

# Wellsvale Release

Public Release 4 March 2023

## WELLSVALE 3

### STAGE NH3

LOT	STAGE	AREA	PRICE	ANTICIPATED SETTLEMENT	DETAILS
2201	2 NH3	421	\$505,000	Jan – Feb 2024	Corner block, facing Nangi Pimble Reserve, BAL 29, (L2)
2202	2 NH3	471	\$535,000	Jan – Feb 2024	Facing Reserve, 16.3m frontage, BAL 29, easement, (L2)
2203	2 NH3	577	\$558,000	Jan – Feb 2024	Facing Reserve, corner block, 18m frontage, BAL 29, easement, (SL)
2204	2 NH3	449	\$519,000	Jan – Feb 2024	North to rear, 18m frontage, BAL 12.5, (L2)
2205	2 NH3	399	\$493,000	Jan – Feb 2024	North to rear, 16m frontage, BAL 12.5, (L2)
2206	2 NH3	399	\$498,000	Jan – Feb 2024	North to rear, 16m frontage, BAL 12.5, (L)
2207	2 NH3	449	\$524,000	Jan – Feb 2024	North to rear, 18m frontage, BAL 12.5, (L)
2208	2 NH3	399	\$498,000	Jan – Feb 2024	North to rear, 16m frontage, (L)
2209	2 NH3	337	\$475,000	Jan – Feb 2024	North to rear, 13.5m frontage, (L)
2210	2 NH3	337	\$461,000	Jan – Feb 2024	North to rear, 13.5m frontage, (L2)
2213	2 NH3	337	\$465,000	Jan – Feb 2024	Facing North, 13.5m frontage, (L)
2214	2 NH3	337	\$465,000	Jan – Feb 2024	Facing North, 13.5m frontage, (L)
2215	2 NH3	337	\$465,000	Jan – Feb 2024	Facing North, 13.5m frontage, (L)
2216	2 NH3	337	\$456,000	Jan – Feb 2024	Facing North, 13.5m frontage, BAL 12.5, (L)
2217	2 NH3	400	\$484,000	Jan – Feb 2024	Facing North, 16m frontage, BAL 12.5, (L2)
2218	2 NH3	400	\$484,000	Jan – Feb 2024	Facing North, 16m frontage, BAL 12.5, (L2)
2219	2 NH3	450	\$504,000	Jan – Feb 2024	Facing North, 18m frontage, BAL 12.5, (L2)
2220	2 NH3	747	\$614,000	Jan – Feb 2024	Corner block, facing reserve, Good North exposure, BAL 29, (SL)
2221	2 NH3	777	\$626,000	Jan – Feb 2024	Facing reserve, 22.9m frontage, easement, BAL 29, (SL)
2222	2 NH3	902	\$642,000	Jan – Feb 2024	Corner block, 26m frontage, facing reserve, BAL 29, (SL)
2232	2 NH3	455	\$474,000	Jan – Feb 2024	Facing North, 18m frontage, easement, (L2)
2233	2 NH3	539	\$519,000	Jan – Feb 2024	Facing North, 20.3m frontage, easement, (SL)
2234	2 NH3	605	\$549,000	Jan – Feb 2024	Facing North, 20.3m frontage, easement, (SL)
2235	2 NH3	777	\$594,000	Jan – Feb 2024	Facing North, 23.3m frontage, easement, BAL 12.5, (SL)
2236	2 NH3	1093	\$656,000	Jan – Feb 2024	Facing North, 25.9m frontage, easement, BAL 12.5, (SL)

(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.