VISTA
BROWN HILL

The Exclusive Estate In The Heart Of Provincial Ballarat

VISTA
BROWN HILL

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 m²	Price*	Status
1	828m²	$385,000	For Sale
2	870m²	$395,000	For Sale
3	812m²	$380,000	For Sale
4	822m²	SOLD	SOLD
6	1007m²	$425,000	For Sale
36	814m²	$400,000	For Sale
37	819m²	$390,000	For Sale
38	811m²	$390,000	For Sale
40	997m²	SOLD	SOLD



Cameron Gull
0438 341 592
cameron@gullco.com.au

VISTA
BROWN HILL



Introducing Stage 2 of Vista Estate: Your Opportunity Awaits!

Discover 12 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 Cameron today to secure your lot!

Lot number	Size m²	Price*	Status
7	820m²	$385,000.00	For Sale
8	820m²	$380,000.00	For Sale
9	820m²	$380,000.00	For Sale
10	820m²	SOLD	SOLD
11	820m²	SOLD	SOLD
24	896m²	SOLD	SOLD
26	1017m²	$442,000.00	For Sale
27	1279m²	$460,000.00	For Sale
29	800m²	$425,000.00	For Sale
30	969m²	$445,000.00	For Sale
31	834m²	SOLD	SOLD
32	851m²	SOLD	SOLD



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0438 341 592
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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: (at time of subdivision) HILLVIEW ROAD BROWN HILL 3350

MGA CO-ORDINATES (of approx. centre of land in plan) E 757 850 N 5 840 630 ZONE: 54 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

STAGE 1 TITLED LAND

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. PLP/2019/226 BALLARAT CITY COUNCIL
This survey has been connected to permanent marks no(s) BUNGAREE PM 44, BALLARAT PM's 650, 651 & 652
In Proclaimed Survey Area no. 49

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
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

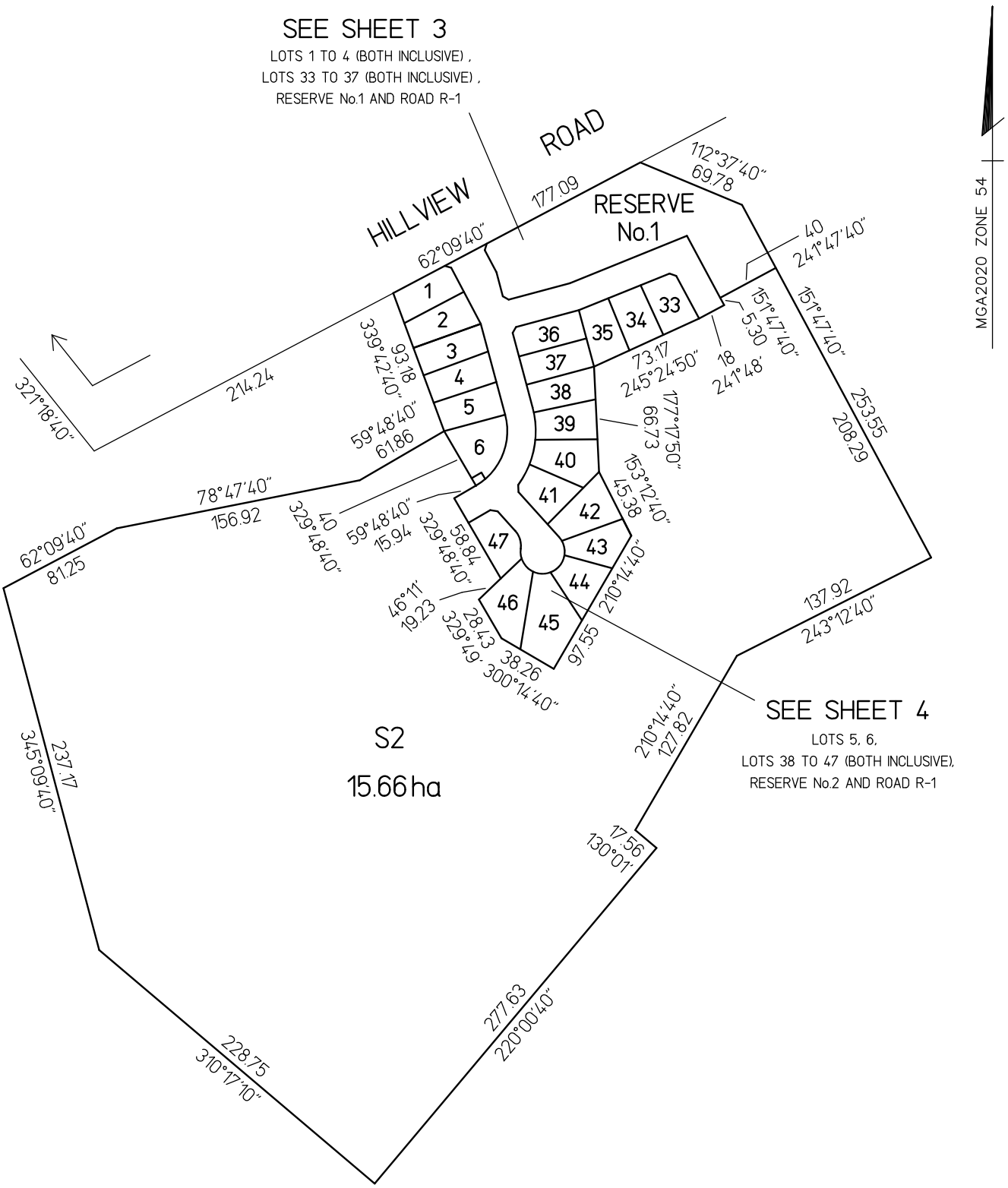
STEELE SURVEYING PTY LTD
Land Surveyors
12A Webster Street, Ballarat Central 3350
Phone (03) 5333 2699

