



VISTA

BROWN HILL

**The Exclusive Estate In The Heart
Of Provincial Ballarat**

Brown Hill Ballarat, Victoria



Overview

Victoria's largest inland city, Ballarat is a thriving hub of contemporary arts, events, food, brews and wine, with a fascinating heritage backdrop.

Culinary promises

With its renowned wineries and exciting restaurant scene, Ballarat is an established foodie destination. Recharge and refuel after a day's walking at one of the town's popular eateries, breweries or cafes. The Provincial Hotel's beautiful dining room Lola is a standout for seasonal, locally sourced dishes and a great wine list. Sip local drops at Mitchell Harris Wine Bar, sample craft beer at Hop Temple or book a table at award winning Underbar.

Dreams of gold

Explore the legacy of the gold rush, still evident in the magnificent architecture and tree-lined streets of the town today. Admire the city's Victorian and Edwardian buildings, parks, gardens and statues on a self-guided heritage walk.

Pan for gold and watch the hustle and bustle of an 1850s gold mining settlement at Sovereign Hill. Don't miss the dramatic AURA sound and light show, which tells the story of the Eureka Rebellion and an Australia transformed by gold.

Out and about

Enjoy the fantastic collection of Australian art at the Art Gallery of Ballarat, Australia's oldest regional gallery. Catch a show at Her Majesty's Theatre, originally opened in 1875, and wander through specialty shops stocked with boutique clothing, books, homewares and crafts. Meet native wildlife on a leisurely stroll in a natural bush settling at Ballarat Wildlife Park.



The Place To Call Home



Architects dream location

VISTA estate is located at Lot 2 / 76 Hillview road in the undulating secluded suburb of Brown Hill.

This area is well know for it's fantastic elevated views across the hills and valleys of the rural Ballarat countryside.



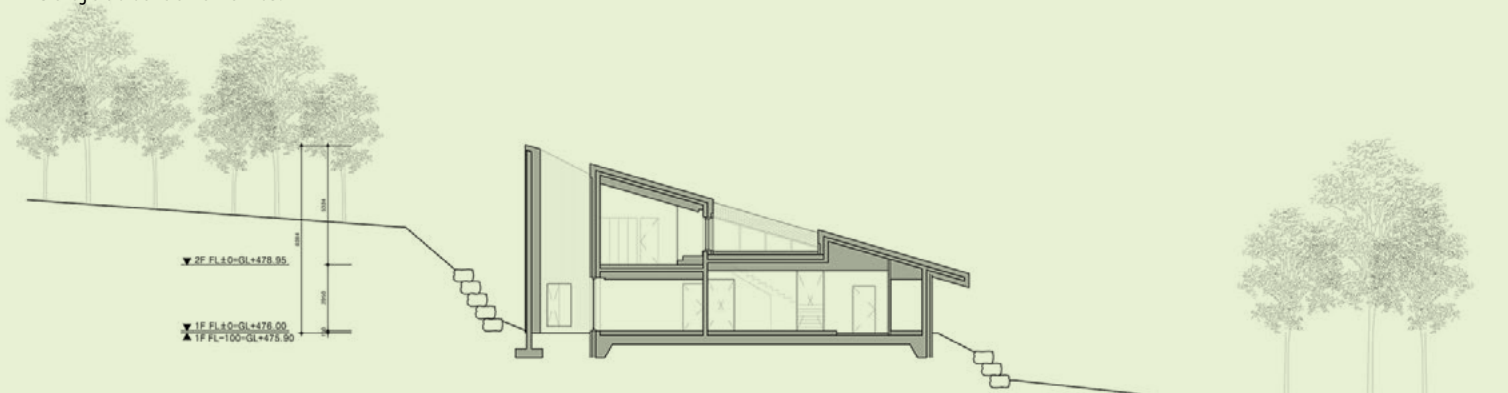
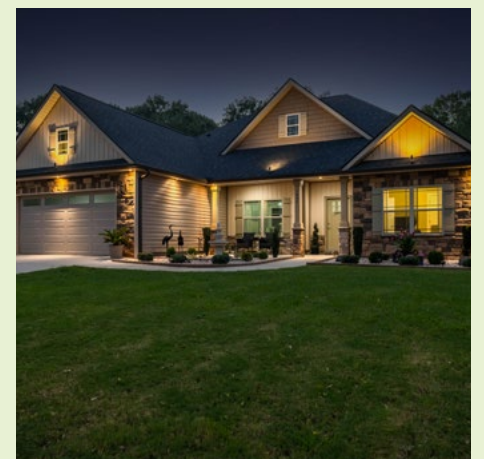
Build with your choice of materials*

