



# 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.

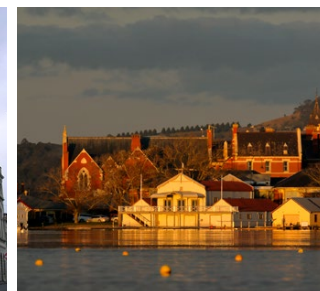
## Dreams of gold

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\*

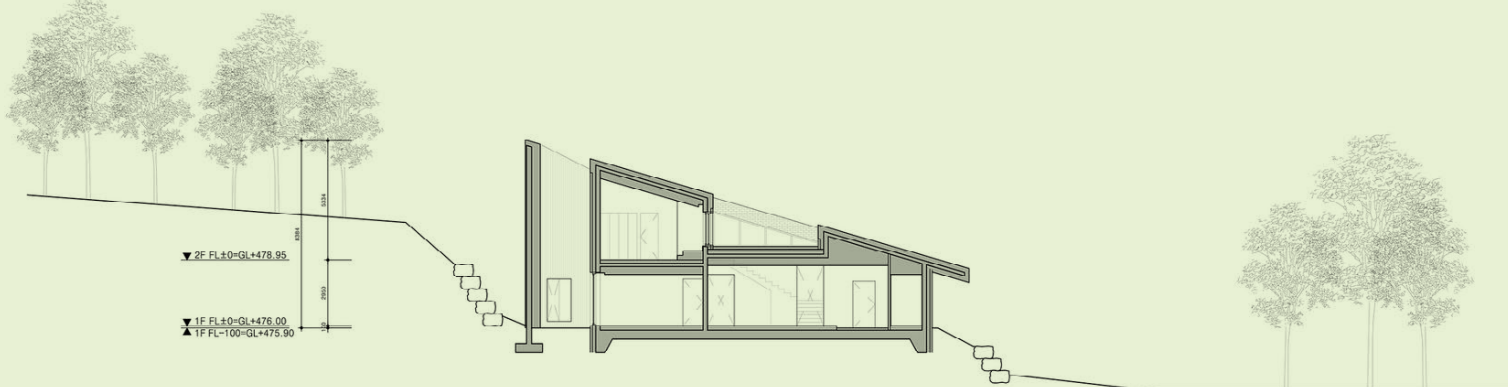
Build the home of your dreams with the materials of your choice, on generous sized blocks ranging from 800m<sup>2</sup> to 1476m<sup>2</sup>.

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.

