



# **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 <sup>2</sup>	Price*	Status
1	828m <sup>2</sup>	\$385,000	For Sale
2	870m <sup>2</sup>	\$395,000	For Sale
3	812m <sup>2</sup>	\$380,000	For Sale
4	822m <sup>2</sup>	\$380,000	For Sale
6	1007m <sup>2</sup>	\$425,000	For Sale
35	807m <sup>2</sup>	\$410,000	For Sale
36	814m <sup>2</sup>	\$400,000	For Sale
37	819m <sup>2</sup>	\$390,000	For Sale
38	811m <sup>2</sup>	\$390,000	For Sale
40	997m <sup>2</sup>	\$440,000	For Sale



**Travis McCarthy**

0421 668 564

travis@gullgroup.com.au

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



## 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 <sup>2</sup>	Price*	Status
7	820m <sup>2</sup>	\$385,000.00	For Sale
8	820m <sup>2</sup>	\$380,000.00	For Sale
9	820m <sup>2</sup>	\$380,000.00	For Sale
10	820m <sup>2</sup>	\$380,000.00	For Sale
11	820m <sup>2</sup>	\$380,000.00	For Sale
24	896m <sup>2</sup>	\$400,000.00	For Sale
25	878m <sup>2</sup>	\$395,000.00	For Sale
26	1017m <sup>2</sup>	\$442,000.00	For Sale
27	1279m <sup>2</sup>	\$460,000.00	For Sale
29	800m <sup>2</sup>	\$425,000.00	For Sale
30	969m <sup>2</sup>	\$445,000.00	For Sale
31	834m <sup>2</sup>	\$385,000.00	For Sale
32	851m <sup>2</sup>	\$390,000.00	For Sale



**Travis McCarthy**

☎ 0421 668 564

✉ [travis@gullgroup.com.au](mailto:travis@gullgroup.com.au)

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 Bonus applies only to listed sale price