Build the home of your dreams with the materials of your choice, on generous sized blocks ranging from 800m² to 1476m².

Let your imagination go free and create the architectural home that utilizes the fantastic picturesque location to it's full potential.

*Subject to covenants.

Land suitable for
architectural home built
with disparate materials.



A New Connected Lifestyle



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. This new estate has superb rural views and is the perfect place to build your dream family home.

1. Ballarat (6min)

As a growing regional city, Ballarat has a thriving service sector economy in key areas such as tourism, hospitality, retail, health & education.

2. Melbourne (1hr 20min)

Melbourne is easily accessible from Ballarat by car, bus or train. Whether you are visiting Melbourne for business or work, major events or simply to relax and enjoy the city's many restaurants, cafes, museums and galleries.

3. Daylesford (30min)

Daylesford is the spa capital of Australia. The township is also known for its numerous restaurants, cafes, hotels, galleries and markets alongside the many gardens & lakes.

4. Creswick (15min)

The township of Creswick features a range of trails suitable for both mountain biking and trail running. Other attractions include the local Market, Woollen Mills & Museum.

5. Lake Wendouree (10min)

The tracks around Lake Wendouree provides an interesting 6km challenge to walking, running and cycling enthusiasts who complete a 'lap' of the lake in their thousands each week.

