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## Introduction

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My name is Mark Dwyer from First National Bathurst.

I'm happy to be able to provide you with more information and photos for Lot 20 - 115, Sunnybright Estate Stage A, Kelso NSW 2795.

To navigate your way through this document, simply click the relevant headings on the left hand side.

If you require any further information about this property, do not hesitate to contact me at anytime on my mobile 0498 003 774.

## The Property

### WELCOME TO SUNNYBRIGHT ESTATE

Lot 20 - 115, Sunnybright Estate Stage - A, Kelso NSW 2795 - Residential Land Sale

\$140,000 to \$255,000



Set in a desired location with elevated views over Bathurst, Sunnybright is the perfect land release to build your dream home!! Sunnybright is one of Bathurst's newest residential land releases situated off Limekilns Rd. With land starting from \$140,000 through to \$255,000 and sizes ranging from 550sqm through to 1740sqm, Sunnybright offers the ideal opportunity to invest in land or build your forever home. There is also the potential for further development opportunities on some blocks (STCA).

Please call Mark Dwyer to secure your perfect land today!! 0498 003 774

## Photo Gallery





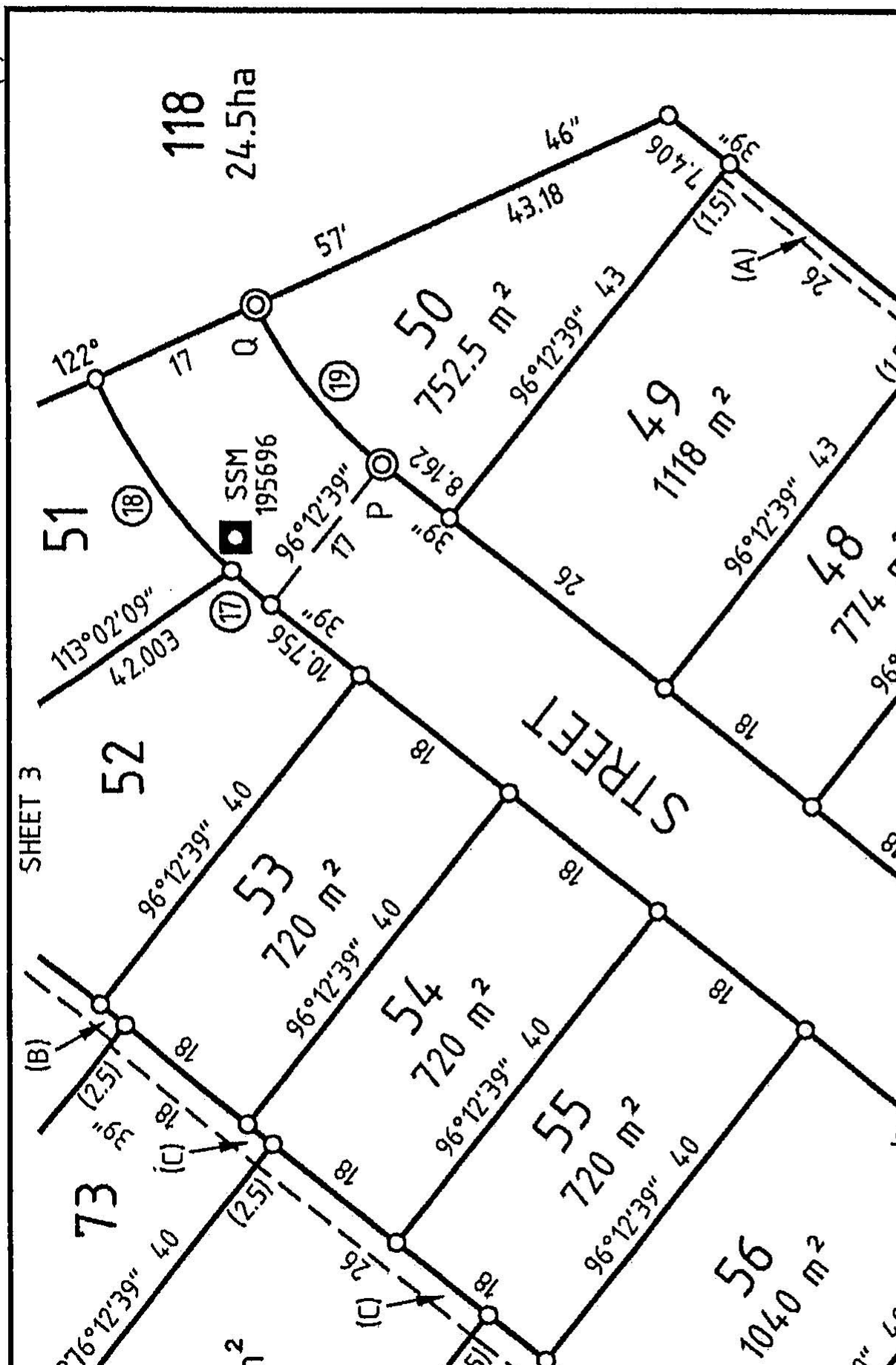
## Lot Details (Prices and Sizes)

