



Lot 6 Breen Avenue, Kyabram

Sunrise Estate - Only 1 Block Left!

Don't miss out on buying in Kyabram's newest estate. Located close to the P-12 College with power, town water, main sewer and telephone services.

Lot 6 Breen Avenue is 750sqm in size and is fully fenced.

Take advantage of the government and first home buyers grant when building a new home. For more information please give us a call.

Lot 6: \$139,500

SUNRISE ESTATE KYABRAM

PROTECTIVE COVENANT

For the purposes of better preserving the land contained in Plan of Subdivision No.628447E and controlling the development thereof the purchaser agrees to enter into a covenant with the vendor in the following form:

We the said transferees for ourselves, our respective heirs, executors and administrator, and transferees and registered proprietor or proprietors for the time being of the land hereby transferred and of each and every part thereof do hereby covenant with **GRANGE PASTURES PTY. LTD.** **A.C.N. 064 743 835** and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 628447E (Other than the land hereby transferred) as follows:

- (a) that we will not at any time hereafter erect or build or cause or suffer to be erected or built on any of the land hereby transferred or on any part or parts thereof more than one private dwelling house (together with the usual outbuildings) other than for corner lots with an area of not less than 825m².
- (b) That such dwelling house shall have a floor area (excluding verandahs) of not less than 150 square metres.
- (c) That not less than 75% of the external walls of such dwelling (excluding windows) shall be constructed of new materials of brick, stone or like materials.
- (d) That no transportable home shall be placed on the land.
- (e) That we will not use or suffer the land to be used for other than residential purposes.
- (f) That we will not at anytime erect or cause or suffer to be erected on the land:
 - (i) any front boundary fence;
 - (ii) boundary fencing other than fencing of colourbond Terrace or Domain in colour 1800mm high which for a distance of 5.5 metres from the front boundary is 900mm high.
- (g) That we will not subdivide or allow to be subdivided the land hereby transferred or any building erected or to be erected on the land hereby transferred if such lot is less than 825m² and does not have two street frontages.
- (h) Any outbuilding we erect will have a floor area of not greater than 54m² and not higher than 4 metres, other than lots 29, 35 and 36 which are permitted a floor area of not greater than 72m².

AND it is agreed that the benefit of the forgoing covenant shall be attached to and run at law and in equity with the land in the said Plan of Subdivision (other than the land hereby transferred) and that the burden hereof shall be attached to and run at law and in equity with the land hereby transferred and shall be noted and appear on every Certificate of Title for the land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof.