

# olivia

PRIVATE ESTATE

On the lake by the sea...



Lot 802 Mayor Road, Munster Enter via Fawcett Road, left at Donnelly Street into Preston Drive

**STAGE 1**

**TITLES AVAILABLE - DP: 408169**

**ZONING R30**

Lot	Street Address	SQM	Frontage	Depth	Price	BAL
401*	32 Preston Drive - Opp Foreshore Reserve	372	12m	31m	\$309,000	29*
403*	28 Preston Drive - Opp Foreshore Reserve	401	13m	30.8m	\$324,000	19*
409	5 Wading Place	347	12m	28.9m	SOLD	12.5
418	Wading Place	325	12.5m	26m	SOLD	12.5

R = Reserve (Buyer has registered interest) \* = Sewer Easement (Lots 401 - 407 = 2.5m & Lots 415 - 419 = 0.062 - 0.134m)



**NO Building Guidelines Applicable**

**Seller Anticipates S Class Soil Classification**

**DAP applicable for all lots**

- 65% Site Coverage
- Lots 401 - 406 3.0m front setback (no average)
- Lots 408 - 419 3.0m front setback (reduced by up to 50% - see DAP for further explanation)

**Lot 13 - has Designated Garage Location**

**0918 Finance Pre-Approval/Eligibility from Lender or Broker required upon signing Contract**

**BAL Concessions**

- Lot 401 BAL40 reduced to BAL29 with a 1m LH Boundary Setback
- Lot 403 BAL29 reduced to BAL19 with a 1.7m Front Setback
- Lot 405 BAL29 reduced to BAL19 with a 3.2m Front Setback
- Lot 413 BAL29 reduced to BAL19 with a 1m RH Boundary Setback

- Lot 402 BAL19 reduced to BAL12.5 with a 4.8m Front Setback
- Lot 404 BAL29 reduced to BAL19 with a 3.2m Front Setback
- Lot 406 BAL29 reduced to BAL19 with a 1.8m Front Setback

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.

**0412 579 522**  
**Land4Sale**  
 land4salewa.com.au