



## STAGE 5

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to Banks Road, Ocean Grove

NEW LAND RELEASE



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**\$20k**  
DEPOSIT



**\$5k**  
GARDEN  
BONUS INC.\*



**Titles**  
ANTICIPATED  
Q4 2022



## NEW LAND RELEASE



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\*Terms and conditions apply, please see website for details.





Kingston Coast Ocean Grove - Stage 5  
Pricing - On Sale 11 March 2022 (Version 2)

#Indicates corner allotments

\*\* Indicates lots subject to fill

^^ Unit site

\*Pricelist and availability are subject to change, please contact the agency for the most up to date information

Lot No.	Street	Size (m2)	Width(m)	Price	Status
501	Wattleside Drive	476	14	\$509,900	Available
502	Wattleside Drive	476	14	\$509,900	Available
503	Wattleside Drive	476	14	\$509,900	Available
504	Wattleside Drive	544	16	N/A	N/A
505	Wattleside Drive	535	15.94	\$566,900	Available
#506	Gumdrop Drive	557	20.21	\$579,900	Available
507	Gumdrop Drive	448	16	\$499,900	Available
508	Gumdrop Drive	512	16	N/A	N/A
509	Gumdrop Drive	698	Irregular	\$647,900	Available
510	Gumdrop Drive	448	14	\$499,900	Available
#511	Ripview Drive	442	16	\$498,900	Available

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Lot No.	Street	Size (m2)	Width(m)	Price	Status
512	Wattleside Drive	420	14	\$479,900	Available
513	Wattleside Drive	420	14	\$479,900	Available
514	Wattleside Drive	480	16	\$512,900	Available
515	Wattleside Drive	420	14	\$479,900	Available
516	Wattleside Drive	375	12.5	\$445,900	Available
517	Wattleside Drive	375	12.5	\$445,900	Available
#518	Wattleside Drive	550	Irregular	\$574,900	Available
519	Gumdrop Drive	512	16	\$549,900	Available
#520	Gumdrop Drive	514	16.19	\$547,900	Available
521	Ripview Drive	545	Irregular	\$577,900	Available
522	Ripview Drive	666	Irregular	\$627,900	Available

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Lot No.	Street	Size (m2)	Width	Price	Status
523	Ripview Drive	532	14	\$564,900	Available
524	Ripview Drive	608	16	N/A	N/A
525	Ripview Drive	532	14	N/A	N/A
526	Ripview Drive	532	14	\$555,900	Available
527	Ripview Drive	480	15	\$514,900	Available
528	Ripview Drive	448	14	\$499,900	Available
529	Ripview Drive	400	12.5	\$462,900	Available
530	Ripview Drive	400	12.5	\$462,900	Available
531	Ripview Drive	448	14	\$499,900	Available
532	Ripview Drive	460	14	\$504,900	Available
533	Ripview Drive	501	14	\$529,900	Available

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Lot No.	Street	Size (m2)	Width	Price	Status
534	Ripview Drive	576	14	\$588,900	Available
535	Ripview Drive	693	Irregular	\$646,900	Available
536	Ripview Drive	834	Irregular	\$699,900	Available
537	Ripview Drive	1001	Irregular	\$769,900	Available
538	Coastal Boulevard	539	17	\$555,900	Available
539	Coastal Boulevard	840	20	\$692,900	Available
540	Coastal Boulevard	672	16	\$642,900	Available
541	Coastal Boulevard	630	15	\$609,900	Available
542	Coastal Boulevard	672	16	\$642,900	Available
543	Coastal Boulevard	476	14	\$509,900	Available
544	Coastal Boulevard	476	14	\$509,900	Available

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**Kingston Coast Ocean Grove - Stage 5**  
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Lot No.	Street	Size (m2)	Width	Price	Status
545	Coastal Boulevard	476	14	\$509,900	Available
546	Coastal Boulevard	476	14	\$509,900	Available
^^547	Coastal Boulevard	680	20	N/A	N/A
548	Coastal Boulevard	544	16	\$564,900	Available
549	Coastal Boulevard	612	18	\$599,900	Available
550	Coastal Boulevard	476	14	\$509,900	Available
551	Coastal Boulevard	476	14	\$509,900	Available
552	Coastal Boulevard	544	16	\$564,900	Available
553	Coastal Boulevard	544	16	\$564,900	Available
554	Coastal Boulevard	476	14	\$509,900	Available
555	Coastal Boulevard	544	16	\$564,900	Available

