



VISTA

BROWN HILL

The exclusive estate in the heart
of provincial Ballarat



VISTA

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VISTA is an exciting new 95 lot land estate, flanking the Yarrowee River Trail.

Surrounded by nature and within walking distance to reserves including Kirks Reservoir and Gong Gong Reservoir, **VISTA** is ideal for couples & families.

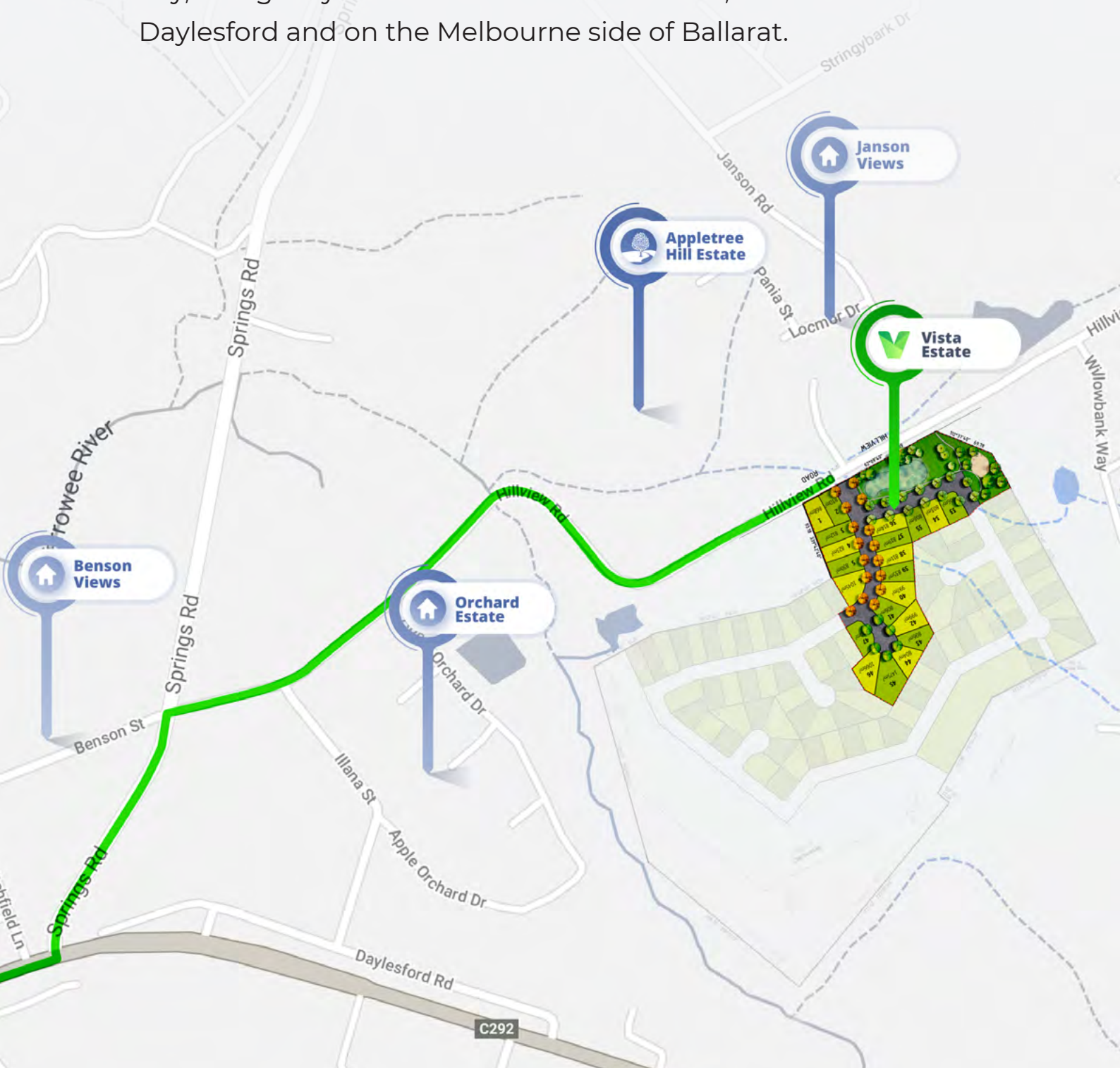


Kurt Mackiewicz
0419 503 706
kurt@gullco.com.au

GULL & COMPANY
20 Peel St North, Ballarat
vistaestate.com.au

A New Connected Lifestyle

This new land estate offers generous sized blocks ranging from 800m² to 1476m², which gives any potential buyer a wide range of home designs to choose from. **VISTA** is the gateway to the city, being only 8 minutes from Ballarat CBD, 30 minutes from Daylesford and on the Melbourne side of Ballarat.