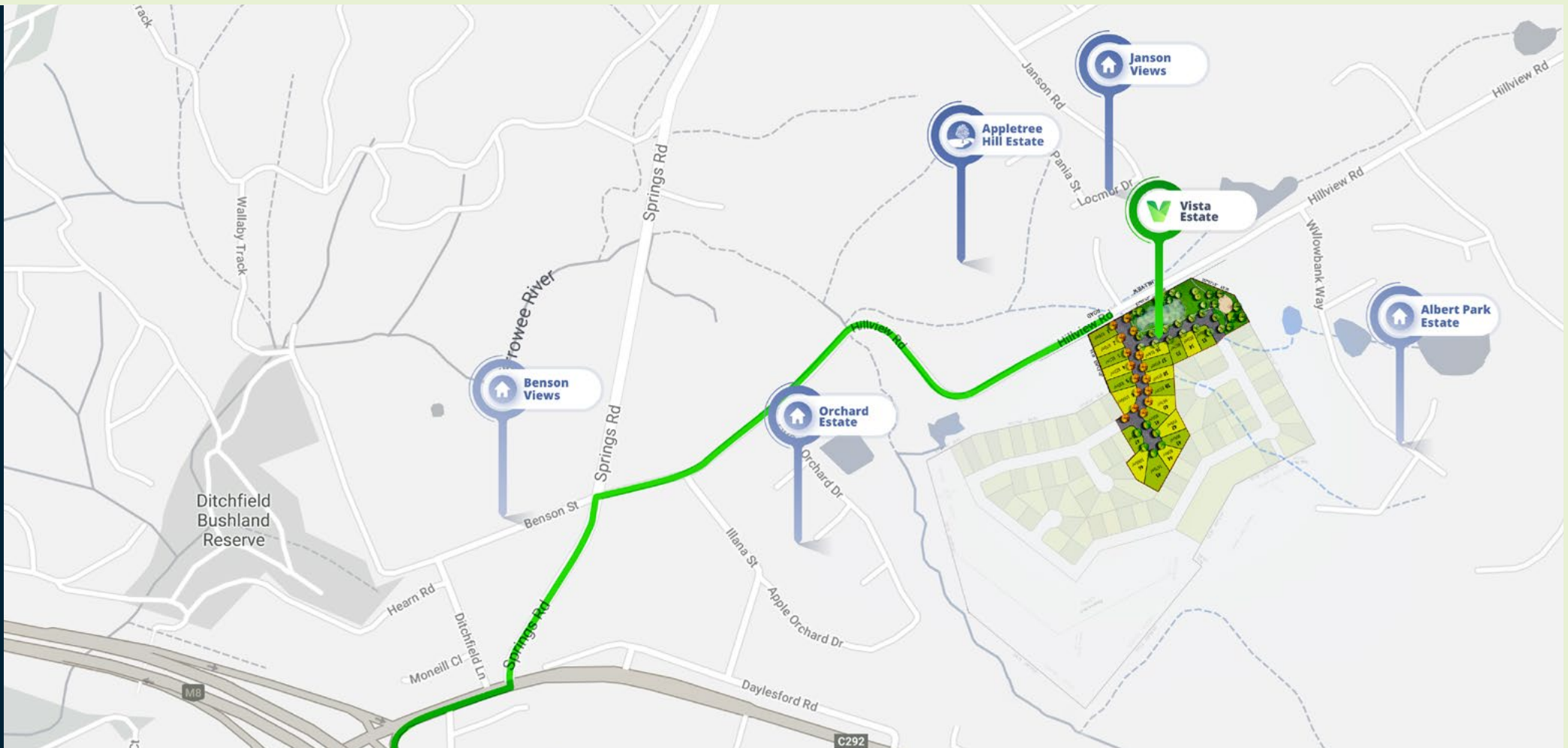
Master Plan Estate

Among Friends

VISTA estate is directly opposite our previous boutique estate **Appletree Hill** and located among some of Ballarat's premium residential addresses.

Within Reach

A quick drive on to the Freeway and you will be able to reach Melbourne and the outer suburbs in a little over an hour.

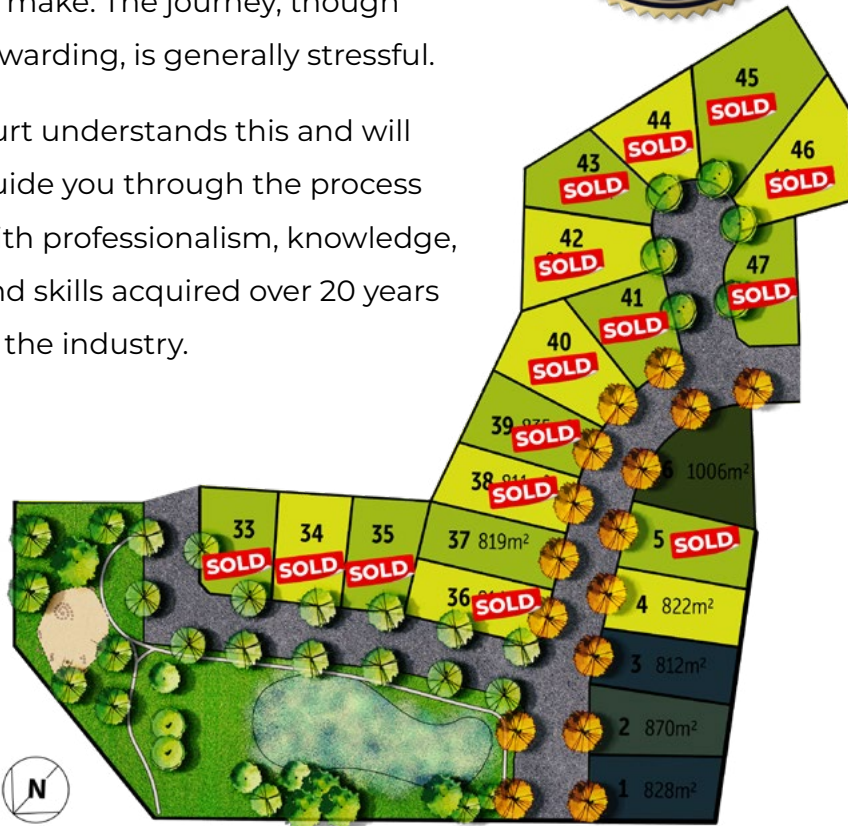


Stage 1 Now Selling

Contact Kurt

Buying and selling your property ranks amongst one of the most important decisions you're likely to make. The journey, though rewarding, is generally stressful.