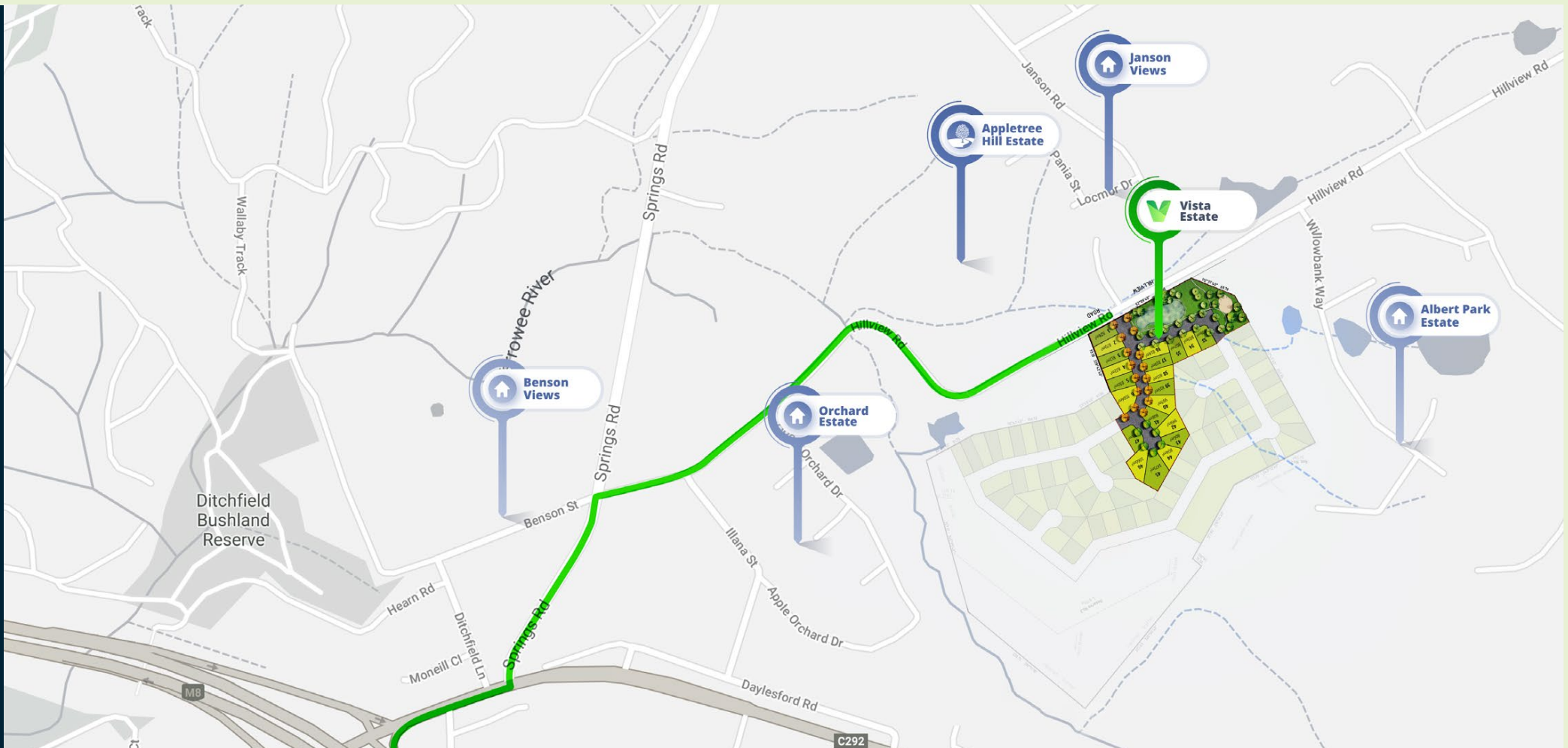
# Master Plan Estate

## 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



Lot number	Size m <sup>2</sup>	Price*	Status
1	828m <sup>2</sup>	\$415,000	For Sale
2	870m <sup>2</sup>	\$420,000	For Sale
3	812m <sup>2</sup>	\$410,000	For Sale
4	822m <sup>2</sup>	\$405,000	For Sale
6	1007m <sup>2</sup>	\$470,000	For Sale
35	807m <sup>2</sup>	\$440,000	For Sale
36	814m <sup>2</sup>	\$420,000	For Sale
37	819m <sup>2</sup>	\$410,000	For Sale
38	811m <sup>2</sup>	\$415,000	For Sale
40	997m <sup>2</sup>	\$470,000	For Sale
47	808m <sup>2</sup>	\$450,000	For Sale

## 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.

\*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

## LOCATION OF LAND

PARISH: BUNGAREE  
 TOWNSHIP: —  
 SECTION: 8  
 CROWN ALLOTMENT: A<sup>10</sup> (PART)  
 CROWN PORTION: —  
 TITLE REFERENCE: VOL.11371 FOL.717  
 LAST PLAN REFERENCE: PS700948E, LOT 2  
 POSTAL ADDRESS: HILLVIEW ROAD  
 (at time of subdivision) BROWN HILL 3350



MGA CO-ORDINATES  
 (of approx. centre of  
 land in plan)

E 757 850  
 N 5 840 630

ZONE: 54  
 GDA 2020

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	BALLARAT CITY COUNCIL
RESERVE No.1	BALLARAT CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LTD

## NOTATIONS

DEPTH LIMITATION Does not apply.

**SURVEY:**  
 This plan is based on survey.

**STAGING:**  
 This is a staged subdivision.  
 Planning Permit No. P/LP/2019/226 BALLARAT CITY COUNCIL  
 This survey has been connected to permanent marks not(s) BUNGAREE PM 44,  
 In Proclaimed Survey Area no. 49 BALLARAT PM'S  
 650, 651 & 652

## NOTATIONS

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.  
 REFER TO SHEET 5 OF THIS PLAN FOR DESCRIPTION OF RESTRICTION AFFECTING LOTS ON THIS PLAN

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/in Favour Of
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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