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Secure Your Ideal Position Today


Lot number	Size m ²	Price*	Status
1	868m ²	\$395,000.00	For Sale
2	830m ²	\$410,000.00	For Sale
3	812m ²	\$407,000.00	For Sale
4	823m ²	\$410,000.00	For Sale
5	830m ²	SOLD	SOLD
6	1045m ²	\$430,000.00	For Sale
33	806m ²	SOLD	SOLD
34	803m ²	SOLD	SOLD
35	808m ²	SOLD	SOLD
36	814m ²	\$407,500.00	For Sale
37	819m ²	\$407,500.00	For Sale
38	811m ²	\$405,000.00	For Sale
39	835m ²	\$419,000.00	For Sale
40	997m ²	\$430,000.00	For Sale
41	806m ²	\$405,000.00	For Sale
42	999m ²	\$430,000.00	For Sale
43	806m ²	SOLD	SOLD
44	804m ²	HOLD	
45	1475m ²	SOLD	SOLD
46	1066m ²	SOLD	SOLD
47	810m ²	\$410,000.00	For Sale

*prices subject to change without notice



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PLAN OF SUBDIVISION			EDITION		PS846424A	
LOCATION OF LAND PARISH: BUNGAREE TOWNSHIP: — SECTION: 8 CROWN ALLOTMENT: A ¹⁰ (PART) CROWN PORTION: — TITLE REFERENCE: VOL.11371 FOL.717 LAST PLAN REFERENCE: PS700948E, LOT 2 POSTAL ADDRESS: (at time of subdivision) HILLVIEW ROAD BROWN HILL 3350 MGA CO-ORDINATES E 757 850 ZONE: 54 (of approx. centre of land in plan) N 5 840 630 GDA 2020			Council Name: BALLARAT CITY COUNCIL <div style="text-align: center;">  </div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		WATERWAY NOTATION : LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE LOTS 7 TO 32 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. ON REGISTRATION OF THIS PLAN THE EASEMENT E-1 IN C/T VOL.11371 FOL.717 WILL MERGE.			
ROAD R-1	BALLARAT CITY COUNCIL					
RESERVE No.1	BALLARAT CITY COUNCIL					
NOTATIONS			<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> IMPORTANT NOTE THIS PLAN IS SUBJECT TO CERTIFICATION AND ISSUE OF STATEMENT OF COMPLIANCE BY THE BALLARAT CITY COUNCIL, CONSENT OF ALL REFERRAL AUTHORITIES AND REGISTRATION BY LAND VICTORIA. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN WHICH MUST NOT BE REPRODUCED WITHOUT THIS NOTE. </div>			
DEPTH LIMITATION Does not apply.						
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PLP/2019/226 BALLARAT CITY COUNCIL This survey has been connected to permanent marks no(s) BUNGAREE PM 44, In Proclaimed Survey Area no. 49 BALLARAT PMS 650 & 651						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	DRAINAGE	3	THIS PLAN	BALLARAT CITY COUNCIL		
E-1, E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN SEC.136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION		
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 3103		ORIGINAL SHEET SIZE : A3	SHEET 1 OF 4 SHEETS	
		RICHARD JOHN STEELE , VERSION 1				



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VISTA
BROWN HILL

SEE SHEET 2

ORIGINAL SHEET
SIZE: A3

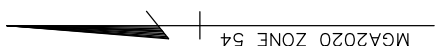
SCALE
1:750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

RICHARD JOHN STEELE, VERSION 1

STEELE SURVEYING PTY LTD
Land Surveyors
12A Webster Street, Ballarat Central
Phone (03) 5333 2699



READ

RESERVE

No.1

8454m²

ROAD

PROPOSED
67°58'