LOT DETAILS

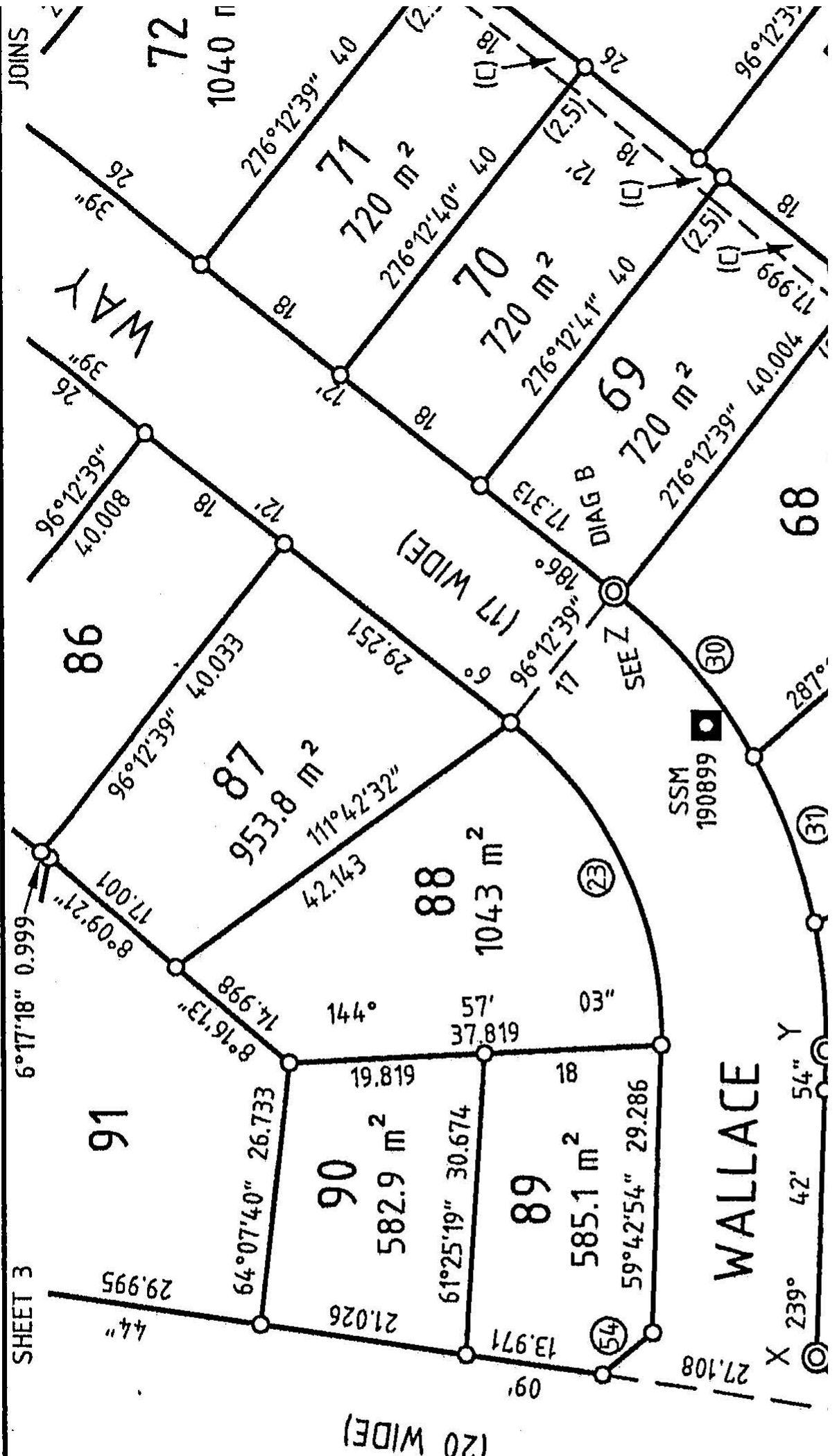
Lot Number	Lot Size m2	Lot Price	Lot Number	Lot Size m2	Lot Price	Lot Number	Lot Size
20	1001 <sup>^</sup>	SOLD	52	871	\$180,000	84	720
21	1015	SOLD	53	720	\$170,000	85	1040*
22	1025	\$210,000	54	720	\$170,000	86	720
23	1053	ON HOLD	55	720	\$170,000	87	953
24	1012	\$210,000	56	1040*	\$240,000	88	1043
25	1006	\$210,000	57	720	\$170,000	89	585
26	1022	\$210,000	58	720	\$170,000	90	582
27	1049	\$210,000	59	941	\$190,000	91	1010
28	1008	\$210,000	60	903	\$190,000	92	1187
29	1080	SOLD	61	1147	\$210,000	93	682
30	1048	\$210,000	62	1105*	\$240,000	94	888
31	1054	SOLD	63	616	\$160,000	95	910
32	1036	\$210,000	64	689	SOLD	96	674
33	1027	\$210,000	65	657	ON HOLD	97	550
34	1044	\$210,000	66	1022*	\$240,000	98	550
35	1041*	\$240,000	67	1203	SOLD	99	798
36	550	\$145,000	68	1056*	\$240,000	100	782
37	550	\$145,000	69	720	SOLD	101	798
38	680	\$155,000	70	720	SOLD	102	1089
39	590	SOLD	71	720	SOLD	103	926
40	798	\$170,000	72	1040*	\$240,000	104	855
41	1317	\$235,000	73	720	SOLD	105	745
42	1741	SOLD	74	720	\$170,000	106	550
43	774	\$170,000	75	720	SOLD	107	550
44	774	\$170,000	76	1128*	\$240,000	108	550
45	1118*	\$240,000	77	938 <sup>^</sup>	\$165,000	109	550
46	774	\$170,000	78	766	\$170,000	110	925
47	SOLD	\$170,000	79	1098	\$210,000	111	1000
48	774	\$170,000	80	1096	SOLD	112	1017
49	1118*	\$240,000	81	1040*	\$240,000	113	1085
50	752	\$170,000	82	720	SOLD	114	1021
51	1106*	\$240,000	83	720	SOLD	115	993

