



CABERNET ESTATE

V I V E A S H

A Taste of the Swan Valley

Imagine living amongst 80 delectable restaurants, numerous boutique breweries, award winning wineries, and one of Australia's most prestigious golf courses. Envisage purchasing locally grown, vibrant fresh produce, locally made chocolate and dairy foods to accompany a variety of exceptional wines the Swan Valley region has to offer.

This unique lifestyle is Cabernet Estate, situated inside the 32km picturesque Swan Valley Tourist Drive loop, only 25 minutes from Perth. The thriving, cosmopolitan City of Midland is only a short stroll away offering high speed rail access to Perth in less than 20 minutes as well as large air conditioned shopping centres, sidewalk shopping, cafés and all the commerce and medical facilities you would expect of a major commercial centre.

Families with school aged children will benefit from Cabernet Estate's short walk or cycle to Guildford Grammar Primary and Secondary Schools, Governor Stirling High School, La Salle College, Woodbridge Primary School and St Brigid's Primary School.

Land Description

Cabernet Estate comprises 43 lots ranging in size from 375m² – 654m² with an average size of 471m² and an average width of 16m. All lots offer a northerly aspect, some with elevated views over Blackadder Creek through to the tree line of the Swan River.

All lots have been given a Class 'S' site classification in accordance with AS2870-1996 by Coffey Geosciences Pty Ltd. Lots 1,2,4-7,12-21 and 42-43 require filling and possibly retaining to ensure the Finished Floor Level (FFL) of the habitable portion of the building is constructed at or above 7.08m AHD.

Title Particulars

The lots are referred to as Lots 1-43 on Deposited Plan 48256. Certificates of title for each lot have been issued.

Disclaimer: The particulars contained herein were for the sole purpose of the invitation to sell and do not form any part of any agreement. Any information regarding the property which had or may in the future be made available to prospective purchasers has or will be supplied on the clear understanding that although care has been taken with its preparation, no responsibility is accepted by the vendor, Lloyd Collins Property Consultants, or any person employed or engaged by them for the security or completeness of such information and prospective purchasers are advised to make their own enquiries and to satisfy themselves in all respects. Lloyd Collins & Associates Pty Ltd. ABN 69 009 288 3400 (licensee) trading as Lloyd Collins Property Consultants.

Planning and Building

All lots fall within the planning control of the Midland Redevelopment Authority ("MRA"). Under the Midland Redevelopment Scheme all lots fall within the Woodbridge Precinct with development assessed consistent with a R60 zoning under the Residential Design Codes.

There are no developer restrictions on a buyer attempting to amalgamate or subdivide any lots by freehold or strata title. However, it is essential prospective buyers ensure their proposed development meets the MRA's and Western Australian Planning Commission's approval.

There are also no developer imposed building covenants or time restrictions on when you have to build.

An information sheet has been prepared by the City of Swan, MRA and Lloyd Collins Property Consultants to assist all prospective buyers with general planning and building information. Copies are available upon request from the selling agent.

Services

Scheme water, sewerage, gas, electricity and telephone are available for connection to each lot.

Consultants

Lloyd Collins Property Consultants and the developer wish to thank the following principal consultants who assisted in the development of Cabernet Estate.

Engineering	McDowall Affleck Pty Ltd
Planning & Surveying	Statewest Surveying & Planning(WA) Pty Ltd
Landscaping	Thompson Partners Landscape Architecture

**LLOYD
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