



Lindenow South, Lot 13-41/31 Varney Drive

MOUNTAIN VIEW ESTATE - TITLED AND READY TO BUILD

LJ Hooker Bairnsdale are very excited to offer 22 superb acreage blocks in the highly anticipated release of stages 3 & 4 at Mountain View Estate, Lindenow South.

The blocks range in size from 4000 to 5529 square meters and all have stunning northerly views across farmland to the mountains beyond. With both level and gently sloping blocks available, there is one to suit your taste and build budget.

Close to the Lindenow South Recreation Reserve, local Primary School and the South Pines Golf Club, the blocks are well positioned for new families entering the community.

The blocks all have mains power and town water available, sealed road frontages and rural fencing.

Now titled and ready to build, this is your opportunity to secure your rural lifestyle block and begin planning your dream home.

Contact Kelly Quirke at LJ Hooker Bairnsdale for further information on this exceptional



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 4,000 m2

For Sale

\$245,000 - \$270,000

Contact

Kelly Quirke

0427 064 816

kquirke@ljhookerbairnsdale.com.au

Carly Hine

0418 307 288

chine@ljhookerbairnsdale.com.au

LJ Hooker Bairnsdale
(03) 5152 4172

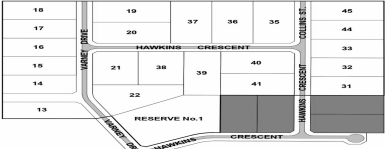
acreage estate.

More About this Property

Property ID	14AUFBF
Property Type	Residential
Land Area	4000 m2

Kelly Quirke 0427 064 816
Sales Consultant | kquirke@ljhookerbairnsdale.com.au
Carly Hine 0418 307 288
Sales Consultant / Licensed Estate Agent | chine@ljhookerbairnsdale.com.au

LJ Hooker Bairnsdale (03) 5152 4172
195 Main Street, BAIRNSDALE VIC 3875
bairnsdale.ljhooker.com.au | bairnsdale@ljhookerbairnsdale.com.au



RESTRICTIVE COVENANTS
If the land sold subject to the following restrictive covenant to be created upon transfer to the purchaser: -
The transferees for themselves and their successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and or each part thereof DO HEREBY COVENANT with the transferees their successor and transferees the registered proprietor or proprietors for the time being of the land comprised in the said plan of subdivision No PS 704088173 and each and every part thereof (other than the land hereby transferred) that we shall not: -
(a) at any time allow any main building erected upon the said land to be used for other than residential purposes;
(b) at any time erect or cause or suffer to be erected upon the said land any building structure or fence constructed wholly or partly of second hand materials;
(c) at any time erect or cause or suffer to be erected upon the said land any relocated building;
(d) at any time erect or cause or suffer to be erected upon the said land more than one main building being a dwelling with the usual outbuildings;
(e) at any time allow further subdivision of this allotment. This prohibition shall not apply to Lot 34 on the said land;
(f) at any time erect or cause or suffer to be erected upon the said land any outbuildings forward of the front building line of the dwelling;
(g) at any time erect or cause to suffer to be erected up the said lot one dwelling house having a minimum living floor area of 176.5 square meters (excluding porches, verandahs and garages) and having less than 50% of the wall area constructed of one of the following materials: brick, brick veneer, masonry or stone;
(h) at any time erect or cause to suffer to be erected up the said lot any outbuilding external walls constructed of material other than - brick, masonry, stone or colourbond iron;
(i) at any time erect or cause to suffer to be erected up the said lot a dwelling house or part thereof with exposed stumps;
(j) at any time erect or cause to suffer to be erected up the said lot any boundary fence of any type other than rural farm fencing; internal fencing may be erected of new materials using brick, masonry, stone or colourbond iron or as approved by the developer.

MOUNTAIN VIEW ESTATE, LINDENOW SOUTH

Street Address	Lot #	Size	Price
27 Varney Drive	13	4140 m2	SOLD
28 Varney Drive	14	4000 m2	\$245,000
33 Varney Drive	15	4000 m2	\$260,000
37 Varney Drive	16	4000 m2	SOLD
41 Varney Drive	17	4000 m2	\$245,000
45 Varney Drive	18	4000 m2	\$245,000
44 Varney Drive	19	4709m2	SOLD
48 Hawkins Crescent	20	4774 m2	SOLD
30 Varney Drive	21	4425 m2	\$260,000
26 Varney Drive	22	5529 m2	\$370,000
36 Hawkins Crescent	31	4025 m2	\$250,000
40 Hawkins Crescent	32	4015 m2	SOLD
42 Hawkins Crescent	33	4009 m2	\$250,000
70 Collins Street	35	5118 m2	Not For Sale
44 Hawkins Crescent	36	5084 m2	SOLD
46 Hawkins Crescent	37	5084 m2	SOLD
47 Hawkins Crescent	38	4452 m2	\$250,000
43 Hawkins Crescent	39	4702 m2	\$255,000
39 Hawkins Crescent	40	4739 m2	SOLD
35 Hawkins Crescent	41	4680 m2	\$255,000
73 Collins Street	44	4069m2	\$250,000
71 Collins Street	45	4088 m2	\$250,000



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Bairnsdale
(03) 5152 4172