



VISTA

BROWN HILL

The Exclusive Estate In The
Heart Of Provincial Ballarat

STAGE 1

TITLED LAND



Introducing Stage 1 of Vista Estate:

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.

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



Travis McCarthy

☎ 0421 668 564

✉ travis@gullgroup.com.au



Introducing Stage 2 of Vista Estate: Your Opportunity Awaits!

Discover 14 newly released, generously sized lots in Ballarat's premier estate, Vista. With sweeping rural views and an unbeatable location just 8 minutes from the Ballarat CBD and 30 minutes from the charming town of Daylesford, Vista Estate is the ideal setting for your dream family home. Situated on the Melbourne side of Ballarat, this exclusive release offers the perfect blend of convenience and tranquillity. Don't miss out on this limited opportunity—call Travis today to secure your lot!


Lot number	Size m ²	Price*	Status
7	820m ²	\$440,000.00	For Sale
8	820m ²	\$420,000.00	For Sale
9	820m ²	\$410,000.00	For Sale
10	820m ²	\$400,000.00	For Sale
11	820m ²	\$400,000.00	For Sale
24	896m ²	\$430,000.00	For Sale
25	878m ²	\$425,000.00	For Sale
26	1017m ²	\$495,000.00	For Sale
27	1279m ²	\$530,000.00	For Sale
28	1029m ²	\$520,000.00	For Sale
29	800m ²	\$475,000.00	For Sale
30	969m ²	\$500,000.00	For Sale
31	834m ²	\$415,000.00	For Sale
32	851m ²	\$440,000.00	For Sale



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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: HILLVIEW ROAD (at time of subdivision) 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 Council Reference Number: PSD/2021/045 Planning Permit Reference: PLP/2019/226/A SPEAR Reference Number: S172454B Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 05/10/2022 Public Open Space 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 Digitally signed by: Carolyn Harriott for Ballarat City Council on 02/08/2023			
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. REFER TO SHEET 5 OF THIS PLAN FOR DESCRIPTION OF RESTRICTION AFFECTING LOTS ON THIS PLAN.		
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. 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 PM's 650, 651 & 652					
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	
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 Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (6), 20/07/2023, SPEAR Ref: S172454B		ORIGINAL SHEET SIZE : A3	SHEET 1 OF 5 SHEETS