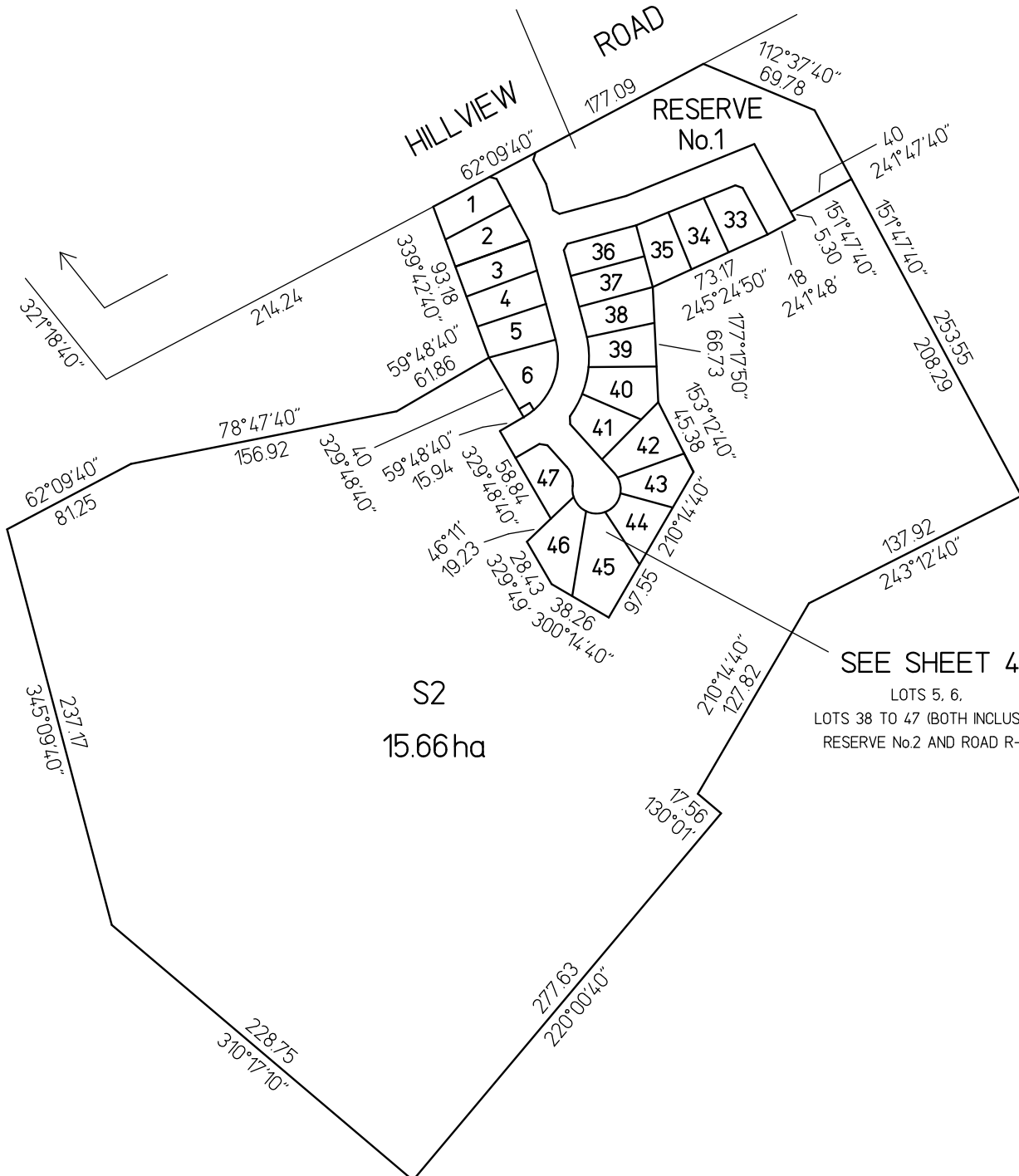
PLAN OF SUBDIVISION			EDITION		PS846424A	
<b>LOCATION OF LAND</b>  PARISH: BUNGAREE TOWNSHIP: — SECTION: 8 CROWN ALLOTMENT: A <sup>10</sup> (PART) CROWN PORTION: —  TITLE REFERENCE: VOL.11371 FOL.717  LAST PLAN REFERENCE: PS700948E, LOT 2  POSTAL ADDRESS: HILLVIEW ROAD (at time of subdivision) BROWN HILL 3350  MGA CO-ORDINATES 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  <b>Certification</b>  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  <div style="text-align: center;"> <div style="background-color: #003366; color: white; padding: 5px 10px; font-weight: bold; font-size: 1.2em;">STAGE 1</div> <div style="background-color: #00FF00; color: black; padding: 5px 10px; font-weight: bold; font-size: 1.2em; margin-top: 5px;">TITLED LAND</div> </div>			
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>			
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					
<b>NOTATIONS</b>						
DEPTH LIMITATION Does not apply.						
<b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> 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						
<b>EASEMENT INFORMATION</b>						
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

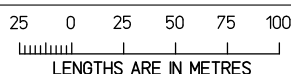
**STAGE 1**

**TITLED LAND**

STEELE SURVEYING PTY LTD  
Land Surveyors

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

SCALE  
1:2500

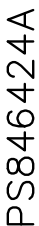


Digitally signed by: Richard John Steele, Licensed Surveyor,  
Surveyor's Plan Version (6),  
20/07/2023, SPEAR Ref: S172454B

