



## *Estate Covenants*

1. That no building shall be erected on the lot other than one private dwelling house having an area of not less than 200 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carport, garage, terraces, pergola or verandah) together with the usual garages and outbuildings, and such dwelling house must have external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed 40 per cent of the total external wall area, but not including normal timber fascia and trimmings and further provided that nothing in this covenant shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials provided that subject to compliance with the requirements of the Responsible authority a Granny Flat may be erected in addition to one dwelling house.
2. That no buildings shall be erected on the lot unless they are constructed entirely from new materials.
3. That no building which has previously been wholly or partly completed nor any part thereof shall be relocated or moved on to the lot.
4. That no building with a roof of corrugated iron or zinalume shall be erected on the Lot.
5. That no fence, shed or other outbuilding constructed partly or wholly of galvanised iron cladding, aluminum cladding or zinalume cladding shall be erected on the Lot.
6. That no dwelling house detached garage or outbuilding shall be erected on the Lot either:
  - 6.1 Within 20 metres of any road boundary of of the Lot; or
  - 6.2 Closer to any road boundary of the Lot than the front building line of the dwelling on the Lot, whichever shall be the greater distance from any road boundary of the Lot.



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7. That no fence on any boundary of the Lot (or within the boundaries thereof) shall be erected on the Lot other than:

7.1 a “farm type” treated timber post and wire fence or treated timber post and wire ring lock fence to maximize height of 1200mm; or

7.2 A “brush fence” not exceeding 1800mm in height with a 150mm plinth with post and rail colour “Colourbond Jasper” with such fence not closer than three (3) metres to any boundary of the Lot;

7.3 A colourbond fence not exceeding 1800mm in height of the colour Jasper (or equivalent colour if Jasper is discontinued) with such fence not closer than three metres to any boundary of the Lot;

7.4 A standard swimming pool security fence within the boundaries of the lot to accompany the construction of a swimming pool on the Lot.

8. That no goats, pigs, cattle sheep, rooster, pigeons and no more than three dogs, three cats, six chickens or two horses shall be kept or allowed to be kept on the Lot.

9. That no plant, machinery, recreational or commercial vehicle, caravan, boat, box trailer, commercial trailer, or car trailer shall be left or parked on the roadway, nature strip or footpath adjacent to the Lot or on the Lot between the front building line and the front boundary of the Lot.

10. That no commercial or business activities shall be carried out on the Lot nor shall any plant or material connected therewith installed on the Lot.

11. That the Lot shall not be used for racing dog husbandry or for boarding kennels for dogs and/or cats.

12. That no shed, garage and/or any other outbuilding erected on the Lot or any motor home, trailer, caravan, tent or other movable accommodation shall be used for living or residential accommodation.

13. That the Lot shall not be further subdivided.

Disclaimer: Information contained above should not be relied upon and you should make your own enquiries and seek legal advice in respect of the Estate.



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