



SOLD

BATHURST'S NEWEST PREMIUM ADDRESS - SENSATIONAL BLOCK WITH UNSURPASSED VIEWS - BUILD YOUR DREAM HOME TODAY!

Immerse yourself in the Bathurst's newest community in the heart of Marsden Heights Estate, this Estate is a prestige master planned estate in a thriving and close-knit community. With generous lot sizes surrounded by a lovely elevated position with outstanding views into Bathurst. Enjoy the relaxed lifestyle of the area and the diverse Bathurst Community!

Don't delay this is an excellent opportunity to secure this perfect residential building block on the fringe of Bathurst only minutes from the CBD. This block has one of the best vantage points in Bathurst and is registered, start designing your dream home today!

- * Large elevated level 850.1 sqm parcel of land with 21.25 metre frontage
- * A short stroll Trinity Shopping Centre and Holy Family Primary School
- * Fully serviced with town water, sewage, gas, underground power and NBN
- * Start designing your dream home or investment today
- * A reserve straight behind the block, never to be built on, enjoy only having two neighbours
- * Outstanding elevated position with one the best views in Bathurst
- * Very desirable, sought after location

Sensational views, location and proximity to town, call Leanne Hurley on 0417 655 002 for more information.

0 BED | 0 BATH | 0 CAR

PRICE:
\$468,000

OPEN FOR INSPECTION:
N/A



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PLAN FORM 2 (A2)