\* Dual Serviced Lots

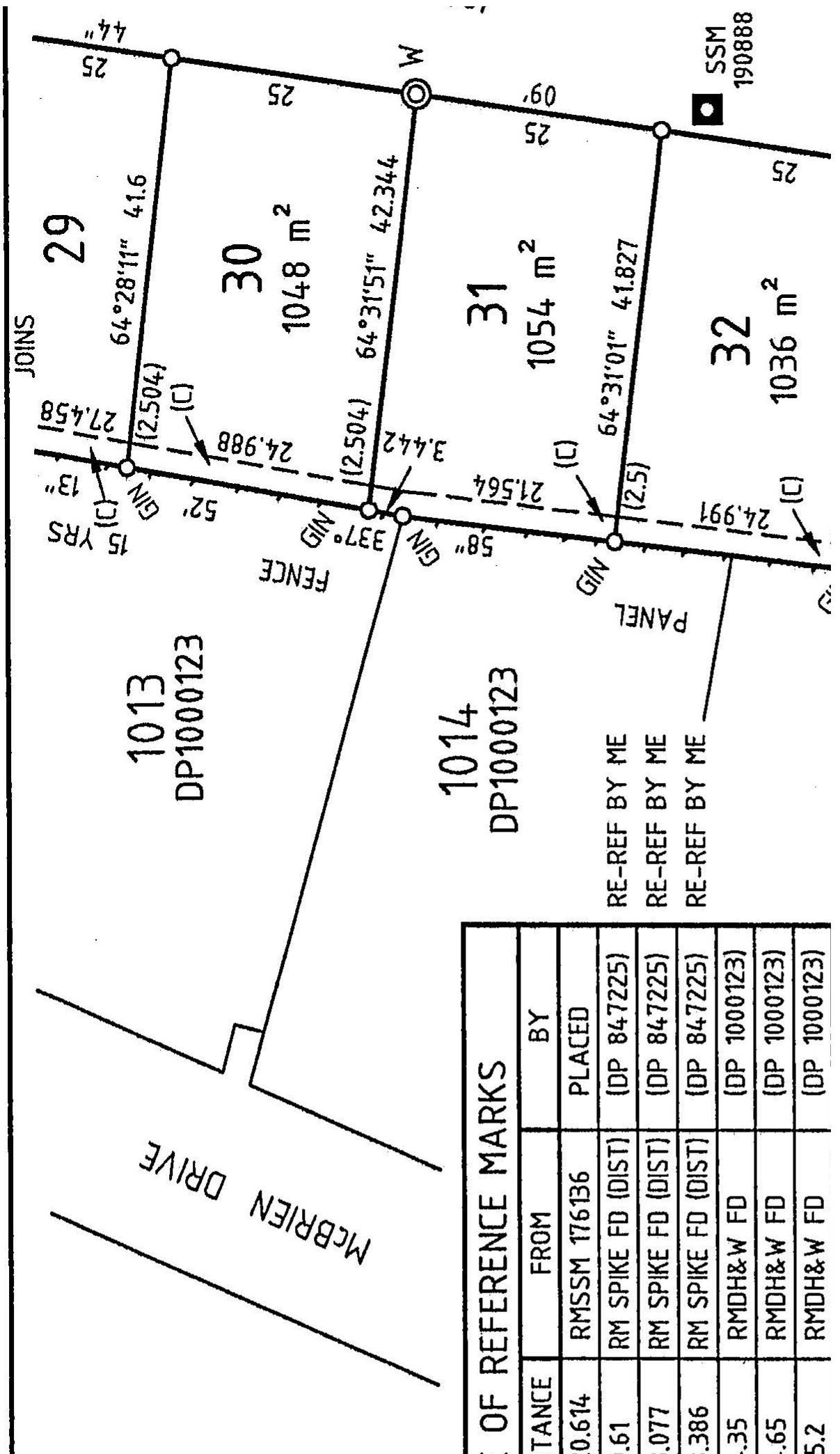
<sup>^</sup> Power Transformer



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

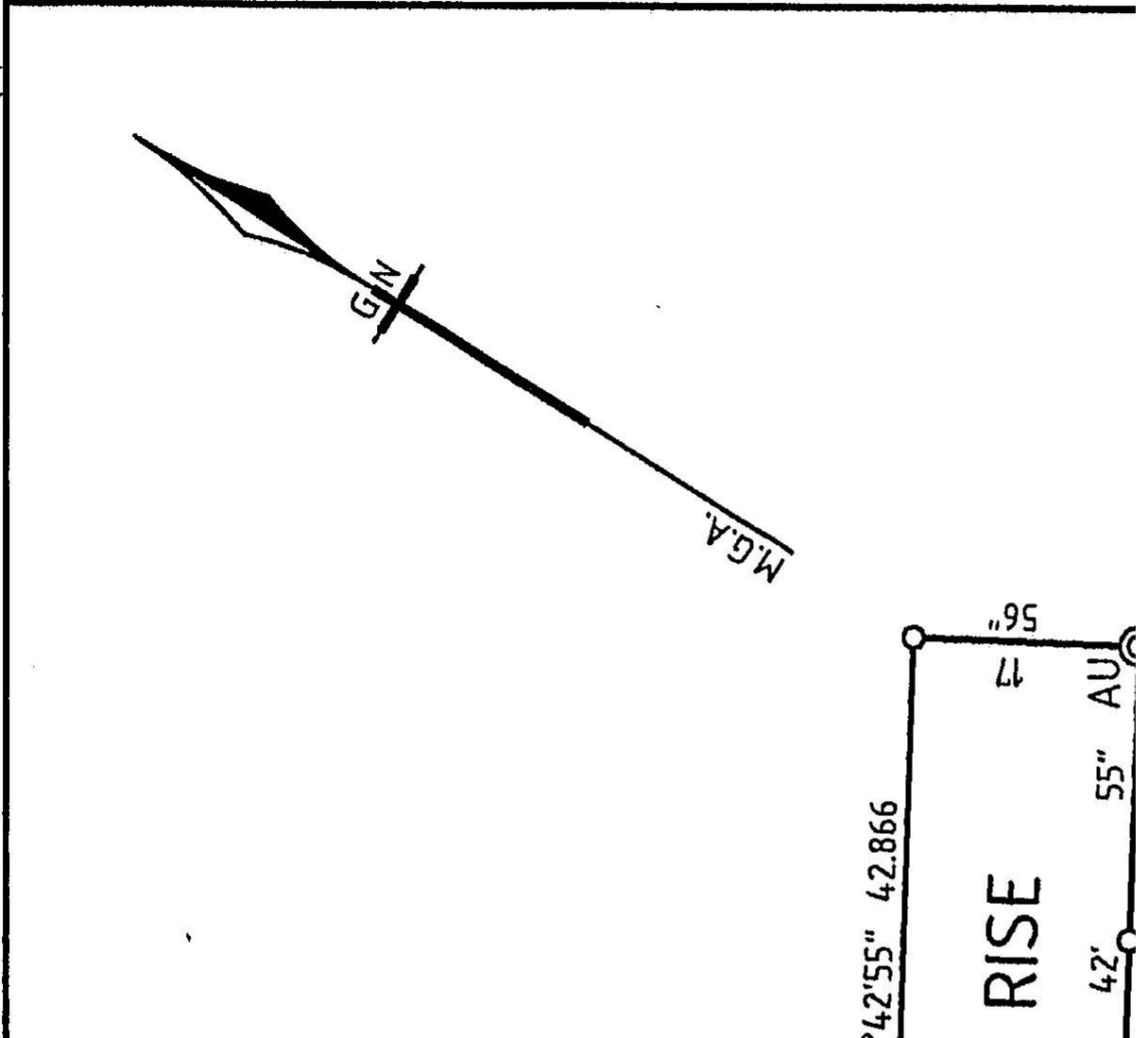






