



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*

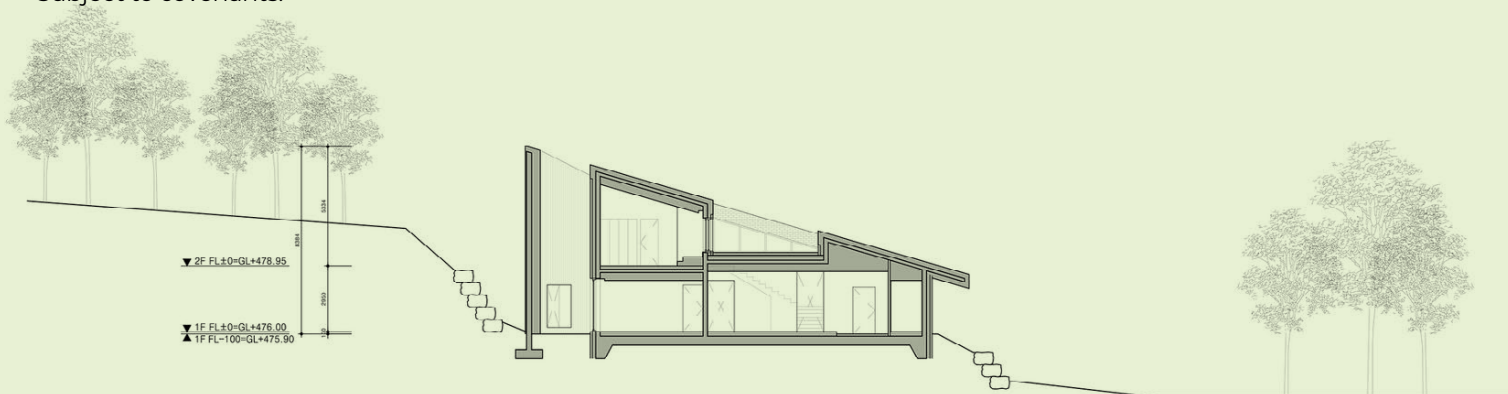
Build the home of your dreams with the materials of your choice, on generous sized blocks ranging from 800m² to 1476m².

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.