Kurt understands this and will guide you through the process with professionalism, knowledge, and skills acquired over 20 years in the industry.



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

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

Lot number	Size m ²	Price*	Status
1	828m ²		OFF MARKET
2	870m ²		OFF MARKET
3	812m ²		OFF MARKET
4	822m ²	\$520,000	For Sale
5	830m ²	SOLD	SOLD
6	1007m ²	OFF MARKET	
33	806m ²	SOLD	SOLD
34	803m ²	SOLD	SOLD
35	808m ²	SOLD	SOLD
36	814m ²	SOLD	SOLD
37	807m ²	\$515,000.00	For Sale
38	811m ²	SOLD	SOLD
39	835m ²	SOLD	SOLD
40	997m ²	SOLD	SOLD
41	806m ²	SOLD	SOLD
42	999m ²	SOLD	SOLD
43	806m ²	SOLD	SOLD
44	804m ²	SOLD	SOLD
45	1475m ²	SOLD	SOLD
46	1066m ²	SOLD	SOLD
47	808m ²	SOLD	SOLD

*prices subject to change without notice

PLAN OF SUBDIVISION		EDITION	PS846424A
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<div> <div>LOCATION OF LAND</div> <div> <div> <div>PARISH: BUNGAREE</div> <div>TOWNSHIP: —</div> <div>SECTION: 8</div> <div>CROWN ALLOTMENT: A¹⁰ (PART)</div> <div>CROWN PORTION: —</div> </div> <div> <div>TITLE REFERENCE: VOL.11371 FOL.717</div> <div>LAST PLAN REFERENCE: PS700948E, LOT 2</div> </div> </div> <div> <div> <div>POSTAL ADDRESS: HILLVIEW ROAD BROWN HILL 3350</div> <div>(at time of subdivision)</div> </div> <div> <div> <div>MGA CO-ORDINATES</div> <div>(of approx. centre of land in plan)</div> </div> <div> <div>E 757 850</div> <div>N 5 840 630</div> </div> <div> <div>ZONE: 54</div> <div>GDA 2020</div> </div> </div> <div> <div> <div>VISTA</div> <div>BROWN HILL</div> </div> </div> </div></div>		<div> <div>Council Name: BALLARAT CITY COUNCIL</div> <div> <div>IMPORTANT NOTE</div> <div>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.</div> <div>THIS NOTE IS AN INTEGRAL PART OF THIS PLAN WHICH MUST NOT BE REPRODUCED WITHOUT THIS NOTE.</div> </div> </div>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<div> <div>WATERWAY NOTATION : LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</div> <div>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.</div> <div>REFER TO SHEET 5 OF THIS PLAN FOR DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN</div> </div>
ROAD R-1	BALLARAT CITY COUNCIL	
RESERVE No.1	BALLARAT CITY COUNCIL	
RESERVE No.2	POWERCOR AUSTRALIA LTD	
NOTATIONS		
DEPTH LIMITATION Does not apply.		
<div> <div>SURVEY:</div> <div>This plan is based on survey.</div> <div>STAGING:</div> <div>This is a staged subdivision.</div> <div>Planning Permit No. PLP /2019/226 BALLARAT CITY COUNCIL</div> <div>This survey has been connected to permanent marks not(s) BUNGAREE PM 44, In Proclaimed Survey Area no. 49 BALLARAT PMs 651 & 652</div> </div>		

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
<div> <div>STEELE SURVEYING PTY LTD</div> <div>Land Surveyors</div> <div>12A Webster Street, Ballarat Central 3350</div> <div>Phone (03) 5333 2699</div> </div> <div> <div>SURVEYORS FILE REF : 3103</div> <div>ORIGINAL SHEET SIZE : A3</div> </div> <div> <div>RICHARD JOHN STEELE , VERSION 4,</div> <div>SHEET 1 OF 5 SHEETS</div> </div>				