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



SEE SHEET 4

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

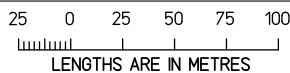
STAGE 1

TITLED LAND

STEELE SURVEYING PTY LTD
Land Surveyors

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

SCALE
1:2500



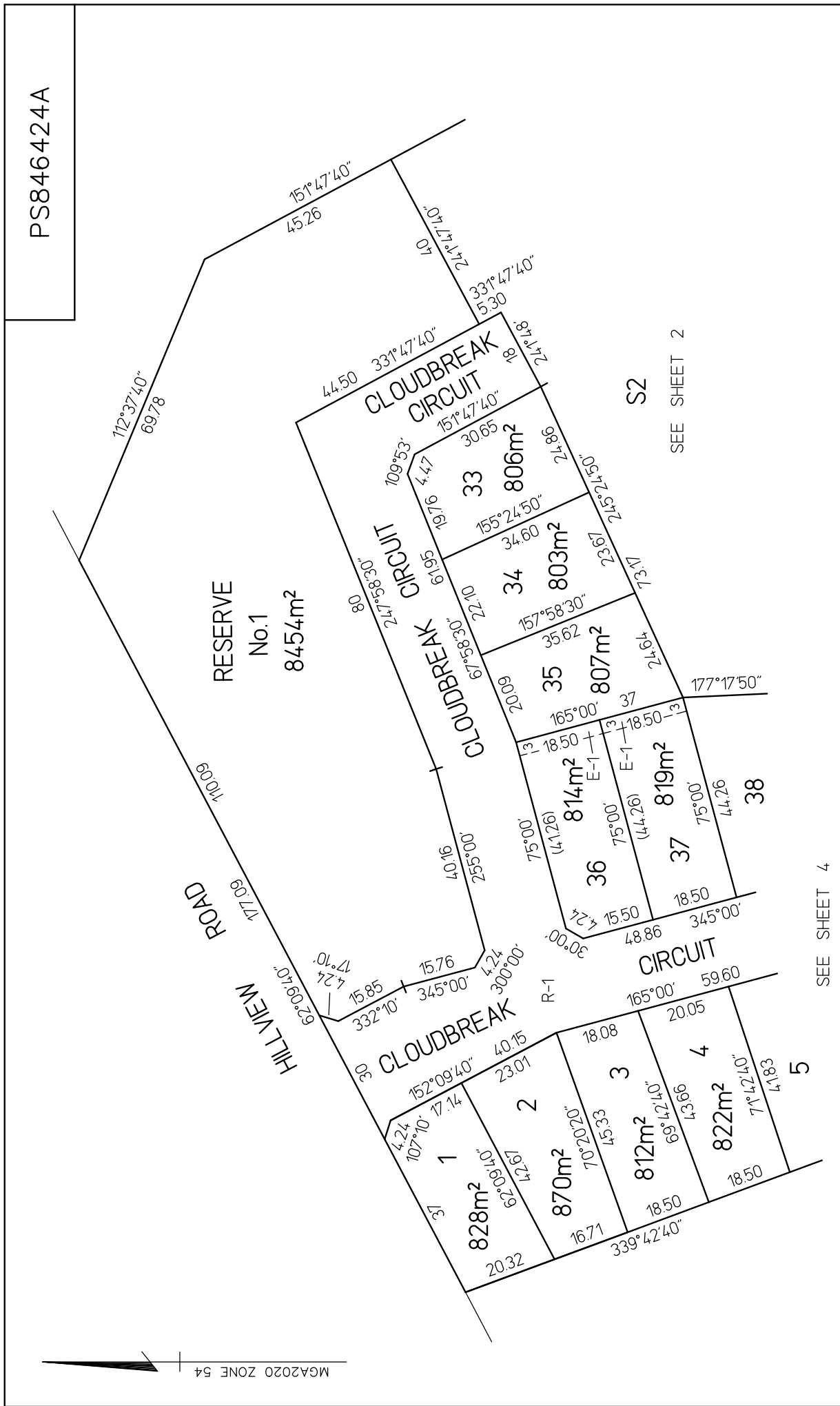
ORIGINAL SHEET
SIZE : A3

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

PS846424A



MGA2020 ZONE 54

SEE SHEET 4

SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

STEELE SURVEYING PTY LTD
Land Surveyors
12A Webster Street, Ballarat Central 3350
Phone (03) 5333 2699

STAGE 1

TITLED LAND

SCALE
1:750

LENGTHS ARE IN METRES

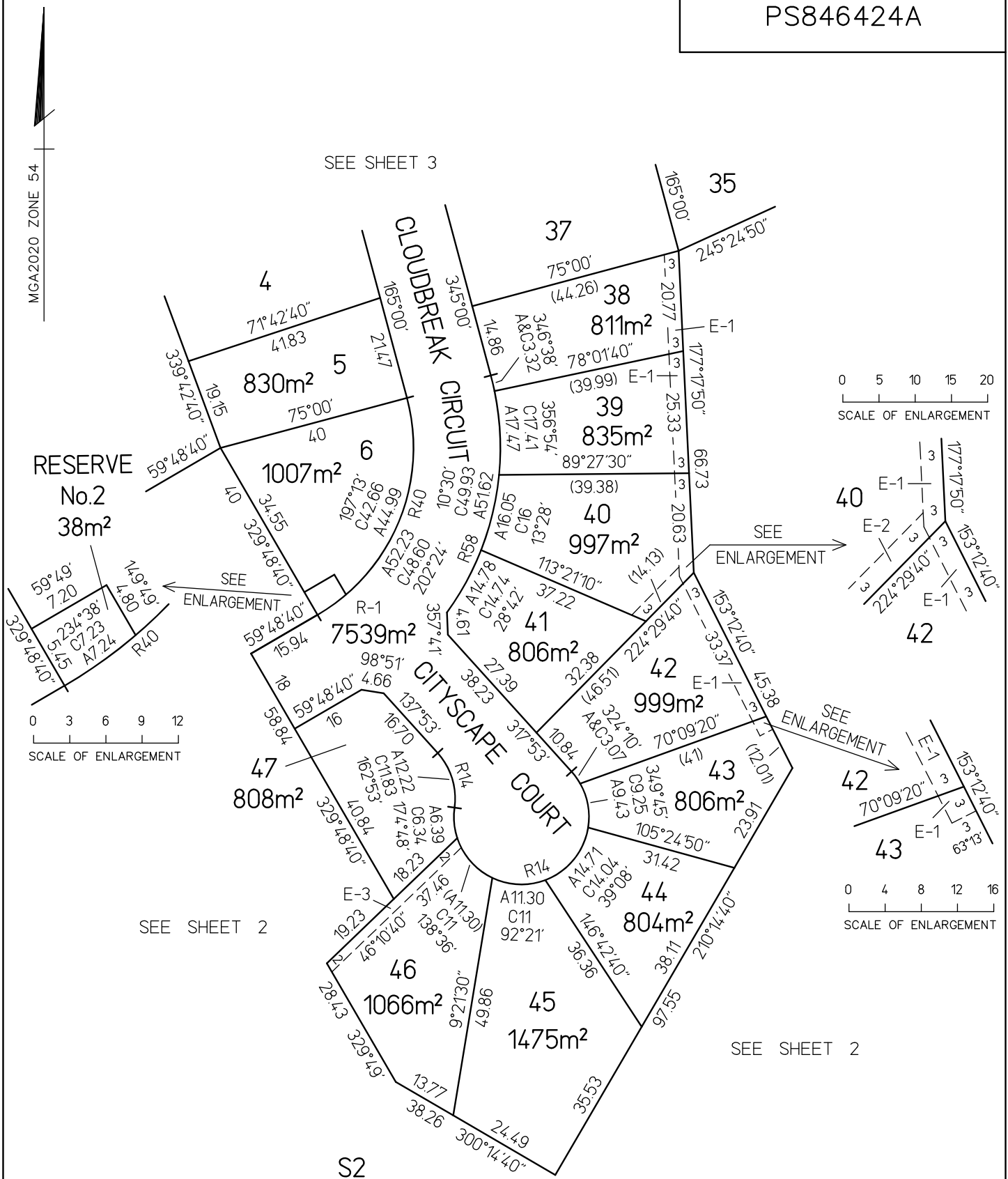
ORIGINAL SHEET
SIZE : A3

SHEET 3

Digitally signed by: Richard John Steele, Licensed Surveyor,
Surveyor's Plan Version (6),
2007/2023, SPEAR Ref: S172454B