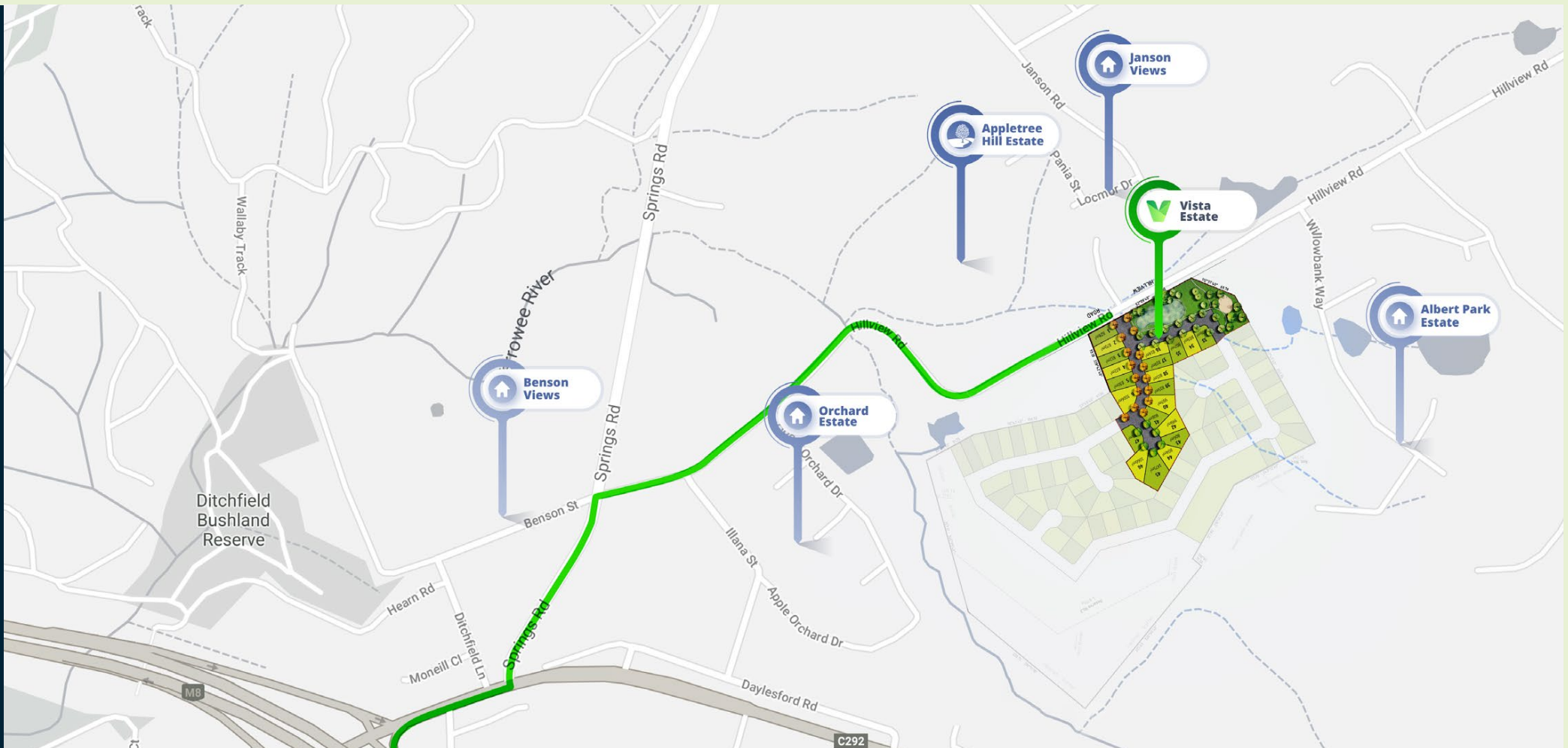
Master Plan Estate

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.



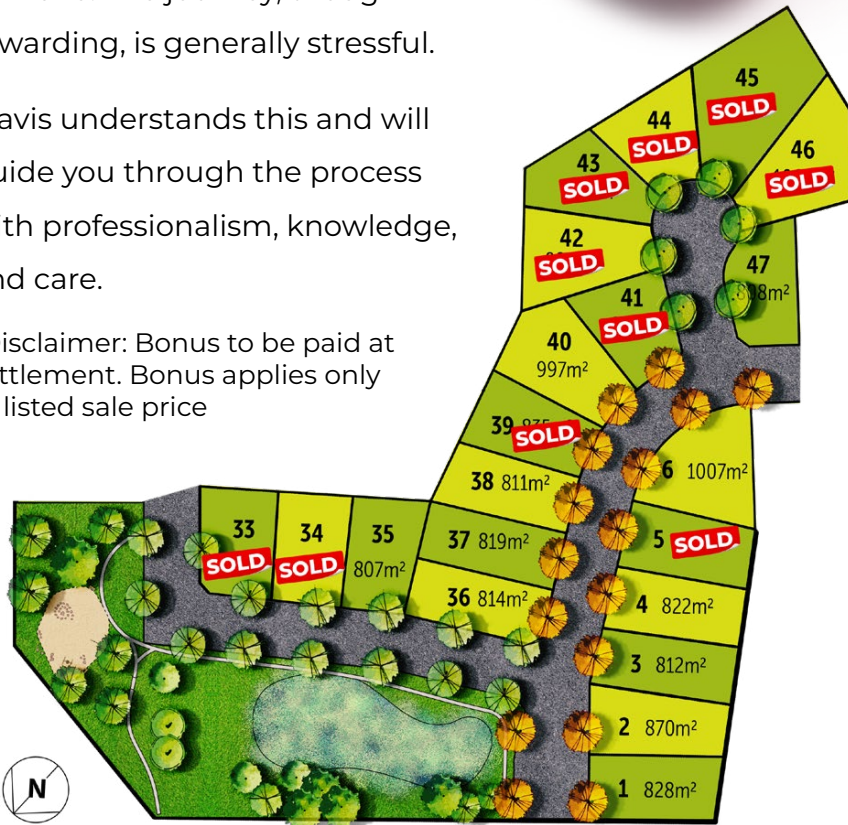
Stage 1 Now Selling

Contact Travis

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.

Travis understands this and will guide you through the process with professionalism, knowledge, and care.

