

Sebastian Court - Southern River

Located on the corner of **Balfour Street** and **Ranford Road**, Southern River

STAGE 1 SELLER ANTICIPATES TITLES JUNE 2012 - Plan No: 71775 ZONED R30

Lot	Street	SQM	Frontage	Depth	Price
612	Elkhorn Avenue - Opposite Park	340	12.6m	25.5m	\$235,000
613	Elkhorn Avenue	341	12.5m	26.9m	\$225,000
615	Elkhorn Avenue	318	12.6m	24.9m	SOLD
621	Frigate Place	323	12.5m	25.5m	\$222,000
622	Frigate Place	330	12.5m	26.6m	SOLD
624	Elkhorn Avenue - Opposite Park	336	13.7m	25.5m	SOLD
625	Elkhorn Avenue - Opposite Park	339	15.6m Cnr	23.8m	\$234,000
626	Elkhorn Avenue - Opposite Park	364	16m Cnr	25.4m	\$235,000
641*	Elkhorn Avenue - Opposite Park	378	12.5m Cnr	30.4m	\$237,000
642	Elkhorn Avenue - Opposite Park	335	14.5m Cnr	27.4m	\$234,000
643	Elkhorn Avenue - Opposite Park	377	12.5m	32.9m	SOLD
644	Hopkins Court	365	13.5m	27m	SOLD
645	Hopkins Court	338	12.5m	27m	\$225,000
646	Hopkins Court	338	12.5m	27m	\$225,000
647	Hopkins Court	338	12.5m	27m	\$225,000
648	Hopkins Court	338	12.5m	27m	\$225,000
655	Arranger Way	337	12.5m	27m	\$222,000
658	Arranger Way	337	12.5m	27m	\$222,000
660	Elkhorn Avenue - Opposite Park	398	12.8m Cnr	29.6m	\$240,000
661	Elkhorn Avenue - Opposite Park	351	17.1m Cnr	27.5m	\$233,000
662	Elkhorn Avenue - Opposite Park	381	12m	34.5m	SOLD
663	Arranger Way	364	12.5m	29.1m	SOLD
664	Arranger Way	364	12.5m	29.1m	\$228,000

STAGE 2 SELLER ANTICIPATES TITLES AUG 2012 - Plan No: 71776 ZONED R30

Lot	Street	SQM	Frontage	Depth	Price
649*	Balfour Street	407	14.5m Cnr	29.3	SOLD
650*	Balfour Street	366	12.5m	29.3m	SOLD
651*	Balfour Street	366	12.5m	29.3m	SOLD
652*	Balfour Street	407	14.5m Cnr	29.3	SOLD
653	Arranger Way	337	12.5m	27m	\$222,000
654	Arranger Way	337	12.5m	27m	\$222,000

R = Reserve (Buyer has registered interest) *Easement on Block

Stage 2 NBN Fibre Ready - Seller Anticipates "A" Class Site Classification

Double Garage and Elevation Covenants Apply • No Zincalume Roof Permitted

Minimum 24 Degree Roof Pitch Required • The Home must occupy a minimum of 80% of the Front Width on Lots that are 15m wide or greater • If the Lot is less than 15m wide then the home must occupy a minimum of 75% of the Front Width (Inclusive of Garage)

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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 constructed as forming part of any contract. Any intending buyers are advised to make enquiries, as they deem necessary, to satisfy themselves on all matters in this respect. *Conditions Apply 18.05.12