

# GOOGONG

## LAND NOW SELLING

6 June 2019

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LOT	STAGE	AR EA (M <sup>2</sup> )	PRICE	ANTICIPATED SETTLEMENT**	LOT DESCRIPTION
<b>MONTGOMERY RISE</b>					
813	8A NH1B	498	\$331,000	Ready to build on	Corner block, views over Googong Common, (L)
830	8A NH1B	492	\$337,000	Ready to build on	Views of Googong Common, Corner block, (L)
868	8B-NH1B	429	\$331,000	Ready to build on	Overlooking parklands, North to rear, (L2)
882	8B-NH1B	562	\$367,000	Ready to build on	Overlooking parklands, North to rear, easement, (L2)
884	8B NH1B	526	\$352,000	Ready to build on	North to rear, overlooking parkland (L2)
885	8B NH1B	514	\$355,000	Ready to build on	North to rear, overlooking parkland, (L2)
897	8B NH1B	660	\$342,000	Ready to build on	North to rear, large frontage, easement, (L2)
898	8B NH1B	660	\$345,000	Ready to build on	North to rear, large frontage, (SL)
<b>ROCKLEY – STAGE 1 NH2</b>					
103	1-NH2	462	\$315,000	Ready to build on	East facing, *Retaining wall, (L2)
107	1-NH2	455	\$312,000	Ready to build on	East facing, views to Molonglo Range, (L2)
114	1-NH2	507	\$316,000	Ready to build on	Corner block, good North exposure, overlooking reserve, (SL)
115	1-NH2	420	\$282,000	Ready to build on	West facing, easement, (SL)
118	1-NH2	535	\$322,000	Ready to build on	Corner lot, good North exposure, (L2)
120	1-NH2	618	\$322,000	Ready to build on	Facing North, sides onto laneway, (L)
122	1-NH2	606	\$320,000	Ready to build on	North to rear, sides onto laneway, (L2)
123	1-NH2	495	\$309,000	Ready to build on	Good North Exposure, Corner block (L2)
125	1-NH2	501	\$310,000	Ready to build on	Corner lot, facing West, (L2)
133	1-NH2	461	\$287,000	Ready to build on	Corner lot, good North exposure, (L)
139	1-NH2	565	\$336,000	Ready to build on	North to rear, large back yard potential, easement, (L2)
140	1-NH2	480	\$318,000	Ready to build on	North to rear, easement, (L)
141	1-NH2	480	\$314,000	Ready to build on	North to rear, easement, (L2)
142	1-NH2	480	\$314,000	Ready to build on	North to rear, easement, (L2)
144	1-NH2	480	\$309,000	Ready to build on	North to rear, easement, (L2)
146	1-NH2	350	\$262,000	Ready to build on	West facing, good North exposure, easement, (L)
154	1-NH2	615	\$345,000	Ready to build on	Good North exposure, corner block, (L)
158	1-NH2	484	\$326,000	Ready to build on	North to rear, quiet street, (L)
159	1-NH2	484	\$322,000	Ready to build on	North to rear, quiet street, (L)
164	1-NH2	331	\$273,000	Ready to build on	West facing with good North exposure, easement, (L)
165	1-NH2	332	\$273,000	Ready to build on	West facing with good North exposure, easement, (L)
<b>ROCKLEY 2 – STAGE 3 NH2</b>					
<b>LATEST RELEASE</b>					
301	3 NH2	584	\$355,000	May - July 2020	North/West facing, (L)
302	3 NH2	619	\$359,000	May - July 2020	Good North exposure, corner lot, easement, (L)
304	3 NH2	500	\$340,000	May - July 2020	East facing, good North exposure, easement, (L)
306	3 NH2	694	\$369,000	May - July 2020	Corner block, excellent North exposure, facing East, (L)
307	3 NH2	869	\$418,000	May – July 2020	North to rear, easement, (L2)
310	3 NH2	688	\$364,000	May – July 2020	Overlooking reserve, Corner lot, North to rear, easement (L)
322	3 NH2	497	\$323,000	May - July 2020	North to rear, easement, close to Rockley Oval, (L)
324	3 NH2	442	\$304,000	May – July 2020	North to rear, easement, close to Rockley Oval, (L)
331	3 NH2	536	\$345,000	May - July 2020	Corner block, West facing, good North exposure, (L)
332	3 NH2	529	\$339,000	May - July 2020	Facing West, good North exposure, corner lot, (L)

