



Located off Holmes Street in Southern River

**\* See Page 2 for important**

Lot #	Street Name	M2	Frontage	Depth	Zoning	BAL	PRICE	Deposit Plan 427422
893	Newmerrie St	356	See Plan	See Plan	R25	12.5	395,000	Available
894 *	Kilkarn Way	640	Corner	See Plan	R25	12.5	685,000	Available
896	Kilkarn Way	375	15	25	R25	12.5	SOLD	SOLD
927	Kilkarn Way	431	Corner	29	R25	12.5	485,000	Available
926	Kilkarn Way	363	12.5	29	R25	12.5	435,000	Available
928*	Algerian Way	763	Corner	30	R25	12.5	790,000	Development Option 2
930	Algerian Way	540	18	30	R25	12.5	OFFERS	Available
948 *	Algerian Way	395	Corner	27.75	R25	12.5	450,000	Available
949*	Balfour Street	733	Corner	27.75	R25	12.5	770,000	Development Option 2
950	Kilkarn Way	347	12.5	27.75	R25	12.5	SOLD	SOLD
951	Balfour Street	500	18	27.75	R25	12.5	SOLD	SOLD
965*	Balfour Street	562	Corner	28.36	R25	12.5	590,000	Available

These four lot below are titled.

Lot #	Street Name	M2	Frontage	Depth	Zoning	BAL	PRICE	Deposit Plan 421863
872	Kilkarn Way	477	20.3	24.7	R40	19	525,000	Development Option x 2
873	Balfour Street	433	16.3	24.7	R40	19	480,000	SOLD
874	Newmerrie St	947	See Plan	See Plan	R40	12.5	Offers	Development Option x 3
939	Balfour Street	624	20.5	28.8	R40	19	680,000	Development Option 2



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Pre-Approval Purchasers – 30 Day Finance Approvals Only

Availability

and Prices current as of 26 October 2024, subject to change without notice.

Lots include Front Landscaping Package with Conditions.

Lots 965, 948 and 949 No Street Access to Holmes Road shown on DP 429127

Lot 928 and 894 Turning Easement required until Holmes Road Closure DP 429127

Lots 949 and 965 Subject to Quite House Design Notification

Restrictive Covenants Apply

BAL Apply

View [www.wegotland.com.au](http://www.wegotland.com.au) for Seven Oaks info.

**Disclaimer:** Prices, availability, and incentives are subject to change without notice. Whilst every care has been taken with the presentation of these particulars, which are believed to be correct, they are in no way warranted by the Selling Agent or the Seller in whole or in part and should not be constructed as forming part of any contract. Any intending buyers are advised to make enquiries, as they deem necessary, to satisfy themselves on all matters in this respect. The Seller accepts no responsibility for costs due to a higher BAL Rating



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