

Wellsvale Release

Public Release 26th November 2022

WELLSVALE 2

STAGE 2 & 3A NH3

LOT	STAGE	AREA	PRICE	ANTICIPATED SETTLEMENT	DETAILS
3301	3 NH3	547	\$568,000	January – February 2024	* Facing West, Next to a dog park, (L2)
3302	3 NH3	579	\$569,000	January – February 2024	Facing West, good North exposure, easement (L2)
3305	3 NH3	722	\$584,000	January – February 2024	Corner lot, 20m frontage, North to rear, (SL)
3306	3 NH3	700	\$589,000	January – February 2024	North to rear, easement, (SL)
3307	3 NH3	363	\$472,000	January – February 2024	# Facing North, easement, (B)
3308	3 NH3	414	\$501,000	January – February 2024	Corner lot, Facing North, (B)
3310	3 NH3	420	\$515,000	January – February 2024	# Facing West, 14m frontage, (B)
3314	3 NH3	363	\$477,000	January – February 2024	# Facing West, (B)
3317	3A NH3	363	\$477,000	March – April 2024	# Facing West, (B)
3320	3A NH3	399	\$473,000	March – April 2024	Facing East, easement, next to medium density site. (B)
3323	3A NH3	337	\$470,000	March – April 2024	Facing East, 13.5m frontage, (B)
3326	3 NH3	450	\$535,000	January – February 2024	# Facing East,, 18m frontage, (B)
3329	3 NH3	337	\$456,000	January – February 2024	# Facing East,, 13.5m frontage, (B)
3330	3 NH3	473	\$531,000	January – February 2024	# Corner lot, Facing North, (B)
3340	3A NH3	363	\$477,000	March – April 2024	Facing West, easement, (B)
3341	3A NH3	363	\$477,000	March – April 2024	Facing West, easement, (B)
3385	3 NH3	400	\$473,000	January – February 2024	North to rear, elevated position, 16m frontage, (SL)
3386	3 NH3	400	\$479,000	January – February 2024	North to rear, elevated position, 16m frontage, (SL)
3387	3 NH3	400	\$484,000	January – February 2024	North to rear, elevated position, 16m frontage, (L2)
3388	3 NH3	477	\$499,000	January – February 2024	North to rear, elevated position, wide frontage, (L2)
3389	3 NH3	880	\$643,000	January – February 2024	Corner Lot, North to rear, elevated position, (SL)
3390	3 NH3	684	\$595,000	January – February 2024	Corner Lot, facing East, (SL)
3392	3 NH3	359	\$417,000	January – February 2024	Corner lot, facing East, would suit 2 storey home, (L)

(B): Benched with generally under 1 metre fall, usually has retaining walls(s) built by developer; (L): Level to approx. 1.5m; (L2) Approximately 1.5- 3m of fall; (SL): Would suit a split-level home (3m + fall); * Fence by developer ^ Includes some retaining walls built by developer

ALL LOTS AVAILABLE ON 5% FOR EXCHANGE

Indicates retaining wall installed by developer. *All care has been taken in the preparation of this material, specific lots, area pricing and Land Title registration dates may be subject to change. Intending purchasers are advised to make their own enquiries to satisfy themselves in all respects. Googong Township Realty Pty Limited intends by this statement to exclude liability for all information contained herein. This price list is correct at the above date.