

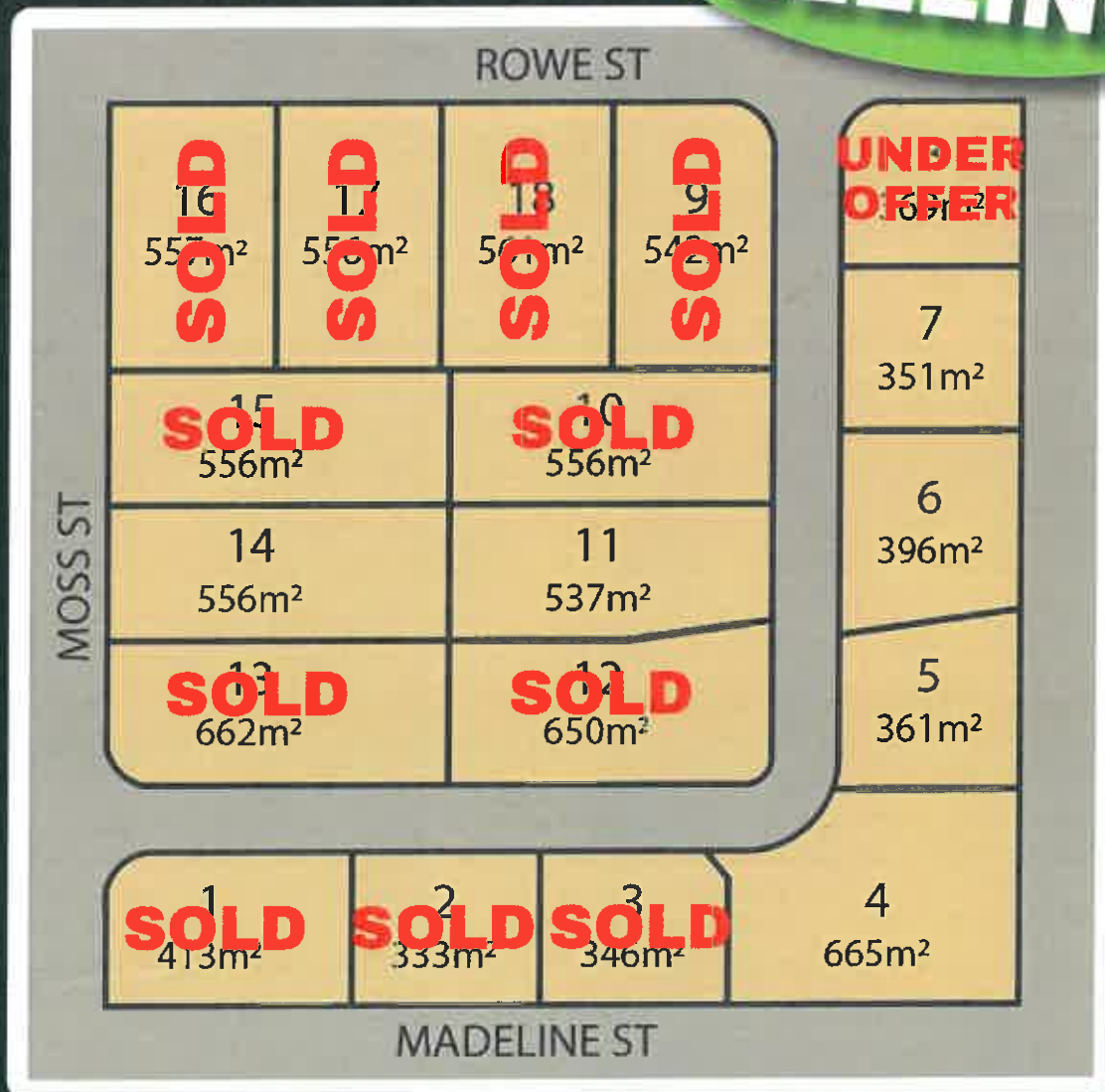
# FAIRWAY

ESTATE



16 PREMIUM LIFESTYLE BLOCKS  
PRICED FROM \$84,000

**NOW  
SELLING**



WALKING DISTANCE TO TOWN CENTRE, SPORTING  
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GAGLIARDI SCOTT  
REAL ESTATE



