
IN LINE WITH OSMP



STRATA FEES APPLY TO
SURVEY STRATA STAGE
**REFER TO YOUR
CONTRACT OF
SALE OR ESTATE
MANAGER**

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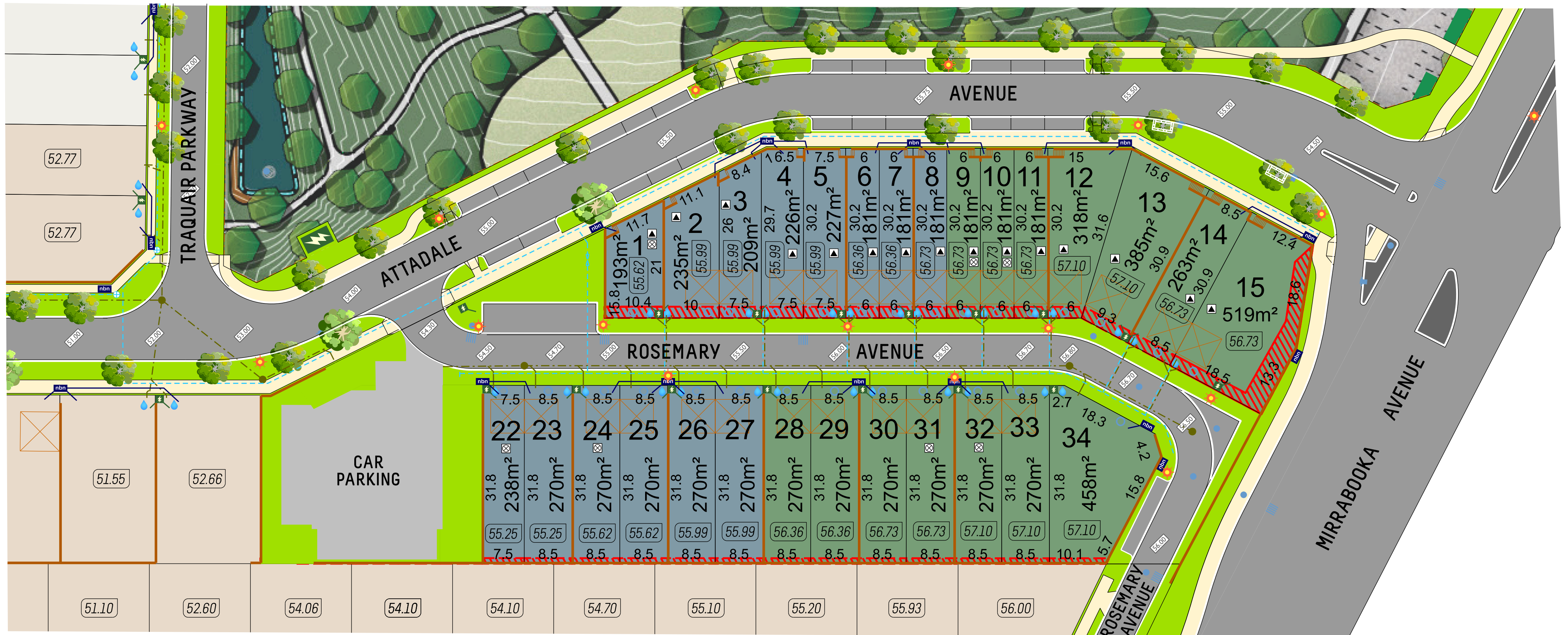
*DISCLAIMER- Site Class: The rating on class/footings in this Price List applies only if the Buyer is building a single-storey full masonry residential construction, based on AS2870 (2011), and gets their site classification report from Structerre Consulting Engineers. If the Buyer is constructing a different type of residence or uses a different consulting engineer for the report, the Seller is not responsible for the information. General: While we aim for information accuracy, it is not guaranteed by the selling agent. Prospective buyers are advised to verify all details and not view this as a contractual commitment. All measurements are subject to survey. Full retail prices are as shown. Promotional prices do not include incentives like land rebates or builder incentives. Rebates are specific to certain lots and are paid at settlement. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

parcel.





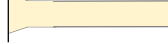


LOCATION PLAN

The location plan shows a site (green area) situated between Driver Road to the west and Mirrabooka Avenue to the east. The site is bounded by Furniss Road to the north. A red rectangular area is located south of the site. The map includes a grid of streets and a circular feature within the site.

STRATA VILLAGE



Existing Residential  Future Residential

-  No Build Zone - Refer individual lot plans
-  Retaining Wall
-  Lot Level
-  Garage Locations
-  Footpath
-  Traffic Calming
-  Road Levels

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parcel.

*DISCLAIMER- 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 its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.