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A development by  
**ARDROSS GROUP OF COMPANIES**  
 REAL ESTATE DEVELOPERS

Lot	Road	m <sup>2</sup>	\$	100m BAL	Status
1670	Pascoe Way	510	SOLD		
1671	Pascoe Way	511	SOLD		
1672	Pascoe Way	522	SOLD		
1673	Pascoe Way	551	208,000		
1674	Pascoe Way	572	SOLD		
1675	Pascoe Way	520	SOLD	Y	
1676	Pascoe Way	661	SOLD	Y	
1677	Pascoe Way	553	SOLD	Y	
1678	Pascoe Way	563	SOLD	Y	
1679	Pascoe Way	546	SOLD	Y	
1680	Pascoe Way	450	180,000	Y	
1681	Pascoe Way	542	SOLD	Y	
1682	Hazelgrove Crescent	458	183,000	Y	
1683	Hazelgrove Crescent	514	SOLD	Y	
1684	Hazelgrove Crescent	567	200,000	Y	
1685	Hazelgrove Crescent	481	190,000	Y	
1686	Hazelgrove Crescent	450	180,000	Y	
1687	Hazelgrove Crescent	498	186,000	Y	
1688	Hazelgrove Crescent	510	188,000	Y	
1689	Hazelgrove Crescent	449	180,000	Y	
1690	Hazelgrove Crescent	540	194,000	Y	
1691	Hazelgrove Crescent	523	190,000	Y	
1692	Hazelgrove Crescent	736	SOLD	Y	

Lots within 100m of bushfire prone vegetation will require a Bushfire Attack Level (BAL) assessment.

Early Building Incentives: The Seller is offering to provide a fencing package to side and rear boundaries in accordance with the Restrictive Covenants and a front garden and verge landscaping package of \$4,000 except in the case of corner lots which will receive \$6,000 towards landscaping.\*

All Family home sites are sold with restrictive covenants and building design guidelines.

\*Quiet House Designs may be required on some lots due to the proximity of the Forrest Hwy. Refer to the building design guidelines for details.

Prices quoted above are inclusive of Goods and Services Tax (GST). Land is sold under the Margin Scheme.

The Seller reserves the right to adjust the prices without any notice.

\*Conditions apply

10/11/2023 E & OE

Lot	Road	m <sup>2</sup>	\$	100m BAL	Status
1318	Hazelgrove Crescent	587	228,000	Y	
1319	Finlay Ave	601	218,000	Y	
1320	Finlay Ave	603	218,000	Y	
1321	Finlay Ave	604	218,000		
1322	Finlay Ave	604	218,000		
1653	Finlay Ave	605	218,000		
1654	Finlay Ave	606	218,000		
1655	Finlay Ave	616	220,000		
1662	Finlay Ave	620	222,000	Y	HOLD
1663	Hazelgrove Crescent	528	205,000	Y	
1664	Hazelgrove Crescent	521	203,000	Y	
1665	Hazelgrove Crescent	531	205,000	Y	
1666	Pascoe Way	540	208,000	Y	
1667	Pascoe Way	540	208,000	Y	
1668	Pascoe Way	540	208,000	Y	
1669	Pascoe Way	541	208,000	Y	
1694	Finlay Ave	681	230,000		
1695	Finlay Ave	616	220,000		
1696	Finlay Ave	577	215,000		
1697	Finlay Ave	620	222,000		HOLD
1698	Finlay Ave	620	222,000	Y	
1699	Finlay Ave	620	222,000	Y	

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