



LANFRANCHI
DEVELOPMENTS

Pioneer Rise - Price Listing

Available Rural Living Lots for Purchase – Pioneer Drive & Stan Drive,
Jindera NSW

Stages Available: 3

Large lots ranging from 2,001m² to 2,452m²

For Enquiries Contact John Lanfranchi

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Stage Three

Lot Number	Street Name	Size (m ²)	Price (\$)	Fencing	Status	Titles
310	Stan Drive	2001	\$340,000	Colourbond		
311	Access Road 1	2001	\$340,000	Colourbond	On Hold	
312	Access Road 1	2003	\$340,000	CB/Rural		
313	Access Road 1	2003	\$340,000	CB/Rural	On Hold	
314	Access Road 1	2003	\$340,000	CB/Rural	On Hold	
315	Access Road 1	2004	\$340,000	CB/Rural		
316	Access Road 1	2025	\$340,000	Colourbond	On Hold	
317	Stan Drive	2058	\$340,000	Colourbond	On Hold	
318	Stan Drive	2015	\$340,000	Colourbond		
319	Access Road 2	2452	\$365,000	Colourbond	On Hold	
320	Access Road 2	2148	\$360,000	Colourbond		
321	Stan Drive	2074	\$340,000	Colourbond		
322	Stan Drive	2010	\$340,000	Colourbond	On Hold	
323	Stan Drive	2910	Not for Sale		Drainage Reserve	

Under Construction

Fully Serviced Lots: Underground power, telecommunications, natural gas, town water supply and town sewage connection point, concrete kerb/gutter to all streets and courts, footpaths all the way into town.

Fencing: Colourbond (CB) fencing "Dune" colour is to be used on boundary fencing. The exception being the rear boundary fencing that currently adjoins property outside the estate will remain as rural fencing. Affected lots are 312-315.

SHORT LINES			
LINE	BEARING	DISTANCE	RAD
1	294°34'20"	7.485	14
2	288°14'20"	10.415	14
3	254°01'20"	6.005	14
4	215°21'20"	12.395	14
5	162°48'	12.385	14
6	124°11'	6.015	14
7	89°54'20"	10.415	14
8	83°34'20"	14.445	14
9	27°52'	3.615	180
10	244°1'	16.395	180
11	114°24'20"	7.485	14
12	123°23'40"	3.175	14
13	62°56'	22.635	14
14	356°19'	6.14	14
15	295°46'20"	20.765	14
16	263°24'20"	7.485	14
17	10°45'40"	10.62	180

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DP1064969

WARNING

THIS IS A PHOTOGRAPH OF AN UNREGISTERED PLAN. THIS PLAN WAS PREPARED TO BE CERTIFIED BY THE LOCAL MUNICIPAL AUTHORITY AND TO BE REGISTERED BY THE REGISTRAR OF TITLES AS ALTERATIONS BEYOND THE CONTROL OF THE LOCAL MUNICIPAL AUTHORITY. THE REGISTRAR OF TITLES IS NOT RESPONSIBLE FOR THE REGISTRATION OF TITLES WHEN THE ORIGINAL IS FINALLY PRESENTED FOR REGISTRATION. PREVIOUS AUSTRALIA PTY LTD CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWEVER ARISING, TO ANY PERSON OR CORPORATION, WHO MAY RELY ON THIS PLAN FOR ANY PURPOSE. THE ORIGINAL OF THIS PLAN MUST BE PRESENTED TO THE REGISTRAR OF TITLES PRIOR TO THE REGISTRATION OF SUCH PLAN. THIS NOTE, WHICH IS AN INTEGRAL PART OF THIS PLAN, PRIOR TO REGISTRATION.

- EXISTING EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATIONS 4.2 WIDE VIDE DP1292447
- EASEMENT TO DRAIN SEWAGE 3 WIDE
- EASEMENT TO DRAIN WATER 12 WIDE AND VARIABLE WIDTH

Table of mm

Surveyor RICHARD MUTALE	PLAN OF SUBDIVISION OF LOT 304 DP1292447	LGA GREATER HUME	Registered
Date Of Survey FEBRUARY 2022		Locality JINDERA	
Surveyor's Reference 16623.516.3A		Subdivision No. 800	
		Reaction Ratio 1: 800	
			DP