ORIGINAL SHEET  
SIZE : A3

SHEET 2

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



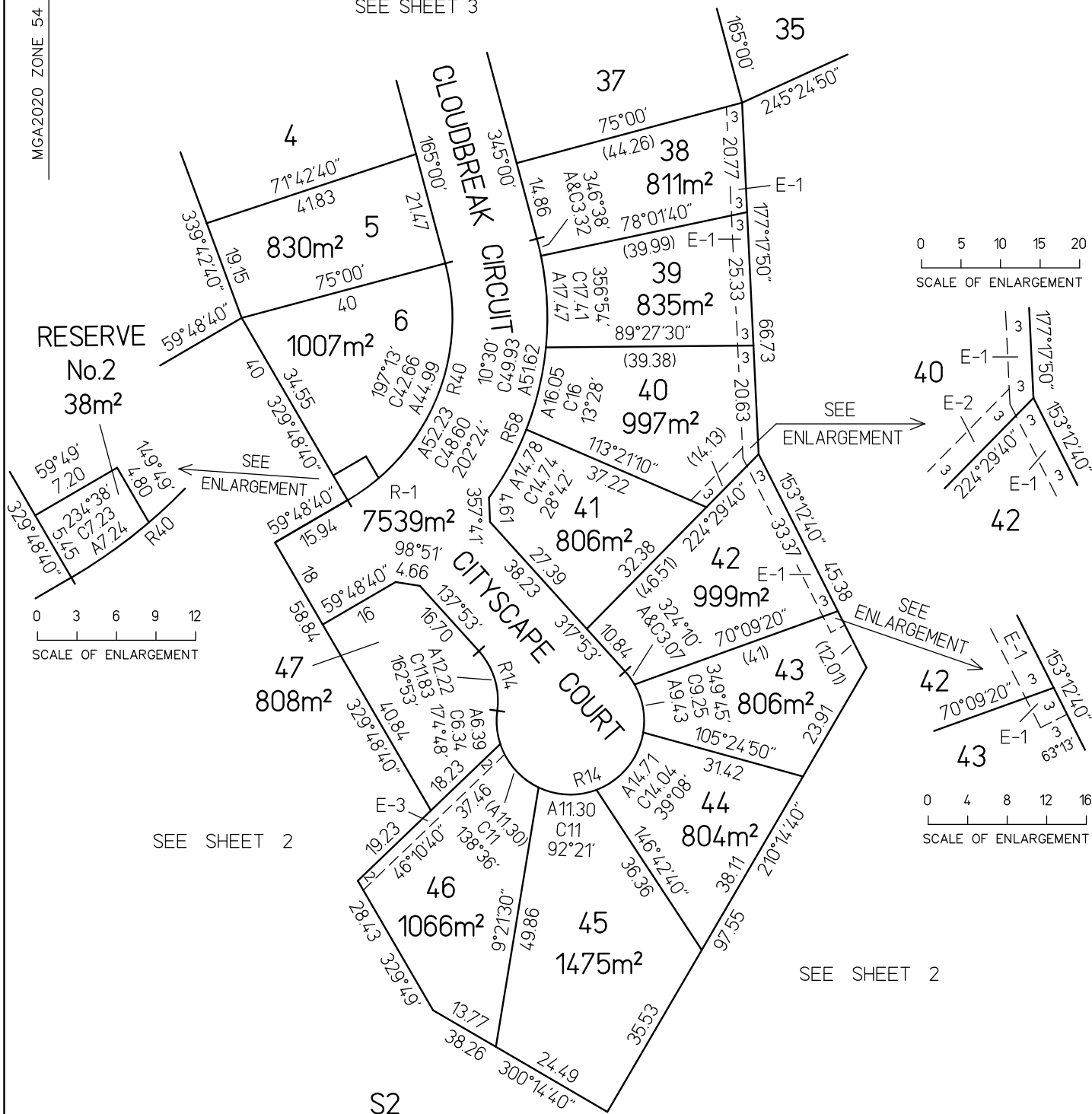
Stage	Percentage
STAGE 1	10%
STAGE 2	20%
TITLED LAND	70%