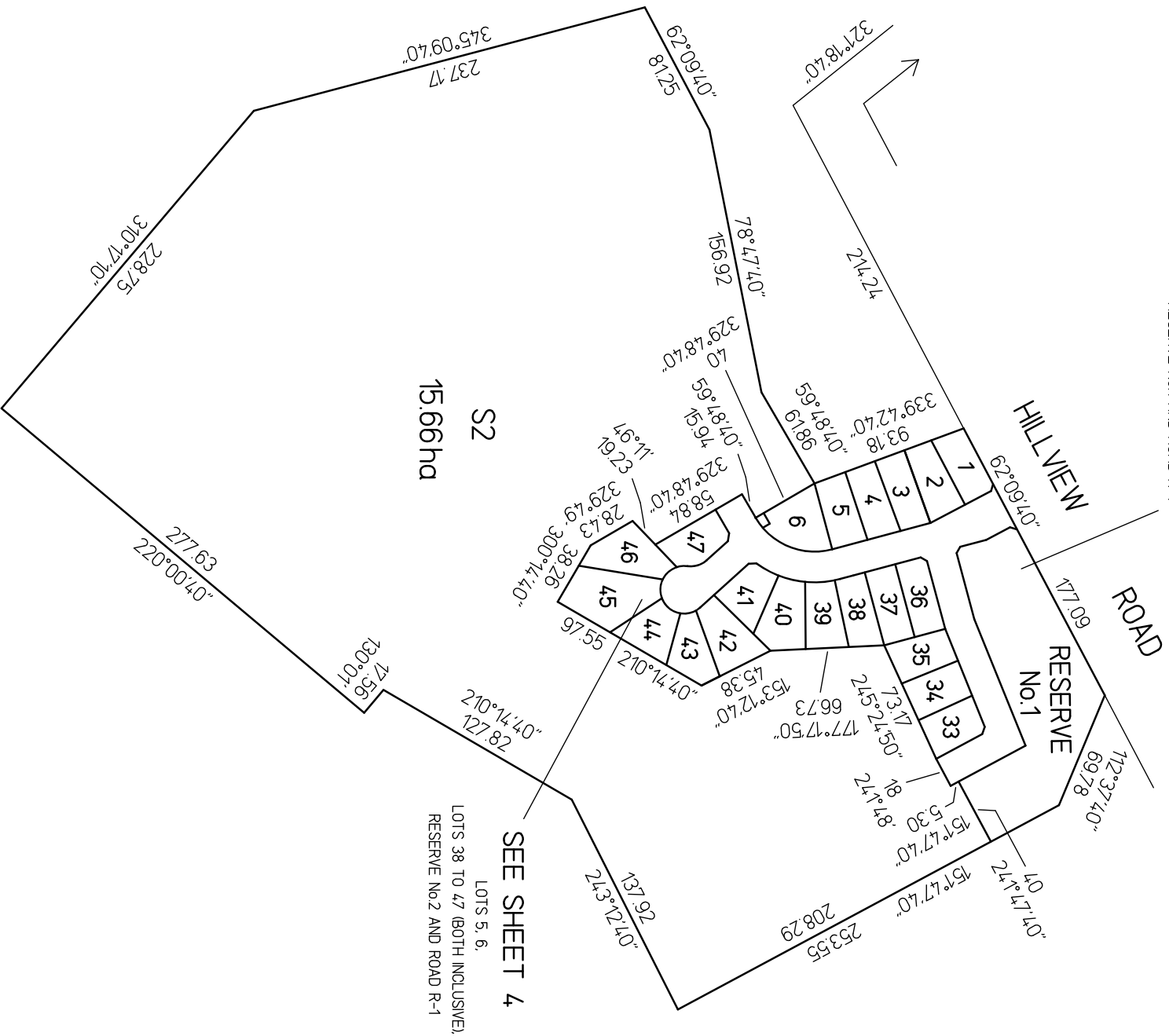
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 3103	ORIGINAL SHEET SIZE : A3	SHEET 1 OF 5 SHEETS
Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (6) 20/07/2023, SPEAR Ref: S172454B				