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Lot No.	Street	Size (m2)	Width	Price	Status
556	Coastal Boulevard	558	16.41	\$585,900	Available
557	Coastal Boulevard	612	18	\$599,900	Available
#558	Oakdean Boulevard	546	18	\$564,900	Available
559	Oakdean Boulevard	554	16	\$569,900	Available
560	Oakdean Boulevard	615	16	\$599,900	Available
561	Oakdean Boulevard	526	16.44	\$551,900	Available
562	Oakdean Boulevard	526	16.44	\$551,900	Available
#563	Oakdean Boulevard	588	18.5	\$588,900	Available

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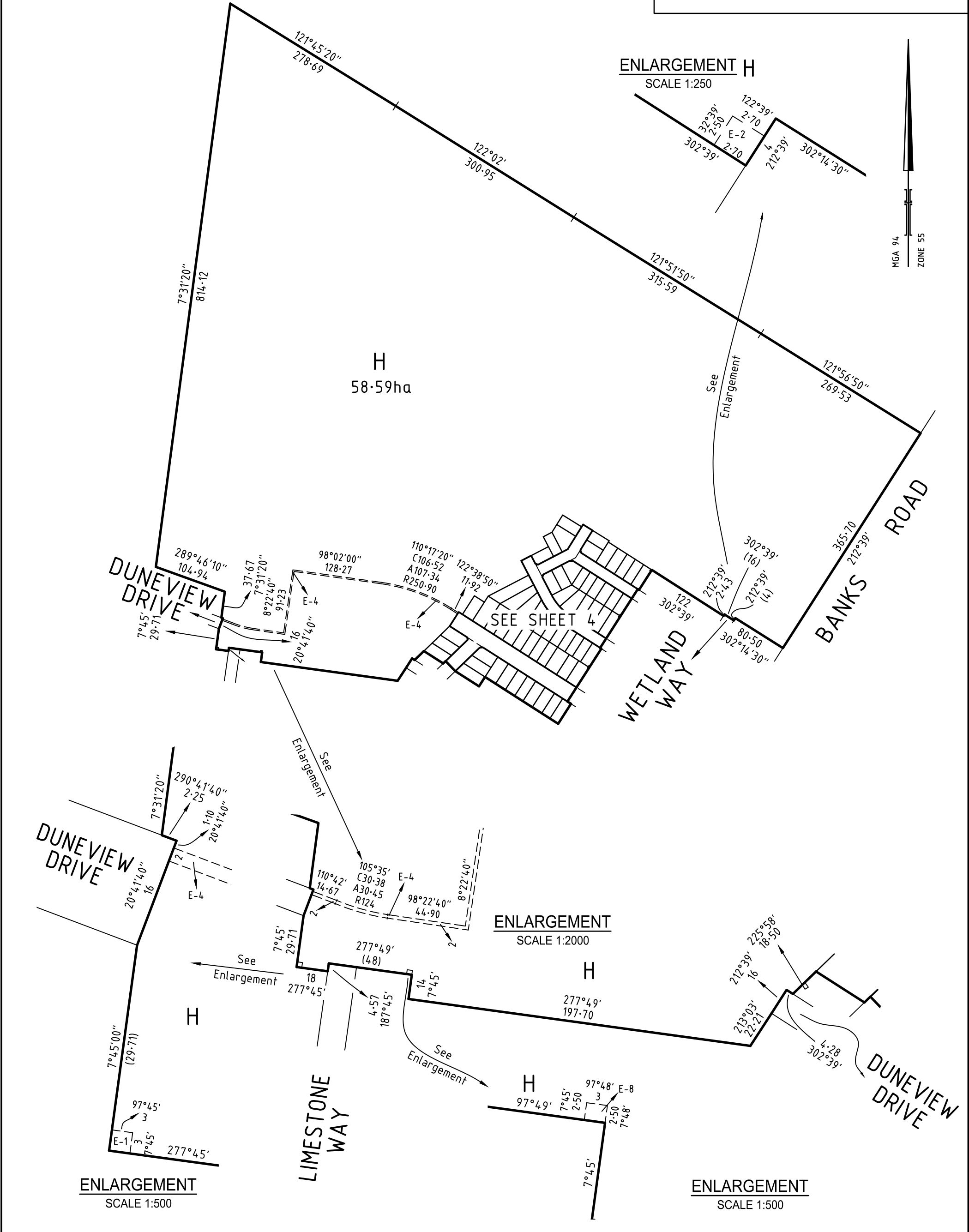
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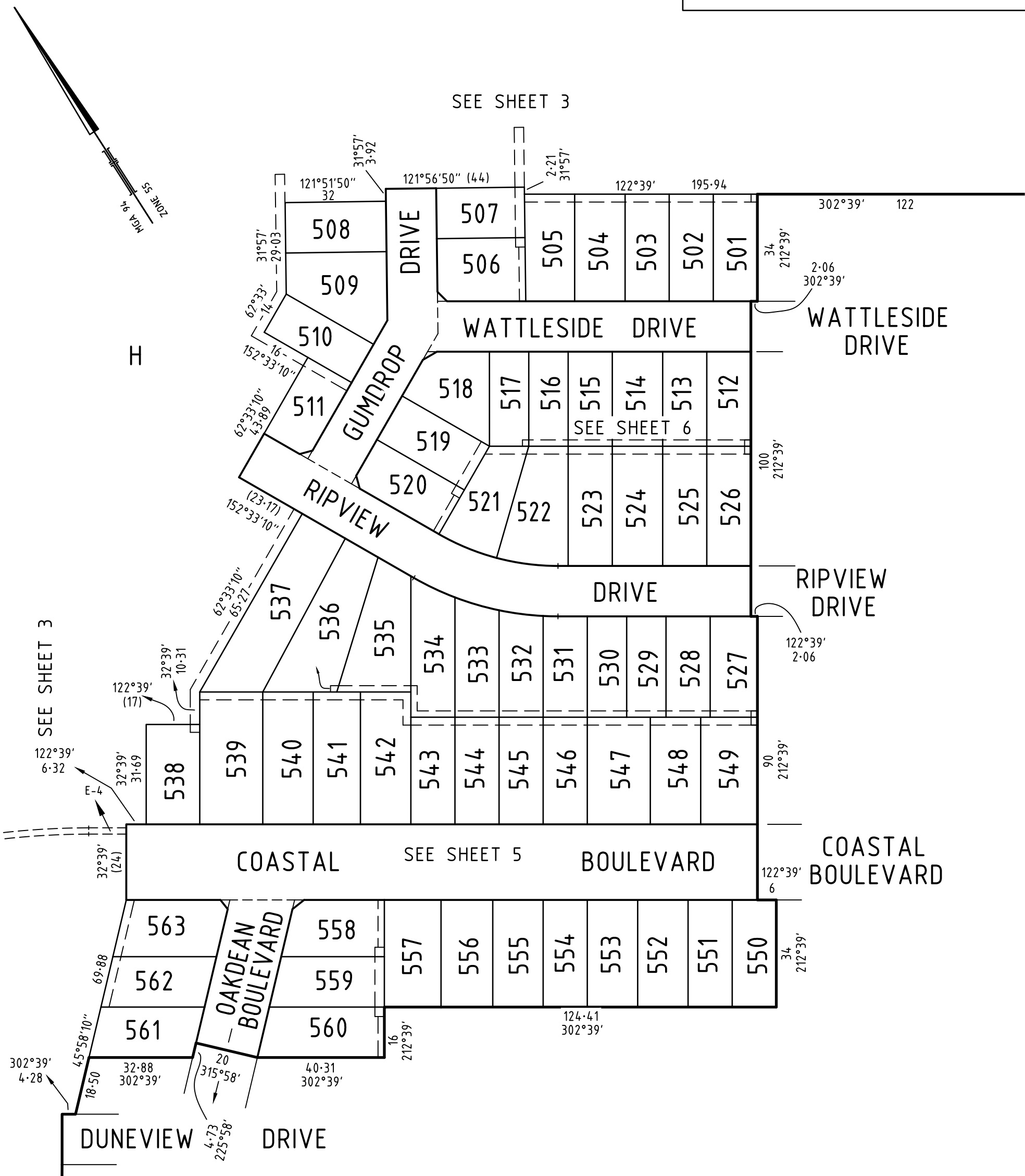
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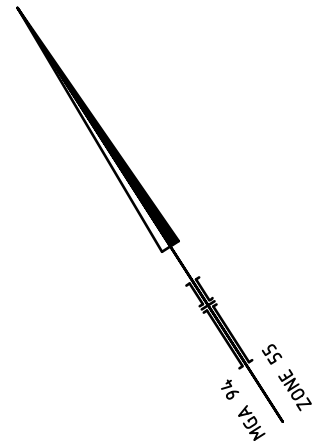
PLAN OF SUBDIVISION			EDITION 1		PS 805404N	
LOCATION OF LAND  PARISH: BELLARINE TOWNSHIP: - SECTION: 18 <sup>3</sup> CROWN ALLOTMENT: 4 (PART) & 5 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL  LAST PLAN REFERENCE: LOT F ON PS 805401U  POSTAL ADDRESS: 230 COASTAL BOULEVARD (at time of subdivision) OCEAN GROVE, 3226  MGA94 CO-ORDINATES: E: 286 700 ZONE: 55 (of approx centre of land in plan) N: 5 763 740						
VESTING OF ROADS AND/OR RESERVES			Notations			
IDENTIFIER		COUNCIL/BODY/PERSON		Lot Nos 1-500 (both inclusive) and Lots A-G (both inclusive) have been omitted from this plan.  <u>Other Purpose of Plan</u> To remove that part of Easement E-6 created on PS 805401U that lies within Road R-1 Coastal Boulevard on this plan via Section 6 (i)(k)(iii) of the Subdivision Act 1988.  <u>Grounds for Removal</u> By agreement.  See sheet 7 for Creation of Restrictions.		
ROAD R-1		City Of Greater Geelong				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey in BP2759N  STAGING: This is not a staged subdivision Planning Permit No. 1263-2011  This survey has been connected to permanent marks No(s). 20, 21, 140, 141, 166, 168 In Proclaimed Survey Area No. - 276, 284, 306 & 315 (Parish Of Bellarine) & 241 Parish Of Paywit						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of		
		SEE SHEET 2 FOR EASEMENT INFORMATION				
KINGSTON COAST STAGE 5 (63 LOTS)				AREA OF STAGE - 4.567ha		
 <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div>			SURVEYORS FILE REF: 300648SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
			Licensed Surveyor: Lyall Murray Timms Version: 15			

