

SURVEY STRATA								
CURRENT AT 10 March 2025								
Lot/Address	Size (m2)	Frontage	Depth	Bal	Status	Lot Price	Class/Footings	R Code
Lot 25 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	On Hold	\$325,000	S Class / CM3	R60

SURVEY STRATA - HOMEBUYERS CENTRE EXCLUSIVE PACKAGES								
CURRENT AT 10 March 2025								
Lot/Address	Size (m2)	Frontage	Depth	Bal	Status	Package Price From	Class/Footings	R Code
Lot 6 Attadale Avenue	181m ²	6m	30.2m	LOW	Available	From \$619,825*	S Class / CM3	R60
Lot 7 Attadale Avenue	181m ²	6m	30.2m	LOW	Available	From \$619,825*	S Class / CM3	R60
Lot 8 Attadale Avenue	181m ²	6m	30.2m	LOW	Available	From \$619,825*	S Class / CM3	R60
Lot 9 Attadale Avenue	181m ²	6m	30.2m	LOW	Available	From \$619,825*	S Class / CM3	R60
Lot 10 Attadale Avenue	181m ²	6m	30.2m	LOW	Available	From \$619,825*	S Class / CM3	R60
Lot 11 Attadale Avenue	181m ²	6m	30.2m	LOW	Available	From \$619,825*	S Class / CM3	R60

SURVEY STRATA - INTO PLACE EXCLUSIVE PACKAGES								
CURRENT AT 10 March 2025								
Lot/Address	Size (m2)	Frontage	Depth	Bal	Status	Package Price From	Class/Footings	R Code
Lot 30 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	From \$699,900*	S Class / CM3	R60
Lot 31 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	From \$699,900*	S Class / CM3	R60
Lot 32 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	From \$699,900*	S Class / CM3	R60
Lot 33 Rosemary Avenue	270m ²	8.5m	31.8m	LOW	Available	From \$699,900*	S Class / CM3	R60



VISIT OUR BUILDER PORTAL
FOR LOT PLANS + OTHER INFO



***SITE CLASS/ FOOTINGS**
UP TO CM3, SUBJECT TO FINAL ASSESSMENT. REFER TO BUILDER PORTAL FOR REPORTS.



Colorbond
FENCING + FRONT
LANDSCAPING PACKAGE



LAND DEPOSITS OF \$5000



SOAKWELLS REQUIRED



ONGOING SITE MANAGEMENT PLAN (OSMP) APPLIES
REFER TO BUILDER PORTAL



EVERY LOT IN SURVEY STRATA HAS A DESIGNATED 'NO BUILD ZONE'
REFER TO STAGE PLAN AND INDIVIDUAL LOT PLANS



'NO BUILD ZONES'
CANNOT BE DEVELOPED AND IF LOCATED IN YOUR DRIVEWAY IT MUST ONLY BE PAVED IN LINE WITH OSMP



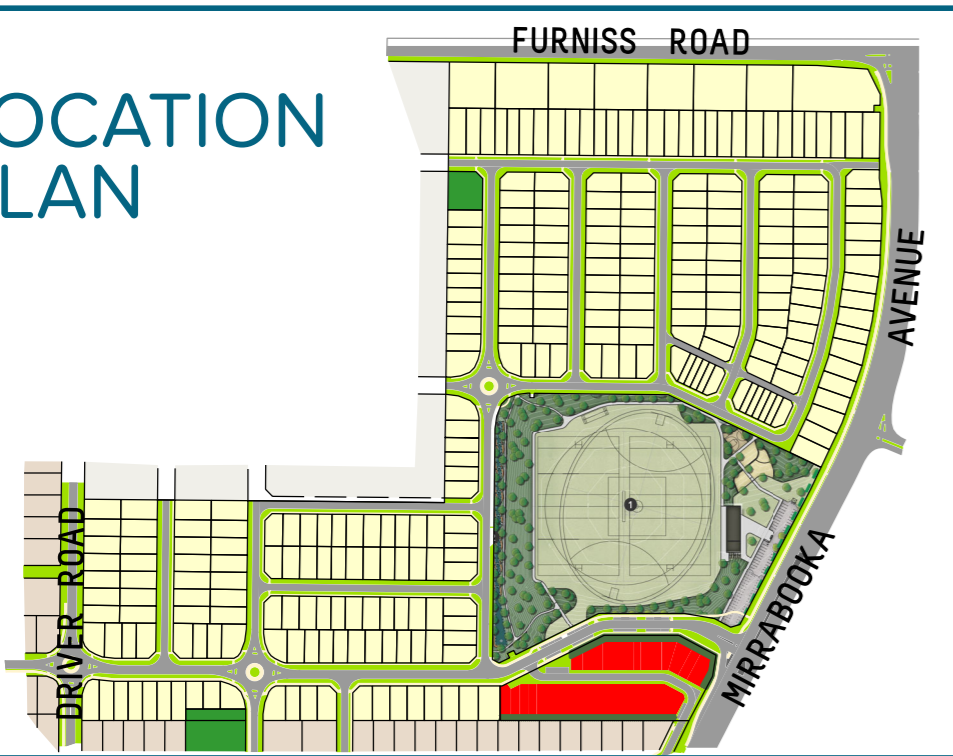
STRATA FEES APPLY TO SURVEY STRATA STAGE
REFER TO YOUR CONTRACT OF SALE OR ESTATE MANAGER

