

# 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
822	Majorca Elbow	431	12.5m	34.3m	SOLD
841	Ranworth Road - Elevated	372	11.4m Cnr	34.1m	\$295,000
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	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 R	Majorca Elbow	431	12.5m	34.4m	\$305,900
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	SOLD
854	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
711	60 Toledo Drive (Turin Entrance)	372	13.6m Cnr	28.9m	SOLD
712	Toledo Drive	404	12m	33.36m	\$297,000
713	Toledo Drive	405	12m	33.6m	SOLD
742	Dresden Street	378	12.6m	30m	\$282,000

R = Reserve (Buyer has registered interest)



**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

1120      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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