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

PS846424A



STAGE 1

TITLED LAND

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	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



STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	STAGE 1 TITLED LAND	SCALE 1:750	ORIGINAL SHEET SIZE : A3	SHEET 3
		7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES		
		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	

VISTA BROWN HILL
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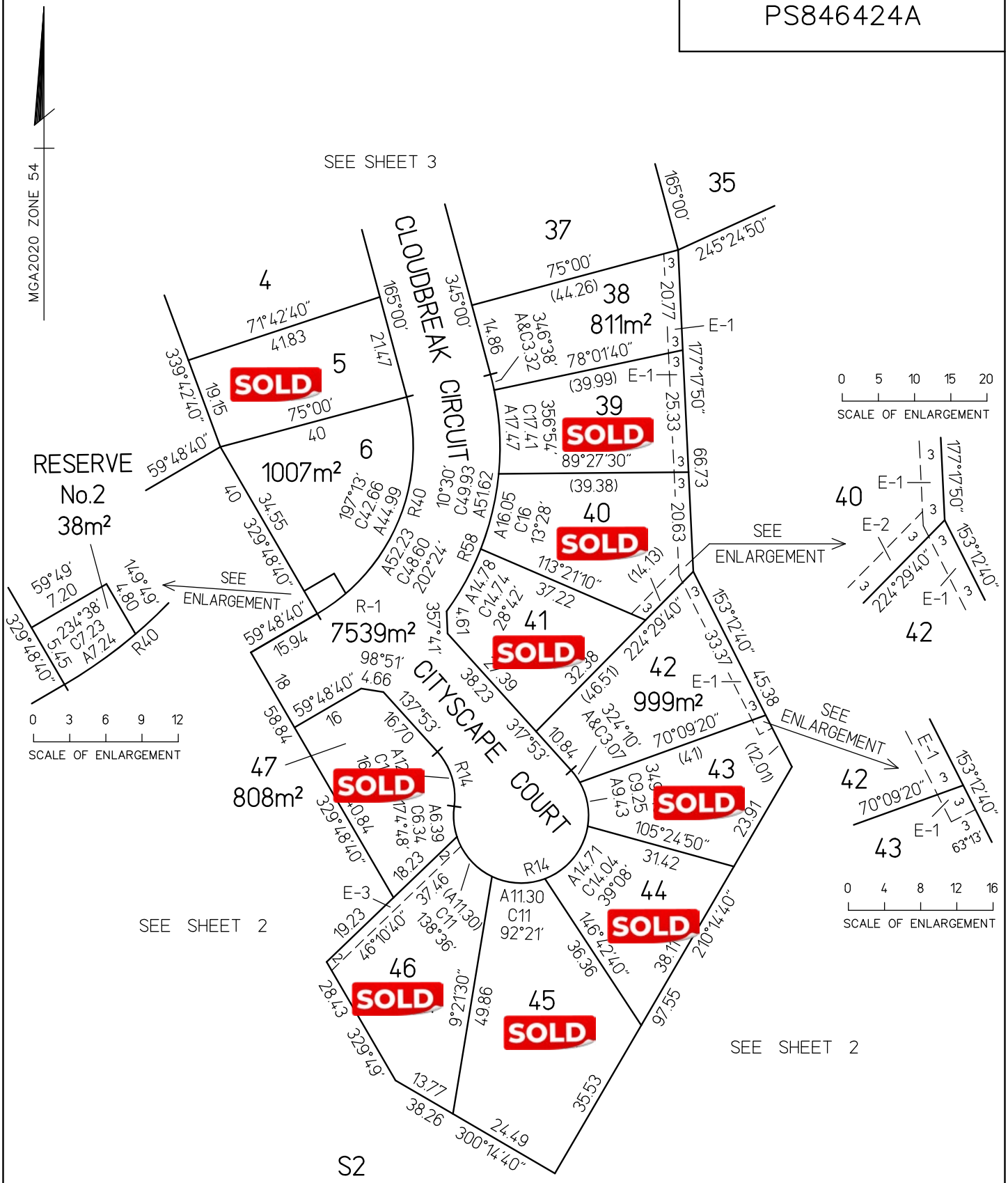
vistaestate.com.au

PS846424A



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

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: (at time of subdivision) HILLVIEW ROAD BROWN HILL 3350

MGA CO-ORDINATES (of approx. centre of land in plan) E 757 850 N 5 840 630 ZONE: 54 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

STAGE 2 NOW TITLED!

