

# **The Glades at Machan's Beach**

## **8 Prime Residential Allotments For Sale**



**Exclusively marketed by:**



## The Glades at Machan's Beach

### Approved Allotments For Sale.

The Developer is proud to offer for sale eight large level residential allotments located in the highly sought after Cairns suburb of Machan's Beach. These lots are currently under construction and are offered for sale, "Off the Plan" now.

### Lot Description

Part of Lot 107 SP 162903, Parish of Smithfield.

### Local Authority

Cairns Regional Council

### Location

Machan's Beach is the closest beach suburb to Cairns City and is an easy 10 minute drive into the city. The suburb is highly sought after and new subdivision is extremely rare within its confines.



Relationship of Machan's' Beach to Cairns City





The Proposed Glades Residential Subdivision, Machan's Beach.

### Development Details

The development received the approval of the Cairns Regional Council on 7 October 2011. The subdivision will contain 8 lots as follows:



## Area

Lot	Area (m <sup>2</sup> )	(Imp)
1	2,131	½ acre
2	1,075	¼ acre
3	1,075	¼ acre
4	1,075	¼ acre
5	1,075	¼ acre
6	1,075	¼ acre
7	1,075	¼ acre
8	6,045	1½ acres
Total	14,626	

The areas shown in the table above are subject to final survey.

Each of these large flood free lots is level and will contain a level house pad cleared of all vegetation. The remainder of each lot will contain trees carefully selected to create the tranquil setting for this stunning precinct in Machan's Beach. The development will have all underground residential services such as electricity, drainage, sewer, water and telephone.

The minimum frontage of any allotment is 24 metres and most around 45 metres deep allowing for the construction of large homes and or sheds. There are currently no covenants restricting the building of any homes or buildings on the lots.

Full details of the eight lots are contained on the attached Disclosure Plans.

## Timing

Construction is complete and the land is ready now for you to build your new home.





## Layout

The layout is shown as follows:



Please note that the land to the east largely covered by trees is designated rural and/or protected area and cannot be developed further. That is, this subdivision is one of the very last parcels of land to ever be developed in Machan's Beach.

## Sale Terms

The seller is offering the lots for sale "Off the Plan" and is inviting individuals or companies to inspect. Agents are also welcome and full REIQ terms and commissions are offered. Contracts containing all the necessary information to allow a legal sale to proceed in accordance with the relevant Queensland Acts have



been prepared and are available from the Developer. In general however, the following terms are offered:

- a. \$1,000 initial deposit upon signing of a contract.
- b. Sufficient additional deposit to make the full deposit up to 5% of the contract price to be provided within 14 days of signing the contract OR UPON FINANCE APPROVAL.
- c. Settlement 30 days or as agreed.

### **Contact:**

For any questions regarding the development, or to arrange an inspection, please contact Danny Eustace on 0412 773 669 or Phil Yaxley on 0431 172 011

### **Attachments:**

### **Disclaimer:**

Although all reasonable efforts have been made by Newmanor Pty Ltd to ensure that all information is accurate, no responsibility whatsoever is accepted for its accuracy and the buyer is deemed to have made its own enquiries to satisfy itself of all relevant information regarding the property.