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

PS846424A

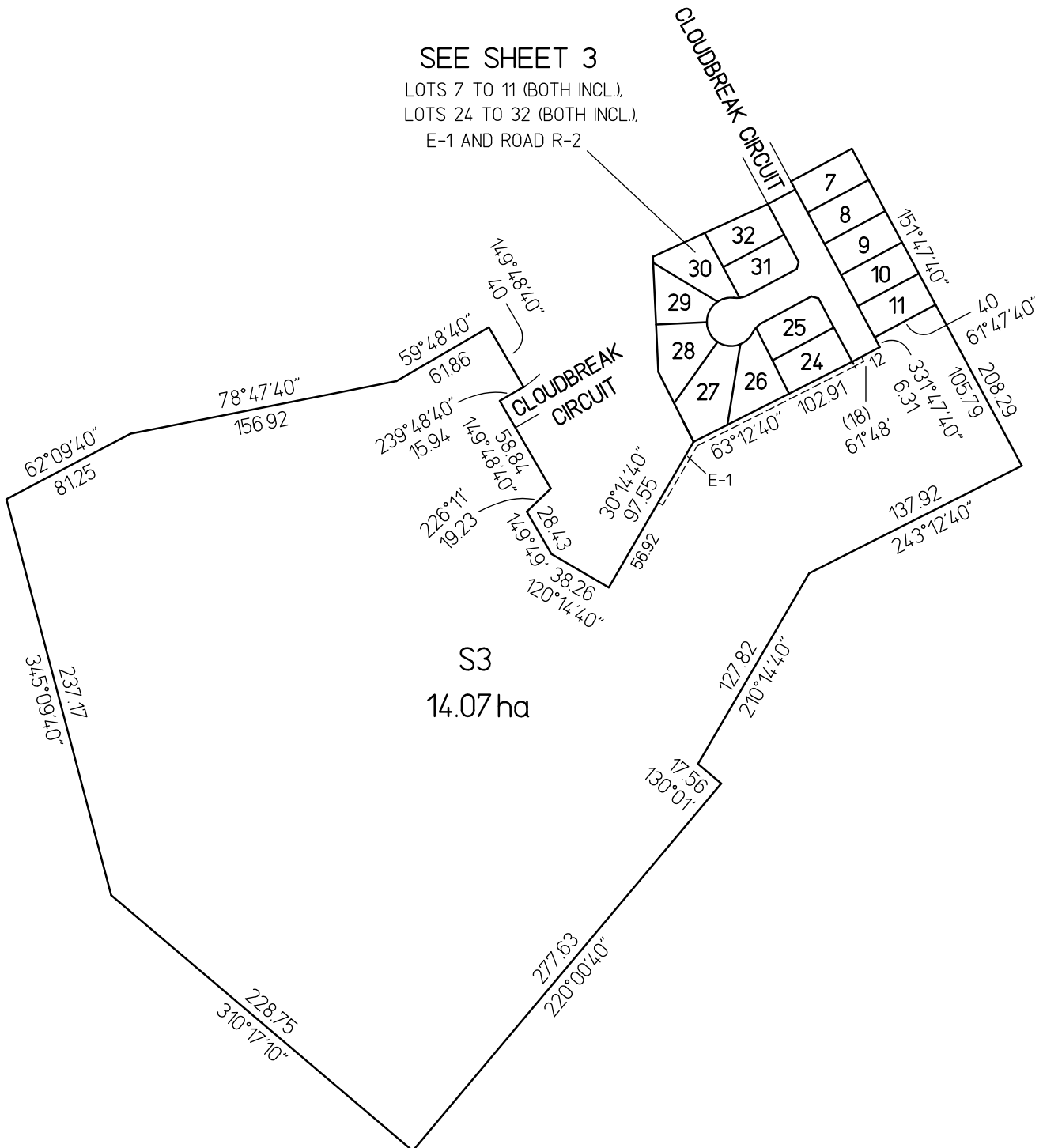


STAGE 1
TITLED LAND

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

PLAN OF SUBDIVISION		EDITION	PS846424A/S2	
LOCATION OF LAND PARISH: BUNGAREE TOWNSHIP: — SECTION: 8 CROWN ALLOTMENT: A ¹⁰ (PART) CROWN PORTION: — TITLE REFERENCE: VOL.12495 FOL.983 LAST PLAN REFERENCE: PS846424A, LOT S2 POSTAL ADDRESS: HILLVIEW ROAD (at time of subdivision) 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 Council Reference Number: PSD/2022/111 Planning Permit Reference: PLP/2019/226/A SPEAR Reference Number: S196241S Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Carolyn Harriott for Ballarat City Council on 14/08/2024 <div style="text-align: center; margin-top: 20px;">  </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 12 TO 23 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. REFER TO PS846424A FOR A DESCRIPTION OF RESTRICTION AFFECTING LOTS ON THIS PLAN.		
ROAD R-2	BALLARAT CITY COUNCIL			
NOTATIONS		DEPTH LIMITATION Does not apply. SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PLP/2019/226/B BALLARAT CITY COUNCIL This survey has been connected to permanent marks no(s) Bungaree PM 44, In Proclaimed Survey Area no. 49 Ballarat PM's 389, 651 & 652		
DEPTH LIMITATION Does not apply.				
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PLP/2019/226/B BALLARAT CITY COUNCIL This survey has been connected to permanent marks no(s) Bungaree PM 44, In Proclaimed Survey Area no. 49 Ballarat PM's 389, 651 & 652				
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	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 Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (4), 03/04/2024, SPEAR Ref: S196241S		ORIGINAL SHEET SIZE : A3 SHEET 1 OF 3 SHEETS