52

ROAD

SEE SHEET 7

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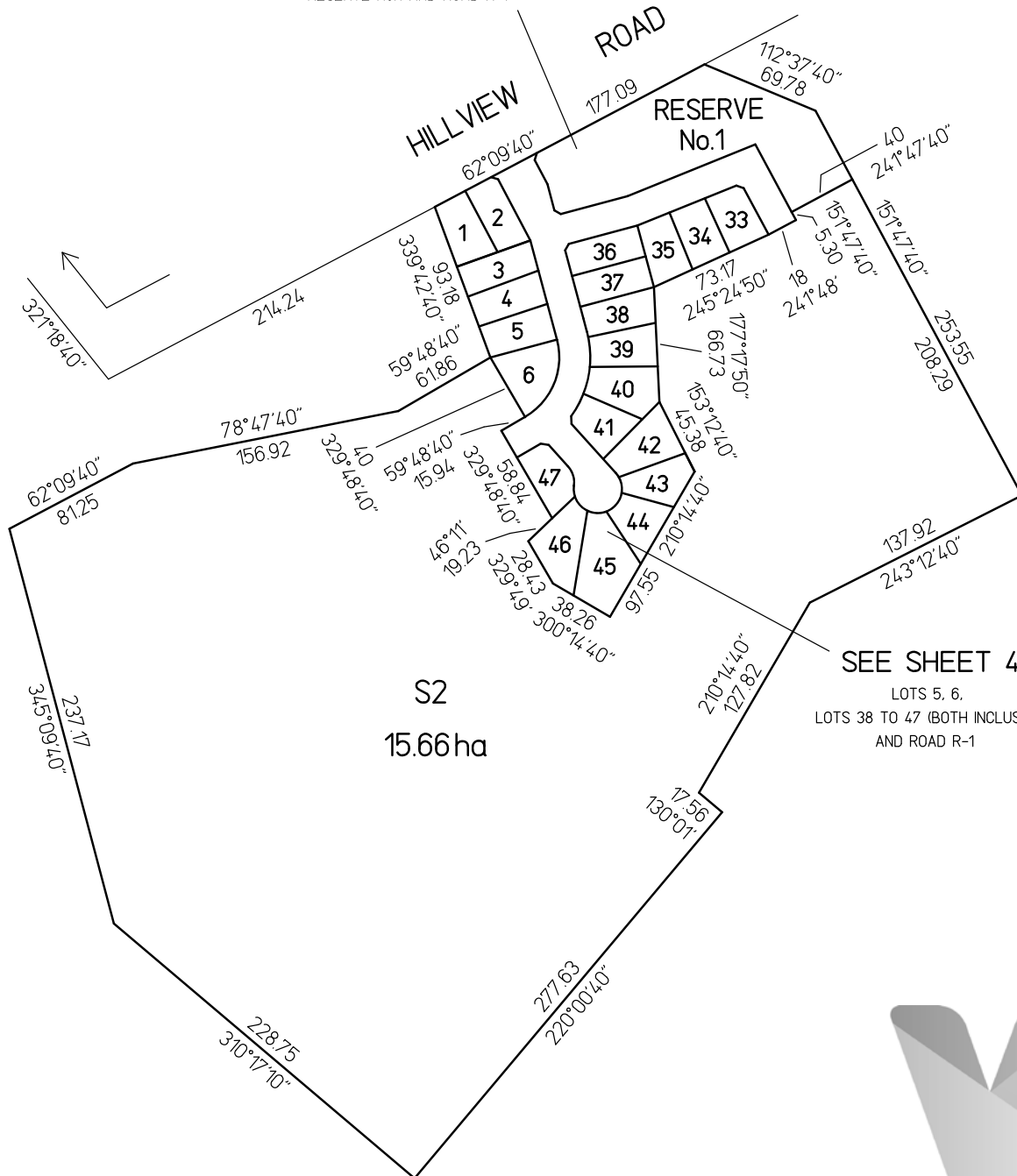
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SEE SHEET 3

LOTS 1 TO 4 (BOTH INCLUSIVE) ,
LOTS 33 TO 37 (BOTH INCLUSIVE) ,
RESERVE No.1 AND ROAD R-1



MGA2020 ZONE 54

SEE SHEET 4

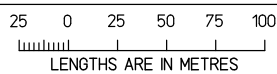
LOTS 5, 6,
LOTS 38 TO 47 (BOTH INCLUSIVE)
AND ROAD R-1