**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

STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

**SCALE**  
1:2500

**LENGTHS ARE IN METRES**

**ORIGINAL SHEET**  
SIZE: A3

**SHEET 2**

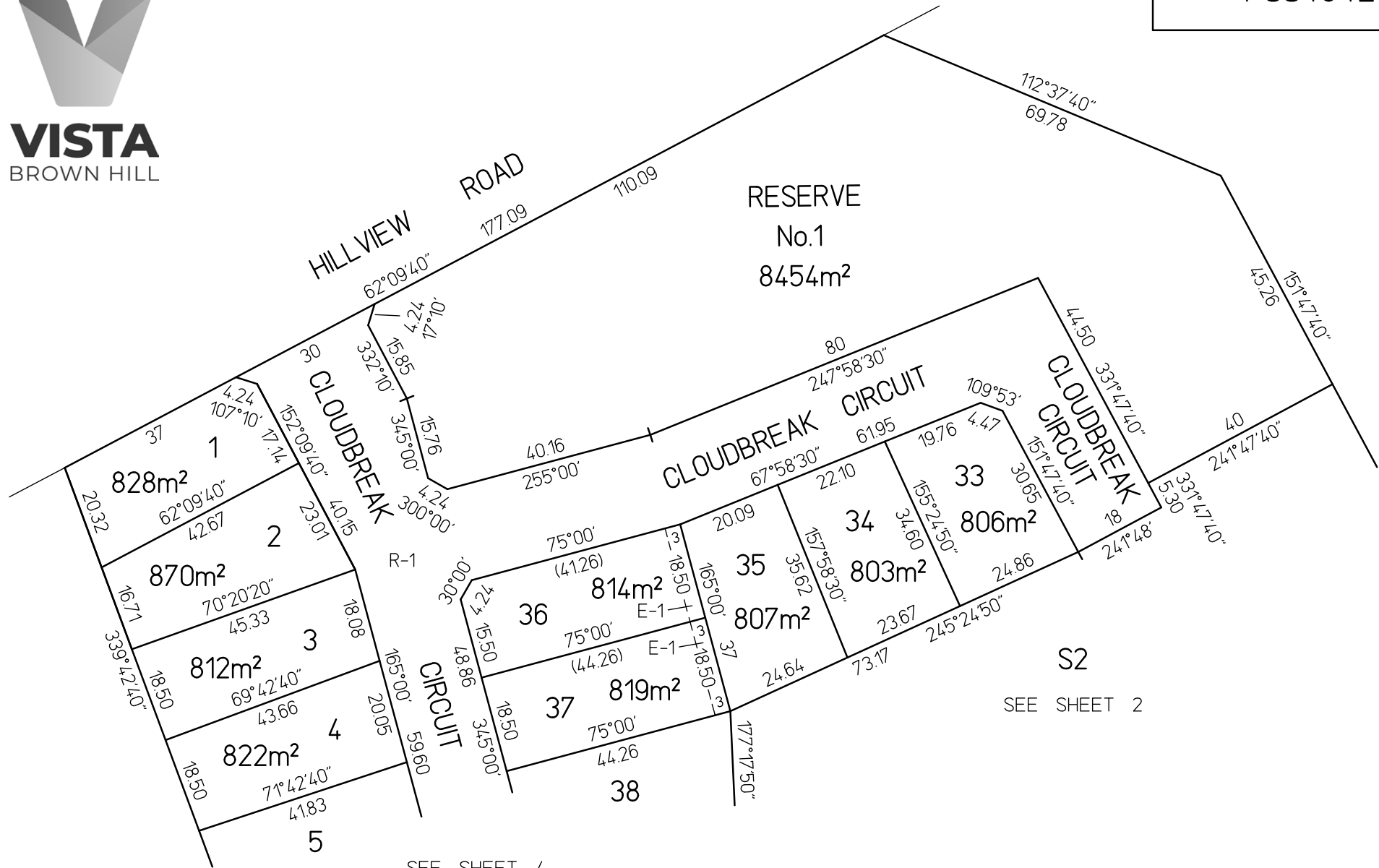
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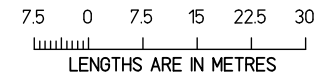
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**VISTA**  
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SCALE  
1:750