LIST OF REFERENCE MARKS		
STANCE	FROM	BY
20.614	RMSSM 176136	PLACED
0.61	RM SPIKE FD (DIST)	(DP 847225)
3.077	RM SPIKE FD (DIST)	(DP 847225)
3.386	RM SPIKE FD (DIST)	(DP 847225)
4.35	RMDH&W FD	(DP 1000123)
4.65	RMDH&W FD	(DP 1000123)
15.2	RMDH&W FD	(DP 1000123)

Sheet 3 of 3 sheet(s)



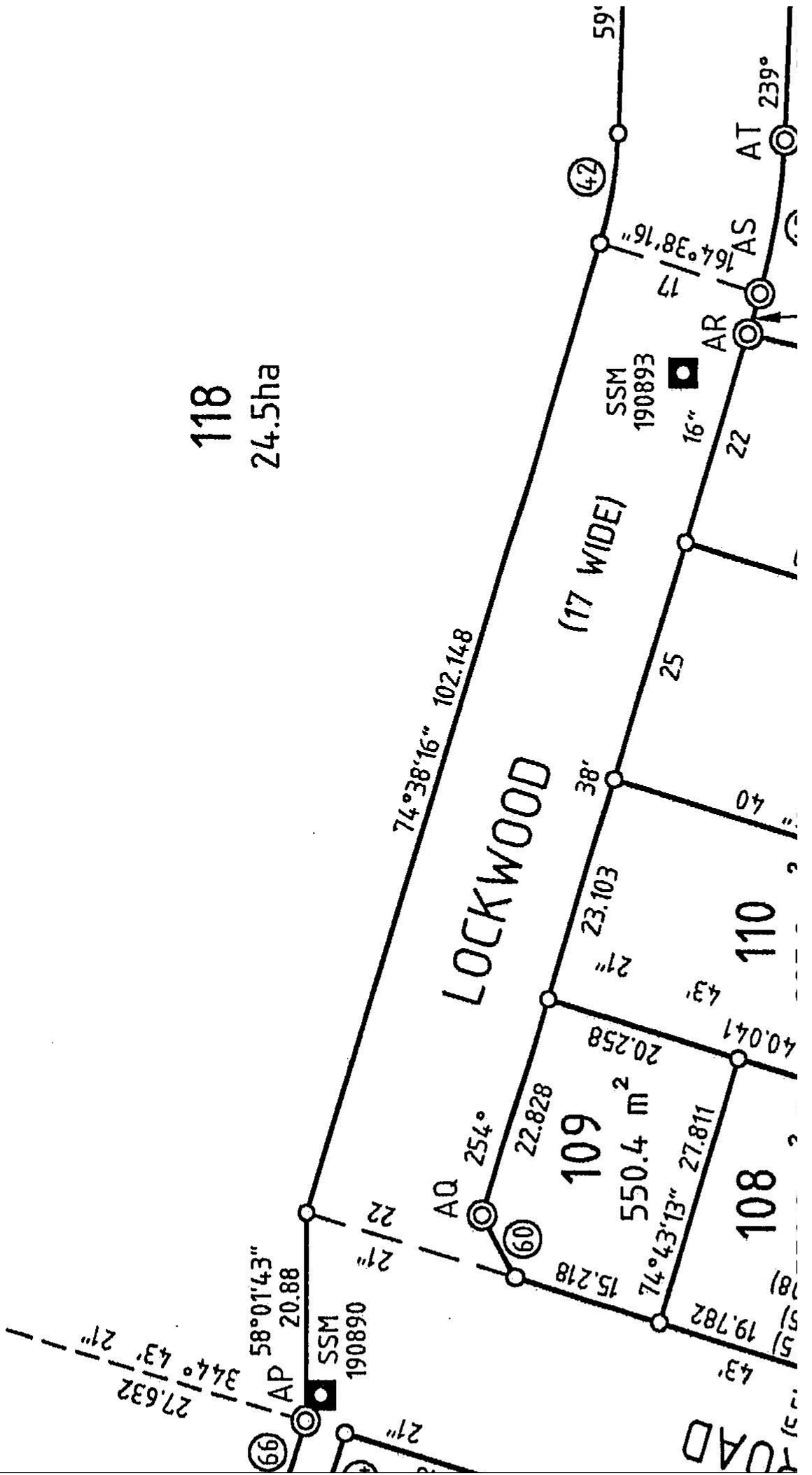
PLAN FORM 2 (A2)