					PS 805404N	
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	Drainage	3	PS 805383T	City of Greater Geelong		
E-1	Pipelines or Ancillary Purposes	3	PS 805383T Section 136 of The Water Act 1989	Barwon Region Water Corporation		
E-2	Pipelines or Ancillary Purposes	See Diag.	PS 721153D Section 136 of The Water Act 1989	Barwon Region Water Corporation		
E-3	Drainage	2	PS 721153D	City of Greater Geelong		
E-4	Supply of Gas As Set out in MCP No.AA1261	2	PS 721153D	Ausnet Gas Services Pty Ltd A.C.N. 086 015 036		
E-5	Pipelines or Ancillary Purposes	2.50	PS 721157U Section 136 of The Water Act 1989	Barwon Region Water Corporation		
E-6	Pipelines or Ancillary Purposes	3	PS 721157U Section 136 of the Water Act 1989	Barwon Region Water Corporation		
E-6	Drainage	3	PS 721157U	City of Greater Geelong		
E-7	Drainage	2	PS721157U	City of Greater Geelong		
E-8	Pipelines or Ancillary Purposes	See Diag.	PS 805401U Section 136 of the Water Act 1989	Barwon Region Water Corporation		
E-8	Drainage	See Diag.	PS 805401U	City of Greater Geelong		
E-9	Drainage	2	This Plan	City of Greater Geelong		
E-10	Pipelines or Ancillary Purposes	2.50	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation		
E-11	Drainage	3	This Plan	City of Greater Geelong		
E-11	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation		
<div><div><div>spiire</div><div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div></div></div>				ORIGINAL SHEET SIZE: A3		SHEET   2
			Licensed Surveyor:   Lyall Murray Timms Ref: 300648SV00 Version: 15			





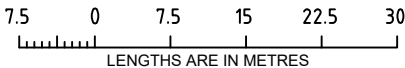




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SCALE  
1: 750

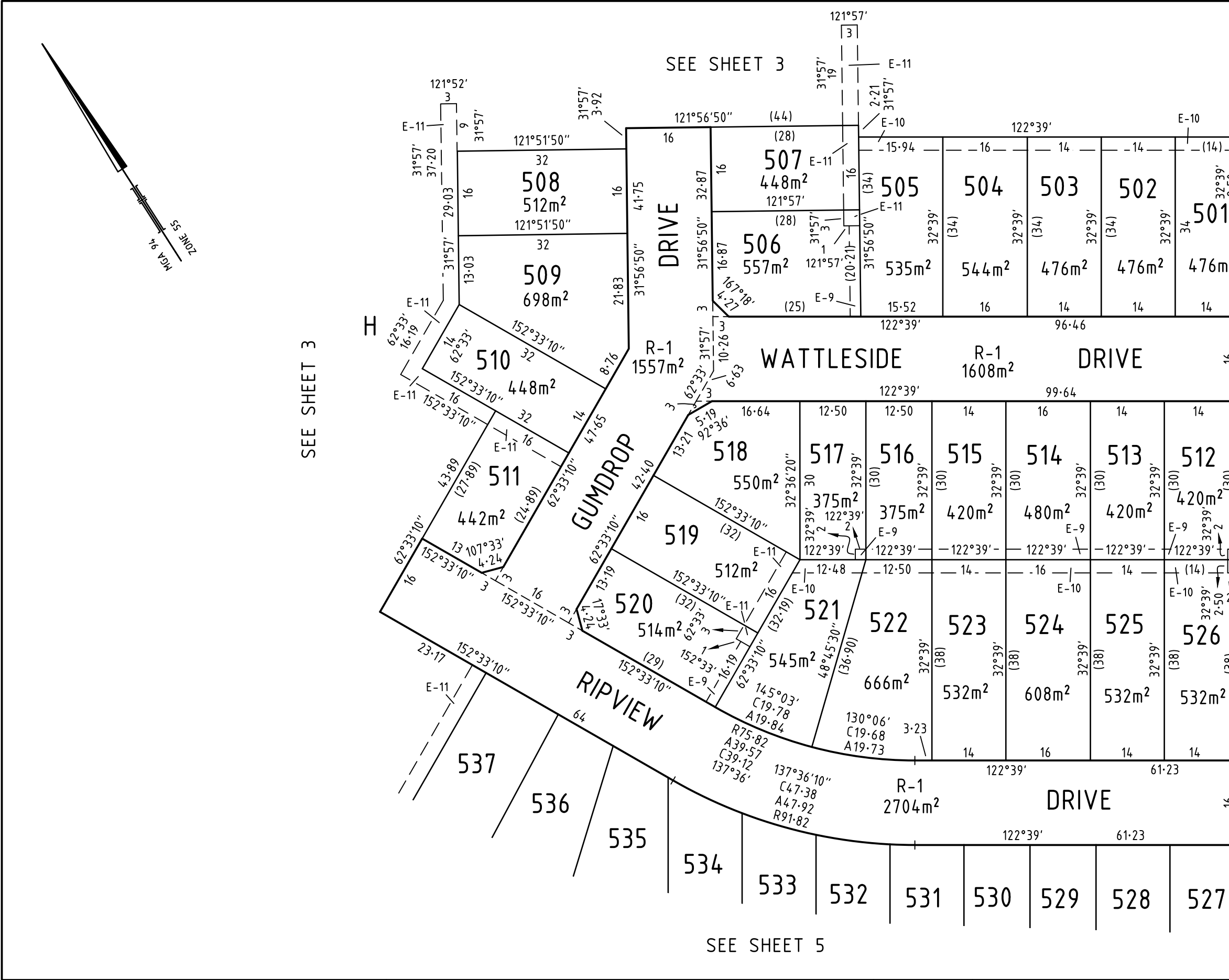


ORIGINAL SHEET  
SIZE: A3

SHEET 5

Licensed Surveyor: Lyall Murray Timms  
Ref: 300648SV00  
Version: 15

<b>PS 805404N</b>
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CREATION OF RESTRICTION No.1

The following Restriction is to be created on the registration of this plan in accordance with the Table below:

Condition	Burdened Land	Benefited Land
The burdened land cannot be used except in accordance with Restriction A1 in MCP AA7687	Lots 501 to 546 (all inclusive) and Lots 548 to 563 (all inclusive) on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A2 in MCP AA7687	Lots 501 to 515 (all inclusive), 518 to 538 (all inclusive), 540 to 546 (all inclusive) and Lots 548 to 563 (all inclusive) on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A3 in MCP AA7687	Lots 516 and 517 on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A4 in MCP AA7687	Lot 547 on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A5 in MCP AA7687	Lots 536, 537 and 539 on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A6 in MCP AA7687	Lots 501 to 563 (all inclusive) on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A7 in MCP AA7687	Lots 501 to 563 (all inclusive) on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A8 in MCP AA7687	Lots 501 to 515 (all inclusive), 518 to 538 (all inclusive), 540 to 546 (all inclusive) and Lots 548 to 563 (all inclusive) on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A9 in MCP AA7687	Lot 547 on this plan	Lots 501 to 563 (all Inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A10 in MCP AA7687	Lots 516 and 517 on this plan	Lots 501 to 563 (all Inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A11 in MCP AA7687	Lots 536, 537 and 539 on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A12 in MCP AA7687	Lots 506, 511, 518, 520, 558 and 563 on this plan	Lots 501 to 563 (all inclusive) on this plan.
The burdened land cannot be used except in accordance with Restriction A13 in MCP AA7687	Lots 509 and 518 on this plan	Lots 501 to 563 (all inclusive) on this plan.

CREATION OF RESTRICTION No. 2

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 501 to 563 (all inclusive) on this plan

Land to be Burdened: Lots 501 to 563 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot must not:

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot, for the purpose of access to sewer.