ORIGINAL SHEET  
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SHEET 3

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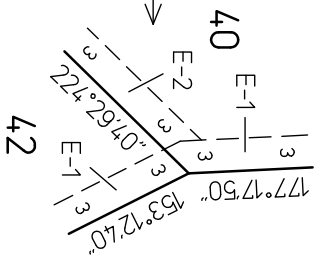
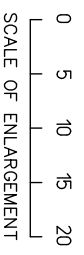
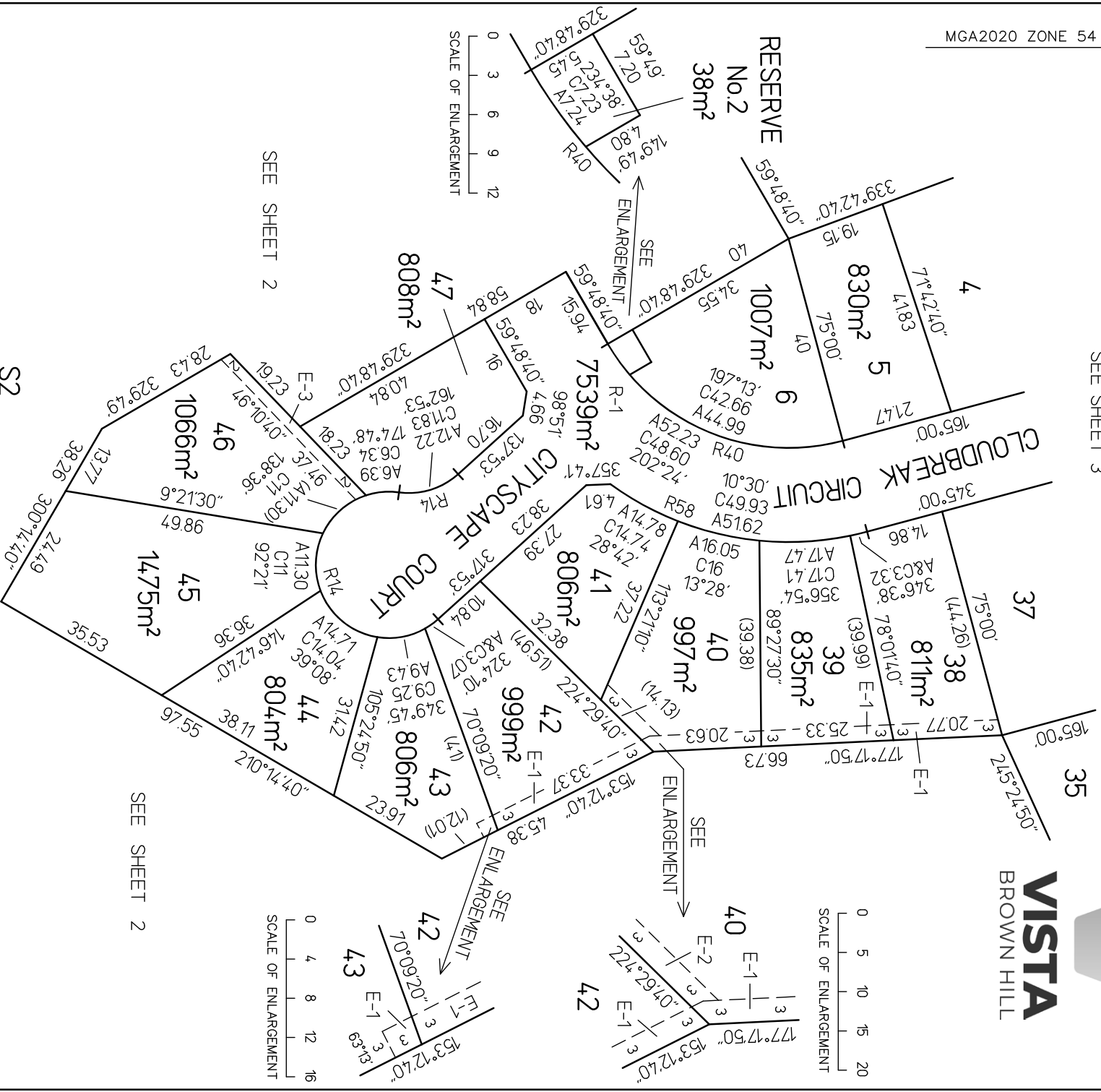


**VISTA**  
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MGA2020 ZONE 54



SEE SHEET 3



SEE SHEET 2

SEE SHEET 2

S2

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ORIGINAL SHEET  
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SHEET 4

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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.



**VISTA**  
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STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat 3350 Phone (03) 5333 2699		SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET A3	SHEET 5
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