



38 Tussock, White Hills

	4	525	\$184,900
	5	525	\$184,900
	6	525	\$184,900
	7	525	\$184,900
	8	525	\$184,900
	9	525	\$184,900
	10	525	\$184,900
	11	525	\$184,900
	12	525	\$184,900
	13	525	\$184,900
	14	525	\$184,900
	15	525	\$184,900
	16	525	\$184,900
	17	525	\$184,900
	18	525	\$184,900
	19	525	\$184,900
	20	525	\$184,900
	21	525	\$184,900
	22	525	\$184,900
	23	525	\$184,900
	24	525	\$184,900
	25	525	\$184,900



the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee, his heirs, executors, administrators and transferees shall not at any time

A. On the burdened land or any part of parts thereof:

(a) build, construct or erect or cause or permit to be built, constructed or erected any building other than one private dwelling house (constructed of all new materials) having an area of not less than 150 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.

(b) build, construct or erect or cause or permit to be built, constructed or erected any garage and/or normal residential outbuilding having a height greater than 4 metres which together have a total aggregate floor area greater than 60 square metres provided that in calculating such total aggregate area of 60 square metres,

(i) The floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land shall be ignored and;

(ii) The floor area of any normal residential outbuilding with a floor area not exceeding 50 square metres shall be ignored.

and further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.

Botanica Green - perfectly positioned for families

- *Botanica Green is a new boutique residential estate
- *Offering an impressive list of lifestyle rich features
- *Set opposite the beautiful Botanical Gardens
- *Only 4.6 km from the Bendigo CBD
- *Positioned in one of Bendigo's most highly regarded locations
- *Close to schools, shops, health & sporting facilities
- *Walking and cycling trails nearby
- *Regional Park & Lake Weeroona at your doorstep

This block of land represents a fabulous opportunity for first home buyers to secure a great block of land and to take advantage of the first home owner grants of \$20,000 on new homes and the savings on stamp duty where contracts are signed after 1st July, 2017. Why not give us a call to ascertain how you could secure the block today and still receive the grants.

*Lot sizes from 525m2 to 795m2

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	SOLD
Property Type	residential
Property ID	180
Land Area	720 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

Epsom
74 Midland Highway Epsom VIC 3551
Australia
03 5448 3322