ALEXIS BUCKLEY-CARR 0411 618 906 | abuckleycarr@parcelproperty.com.au
THANH NGUYEN 0414 288 165 | tnguyen@parcelproperty.com.au

kinmoregreen.com.au

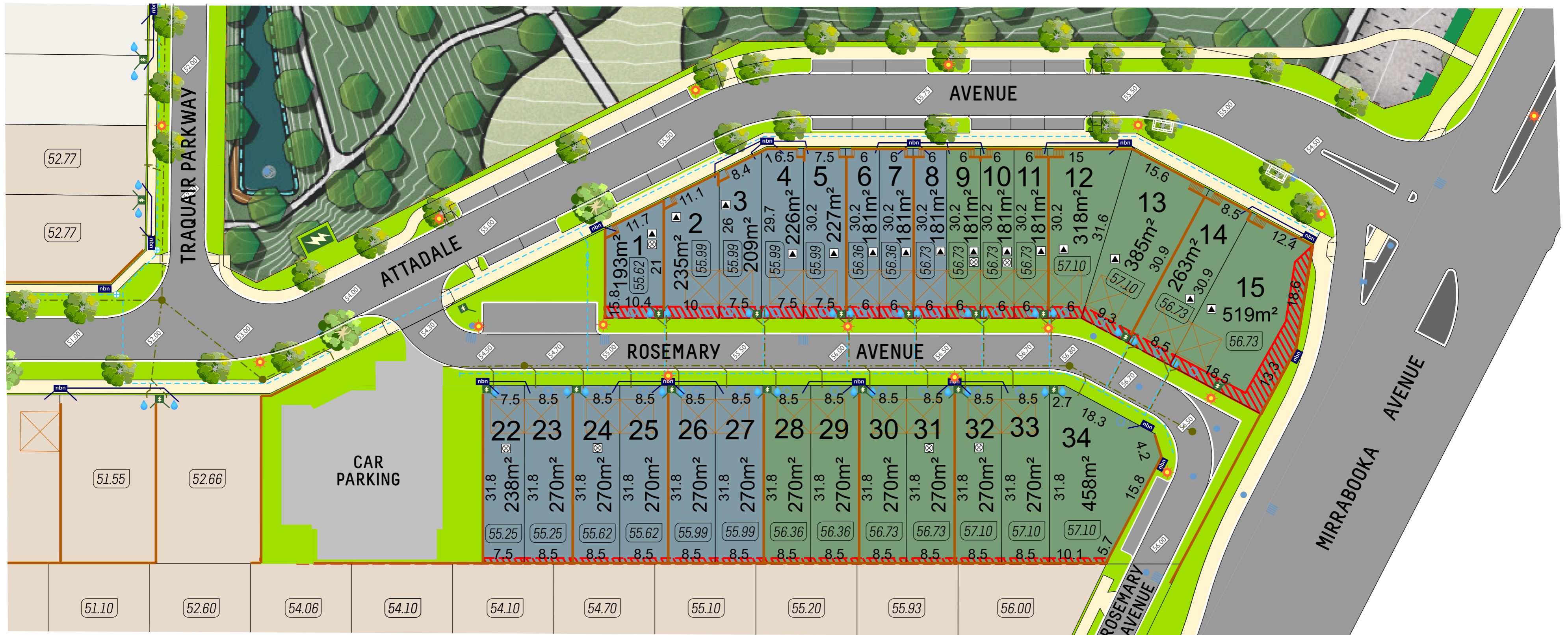
*DISCLAIMER- Site Class: The rating on class/footings in this Price List applies only if the Buyer is building a single-storey full masonry residential construction, based on AS2870 (2011), and gets their site classification report from Structerre Consulting Engineers. If the Buyer is constructing a different type of residence or uses a different consulting engineer for the report, the Seller is not responsible for the information. General: While we aim for information accuracy, it is not guaranteed by the selling agent. Prospective buyers are advised to verify all details and not view this as a contractual commitment. All measurements are subject to survey. Full retail prices are as shown. Promotional prices do not include incentives like land rebates or builder incentives. Rebates are specific to certain lots and are paid at settlement. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

LOCATION PLAN



KINMORE GREEN ESTATE

STRATA VILLAGE



STRATA VILLAGE Release 1
 STRATA VILLAGE Release 2
 Existing Residential
 Future Residential

Drainage
 Street Light
 Water
 Power
 Transformer Site
 Sewer
 NBN Connection
 No Build Zone - Refer individual lot plans
 Retaining Wall
 Lot Level
 Garage Locations
 Footpath
 Traffic Calming
 Road Levels

Lots 1 to 15 driveways must be paved only - refer to OSMP
 Electrical pit lids required - refer to Contract of Sale

ALEXIS BUCKLEY-CARR 0411 618 906 | abuckleycarr@parcelproperty.com.au
THANH NGUYEN 0414 288 165 | tnguyen@parcelproperty.com.au kinmoregreen.com.au

*DISCLAIMER- 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 its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.



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