*Disclaimer: Bonus to be paid at settlement. Bonus applies only to listed sale price



| Lot number | Size m ² | Price* | Status |
|------------|---------------------|-----------|----------|
| 1 | 828m ² | \$455,000 | For Sale |
| 2 | 870m ² | \$460,000 | For Sale |
| 3 | 812m ² | \$425,000 | For Sale |
| 4 | 822m ² | \$430,000 | For Sale |
| 5 | SOLD | SOLD | SOLD |
| 6 | 1007m ² | \$500,000 | For Sale |
| 33 | SOLD | SOLD | SOLD |
| 34 | SOLD | SOLD | SOLD |
| 35 | 807m ² | \$460,000 | For Sale |
| 36 | 814m ² | \$460,000 | For Sale |
| 37 | 819m ² | \$430,000 | For Sale |
| 38 | 811m ² | \$425,000 | For Sale |
| 39 | SOLD | SOLD | SOLD |
| 40 | 997m ² | \$500,000 | For Sale |
| 41 | SOLD | SOLD | SOLD |
| 42 | SOLD | SOLD | SOLD |
| 43 | SOLD | SOLD | SOLD |
| 44 | SOLD | SOLD | SOLD |
| 45 | SOLD | SOLD | SOLD |
| 46 | SOLD | SOLD | SOLD |
| 47 | 808m ² | \$465,000 | For Sale |

*prices subject to change without notice



Travis McCarthy

0421 668 564

travis@gullgroup.com.au

GULL & COMPANY

20 Peel St North, Ballarat

vistaestate.com.au

| PLAN OF SUBDIVISION | | | | EDITION | | PS846424A | |
|---|--|---------------------------------|---------------------------|---|--|---|--------------------------------|
| <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>TITLE REFERENCE: VOL.11371 FOL.717</div><div>LAST PLAN REFERENCE: PS700948E, LOT 2</div></div><div><div>POSTAL ADDRESS: HILLVIEW ROAD (at time of subdivision) BROWN HILL 3350</div><div><div>VISTA</div><div>BROWN HILL</div></div></div><div><div>MGA CO-ORDINATES (of approx. centre of land in plan)</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>Council Name: Ballarat City Council</div> <div>Council Reference Number: PSD/2021/045</div> <div>Planning Permit Reference: PLP/2019/226/A</div> <div>SPEAR Reference Number: S172454B</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6 of the Subdivision Act 1988: 05/10/2022</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</div> <div>Digitally signed by: Carolyn Harriott for Ballarat City Council on 02/08/2023</div> | | | |
| <div>VESTING OF ROADS AND/OR RESERVES</div> <div><div>IDENTIFIER</div><div>COUNCIL/BODY/PERSON</div><div>ROAD R-1</div><div>RESERVE No.1</div><div>RESERVE No.2</div><div>BALLARAT CITY COUNCIL</div><div>BALLARAT CITY COUNCIL</div><div>POWERCOR AUSTRALIA LTD</div></div> | | | | <div>NOTATIONS</div> <div>WATERWAY NOTATION : LAND IN THIS PLAN MAY ABOUT 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.</div> <div>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 RESTRICTION AFFECTING LOTS ON THIS PLAN.</div> | | | |
| <div>DEPTH LIMITATION Does not apply.</div> | | | | | | | |
| <div>NOTATIONS</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 no(s) BUNGAREE PM 44, BALLARAT PM's In Proclaimed Survey Area no. 49 650, 651 & 652</div> | | | | | | | |
| <div>EASEMENT INFORMATION</div> | | | | | | | |
| <div>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</div> | | | | | | | |
| <div>Easement Reference</div> | | <div>Purpose</div> | <div>Width (metres)</div> | <div>Origin</div> | <div>Land Benefited/In Favour Of</div> | | |
| 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 | | |
| E-3 | | DRAINAGE | 2 | THIS PLAN | BALLARAT CITY COUNCIL | | |
| <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>SURVEYORS FILE REF : 3103</div> | | <div>ORIGINAL SHEET SIZE : A3</div> | <div>SHEET 1 OF 5 SHEETS</div> |
| | | | | <div>Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (6), 20/07/2023, SPEAR Ref: S172454B</div> | | | |