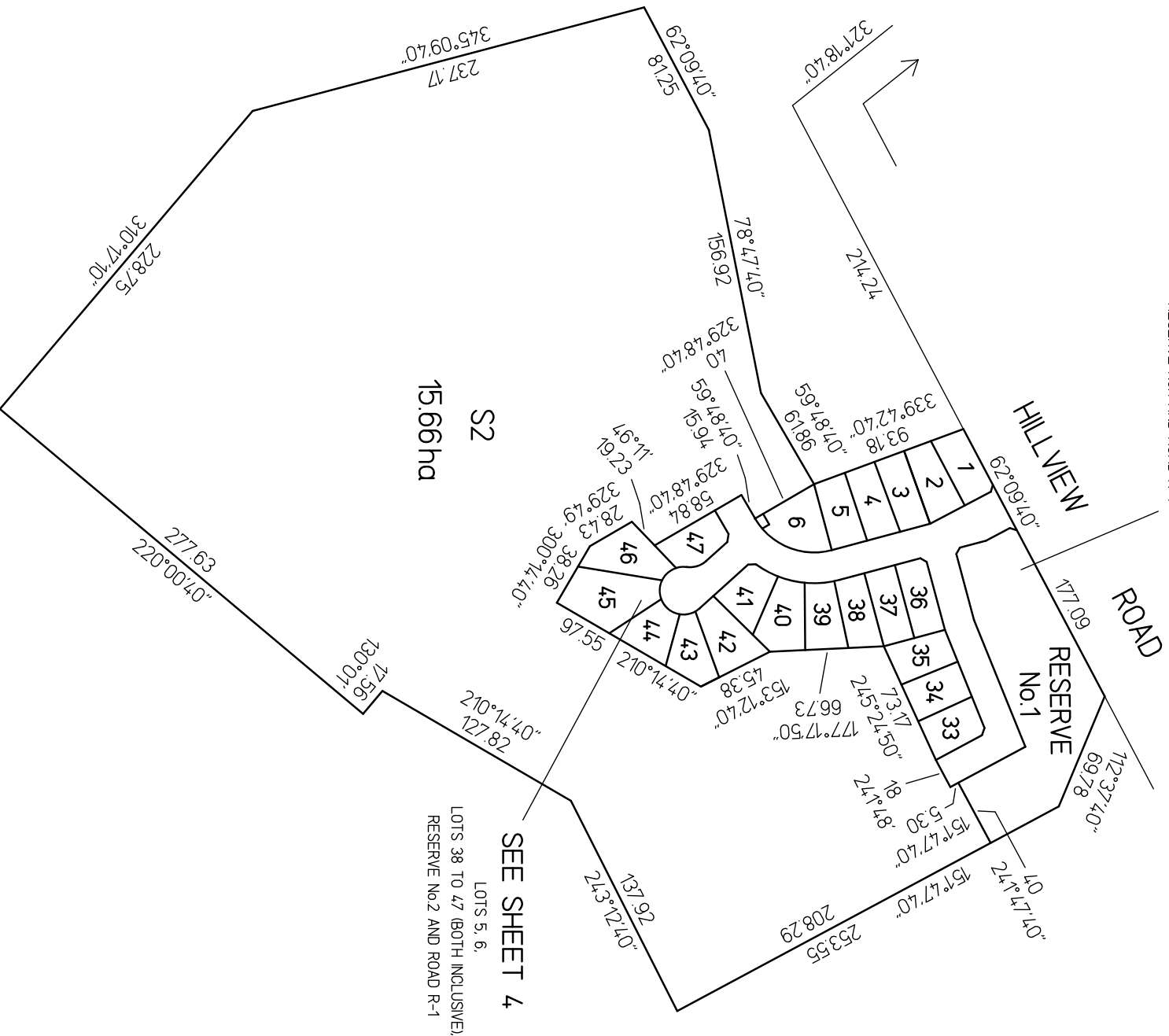


VISTA
BROWN HILL

PS846424A

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

S2
15.66ha

SEE SHEET 4

LOTS 5, 6,
LOTS 38 TO 47 (BOTH INCLUSIVE),
