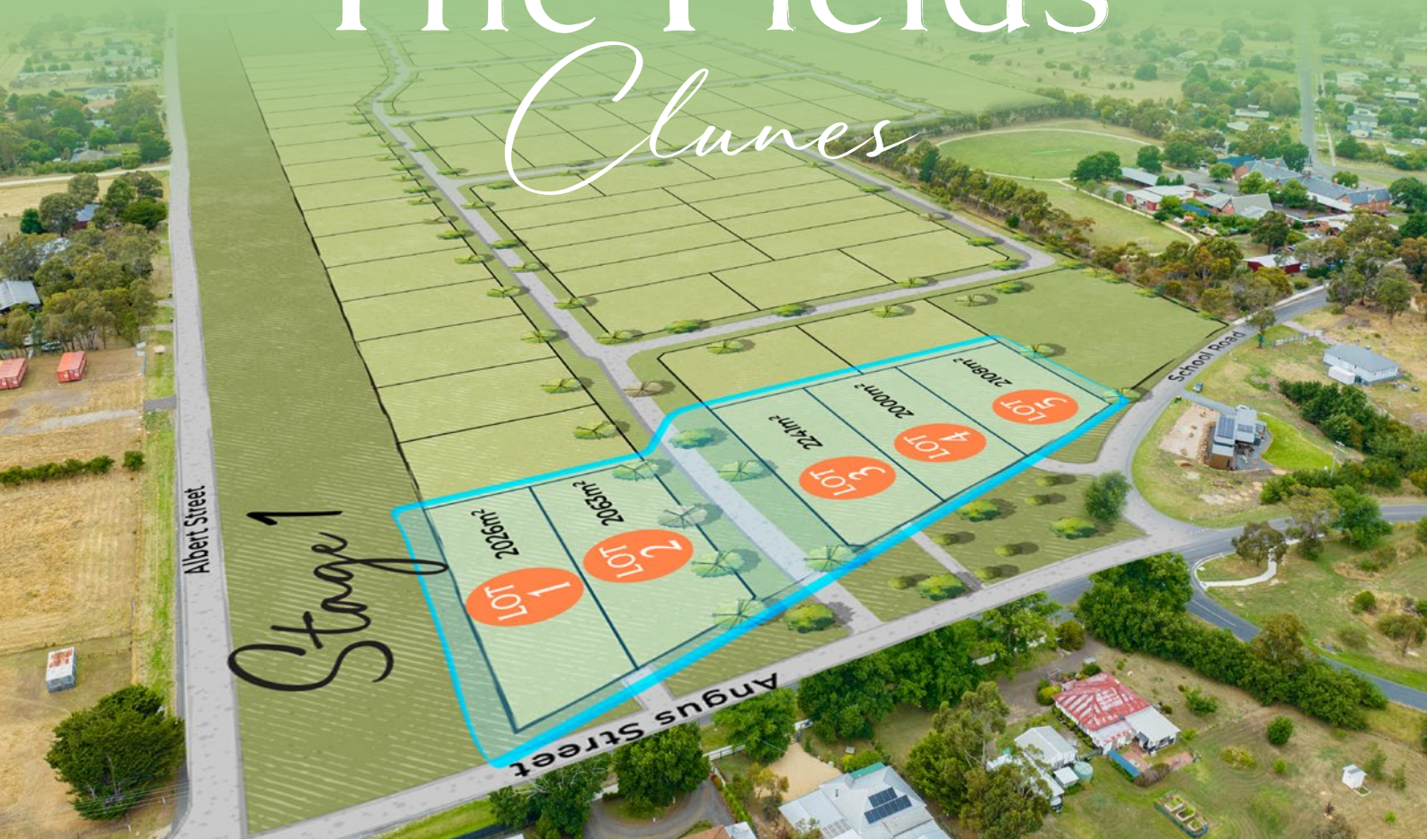


The Fields *Clunes*



Space, Convenience, Community:
Find it all in Clunes

Large, Flat & Fully Serviced Allotments starting at 2,000m²
Perfect for Families, Steps from Clunes Primary School

