



**SOLD**

## 858M2 PRIVATE BLOCK WITH A DEVELOPMENT APPLICATION APPROVED READY TO BUILD YOUR DREAM HOME - WITH PLANS AVAILABLE!

Situated on a very private setting on a huge 858m2 vacant block in sort after Innes Lake Estate . There is currently an approved development application to build a single dwelling with swimming pool. The approved floor plan is for a 361.4m2 size house with 5 bedrooms plus study, 3 bathrooms, media room, formal lounge, rumpus, family, huge alfresco area, double garage.. All approved ready to go! OR if you prefer submit your own plans to council for approval, or you can also make modifications to this plan. With many quality homes in the area you will feel confident building a home on this vacant block.

The block is set back from the road with an established row of trees in front that provide a natural setting with privacy and space around you. It is quite a rare find to discover a vacant block of land surrounded by mature bush reserves and walking trails throughout the estate.

Within walking distance (only 650 metres) to the Little Fish Café Restaurant Vineyard and all within 2 km away is St Columba School, Charles Sturt University, Innes Peninsula shopping precinct which includes Coles, pharmacy, coffee shop and many local businesses.

House Plans are available by request.

Call Jenny Magill today to discuss building your new home this amazing block of land.

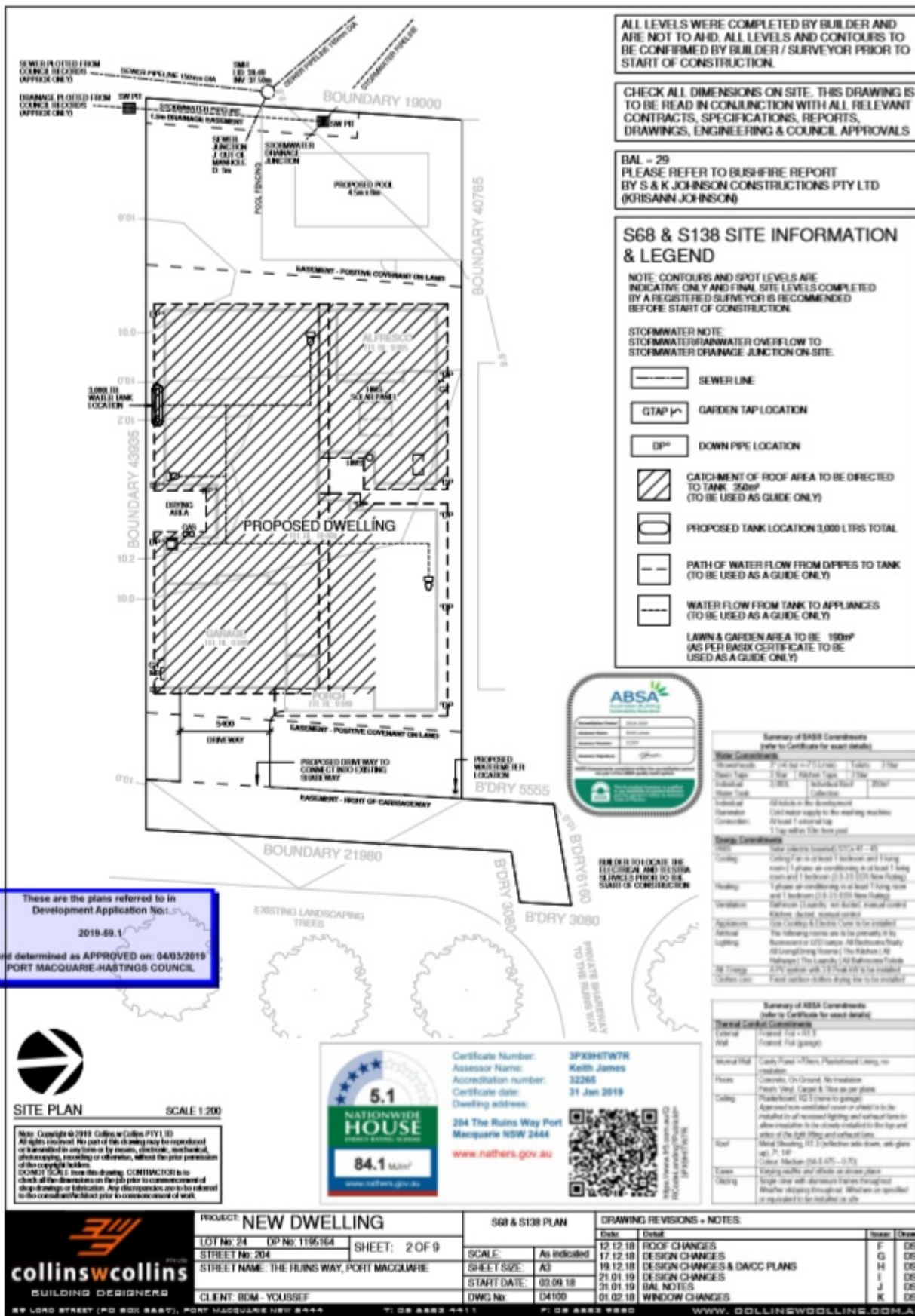
0 BED | 0 BATH | 0 CAR

PRICE:  
\$360,000

OPEN FOR INSPECTION:  
N/A



**Jenny - OLD Magill**  
**0490403052**  
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[jennymagill.com.au](http://jennymagill.com.au)



ALL LEVELS WERE COMPLETED BY BUILDER AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER/SURVEYOR PRIOR TO START OF CONSTRUCTION.

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

BAL - 29  
PLEASE REFER TO BUSHFIRE REPORT BY S & K JOHNSON CONSTRUCTIONS PTY LTD (KRISANN JOHNSON)

**S68 & S138 SITE INFORMATION & LEGEND**

NOTE: CONTOURS AND SPOT LEVELS ARE INDICATIVE ONLY AND FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.