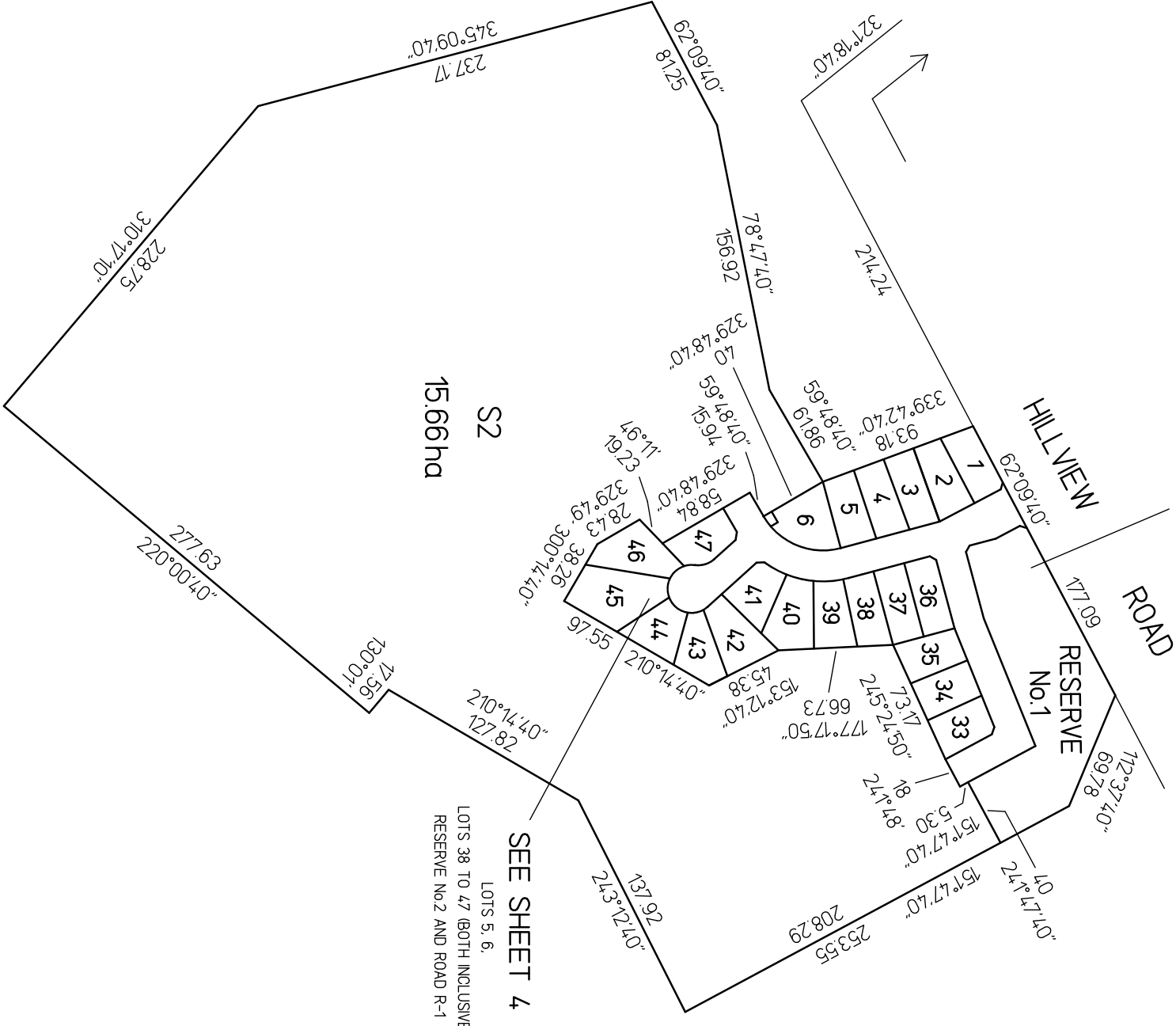


VISTA
BROWN HILL

PS846424A

SEE SHEET 3

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



S2
15.66ha

SEE SHEET 4

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

MGA2020 ZONE 54

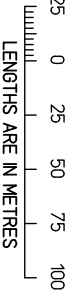
STEELE SURVEYING PTY LTD