# GAGLIARDI SCOTT

# REAL ESTATE

## FAIR WAY ESTATE LOT PRICING

LOT NUMBER	LAND SIZE(M2)	LAND PRICE
LOT 1	SOLD	SOLD
LOT 2	SOLD	SOLD
LOT 3	SOLD	SOLD
LOT 4	665m2	\$120,000
LOT 5	361m2	\$94,000
LOT 6	396m2	\$94,000
LOT 7	351m2	\$94,000
LOT 8	UNDER OFFER	UNDER OFFER
LOT 9	SOLD	SOLD
LOT 10	SOLD	SOLD
LOT 11	537m2	\$107,000
LOT 12	SOLD	SOLD
LOT 13	SOLD	SOLD
LOT 14	556m2	\$109,000
LOT 15	SOLD	SOLD
LOT 16	SOLD	SOLD
LOT 17	SOLD	SOLD
LOT 18	SOLD	SOLD

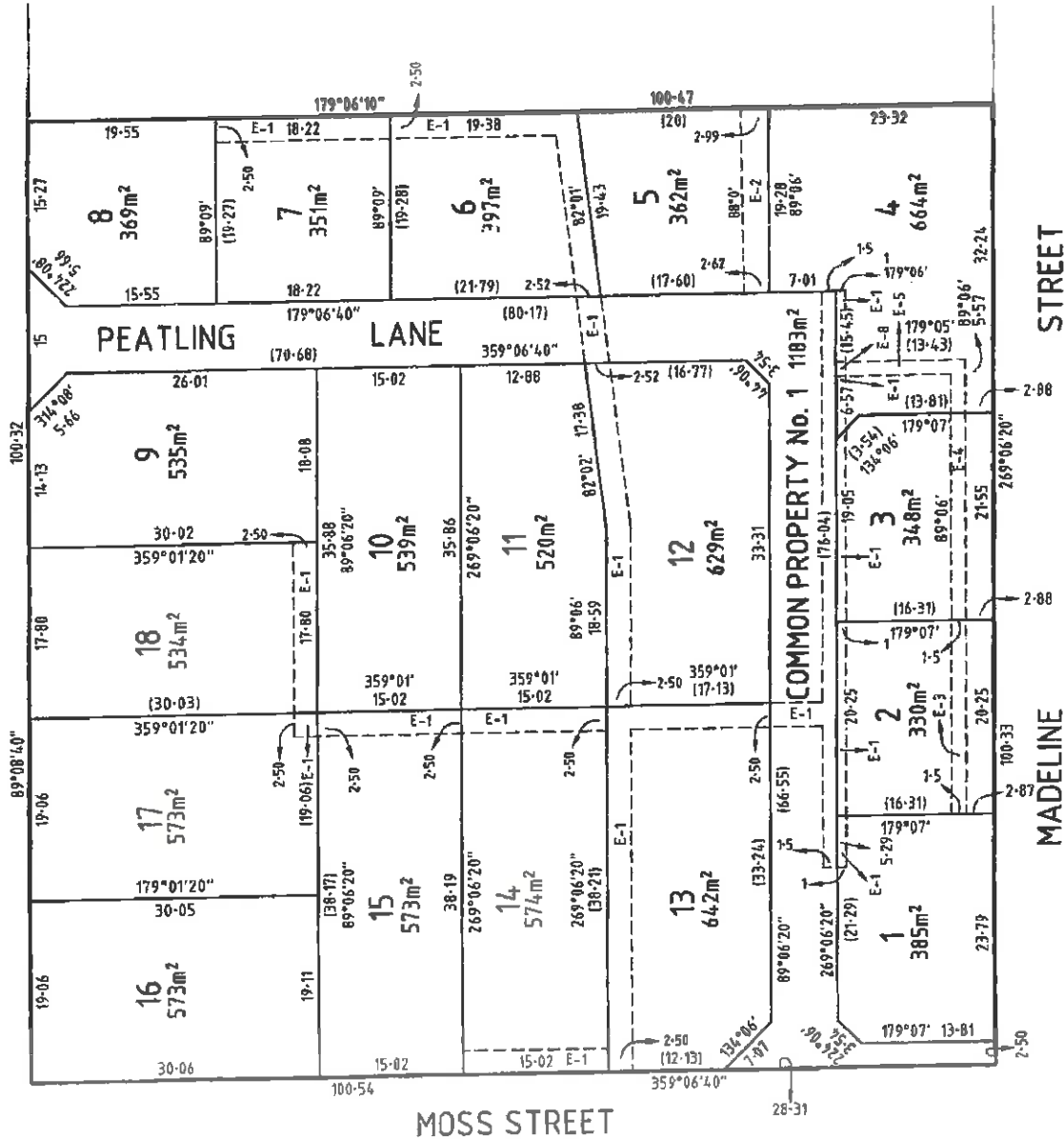
\* Prices are Subject to change



PS 823655J



ROWE STREET



MOSS STREET

STREET

MADELINE STREET

SURVEYOR'S FILE REF: 306667SV00

144 Welford Street  
PO Box 826  
Shepparton Vic 3632  
T 03 5646 1080  
spire.com.au

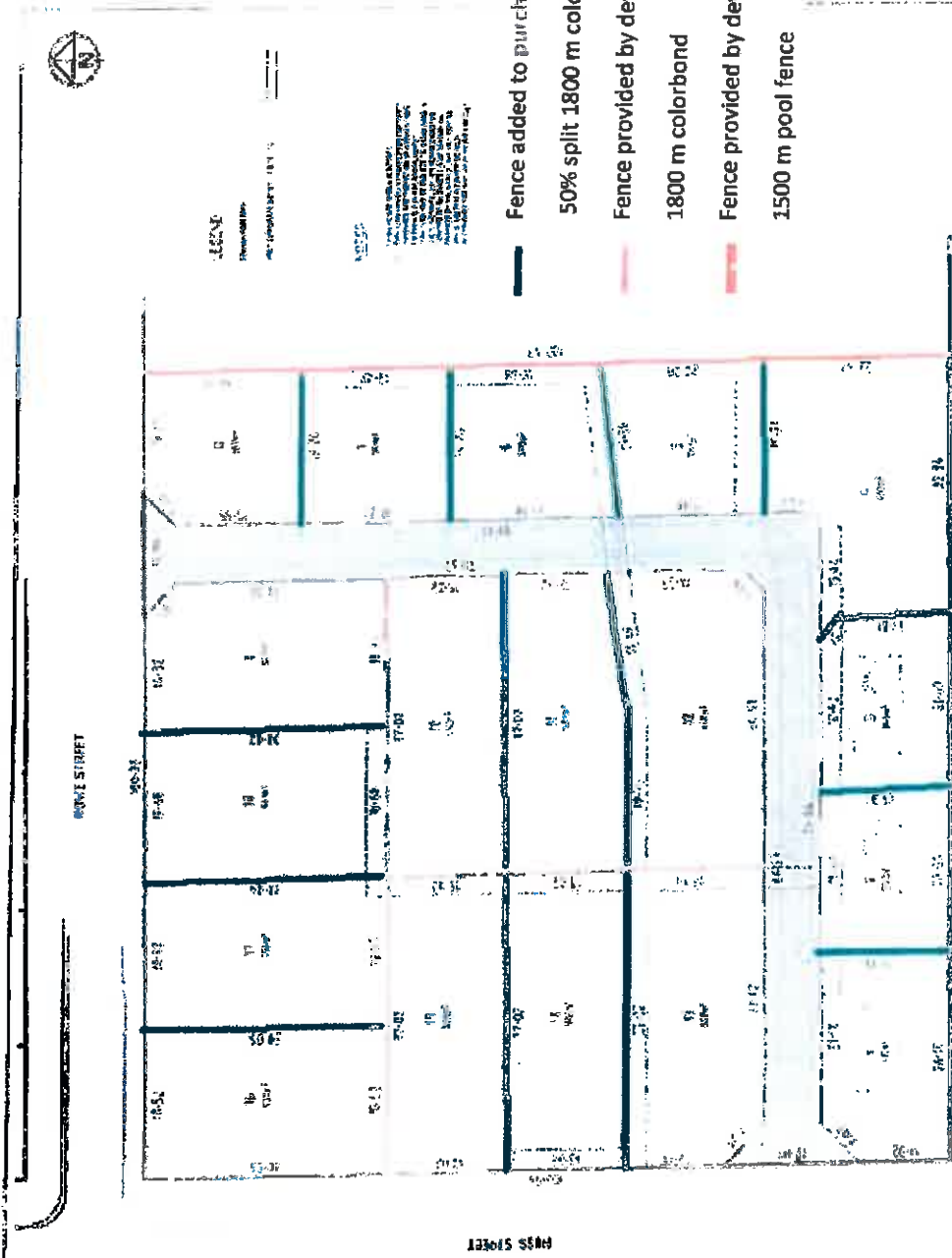
**spire**

SCALE 1:500  
5 0 5 10 15 20 METRES

Licensed Surveyor: Mark Christopher Sargent  
Version: 5

ORIGINAL SHEET SIZE: A3

SHEET 2



**LEGEND**  
 FENCE  
 FENCE PROVIDED BY DEVELOPER  
 FENCE PROVIDED BY DEVELOPER  
 FENCE PROVIDED BY DEVELOPER

**NOTES**  
 1. ALL FENCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT.  
 2. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED TIME FRAME.  
 3. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED BUDGET.  
 4. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED HEIGHT AND COLOR REQUIREMENTS.  
 5. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED MATERIAL REQUIREMENTS.  
 6. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED MAINTENANCE REQUIREMENTS.  
 7. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED SAFETY REQUIREMENTS.  
