



8 OCTOBER 2022

WELLSVALE

NH3 – STAGE 2

LOT	STAGE	AREA	PRICE	ANTICIPATED	DETAILS
3201	2 NH3	687	\$571,000	December 23 – April	Corner block, 20m frontage, good North exposure, BAL 12.5,
3202	2 NH3	600	\$600,000	December 23 – April 24	# North to rear, 20m frontage, BAL 12.5, (B)
3208	2 NH3	541	\$583,000	December 23 – April 24	# North to rear, 18m frontage, (B)
3219	2 NH3	744	\$548,000	December 23 – April 24	North to rear, 21.5m frontage, Battleaxe block, (L)
3220	2 NH3	540	\$554,000	December 23 – April 24	Facing North, 18m frontage, easement, (L)
3222	2 NH3	686	\$529,000	December 23 – April 24	North to rear, 19.5m frontage, Battleaxe block, (L)
3225	2 NH3	516	\$544,000	December 23 – April 24	Facing North, 17.2m frontage, easement, (L)
3226	2 NH3	722	\$511,000	December 23 – April 24	North to rear, 20.7m frontage, side easement, Battleaxe block, (L)
3229	2 NH3	337	\$465,000	December 23 – April 24	# Facing East, 13.5m frontage, (B)
3230	2 NH3	406	\$497,000	December 23 – April 24	# Corner block, 16.5m frontage, good North exposure, (B)
3232	2 NH3	337	\$461,000	December 23 – April 24	# Facing West, 13.5m frontage, easement, (B)
3233	2 NH3	450	\$519,000	December 23 – April 24	# Facing West, 18m frontage, easement, (B)
3234	2 NH3	337	\$461,000	December 23 – April 24	# Facing West, 13.5m frontage, easement, (B)
3239	2 NH3	686	\$558,000	December 23 – April 24	Corner block, facing West, 19.8m frontage, easement, (L2)
3241	2 NH3	685	\$558,000	December 23 – April 24	Corner block, facing West, 19.8m frontage, easement, (L2)
3242	2 NH3	587	\$532,000	December 23 – April 24	Corner block, facing East, 19.8m frontage, good North exposure, (L2)
3243	2 NH3	527	\$505,000	December 23 – April 24	# Corner block, facing West, 17.8m frontage, easement, (L2)
3247	2 NH3	545	\$523,000	December 23 – April 24	# Corner block, facing East, 18.4m frontage, good North exposure, (B)
3251	2 NH3	389	\$453,000	December 23 – April 24	# Corner block, facing East, 15.8m frontage, good North exposure, (L)
3253	2 NH3	389	\$453,000	December 23 – April 24	# Corner block, facing East, 15.8m frontage, good North exposure, (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.