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Parklands Estate

Information Memorandum

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Parklands Estate, Taree

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Property Information

Parklands Estate

Parklands Estate is Taree's fastest growing residential development and has been so popular, **another stage has just been released.**

Bucking the trend of smaller and smaller lots, the 11 new home sites range from a LARGE, 746 sqm to HUGE, 1,394 sqm.

- Roads and all services are in place.
- Each of the easy-build home sites enjoy the convenient location, leafy Public Reserve backdrop together with very economical prices.
- New and established quality homes are adjacent.

AN IRRESISTABLE COMBINATION!

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Overview

Address	*"Parklands Estate"* Pyrus Drive, Butea Drive & Tecoma Court TAREE NSW 2430
Title Description	Lots 56-66 in Deposited Plan 1250699
Zoning	R1 - General Residential
Land Size	746 m^2 - 1,394m^2
Location	2.5km from Taree CBD
Services	Underground Electricity Sewer City Water Telephone / NBN
Sale Details	For Sale by Private Treaty

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Photos Photo Gallery

SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
*approximate boundary

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Price List

ADDRESS	AREA	LISTING PRICE
Lot 56 Butea Drive	822.5 m^2	**SOLD**
Lot 57 Tecoma Court	748.5 m^2	**SOLD**
Lot 58 Tecoma Court	1,394 m^2	$ 180,000
Lot 59 Tecoma Court	1,169 m^2	$ 180,000
Lot 60 Tecoma Court	1,345 m^2	**SOLD**
Lot 61 Tecoma Court	752.1 m^2	**SOLD**
Lot 62 Butea Drive	746.6 m^2	**SOLD**
Lot 63 Butea Drive	775.9 m^2	**SOLD**
Lot 64 Pyrus Drive	770.6 m^2	**SOLD**
Lot 65 Butea Drive	869.1 m^2	**SOLD**
Lot 66 Pyrus Drive	818.1 m^2	**SOLD**

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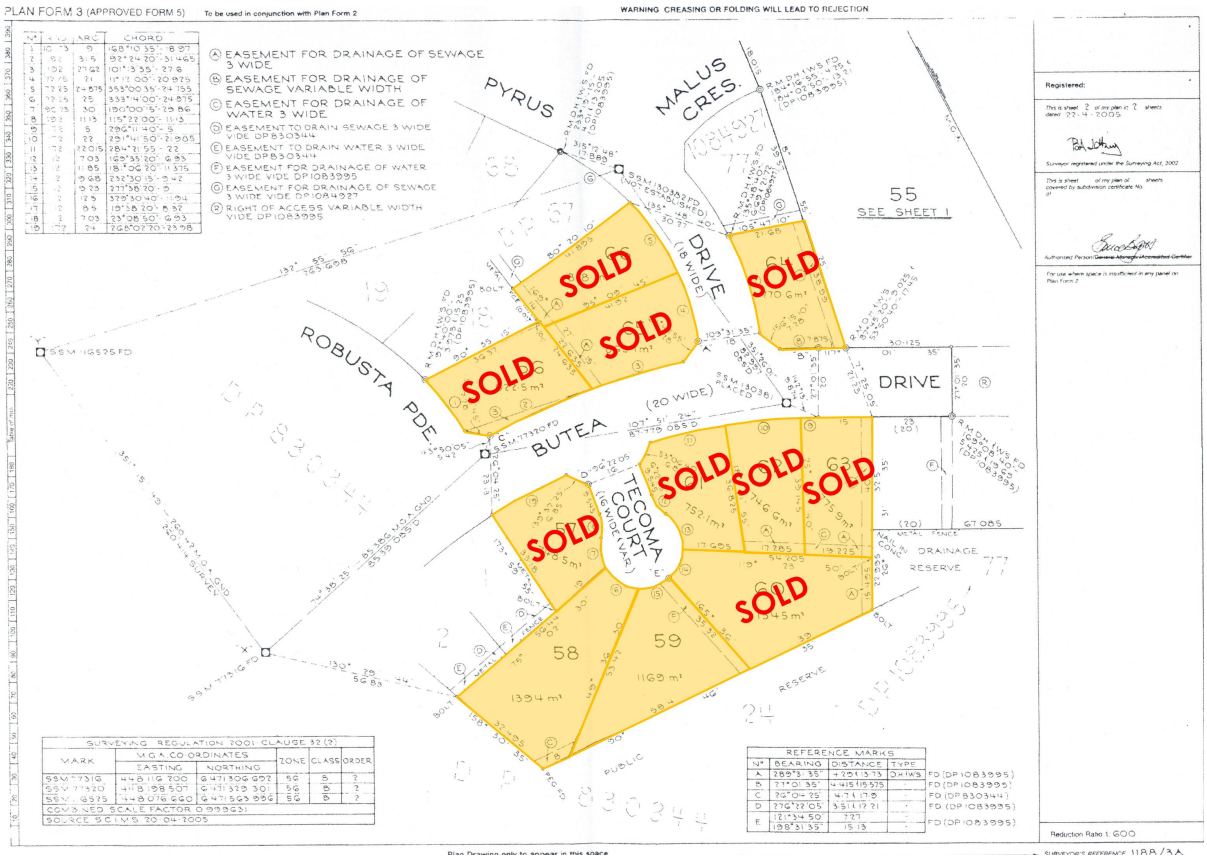
Deposited Plan 1250699



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Key Documents

Parklands Estate Site Plan

First Home Owners Grant

First Home Buyers Assistance Scheme

For more information, please visit https://www.revenue.nsw.gov.au/first-home-buyers