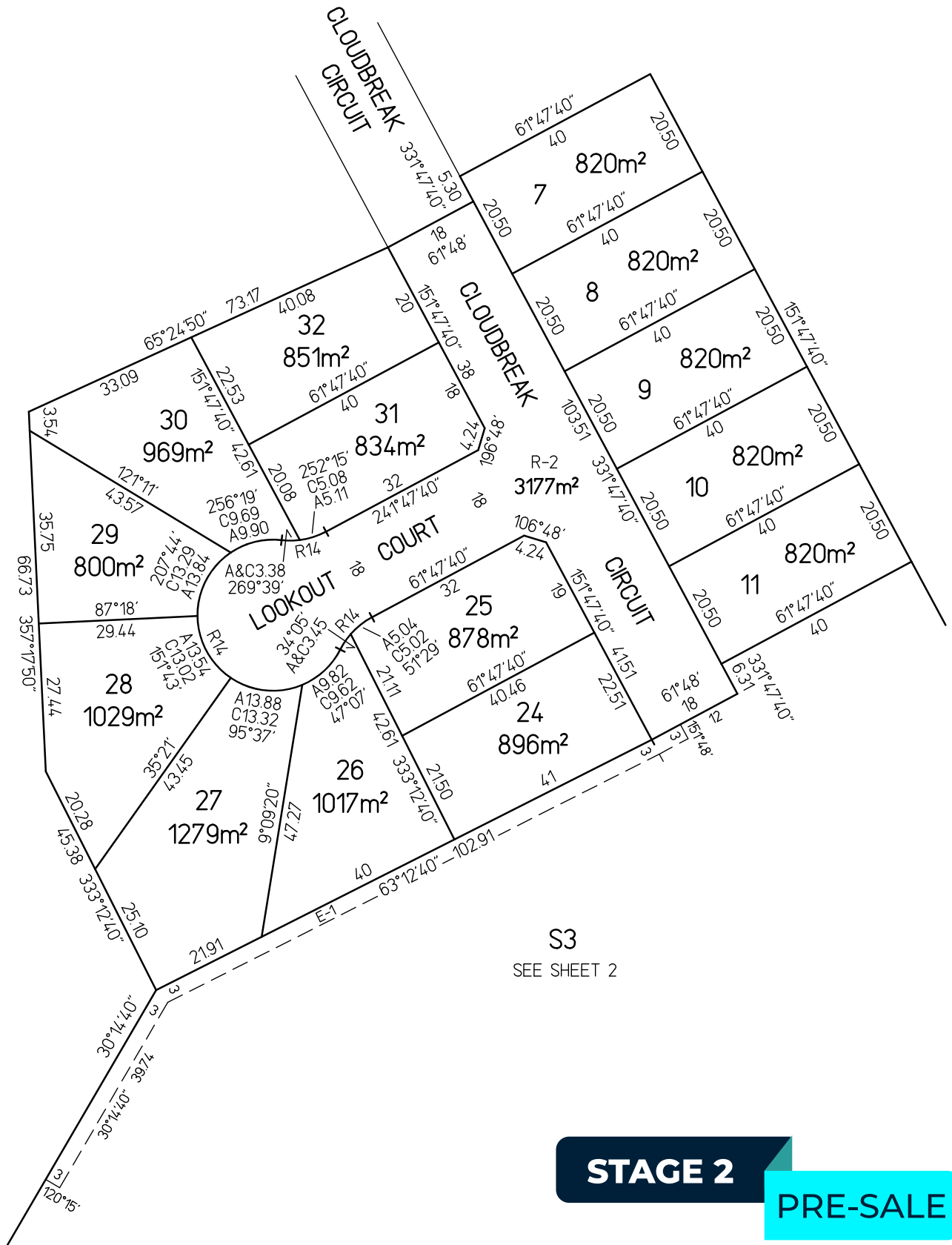
MGA2020 ZONE 54



STAGE 2
PRE-SALE

<p>STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699</p>	<p>SCALE 1:2500</p>	<p>25 0 25 50 75 100 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE : A3</p>	<p>SHEET 2</p>
<p>Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (4), 03/04/2024, SPEAR Ref: S196241S</p>		<p>Digitally signed by: Ballarat City Council, 14/08/2024, SPEAR Ref: S196241S</p>		

MGA2020 ZONE 54



S3
SEE SHEET 2

STAGE 2
PRE-SALE

<p>STEELE SURVEYING PTY LTD Land Surveyors</p>	<p>SCALE 1:750</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE : A3</p>	<p>SHEET 3</p>
<p>12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699</p>	<p>Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (4), 03/04/2024, SPEAR Ref: S196241S</p>	<p>Digitally signed by: Ballarat City Council, 14/08/2024, SPEAR Ref: S196241S</p>	

PS846424A

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.

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