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
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, Ballarat PM's 389, 651 & 652
In Proclaimed Survey Area no. 49

NOTATIONS

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.

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

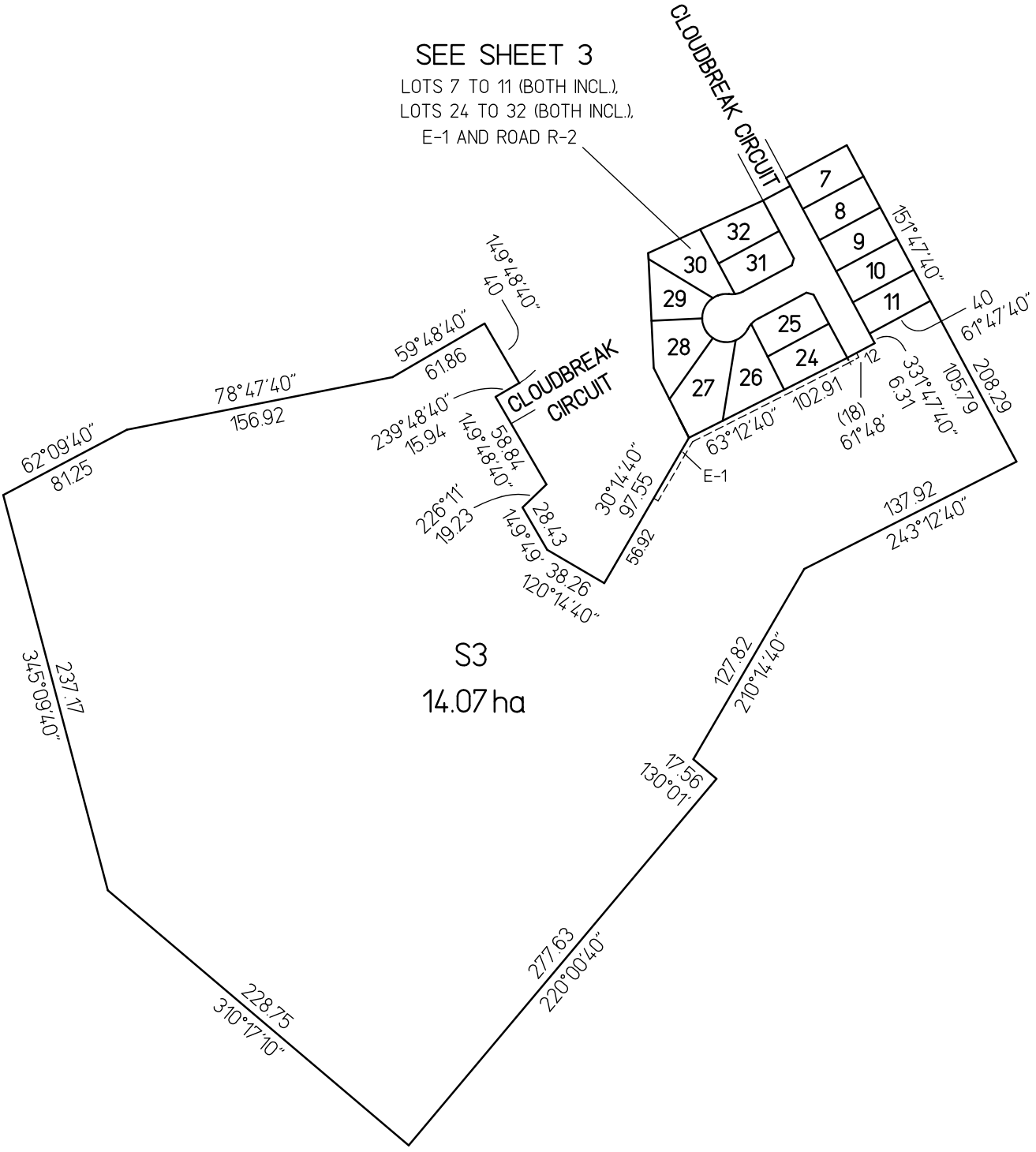
STEELE SURVEYING PTY LTD
Land Surveyors
12A Webster Street, Ballarat Central 3350
Phone (03) 5333 2699

SURVEYORS FILE REF : 3103

ORIGINAL SHEET SIZE : A3

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

MGA2020 ZONE 54



STAGE 2

NOW TITLED!

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:2500 25 0 25 50 75 100 LENGTHS ARE IN METRES	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	



STAGE 2

NOW TITLED!

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	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

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