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Convenants

Instrument setting out terms of Easements or Profits a Prendre intended to be created or released and of Restrictions on the Use of Land of Positive Covenants intended to be created pursuant to Section 88B Conveyance Act 1919

(Sheet 1 of 3 sheets)

DP1250699 B

Plan of Subdivision of Lot 78 in DP 1084927 covered by Subdivision Certificate No. 1/2006 SC

Full name and address Of the Owner of the land:

Dooleena Pty Limited ACN 001 282 328 207 Victoria Street, Taree 2430

Part 1(Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit a prendre, restriction of positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), roads, bodies or Prescribed Authorities:
1	**Easement for Drainage of Sewage 3 wide**	**Lots 60, 62, 63, 64, 65 & 66**	**Midcoast ~~County~~ Council** ~~WATER~~ COUNCIL
2	**Easement for Drainage of Sewage Variable Width**	**Lot 56**	**Midcoast ~~County~~ Council** ~~WATER~~ COUNCIL
3	**Easement for Drainage of Water 3 Wide**	**Lot 58 Lot 63**	**Lot 59 Lot 62**
4	**Restriction(s) on the Use of the Land**	**Each Lot except Lot 55**	**Every other Lot except Lot 55**

Part 2 (Terms)

Terms of easement, profit a prendre, restriction, or positive covenant numbered 4 in the plan.

(a) That no main building shall be erected or used otherwise than for residential purposes provided that this restriction shall not prevent the use of part of any such building by a Medical Practitioner or Dentist in the practice of his profession nor will it prohibit the erection of or occupation of buildings such as Home Units, Villa houses or Duplex homes.

DOOLEENA PTY. LIMITED A.C.N. 001 282 328 THE COMMON SEAL OF

DP1250699

(Sheet 2 of 3 sheets)

Plan of Subdivision of Lot 78 in DP 1084927 covered by Subdivision Certificate No. 1/2006 SC

(b) That no main building shall be erected on any Lot with external walls or wall of materials other than brick stone concrete glass or timber or any combination of the same provided that timber shall not be used in external walls except as infill panels in conjunction with the proportions of timber so used in relation to the total external wall area shall not exceed 10 percent thereof PROVIDED THAT nothing in this covenant contained shall preclude or a building having the inner framework of its external wall constructed of timber or other materials with an external brick face.

(c) That no garage or outbuilding shall be erected or permitted to remain on any Lot except until after or concurrently with the erection of any such main building.

(d) That no main building erected or permitted to remain of any of the Lots shall have a minimum living area including any attached garage or carport under the main roof of less than 95 square metres.

(e) That no building to be erected on any Lot shall be roofed with material other than tile or other non reflective material.

(f) That no dividing fences shall be erected along the boundary of any Lot which extends from the building alignment of the main building to the street frontage and no fences shall be erected along the front boundary of any Lot.

(g) That for the benefit of any adjoining land owned by the registered proprietors but only during the ownership thereof by the registered proprietors their successors and assigns other than purchasers on sale, no fences shall be erected on any Lot to divide the same from such adjoining land without the consent of the registered proprietors but such consent shall not be withheld if such fence is erected without expense to the registered proprietors and in favour of any person dealing with the transferee such consent shall be deemed to have been given in respect of every such fence for the time being erected.

(h) That no building to be erected on any Lot shall have an "A" or "H" frame design.

(i) That no hoarding or advertising signs shall be erected or displayed on any Lot except such signs as may be required for the sale of such Lot.

Name of person employed to release, vary or modify restriction or positive covenant numbered Firstly and secondly in the plan.
Midcoast ~~County~~ ~~Council~~ ~~WATER~~. COUNCIL

DOOREENA PTY. LIMITED A.C.N. 004 282 328
THE COMMON SEAL OF

DP1250699

(Sheet 3 of 3 sheets)

Name of person employed to release, vary or modify restriction or positive covenant numbered thirdly and fourthly in the plan.
Dooleena Pty Limited ACN 001 282 328

The Instrument should be signed in accordance with Item 9 Schedule 4 Conveyancing (General) Regulation 1998.

THE COMMON SEAL of **DOOLEENA PTY LIMITED** was hereunto affixed by Authority of the Board of Directors in the Presence of:

.....
Secretary

.....
Director

DOOLEENA PTY. LIMITED A.C.N. 001 282 328 THE COMMON SEAL OF

SIGNED by an Authorised Person of **THE COUNCIL OF THE CITY OF GREATER TAREE** in the presence of:

.....
SARAH HANKE
2 PULTENEY ST, TAREE NSW
Mortgagee under Mortgage No. AA491977
Signed at Sydney this 14th day of September 2005 for National Australia Bank Limited ABN 12 004 044 937 by **Fiona Ferguson** its duly appointed Attorney under Power of Attorney No. 549 Book 3834

.....
Manager

.....
Witness/Bank Officer GERALDINE L. MIGUEL
255 George Street, Sydney NSW

.....
14 March 2016
PETULA BOWDEN
AUTHORISED DELEGATE
PURSUANT TO S. 377
LOCAL GOVERNMENT ACT 1993

Mid-Coast Council by its authorised delegate pursuant to s.377 Local Government Act 1993

Tracey Hamer
Name of delegate

T. Hamer
Signature of delegate

I certify that I am an eligible witness and that the delegate signed in my presence.

Maria Pitman
Full name of witness

M Pitman
Signature of witness

2 Pulteney Street, Taree
Address of witness

REGISTERED 07.03.2019

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Location Map

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Agent Details

If you have any further queries please do not hesitate to contact me.

- Wayne Shultz

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Disclaimer

The above information has been furnished to us by a third party.

We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy.

We do not accept any responsibility to any person for its accuracy and do no more than pass it on.

All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.