Lot number	Size m ²	Price*	Status
1	2026m ²	\$305,000	For Sale
2	2063m ²	\$299,000	For Sale
3	2241m ²	\$310,000	For Sale
4	2000m ²	\$320,000	For Sale
5	2108m ²	\$330,000	For Sale



Cameron Gull

0438 341 592

cameron@gullco.com.au

PLAN OF SUBDIVISION				EDITION 1		PS919085R	
LOCATION OF LAND PARISH: CLUNES TOWNSHIP: — SECTION: A, CLUNES PRE-EMPTIVE RIGHT CROWN ALLOTMENT: — CROWN PORTION: 2 (PART) TITLE REFERENCE: VOL.9978 FOL.297 LAST PLAN REFERENCE: LP219336L, LOT A POSTAL ADDRESS: 35 PADDOCK STREET (at time of subdivision) CLUNES 3370 MGA CO-ORDINATES E 747 870 ZONE: 54 (of approx. centre of land in plan) N 5 869 280 GDA 2020				Council Name: Hepburn Shire Council SPEAR Reference Number: S248619T			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		REFER TO SHEET 4 OF THIS PLAN FOR DESCRIPTION OF RESTRICTION AFFECTING LOTS ON THIS PLAN.			
RESERVE No.1		POWERCOR AUSTRALIA LTD					
NOTATIONS DEPTH LIMITATION Does not apply.							
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PLN23/0261 HEPBURN SHIRE COUNCIL This survey has been connected to permanent marks no(s) 34, 49, 52 & 53 In Proclaimed Survey Area no.84							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1 & E-2	CARRIAGEWAY	SEE DIAG.	THIS PLAN	POWERCOR AUSTRALIA LTD			
E-2	POWER SUPPLY	2	THIS PLAN SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD			
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		SURVEYORS FILE REF : 3386		ORIGINAL SHEET SIZE : A3	SHEET 1 OF 4 SHEETS		
		Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (2), 07/05/2025, SPEAR Ref: S248619T					