STORMWATER NOTE:  
STORMWATER/RAINWATER OVERFLOW TO STORMWATER DRAINAGE JUNCTION ON-SITE.

- SEWER LINE
  - GARDEN TAP LOCATION
  - DOWN PIPE LOCATION
  - CATCHMENT OF ROOF AREA TO BE DIRECTED TO TANK 3000L (TO BE USED AS A GUIDE ONLY)
  - PROPOSED TANK LOCATION 3000 LITRS TOTAL
  - PATH OF WATER FLOW FROM DOWN PIPES TO TANK (TO BE USED AS A GUIDE ONLY)
  - WATER FLOW FROM TANK TO APPLIANCES (TO BE USED AS A GUIDE ONLY)
- LAWN & GARDEN AREA TO BE 150m<sup>2</sup> (AS PER BASIX CERTIFICATE TO BE USED AS A GUIDE ONLY)

These are the plans referred to in Development Application No. 2019-69.1 and determined as APPROVED on: 04/03/2019 PORT MACQUARIE-HASTINGS COUNCIL



**SITE PLAN** SCALE 1:200

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**5.1**  
NATIONWIDE HOUSE  
www.nathers.gov.au

Certificate Number: 3PK8HSTW7R  
Assessor Name: Keith James  
Accreditation number: 32265  
Certificate date: 31 Jan 2019  
Dwelling address: 204 The Ruins Way Port Macquarie NSW 2444  
www.nathers.gov.au

**Summary of SABS Commitments**  
(refer to Certificate for exact details)

Item	Quantity	Unit	Notes
Water Tank	1	3000L	3000L
Stormwater	1	3000L	3000L
Down Pipe	1	3000L	3000L
Water Tank	1	3000L	3000L
Stormwater	1	3000L	3000L
Down Pipe	1	3000L	3000L

**Summary of ABSA Commitments**  
(refer to Certificate for exact details)

Item	Quantity	Unit	Notes
External Wall	1	3000L	3000L
Internal Wall	1	3000L	3000L
Floors	1	3000L	3000L
Ceiling	1	3000L	3000L
Roof	1	3000L	3000L
Eaves	1	3000L	3000L
Skirting	1	3000L	3000L

**collinswcollins** BUILDING DESIGNERS

PROJECT: **NEW DWELLING**

LOT No: 24 DP No: 118564 SHEET: 2 OF 9

STREET No: 204

STREET NAME: THE RUINS WAY, PORT MACQUARIE

CLIENT: ROM YOUSSEF

SCALE: As indicated

SHEET SIZE: A3

START DATE: 09.09.18

DWG No: 04100

**DRAWING REVISIONS + NOTES:**

Date	Detail	Issue	Drawn
12.12.18	ROOF CHANGES	F	DIS
17.12.18	DESIGN CHANGES	G	DIS
19.12.18	DESIGN CHANGES & DA/CC PLANS	H	DIS
21.01.19	DESIGN CHANGES	I	DIS
21.01.19	BAL NOTES	J	DIS
01.02.19	WINDOW CHANGES	K	DIS

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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