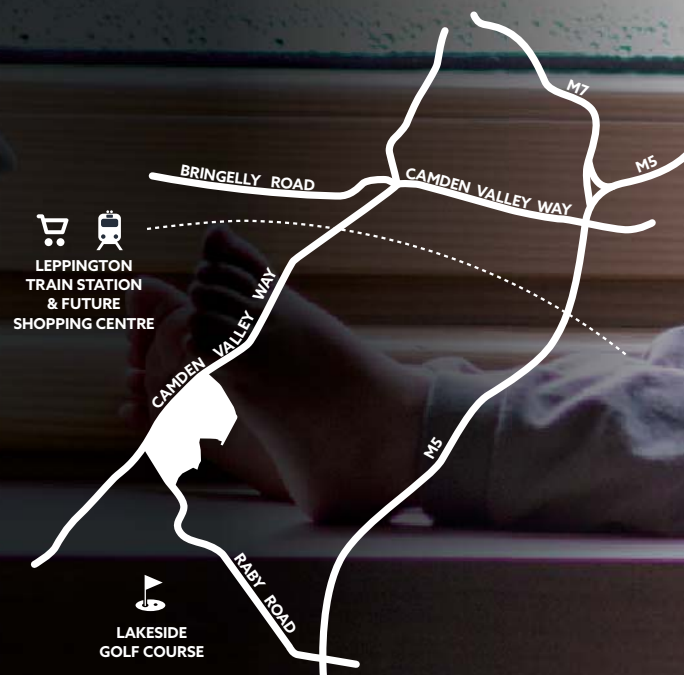


## Terms and Conditions:

1. The sale of lots in this release will be a 'first come first served' basis. Intending purchasers should familiarise themselves with the process. Details can be found in the brochure "How to Buy" that can be viewed or downloaded from our website [www.emeraldhillsestate.com.au](http://www.emeraldhillsestate.com.au).
2. Lots may have been filled in part or whole during construction. Intending purchasers should familiarise and satisfy themselves regarding the requirements that Council may have in relation to building on these lots.
3. Lot geotechnical conditions will be determined in accordance with AS2870 - 1996 Residential Slabs and Footings. A geotechnical report will be supplied to Camden Council. Intending purchasers should satisfy themselves as to the classification and any requirements that Council may have.
4. Final lot areas, dimensions and easements are subject to the registration of the deposited plan and Section 88b Instrument.
5. Sewer and drainage locations shown in this Sales Plan are based on design information only. The final position of sewer, drainage and other service infrastructure will be as constructed and may vary from the locations shown. Purchasers should make their own enquiries to utility providers regarding their requirements and connections. The relevant utilities are Sydney Water (Water), Endeavour Energy (electricity) Jemena (gas) and NBN Co (high speed broadband).
6. Lots in this release are burdened with restrictions on the use and subdivision of land, the timing of home construction and the design of homes, as set out in the Building Design Guidelines that form part of the contract of sale. This includes prohibition on further subdivision of lots for the purpose of dual occupancy developments. Additional controls are imposed by Camden Council. Intending purchasers should contact Council to familiarise themselves with these controls.
7. Macarthur Developments is only responsible for the sale of the land. The pricing of land in this release relates to the land only and excludes duty, taxes, costs of landscaping, fencing and any dwelling, and other costs of construction or purchase.
8. The presentation of landscaping, footpaths, cycle ways, kerbs, drainage pits and street tree planting as indicated in this Sales Plan is indicative only and may not represent their final design and construction.
9. Emerald Hills Boulevard is a potential bus route and bus stops are proposed to be provided along the road.
10. Where retaining walls have been provided at the boundaries of some lots to support the surface and subsurface of the lot benefitted by the wall, the location of walls and associated easements shown in the sales plan are based on design information only. The final position and height of retaining walls will be as constructed and may vary from that shown. No warranty is given or implied that the retaining wall is water tight and will prevent the conveying of water across lot boundaries.
11. A Homeworld Display Village is proposed to be established in lots in Stage 9.
12. A site for a potential Child Care Centre has been identified in Stage 10.
13. All information presented in this document is for information only. It is subject to change without notice at any time and no information presented in this document comprises a legally binding obligation upon, or warranty by, Emerald Hills Estate or any related entity. Emerald Hills Estate or any related entity does not accept any liability for any loss or damage suffered by any person who relies on the information either wholly or in part. Purchasers should familiarise and satisfy themselves that they have all accurate and relevant information prior to purchase.



### Visit our Sales and Information Centre:

**Address:** 1150 Camden Valley Way, Leppington NSW 2179

*Entry via Camden Valley Way*

### Opening Hours:

Monday to Friday 9.00am - 5.00pm, Saturday and Sunday 10.00am - 4.00pm

**Phone:** 02 8007 7700








[www.emeraldhillsestate.com.au](http://www.emeraldhillsestate.com.au)

# Stage 10



Lot	Frontage	Area m2	Price
1001	13.99	544*	\$546,000
1002	14.55	436*	\$480,600
1003	14	420*	\$470,400
<del>1024</del>	<del>14</del>	<del>392</del>	<del>\$455,200</del>
1048	Cnr	416	\$463,000
1051	Cnr	416	\$468,000
1059	Cnr	416	\$468,000
<del>1062</del>	<del>Cnr</del>	<del>416</del>	<del>\$468,000</del>
<del>1064</del>	<del>16.58</del>	<del>464</del>	<del>\$496,800</del>
1068	15.92	450	\$475,000
<del>1069</del>	<del>Cnr</del>	<del>416</del>	<del>\$468,000</del>
1082	Cnr	416	\$468,000
1085	Cnr	416	\$468,000

\*May require acoustic treatment #May require bushfire hazard protection

LEGEND	
	DENOTES RETAINING WALL AND / OR ESTATE FENCE
	DENOTES SEWER
	DENOTES DRAINAGE AND EASEMENTS
	DENOTES ACOUSTIC WALL
	DENOTES ELECTRICAL SUBSTATION AND EASEMENTS
	DENOTES DESIGN CONTOURS AND LEVEL
	DENOTES BATTERS

FOR INFORMATION ONLY  
All information presented on this plan is approximate only and is based on information available at the time of its preparation. Not all easements / services shown.