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



MGA2020 ZONE 54

SEE SHEET 3



## TITLED LAND

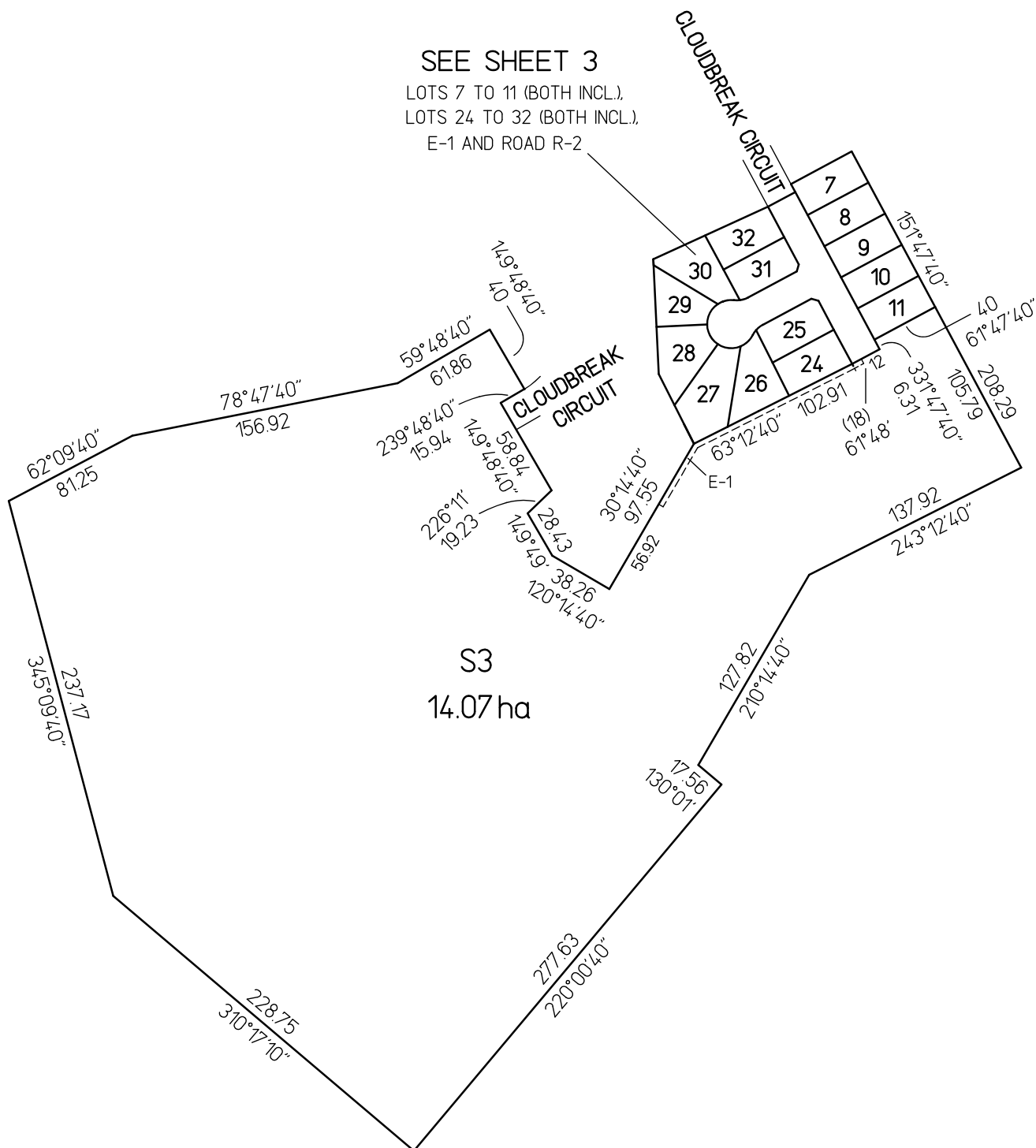
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:750		ORIGINAL SHEET SIZE : A3	SHEET 4
	Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (6), 20/07/2023, SPEAR Ref: S172454B		Digitally signed by: Ballarat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

PLAN OF SUBDIVISION			EDITION		PS846424A/S2	
<b>LOCATION OF LAND</b>  PARISH: BUNGAREE TOWNSHIP: — SECTION: 8 CROWN ALLOTMENT: A <sup>10</sup> (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  <b>Certification</b>  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 style="background-color: #002060; color: white; padding: 10px 20px; display: inline-block; font-weight: bold; font-size: 1.2em;">STAGE 2</div> <div style="background-color: #00FFFF; color: black; padding: 10px 20px; display: inline-block; font-weight: bold; font-size: 1.2em; margin-left: 10px;">PRE-SALE</div> </div>			
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>			
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					
<b>NOTATIONS</b>						
DEPTH LIMITATION Does not apply.						
<b>SURVEY:</b> This plan is based on survey. <b>STAGING:</b> 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						
<b>EASEMENT INFORMATION</b>						
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