 8. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED AESTHETIC REQUIREMENTS.  
 9. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED ENVIRONMENTAL REQUIREMENTS.  
 10. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED SOCIAL REQUIREMENTS.  
 11. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED ECONOMIC REQUIREMENTS.  
 12. ALL FENCES TO BE CONSTRUCTED WITHIN THE SPECIFIED CULTURAL REQUIREMENTS.

- Fence added to purchase price
- 50% split 1800 m colorbond
- Fence provided by developer
- 1800 m colorbond
- Fence provided by developer
- 1500 m pool fence

		<b>PRELIMINARY</b> 2023/04/20	
<b>COLLIER MANSION DEVELOPMENT</b> ACCESS STREET, NEWBURGH		PROJECT NO: 2023/04/20 PROJECT NAME: COLLIER MANSION DEVELOPMENT	
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### **Restrictive Covenants**

The parties agree that it shall be a condition of the sale of the land that the purchaser or transferee and their successors in title agree to be bound and to have recorded on the certificate of title the restrictive covenant set out below.

AND the transferee does hereby covenant for himself his administrators and assigns and as a separate covenant with the transferor and its transferees successors and assigns and the registered proprietor or proprietors for the time being of the land comprised in the plan of subdivision except the lot or lots hereby transferred that without the prior written consent of the transferor he :

- 1 Shall not erect on the land hereby transferred or cause to be erected or allow to remain erected on the land hereby transferred :
  - (i) Any more than one private dwelling house (Which expression shall include a display home, a house, apartment, unit, flat)
  - (ii) Any dwelling house, garage, shed, outbuilding or fence using other than new materials
  - (iii) Any dwelling house having a floor area of less than 100 square meters including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas, or verandas.
  - (iv) Any dwelling house having greater than 20% metal cladding
  - (v) Any building or the structure which is constructed wholly or partly of galvanized iron cladding or aluminium cladding which is not painted or have a Colorbond type finish.
  - (vi) Any detached garages, shed or outbuilding having an area in excess of 80 square meters or a height exceeding 4 meters.

### **Owners corporation**

2. The following lots will be part of an owners corporation :-  
Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7  
Lot 10, Lot 11, Lot 12, Lot 13

### **Owners corporation**

3. The sewer system for the development will be owned by a separate owner's corporation.

## **Fencing**

Rear fence to the eastern boundary of the development shall be pool loop top fencing 1500mm high and shall be provided at the developers cost.

The rear fence to each lot shall be Colorbond 1800 high metal fence and shall be provided at the developers cost

The side fences to each property shall be Colorbond 1800 high metal fence and shall be provided at the purchases cost shared between the adjoin lots 50/50