RESERVE No.2 AND ROAD R-1

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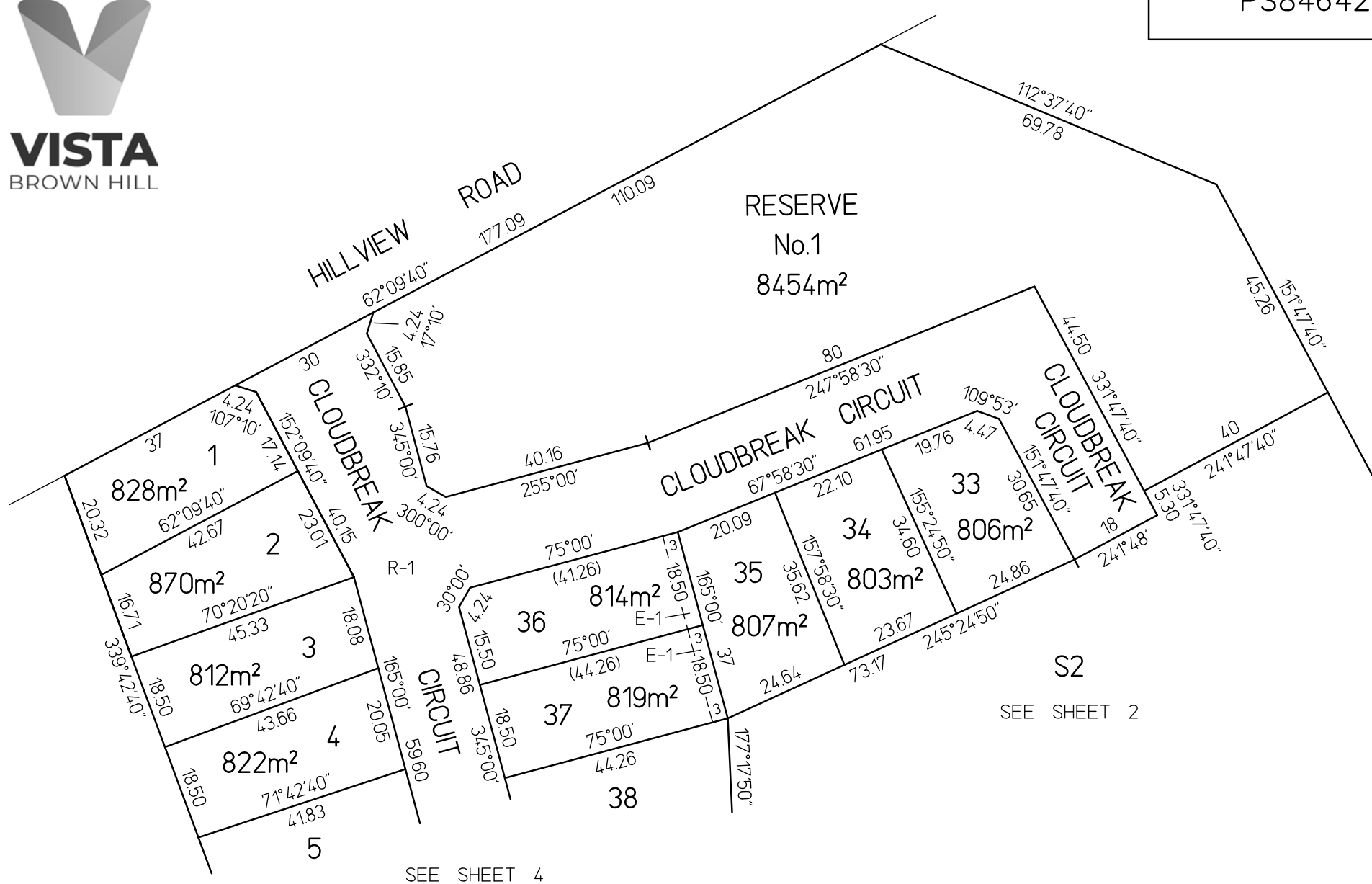
SCALE
1:2500
25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