SEE SHEET 3

LOTS 1 TO 5 (BOTH INCLUSIVE),
RESERVE No.1 AND PART OF S2

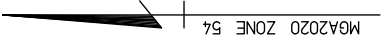
RESERVE
No.1

S2
28.53ha

PADDOCK STREET

GOVERNMENT ROAD

SCHOOL ROAD



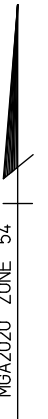
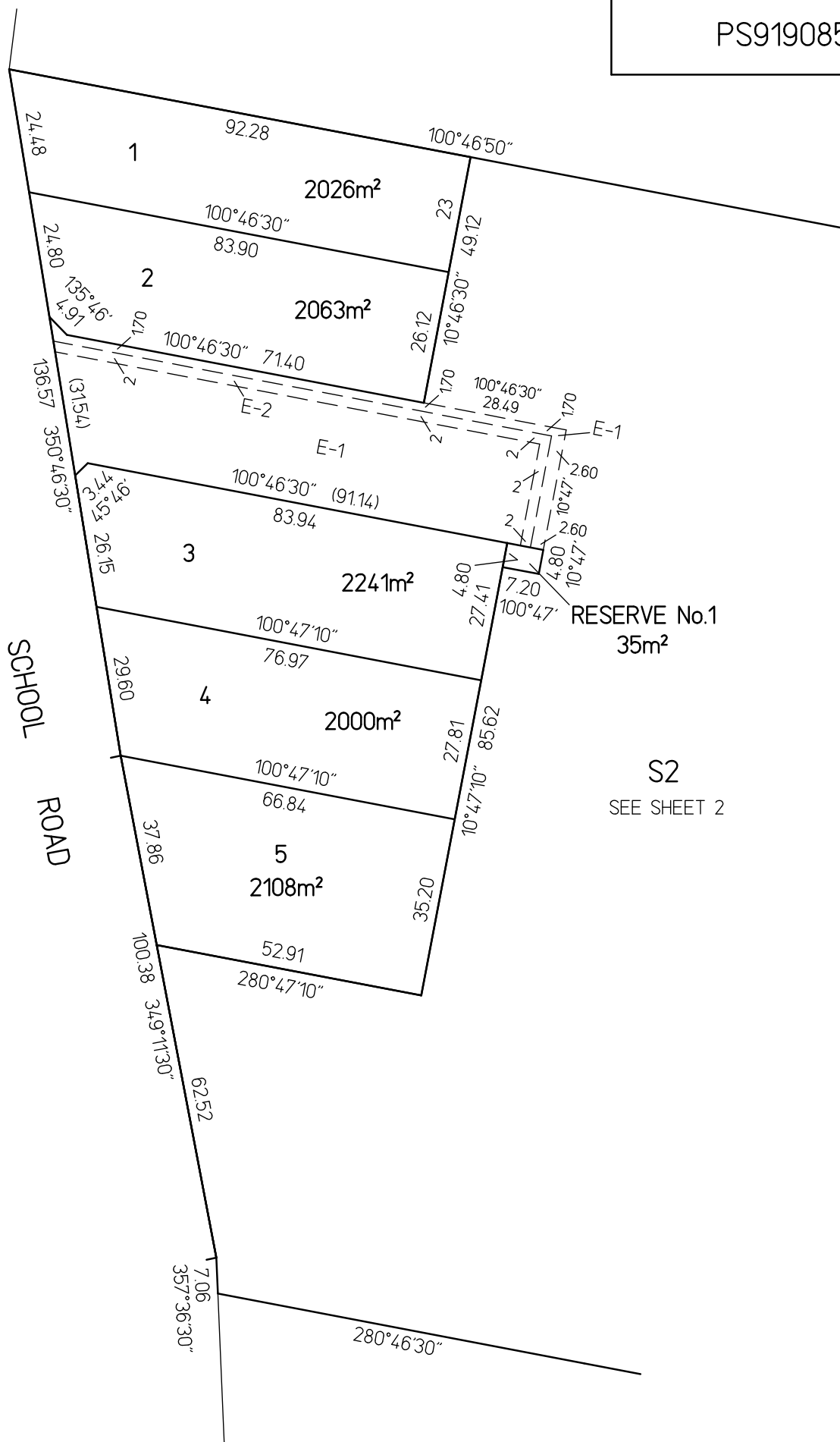
136.57 350°46'30" 100.38 349°11'30" 62.52 7.06 357°36'30" 223.30 280°46'30" 163.70 359°38'30"

100°46'50" 929.18 836.90

190°47'30" 39.23 91 280°48'30" 145°10'47"

226.65 280°48'10"

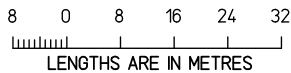
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699		Scale 1:2500 25 0 25 50 75 100 LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE : A3	SHEET 2
Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (2), 07/05/2025. SPEAR Ref: S248619T					



MGA2020 ZONE 54

STEELE SURVEYING PTY LTD
Land Surveyors
12A Webster Street, Ballarat Central 3350
Phone (03) 5333 2699

SCALE
1:800



ORIGINAL SHEET
SIZE : A3

SHEET 3

Digitally signed by: Richard John Steele, Licensed Surveyor,
Surveyor's Plan Version (2),
07/05/2025, SPEAR Ref: S248619T

CREATION OF RESTRICTION


RESTRICTION A

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: ALL LOTS IN THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP No. AA010698.

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat 3350 Phone (03) 5333 2699	SCALE	 LENGTHS ARE IN METRES	ORIGINAL SHEET A3	SHEET 4
	Digitally signed by: Richard John Steele, Licensed Surveyor, Surveyor's Plan Version (2), 07/05/2025, SPEAR Ref: S248619T			