Land Surveyors

12A Webster Street, Ballarat Central 3350

Phone (03) 5333 2699

SCALE
1:2500



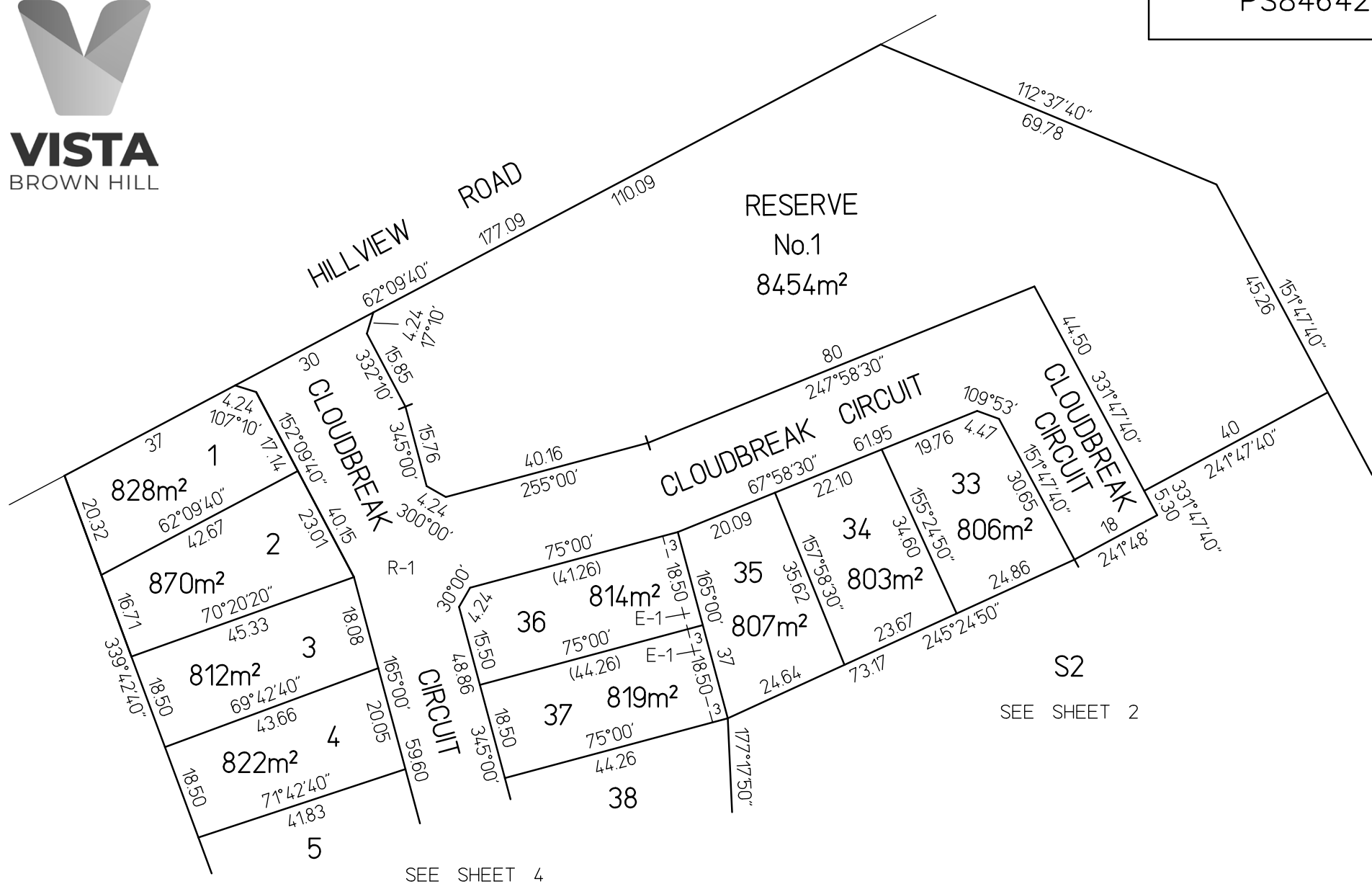
ORIGINAL SHEET
SIZE : A3

SHEET 2

Digitally signed by: Richard John Steele, Licensed Surveyor,
Surveyor's Plan Version (6)
20/07/2023, SPEAR Ref: S172454B

