

# Evely

BAYSWATER

## PRICE LIST

EVELY BAYSWATER								
CURRENT AT		22 April 2024						
Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 1 Kenmure Avenue	315m <sup>2</sup>	8.5m	38m	TITLED	LOW	Available	\$438,000	R25
Lot 5 Ingles Place	349m <sup>2</sup>	9m	38.75m	TITLED	LOW	Available	\$470,000	R25
Lot 7 Ingles Place	349m <sup>2</sup>	9m	38.75m	TITLED	LOW	Available	\$470,000	R25
Lot 10 Ingles Place	539m <sup>2</sup>	10.46m	52.5m	TITLED	LOW	Available	\$805,000	R25



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**BUILDER  
PORTAL**  
FOR LOT PLANS  
+ other info



**SOIL TYPE  
+ FOOTINGS**  
- Soil type S class  
- Footings TBC



Colorbond  
**FENCING  
+ FRONT**  
landscaping  
package



**LAND  
DEPOSITS**  
OF \$5000



**SOAKWELLS**  
REQUIRED



**RIVER**  
fronting  
estate



**16mins**  
to CBD



**400m**  
to boat ramp



**30+**  
schools and  
childcare centres  
nearby



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[evelybayswater.com.au](http://evelybayswater.com.au)

\*DISCLAIMER - Site Class: The rating on class/footings in this Price List applies only if the Buyer is building a single-storey full masonry residential construction, based on AS2870 (2011), and gets their site classification report from Structure Consulting Engineers. If the Buyer is constructing a different type of residence or uses a different consulting engineer for the report, the Seller is not responsible for the information. General. While we aim for information accuracy, it is not guaranteed by the selling agent. Prospective buyers are advised to verify all details and not view this as a contractual commitment. All measurements are subject to survey. Full retail prices are as shown. Promotional prices do not include incentives like land rebates or builder incentives. Rebates are specific to certain lots and are paid at settlement. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

parcel.

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## STAGE PLAN



Preliminary

SWAN RIVER

Release 1
  Release 2
  Potential Future Residential Development by Others

**LEGEND**

- |                                  |                          |                                     |                |                          |
|----------------------------------|--------------------------|-------------------------------------|----------------|--------------------------|
| Sewer Housing Connection/Manhole | Proposed Garage Location | Subsoil Drainage & Inspection Shaft | Red Asphalt    | Uni Pillar & Connection  |
| Drainage Grate                   | Water Connection         | Stormwater pit & connection         | Brick Paving   | Mini Pillar & Connection |
| Drainage Manhole                 | Deferred Water Service   | Lot Level                           | Retaining Wall | Transformer Site         |
| NBN Connection                   | NBN Easement             | Future Crossovers by others         | Bin Pads       | Street Light             |
|                                  |                          |                                     | Road Level     | Contours                 |

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\*DISCLAIMER- Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. The particulars of this plan are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Trees are indicative only. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.