Price list

Ambia
SOUTHERN RIVER

Ambia

Lot No.	Stage	Street Name	Area (m²)	Frontage (m)	Titles	Price ($)	Notes
380	8	Gentle Street	462	12.5	Titled	$499,000 #	

Price includes front yard landscaping, side & rear fencing, NBN connection and access to utility services including gas.
Prices shown are inclusive of GST and subject to change without notice.

BAL rating applies
* Quiet House Design requirement

Resale lots are excluded from any promotion or incentive Satterley may offer from time to time

Written finance pre-approval from a finance broker or financial institution is required prior to purchase. A $3,000 deposit is required at time of signing an Offer & Acceptance.

For more information, email ambia@satterley.com.au or call: 0460 299 989

Stage 8 (i)

Ambia
SOUTHERN RIVER

PRELIMINARY

Streets / Roads
- COMPOSURE WAY
- COMPOSURE
- ATMOSPHERE
- GENTLE STREET
- LOOP
- MATISON STREET
- WAY

Lots (numbers and areas)

- 340 — 308 m²
- 341 — 375 m²
- 342 — 450 m²
- 343 — 375 m²
- 344 — 375 m²
- 345 — 375 m²
- 346 — 315 m²
- 347 — 410 m²
- 348 — 321 m²
- 349 — 457 m²
- 350 — 335 m²
- 365 — 317 m²
- 366 — 348 m²
- 367 — 345 m²
- 368 — 263 m²
- 369 — 188 m²
- 370 — 188 m²
- 371 — 313 m²
- 372 — 290 m²
- 373 — 263 m²
- 374 — 188 m²
- 375 — 188 m²
- 376 — 308 m²
- 377 — 300 m²
- 378 — 295 m²
- 379 — 375 m²
- 380 — 462 m²
- 381 — 375 m²
- 382 — 315 m²
- 390 — 524 m²
- 391 — 392 m²
- 392 — 490 m²
- 393 — 451 m²
- 394 — 313 m²
- 395 — 335 m²
- 396 — 375 m²
- 397 — 375 m²
- 398 — 375 m²
- 399 — 295 m²
- 400 — 300 m²
- 401 — 488 m²
- 402 — 538 m²
- 403 — 522 m²
- 404 — 623 m²

Legend
- Stage 8 (R25 Lots)
- Stage 8 (R30 Lots)
- Stage 8 (R40 Lots)
- Stage 8 (R50 Lots)
- Previous Release
- Future Residential
- * Lots Subject to Bushfire Management Plan
- Retaining Wall
- Future Road
- Footpath
- 23.00 Road Levels
- 22.90 Lot Levels
- Drainage Grate
- Side Entry Pit
- Drainage Manhole
- H Water Hydrant
- Water Valve
- Western Power Housing Connection
- Street Lights
- Western Power Padmount Site
- Garage Location
- Sewer Housing Connection/Manhole
- NBN House Connection
- Access Restriction

All Dimensions and Areas are subject to survey. The particulars on this brochure 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. Some services may not be shown, as engineering and cadastral design is still to be finalised. Trees are indicative only.

LWP

Stage 8 (ii)

Ambia
SOUTHERN RIVER

ATMOSPHERE LOOP

22.25

22.60

COMPOSURE WAY

22.00

22.25

22.25

22.50

ATMOSPHERE

22.50

LOOP

22.75

325
22.75
450m²

30

15

30

324
22.75
718m²

32.24

AMBIENT APPROACH

22.60

15

11.42

8.5

28.98

MATISON STREET

22.20

22.20

22.20

N

PRELIMINARY

Legend		
Stage 8 (R25 Lots)	Retaining Wall	Drainage Grate
Stage 8 (R30 Lots)	Future Road	Side Entry Pit
Stage 8 (R40 Lots)	Footpath	Drainage Manhole
Stage 8 (R50 Lots)	Road Levels 23.00	Water Hydrant H
Previous Release	Lot Levels 22.90	Water Valve
Future Residential		
Lots Subject to Bushfire Management Plan		

Western Power Housing Connection	Sewer Housing Connection/Manhole
Street Lights	NBN House Connection
Western Power Padmount Site	Access Restriction
Garage Location	

LWP