



SOLD

REGISTERED & READY TO BUILD

Be quick to secure this level block in Newport, surrounded by quality homes and close to all amenities.

On offer is an ideal North facing 350sqm block with a 12.5m frontage and a depth of 28m, registered, cleared and ready to build-on.

The Stockland Vision for Newport is to provide a place where the convenience of the city meets the water - an idyllic escape located with convenient access to Brisbane and far enough away to escape.

Stockland Newport have 'Nailed-it!' - Don't delay, email or call Mike for further information on how to secure your new homesite today.

0 BED | 0 BATH | 0 CAR

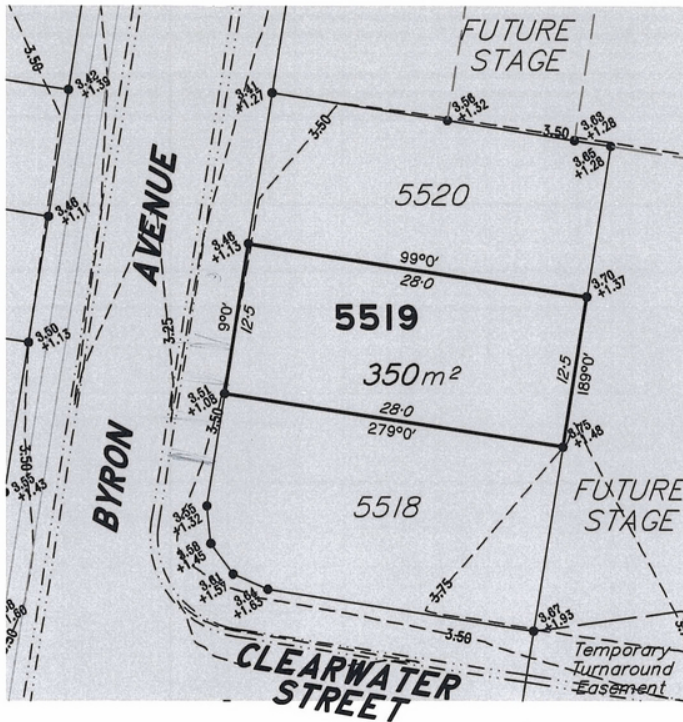
PRICE:
\$445,000

OPEN FOR INSPECTION:
N/A



Mike Smithers
0402221163
mikesmithers@atrealty.com.au
www.atrealty.com.au

STAGE D55a

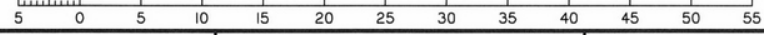


LEGEND

- 18 - Design Contours
- [Shaded Area] Area of Fill
- [+ -] Area of Cut
- 8.68 Allotment Level
- (-) -1.53 Depth of cut
- 7.97 Allotment Level
- (+) +0.66 Height of fill
- - - - - Batter/Bank
- [Wavy Line] Boulder Retaining Wall
- [Hatched Area] Concrete Sleeper Retaining Wall

1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
2. IT IS THE PURCHASER'S RESPONSIBILITY TO ARRANGE THEIR OWN INDEPENDENT GEOTECHNICAL TESTING ON A FILLED OR ANY ALLOTMENT TO DETERMINE FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION.
3. IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.
4. THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.
5. EARTHWORKS FILL ON THE SUBJECT ALLOTMENT WILL BE UNDERTAKEN AND COMPACTED IN ACCORDANCE WITH THE PROVISIONS OF AS3798-2007 TABLES 5.1 AND 8.1 UNDER LEVEL 1 SUPERVISION.
6. ROAD NAMES ARE SUBJECT TO APPROVAL BY COUNCIL.
7. FUTURE LOTS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S ABSOLUTE DISCRETION.

Scale 1:400 - Lengths are in Metres.



NOTE:
 The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.
 Contour Interval: 0.25 Metres.
 See draft plan SP306363 for more information.
 Refer to Marston Bay Regional Council Decision Notice for a Change Application DA/33286/2016/VCHG/2 dated 7 December 2018 for full details.
 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 5519 'NEWPORT ESTATE' LAND AT SPINNAKER BOULEVARD NEWPORT LOT 891 on SP306361
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd Licensed Surveyors Town Planners Development Consultants Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	9988DP-D55a.DWG
Issue	A
Date	06/07/2020 Ref 9988DP-5519

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.

