

# You can have it all!

## The \$\$\$ Advantage at Shannon Waters Estate

**Not all land is created equal.**

At Shannon Waters Estate we offer services, community, open spaces, school proximity and many other lifestyle choices.

Compare the land you are considering with the land at Shannon Waters Estate and see why living here ticks all the boxes.



**Shannon Waters Estate sewer is fully reticulated.**  
The installation of a septic tank takes time and money. A Land Capability Assessment and council permit are required. The installation and ongoing maintenance adds thousands to the cost of your new home.



**Shannon Waters Estate has mains water.**  
The installation of a large water tank to ensure "year round" water supply (including an electric pump) will add thousands to the cost of building your new home.



**Shannon Waters Estate has reticulated gas.**  
Reticulated natural gas in comparison to bottle gas? Clean, cost effective and options for home heating, hot water, internal cooking and your BBQ can be plumbed in also.



**Shannon Waters Estate has NBN optic fibre cable connection.**  
NBN is lightning fast internet that enhances all aspects of our daily life. Home business, education and entertainment all benefit from this fast, reliable and affordable phone and internet service.



**Shannon Waters Estate has had the Bushfire Prone Area (BPA) Designation lifted\*!**  
The minimum standard for construction of a dwelling in a BPA is BAL 12.5, but with the BPA lifted on most titled land at Shannon Waters, this can be a significant saving towards the building cost.



**Shannon Waters Estate provides builder friendly home sites.**  
This has the potential to save thousands of dollars on foundation and general site costs when compared to a sloping lot



**Shannon Waters Estate has great amenities.**  
A Master Planned Estate with interconnecting walking trails, large public open space and parkland. The estate includes a builders Display Village, footpaths, formed kerbs, street lighting and underground services as well as close proximity to schools, shopping options and main roads.



**Sewer System**



**Mains Water**



**Reticulated Gas**



**NBN Connected**



**Lifted BAL**



**Builder Friendly Lots**



**Amenities**

\* The State Government annually review the Bushfire Prone Area (BPA) Designation, and Shannon Waters Estate continue to work with Government to have the Estate reassessed as new stages are released.

Whilst every effort has been made to accurately describe the details as outlined herein certain currently unknown matters may result in some deviation from the plan and neither the vendor nor its representatives/appointed agents accepts responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by the purchasers nor gives any representation or warranty as to the accuracy of the information. Purchasers should make their own enquiries to satisfy themselves as to all aspects of the development. Not all land which forms part of the Masterplan as illustrated is controlled by the Vendor and its future development as indicated by the Masterplan cannot be guaranteed

Display Village open daily. Phone **03 5152 3311**  
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