RICHARD JOHN STEELE . VERSION 4

MGA2020 ZONE 54



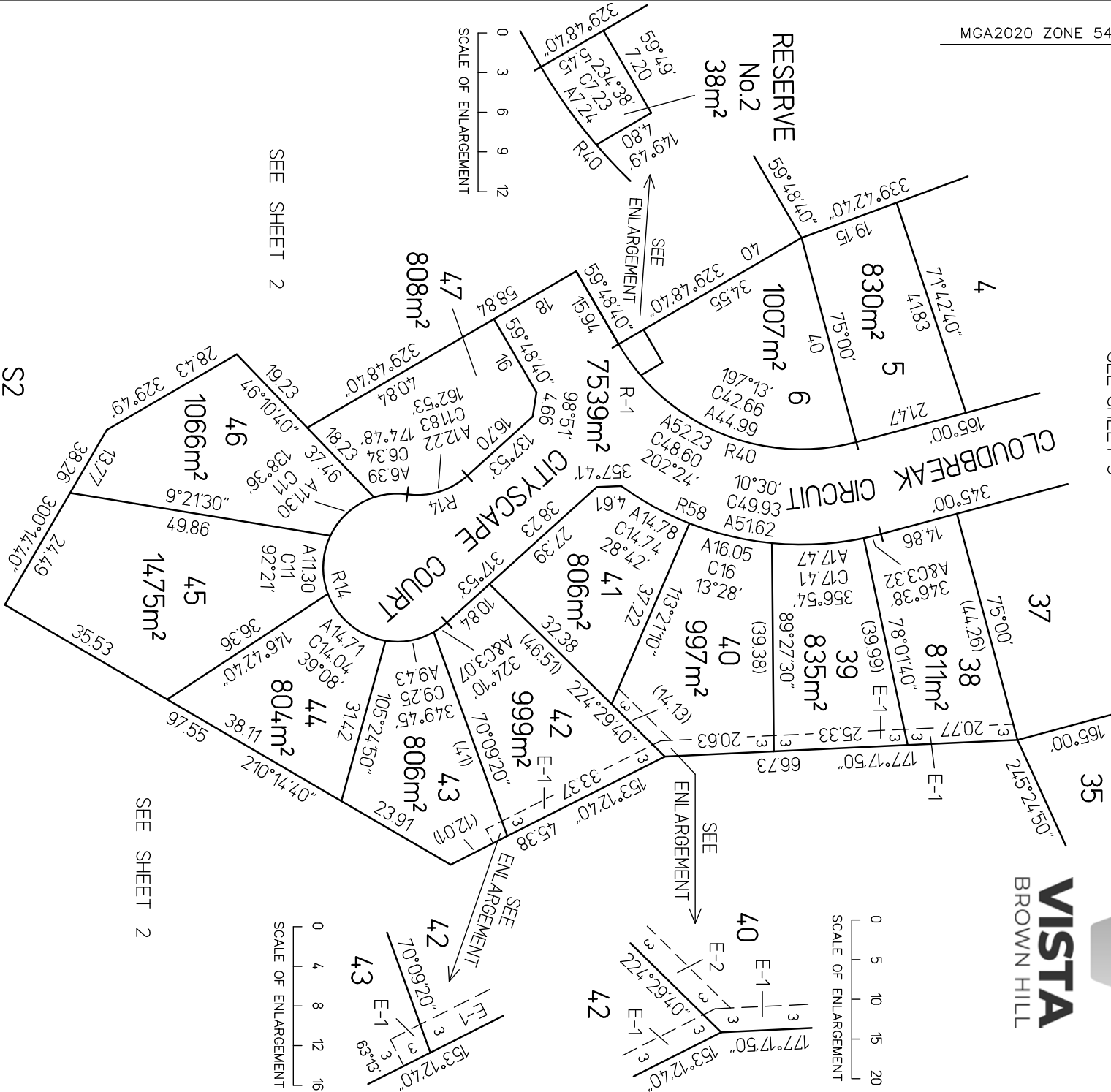
RICHARD JOHN STEELE , VERSION 4



VISTA
BROWN HILL

SEE SHEET 3

MGA2020 ZONE 54



SEE SHEET 2

SEE SHEET 2

S2