STEELE SURVEYING PTY LTD
Land Surveyors

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SCALE
1:2500



ORIGINAL SHEET
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SHEET 2

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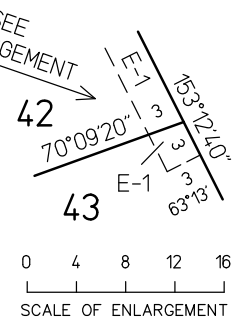
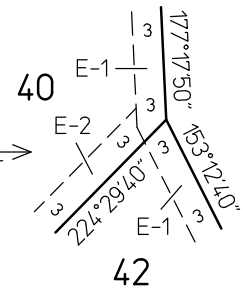
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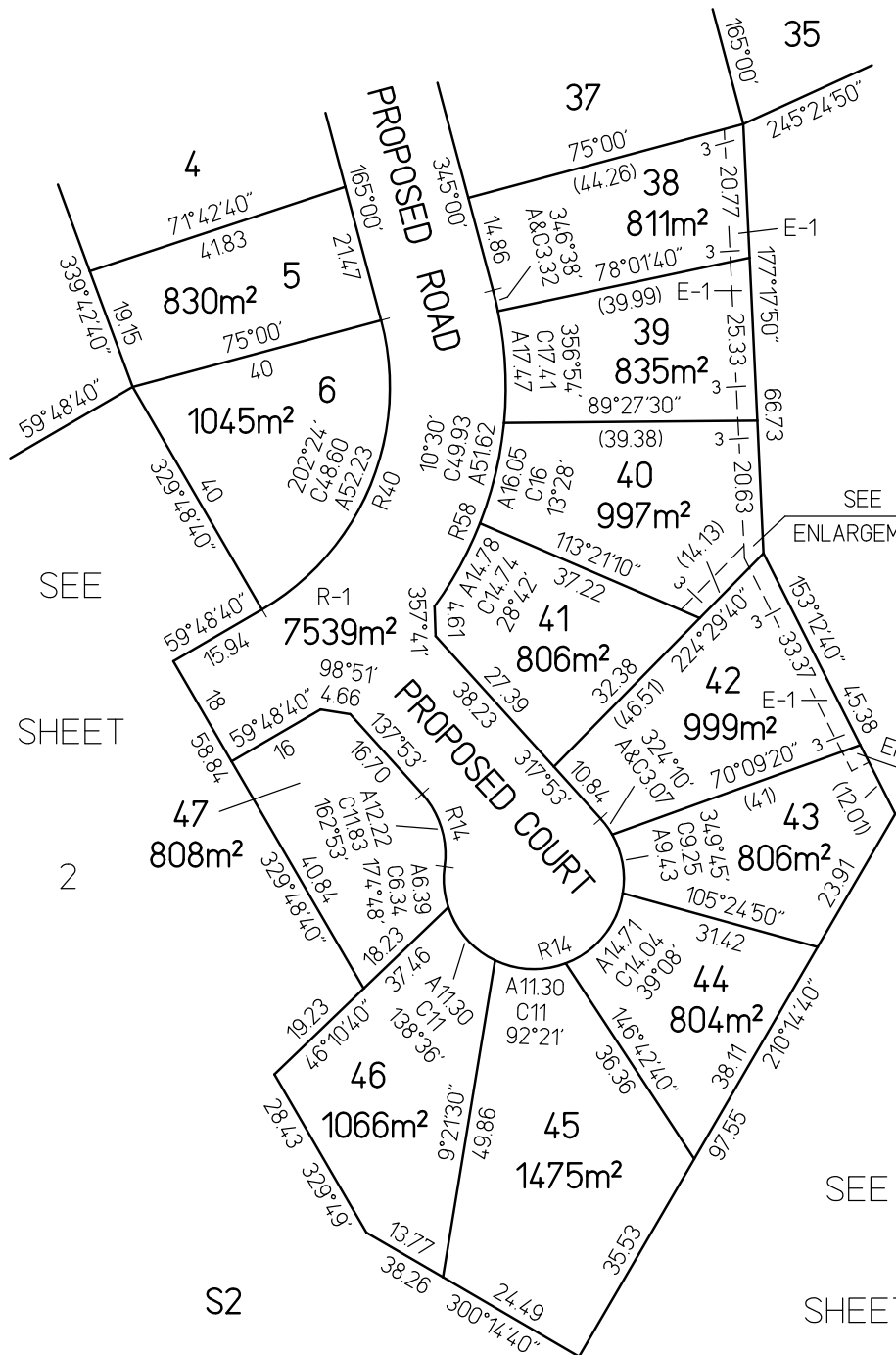
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VISTA
BROWN HILL

0 5 10 15 20
SCALE OF ENLARGEMENT

0 4 8 12 16
SCALE OF ENLARGEMENT

SEE SHEET 3

MGA2020 ZONE 54



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SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
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SHEET 4

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