



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## Table of Contents

---

- Property Description
- Property Photo Gallery
- Location Map
- Section 32 / Vendor Statement
- Contract of Sale
- Restrictive Covenants
- Plan of Subdivision
- Engineering Plans
- Soil Test Reports
- BAL Report
- Planning Permit
- Statement Of Information
- Your Agent



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

matt@tsfn.com.au



The Perch, White Hills

## Property Description

### The Perch Estate



Build your dream home with space for a pool, shed, or even a tennis court! Nearly half an acre the largest allotment in 'The Perch' subdivision within close proximity to primary schools, Weeroona College and White Hills Botanical Gardens.

- All services available
- Sensible covenants to protect your investment
- BAL 12.5

Lot 1.....	954m <sup>2</sup> .....	\$149,000**
Lot 3.....	874m <sup>2</sup> .....	\$149,000**
Lot 4.....	846m <sup>2</sup> .....	\$149,000**
Lot 7.....	834m <sup>2</sup> .....	\$123,000**
Lot 8.....	873m <sup>2</sup> .....	\$120,000
Lot 11.....	581m <sup>2</sup> .....	\$143,000
Lot 17.....	922m <sup>2</sup> .....	\$164,000 HOLD
Lot 18.....	591m <sup>2</sup> .....	\$149,000
Lot 19.....	591m <sup>2</sup> .....	\$149,000
Lot 20.....	591m <sup>2</sup> .....	\$149,000
Lot 21.....	632m <sup>2</sup> .....	\$154,000

\$15,000 off any remaining allotment in Stage 1\*\*

Terms: \$15,000 reduction off original list price. Applies to unsold Stage 1 lots only. Only applicable to contracts exchanged between 26th November 2018 & 31st December 2018

Disclaimer: Whilst every care has been taken in producing the above information, no warranty is given or implied as to the accuracy. Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect - Due Diligence. The property is subject to prior sale or withdrawal.



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

matt@tsfn.com.au



The Perch, White Hills

## Property Photo Gallery



Swipe image sideways



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

matt@tsfn.com.au



The Perch, White Hills

## Location Map





**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## Section 32 / Vendor Statement

---

Vendor Statement

Contract of Sale Lots 8 & 11



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

# Contract of Sale

---

Contract of Sale



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

# Restrictive Covenants

---

Restrictive Covenants





**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## Plan of Subdivision

---

[Plan of Subdivision Stage 1](#)

[Plan of Subdivision Stage 2](#)

[Plan of Subdivision Stage 3](#)



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## Engineering Plans

---

[Engineering Plans Stage 1](#)

[Engineering Plans Stage 2](#)

[Engineering Plans - Stage 3](#)



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## Soil Test Reports

---

Soil Test Lot 1

Soil Test Lot 4

Soil Test Lot 7

Soil Test Lot 8

Soil Test Lot 9

Soil Test Lot 10

Soil Test Lot 11

Soil Test Lot 12

Soil Test Lot 13

Soil Test Lot 15

Soil Test Lot 16

Soil Test Lot 17

Soil Test Lot 18

Soil Test Lot 19

Soil Test Lot 20

Soil Test Lot 21



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## BAL Report

---

BAL Lot 6

BAL Lot 8

BAL Lot 9

BAL Lot 10

BAL Lot 11

BAL Lot 12

BAL Lot 13

BAL Lot 15

BAL Lot 16



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

# Planning Permit

---

Planning Permit

Amended Plan



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

# Statement Of Information

---

Statement of Information



**first  
national**  
REAL ESTATE

Tweed Sutherland

Matt Leonard

0418 502 633

03 5440 9500

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)



The Perch, White Hills

## Your Agent

---

Thanks for viewing this property ebook for 69-71 Kennewell Street, WHITE HILLS. If you have any questions please give me a call.

Regards,



Matt Leonard

0418 502 633

[matt@tsfn.com.au](mailto:matt@tsfn.com.au)