

POPPIES RIDGE

Hocking



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

PHASE 2 - STAGE 4

TITLES AVAILABLE - DP: 409101

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
823	Majorca Elbow	418	12.5m	32.4m	SOLD
826	Ranworth Road	431	12.5m	34.5m	SOLD
841	Ranworth Road - Elevated	372	11.4m Cnr	34.1m	SOLD
842	Memphis Ridge	371	11.4m Cnr	34.1m	\$292,000
843	Memphis Ridge	382	11.2m	34.1m	\$295,000
844	Memphis Ridge	382	11.2m	34.1m	\$295,000
845	Memphis Ridge	382	11.2m	34.1m	SOLD
856	Memphis Ridge	419	12m	34.9m	\$304,000
857	Memphis Ridge	419	12m	34.9m	\$304,000

NEW RELEASE PHASE 2 - STAGE 5

TITLES AVAILABLE - DP: 409101

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
803 R	Nicholas Road	375	12.5m	30m	\$295,000
804	Nicholas Road	375	12.5m	30m	SOLD
805	Nicholas Road	375	12.5m	30m	SOLD
811	Majorca Elbow	426	12.5m	34m	SOLD
812	Majorca Elbow	426	12.5m	34m	SOLD
813^	Majorca Elbow	426	12.5m	34m	SOLD
819	Majorca Elbow	431	12.5m	34.4m	SOLD
836	Ranworth Road	383	11.2m	34.1m	\$298,000
838	Ranworth Road	383	11.2m	34.1m	\$298,000
839	Ranworth Road	383	11.2m	34.1m	\$298,000
846	Memphis Ridge	382	11.2m	34.1m	\$295,000
847	Memphis Ridge	382	11.2m	34.1m	\$295,000
854 R	Memphis Ridge	420	12m	34.9m	\$304,000
855	Memphis Ridge	420	12m	34.9m	\$304,000
858	Memphis Ridge	467	11m	34.9m	SOLD

PHASE 1 - FINAL LOTS

TITLES AVAILABLE - DP: 405640

ZONING R30

Lot	Street Address	SQM	Frontage	Depth	Price
712	Toledo Drive	404	12m	33.36m	\$297,000
742 R	Dresden Street	378	12.6m	30m	\$282,000

R = Reserve (Buyer has registered interest) ^ = Colorbond Boundary Fencing & Front Landscaping Voucher not applicable - Rebate applies in its place.



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

0219

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...