(L): Level to approximately 1.5m; (L2) Approximately 1.5- 3m of fall; (SL): Would suit a split-level home (3m + fall);

**BOLD LOTS SHOWN ARE AVAILABLE ON 5% DEPOSIT**

\*Indicates retaining wall and/or colorbond fence installed by developer

\*\* All care has been taken in the preparation of this material, specific lots, area pricing and Land Title registration dates may be subject to change. Intending purchasers are advised to make their own enquiries to satisfy themselves in all respects. Googong Township Realty Pty Limited intends by this statement to exclude liability for all information contained herein. This price list is correct at the above date.

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LOT	STAGE	AREA (M <sup>2</sup> )	PRICE	ANTICIPATED SETTLEMENT**	LOT DESCRIPTION
<b>SWANN RIDGE – STAGE 2 NH2</b>					
202	2 NH2	401	\$279,000	Ready to build on	North to rear, reserve at rear, elevated position, (L2)*
209	2 NH2	585	\$338,000	Ready to build on	Shared driveway with 208, facing West, easement, (SL)
211	2 NH2	520	\$326,000	Ready to build on	Facing West, good North & East exposure, easement, (SL)
213	2 NH2	520	\$326,000	Ready to build on	Facing West, good North exposure, easement, (SL)
215	2 NH2	455	\$306,000	Ready to build on	Facing West, good North exposure, easement, (L2)
251	2 NH2	551	\$357,000	Ready to build on	North to rear, overlooking reserve, easement, (L)
254	2 NH2	578	\$347,000	Ready to build on	Facing West, good North exposure, easement, (L2)
257	2 NH2	560	\$346,000	Ready to build on	Facing West, good North exposure, easement, (L2)
264	2 NH2	490	\$322,000	Ready to build on	Facing West, good North exposure, easement, (L)
266	2 NH2	560	\$339,000	Ready to build on	Facing West, good North exposure, easement, (SL)
267	2 NH2	625	\$346,000	Ready to build on	Facing West, great North exposure, corner block, (SL)
268	2 NH2	618	\$355,000	Ready to build on	Facing East, good North exposure, corner block, (L2)
269	2 NH2	560	\$349,000	Ready to build on	Facing East, elevated, potential views, (L2)
270	2 NH2	490	\$329,000	Ready to build on	East facing, good North exposure, (L2)
272	2 NH2	560	\$353,000	Ready to build on	Facing East, elevated, potential views, (L)
274	2 NH2	560	\$353,000	Ready to build on	Facing East, good North exposure, (L)
275	2 NH2	560	\$353,000	Ready to build on	Facing East, good North exposure, (L)
276	2 NH2	560	\$353,000	Ready to build on	Facing East, good North exposure, (L)
282	2 NH2	560	\$342,000	Ready to build on	Facing East, good North exposure, (L2)
283	2 NH2	630	\$370,000	Ready to build on	Facing East, good North exposure, (L2)
284	2 NH2	560	\$349,000	Ready to build on	Facing East, good North exposure, (L2)
285	2 NH2	560	\$349,000	Ready to build on	Facing East, good North exposure, (L2)
287	2 NH2	490	\$325,000	Ready to build on	Facing East, good North exposure, (L2)
288	2 NH2	633	\$364,000	Ready to build on	East facing, good North exposure, corner block, (L2)
289	2 NH2	471	\$314,000	Ready to build on	North to Rear, easement, (L)
292	2 NH2	420	\$306,000	Ready to build on	Facing East, good North exposure, quiet position, (L2)
294	2 NH2	540	\$332,000	Ready to build on	Facing East, good North exposure, quiet position, (L2)
296	2 NH2	601	\$325,000	Ready to build on	Elevated corner block with potential views, (SL)

(L): Level to approximately 1.5m; (L2) Approximately 1.5- 3m of fall; (SL): Would suit a split-level home (3m + fall);

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