SCHEDULE		
COR.	BEARING	DI
F	294°47'41"	
G	330°40'49"	
H	265°54'48"	
HA	222°30'23"	
I	331°09'44"	
J	57°47'28"	
	57°47'28"	

IG WILL LEAD TO REJECTION

SHEET 1

118  
24.5ha



WARNING: CREASING OR FOLDIN

JOINS

NOTE:

REFERENCE MARK CONNECTION FROM A SSM TO A CORNER IS EQUIVALENT TO A SCIMS MARK CONNECTION TO THE SAME CORNER

2012  
DP1049561

2011  
DP1049561

CORNER NOT MARKED (NO ACCESS)



PLAN FORM 2 (A2)

SCHEDULE OF REFERENCE MARKS

COR.	BEARING	DISTANCE	FROM	BY
Q	92°25'39"	4.856	RMDH&W	PLACED
	116°00'25"	12.696	RMDH&W	PLACED
AA	104°59'20"	4.285	RMDH&W	PLACED
	71°43'23"	13.914	RMDH&W	PLACED
AB	150°15'53"	17.797	RMSSM 195697	PLACED
AC	134°05'07"	4.167	RMDH&W	PLACED
	133°09'34"	12.665	RMDH&W	PLACED
AD	235°09'14"	4.402	RMDH&W	PLACED
	245°37'22"	15.496	RMDH&W	PLACED
AE	246°19'32"	4.349	RMDH&W	PLACED
	247°49'18"	15.528	RMDH&W	PLACED
AF	208°43'04"	1.585	RMDH&W	PLACED
	323°21'04"	14.279	RMDH&W	PLACED
AG	263°59'16"	15.912	RMDH&W	PLACED
	291°29'27"	5.925	RMSSM 190892	PLACED
AH	311°38'37"	5.164	RMDH&W	PLACED
	109°58'07"	11.485	RMDH&W	PLACED
AI	210°11'33"	1.303	RMDH&W	PLACED

## Google Map - Property Location Map



## Property Features Key features of the property

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### POSITIONING & PROSPECT

1. Short Distance to Bathurst CBD (4kms approx).
2. Elevated Views to Mount Panorama and Bathurst CBD
3. Booming Development Prescient with Potential for further development opportunities on some blocks (STCA)
4. Within walking distance to Kelso Primary School (4mins)
5. Fully Serviced and Registered Lots
6. Sought after location
7. Block sizes from 550m<sup>2</sup> to 1740m<sup>2</sup>
8. Ready to Build

## Contract

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[Contract](#)



## Aerial Map



## Contact Us

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### Contact Info

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