Digitally signed by:
Ballarat City Council,
02/08/2023,
SPEAR Ref: S172454B

MGA2020 ZONE 54



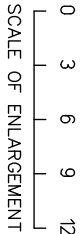
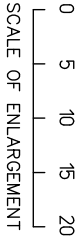
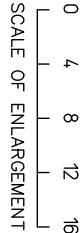
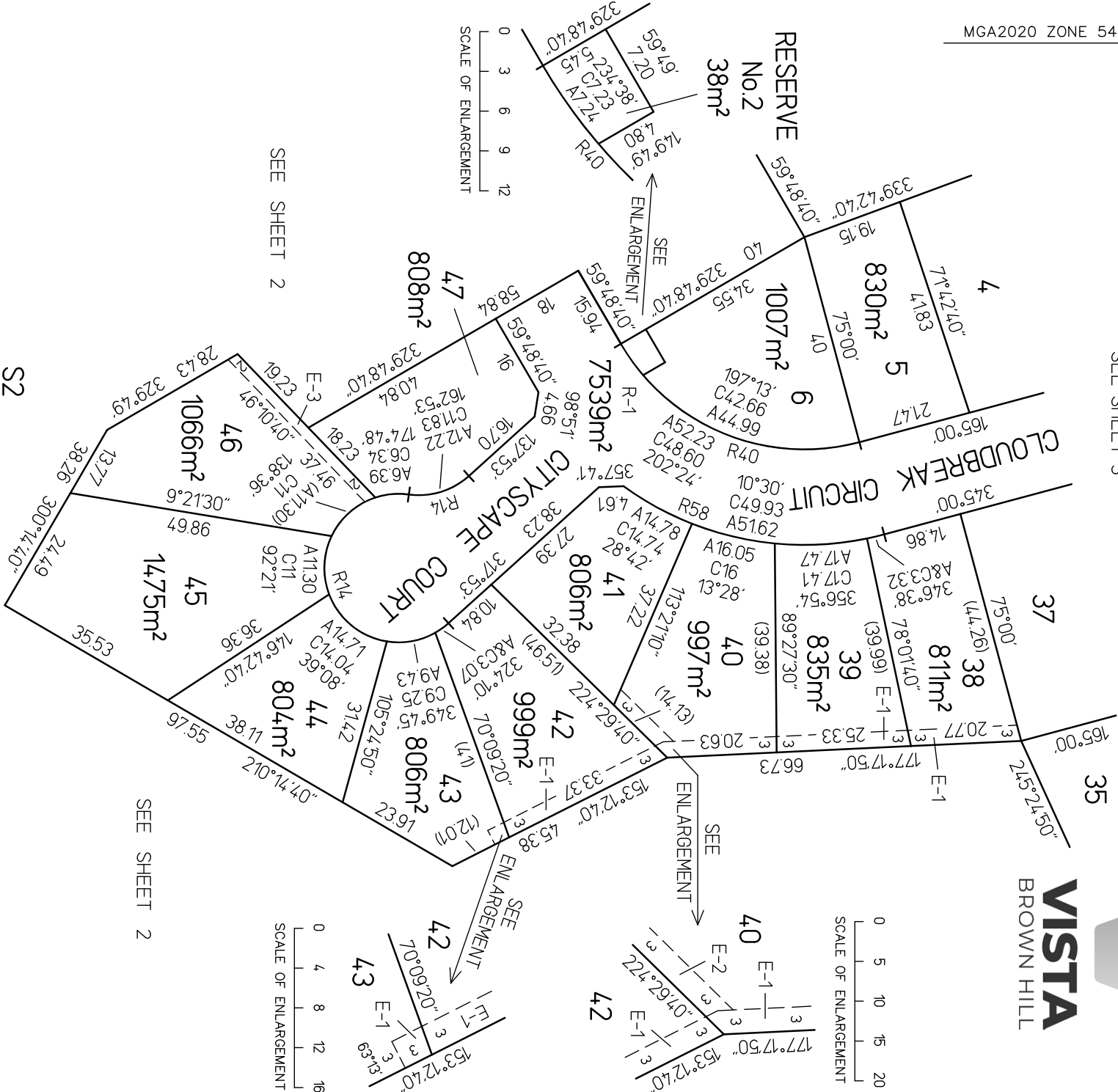
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VISTA
BROWN HILL

SEE SHEET 3

MGA2020 ZONE 54



SEE SHEET 2

SEE SHEET 2

S2

| | | | | | |
|---|--|--|---|---------|--|
| STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699 | | | Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (6), 20/07/2023, SPEAR Ref: S172454B | | |
| SCALE 1/750 | 7.5 0 7.5 15 22.5 30 ----- LENGTHS ARE IN METRES | | ORIGINAL SHEET SIZE : A3 | SHEET 4 | |
| | | | | | |
| Digitally signed by: Ballarat City Council, 02/08/2023, SPEAR Ref: S172454B | | | Digitally signed by: Ballarat City Council, 02/08/2023, SPEAR Ref: S172454B | | |

CREATION OF RESTRICTION

RESTRICTION A


THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: ALL LOTS IN THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP No. AA8538.



| | | | | | | |
|---|--|---|--|--|--|---------|
| STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat 3350 Phone (03) 5333 2699 | | SCALE | | ORIGINAL SHEET A3 | | SHEET 5 |
| | |  LENGTHS ARE IN METRES | | Digitally signed by: Ballarat City Council, 02/08/2023, SPEAR Ref: S172454B | | |
| | | Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (6), 20/07/2023, SPEAR Ref: S172454B | | Digitally signed by: Ballarat City Council, 02/08/2023, SPEAR Ref: S172454B | | |