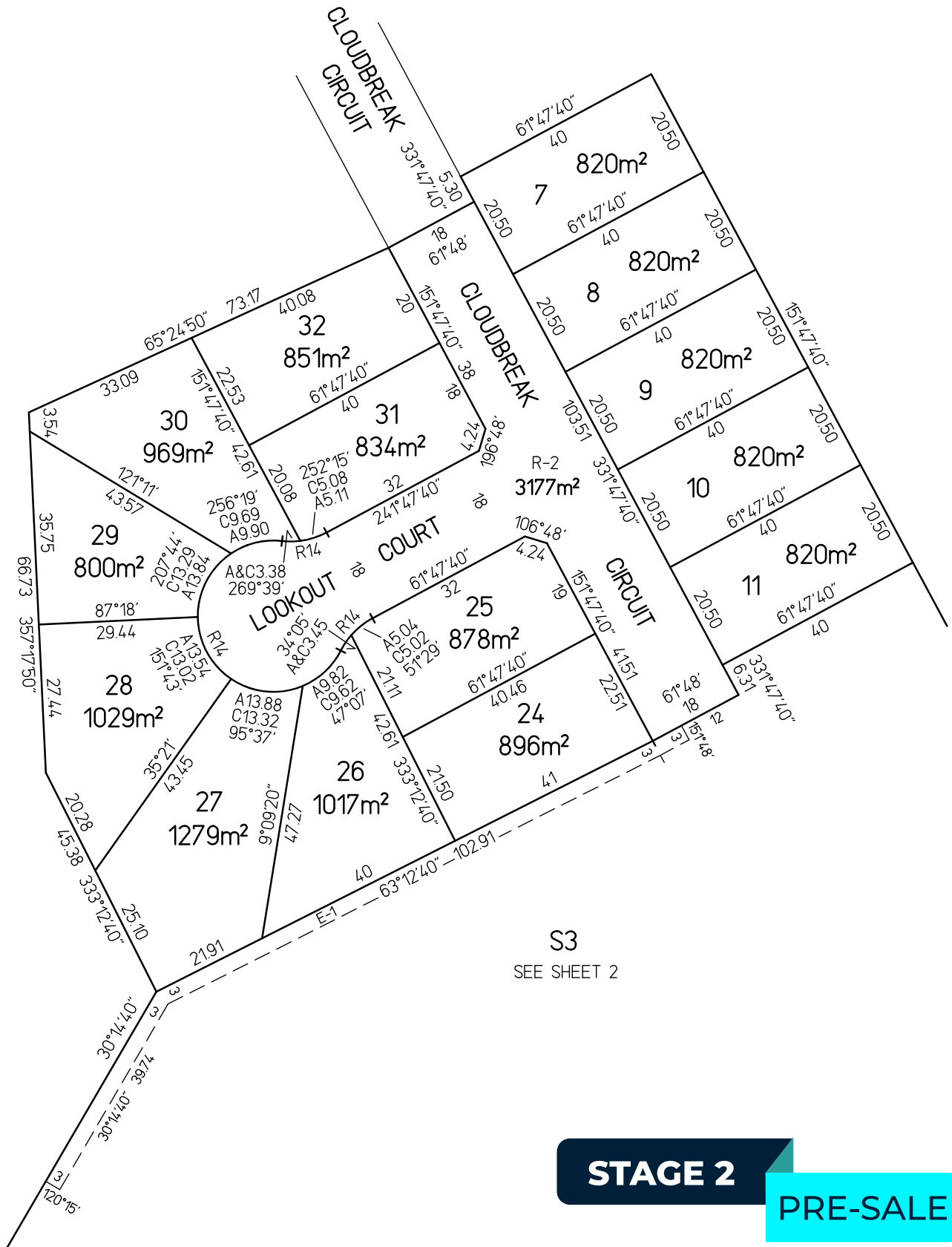
LOTS 7 TO 11 (BOTH INCL.),  
LOTS 24 TO 32 (BOTH INCL.),  
E-1 AND ROAD R-2



# PRE-SALE

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:2500	<div><div>250255075100</div><div></div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE : A3	SHEET 2
	Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (4), 03/04/2024, SPEAR Ref: S196241S		Digitally signed by: Ballarat City Council, 14/08/2024, SPEAR Ref: S196241S	

MGA2020 ZONE 54



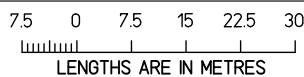
**STAGE 2**

**PRE-SALE**

STEELE SURVEYING PTY LTD  
Land Surveyors

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

SCALE  
1:750



ORIGINAL SHEET  
SIZE : A3

SHEET 3

Digitally signed by: Richard John Steele, Licensed Surveyor,  
Surveyor's Plan Version (4),  
03/04/2024, SPEAR Ref: S196241S

Digitally signed by:  
Ballarat City Council,  
14/08/2024,  
SPEAR Ref: S196241S

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.

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