WARNING: CHEASING OR FOLDING WILL LEAD TO REFLECTION

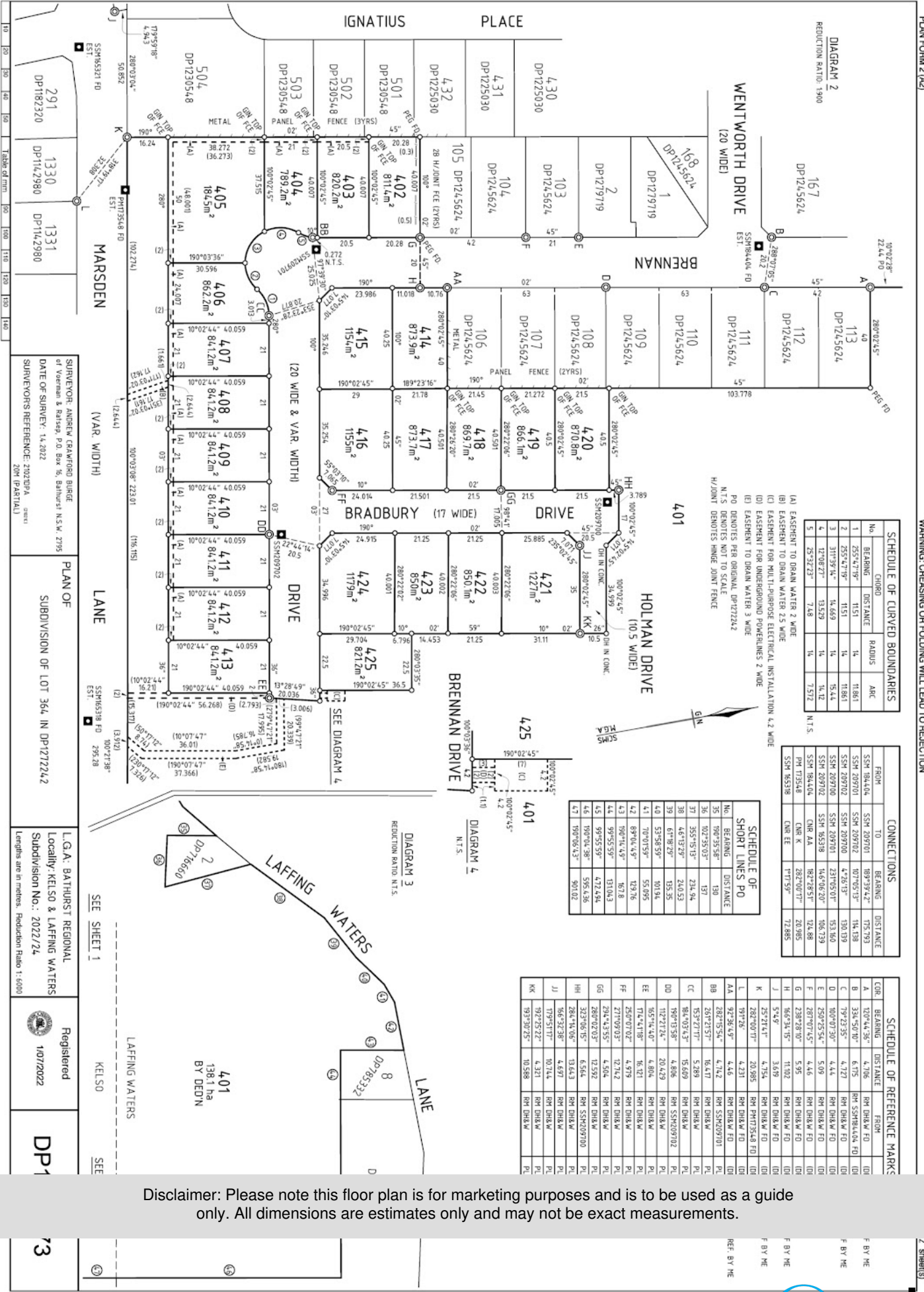


DIAGRAM 2
REDUCTION RATIO: 1:800

SCHEDULE OF CURVED BOUNDARIES

No.	CHORD	DISTANCE	RADIUS	ARC
1	255.427m	1151	14	11861
2	255.427m	1151	14	11861
3	31795.14m	14.669	14	15.44
4	12708.27m	13.529	14	14.12
5	25292.23m	7.48	14	13.572

N.T.S.

CONNECTIONS

FROM	TO	BEARING	DISTANCE
SSM 184404	SSM 209701	189°39'42"	175.793
SSM 209701	SSM 209702	107°55'13"	114.159
SSM 209702	SSM 209703	4°26'15"	130.109
SSM 209703	SSM 209704	231°05'01"	153.160
SSM 209704	SSM 185318	164°06'20"	106.139
SSM 184404	CNR A4	182°28'51"	124.88
SSM 185318	CNR K	282°20'07"	20.985
CNR EE	CNR EE	171°15'9"	72.885

SCHEDULE OF SHORT LINES PO

No.	BEARING	DISTANCE
35	190°35'58"	130
36	102°25'03"	137
37	355°15'13"	24.94
38	46°13'29"	240.53
39	61°18'29"	115.35
40	53°58'59"	101.94
41	70°01'59"	55.095
42	89°04'49"	129.16
43	160°04'49"	67.8
44	99°55'59"	110.04
45	99°55'59"	472.164
46	190°04'38"	595.436
47	190°04'37"	901.02

SCHEDULE OF REFERENCE MARKS

GR.	BEARING	DISTANCE	FROM	TO
A	107°44'30"	4.708	RH DR&W	FD
B	334°50'10"	6.715	RH DR&W	FD
C	79°23'35"	4.177	RH DR&W	FD
D	100°07'30"	4.44	RH DR&W	FD
E	250°25'54"	5.09	RH DR&W	FD
F	287°07'45"	4.46	RH DR&W	FD
G	238°28'07"	5.95	RH DR&W	FD
H	164°31'45"	11.102	RH DR&W	FD
J	5°45'	3.619	RH DR&W	FD
K	257°14'11"	4.154	RH DR&W	FD
L	282°00'11"	20.985	RH DR&W	FD
M	107°26'	4.231	RH DR&W	FD
AA	92°24'49"	4.44	RH DR&W	FD
BB	282°15'54"	4.142	RH DR&W	FD
BB	261°21'57"	16.417	RH DR&W	FD
CC	153°21'17"	5.289	RH DR&W	FD
CC	184°03'43"	15.609	RH DR&W	FD
DD	190°13'58"	4.806	RH DR&W	FD
DD	112°21'24"	20.429	RH DR&W	FD
EE	165°14'40"	4.804	RH DR&W	FD
EE	174°44'18"	16.121	RH DR&W	FD
FF	250°07'02"	4.979	RH DR&W	FD
FF	271°09'03"	12.742	RH DR&W	FD
GG	204°43'55"	4.504	RH DR&W	FD
GG	280°02'03"	12.592	RH DR&W	FD
HH	323°04'15"	6.564	RH DR&W	FD
HH	284°14'06"	13.643	RH DR&W	FD
HH	186°32'38"	4.697	RH DR&W	FD
JJ	179°51'17"	10.714	RH DR&W	FD
JJ	192°25'22"	4.321	RH DR&W	FD
KK	193°30'25"	10.588	RH DR&W	FD

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.

2 sheet(s)



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SUBDIVISION: ANTHEM CHAMPIONS DRIVE
 of Ventnor & Ridge, P.O. Box 4, Bathurst N.S.W. 2795
 DATE OF SURVEY: 14. 2022
 SURVEYORS REFERENCE: 2102/DPA (2021)
 201 (PARTIAL)

PLAN OF
 SUBDIVISION OF LOT 364 IN DP1212242

L.G.A. BATHURST REGIONAL
 Locality: KELSO & LAFFING WATERS
 Subdivision No.: 2022/24
 Lengths are in metres. Reduction Ratio 1:1000

Registered
 10/7/2022
 DP1

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