

## Lot 103 'Yackungarah Lane' 2.5 Acres of Serenity



## Lot 103, E299A Princes Highway (Via Milton), Yatte Yattah

### Price By Negotiation

Embrace the tranquillity of 2.5 acres nestled in the heart of nature's embrace, where mornings are greeted by the gentle mist rising over the lush green valley and forest below.

Offering breathtaking vistas that stretch to the majestic Budawang Ranges and the iconic silhouette of Pigeon House mountain. Your canvas for serenity awaits, with a gently sloping building area perfectly positioned to capture these awe-inspiring views, creating a sanctuary of unparalleled beauty.

This premium parcel of Milton countryside comes fenced and adorned with tree screen planting, longer term, ensuring both privacy and a seamless blend with the surrounding natural landscape. With registration complete, you can begin designing your dream family or retirement home.

Only a brief 5-minute drive into the historical charm of Milton township, where boutique shops, cultural delights, and culinary treasures await exploration. Experience the perfect balance of seclusion and convenience, where the best of rural living meets the vibrant pulse of a charming town. A further 5 minutes and you will be at the stunning Mollymook or Narrawallee Beaches for a surf or beach walk.

An opportunity to secure your own piece of Milton's idyllic countryside. Create a legacy of

<b>Property ID:</b>	L26946555
<b>Property Type:</b>	Land
<b>Land Area:</b>	1.0 hectares

**Ben Pryde**  
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tranquillity, adventure, and cherished memories at Lot 103 'Yackungarah Lane'.

Site specifics:

- Power to the front of the block
- Requires septic and tank water
- Partially fenced future house paddock
- No building envelope
- BAL Rating can be made available
- Lot 102 will also be available to purchase as 'Expressions of Interest' – 3.29 acres. Lot 101 will be retained by the owner.

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 3 of 3 sheets

DIAGRAM 6

RR 1 : 2500

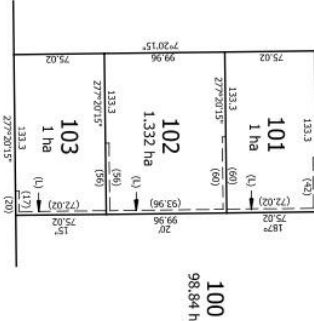


DIAGRAM 3

RR 1 : 2500

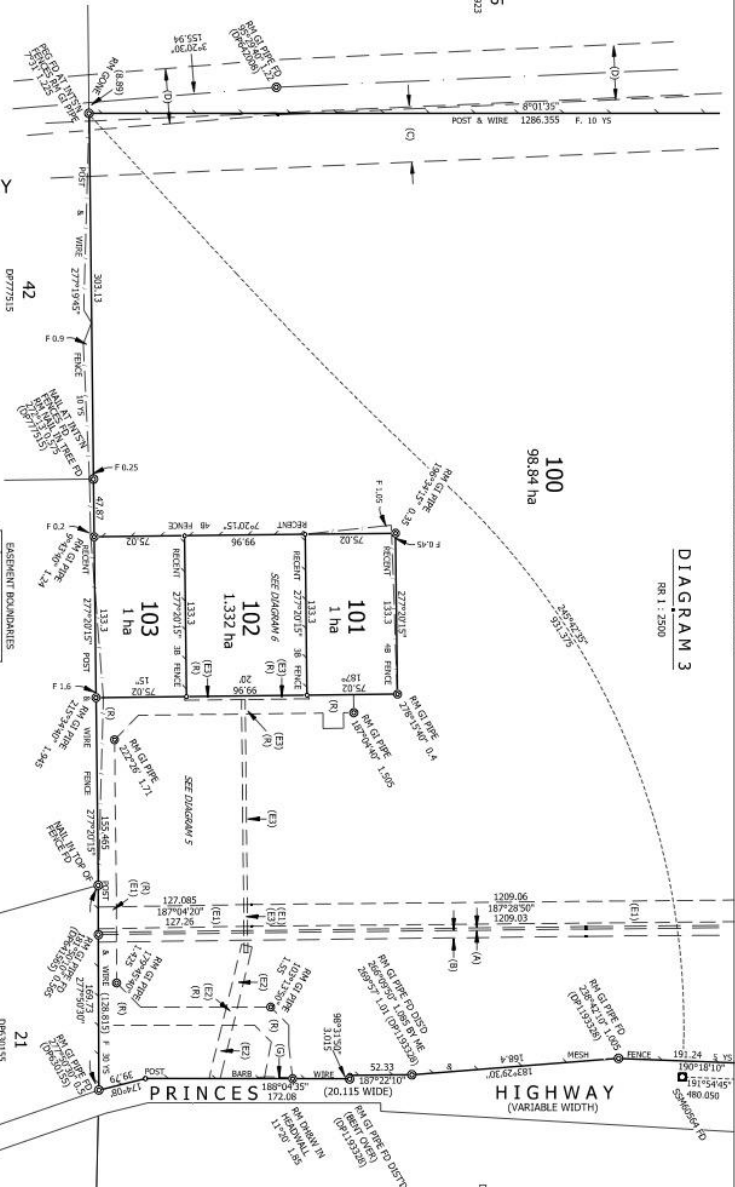
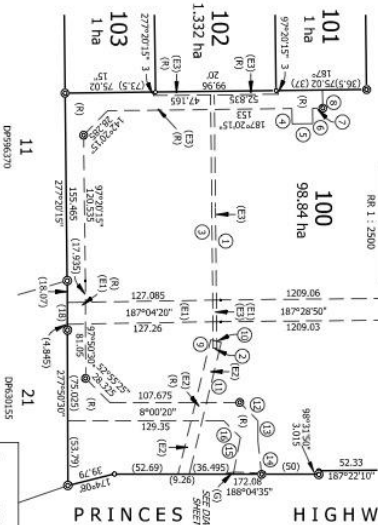


DIAGRAM 5

RR 1 : 2500



No	BEARING	DISTANCE
1	97°27'25\"	209.775
2	107°25'25\"	308.77
3	277°20'15\"	12.72
4	187°28'50\"	12.72
5	187°28'50\"	12.72
6	187°28'50\"	12.72
7	187°28'50\"	12.72
8	187°28'50\"	12.72
9	187°28'50\"	12.72
10	187°28'50\"	12.72
11	187°28'50\"	12.72
12	187°28'50\"	12.72
13	187°28'50\"	12.72
14	187°28'50\"	12.72
15	187°28'50\"	12.72
16	187°28'50\"	12.72

- (A) ~ EASEMENT FOR WATER SUPPLY PIPELINE 1.95 WIDE & 8.05 WIDE (DP9595) (DP441565)  
(B) ~ EASEMENT FOR WATER PIPELINE 6.1 WIDE (DP9595) (DP9595)  
(C) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(D) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(E) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(F) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(G) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(H) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(I) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(J) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(K) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(L) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(M) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(N) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(O) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(P) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(Q) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(R) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(S) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
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(V) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(W) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(X) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(Y) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)  
(Z) ~ EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP9595) (DP9595)

Surveyor: GRAHAM A. BEASLEY  
Date of Survey: 25.06.22  
Surveyor's Reference: U15623\_B

PLAN OF SUBDIVISION OF LOT 3 DP1193328

L.C.A.: SHOUKAYEN  
Locality: VATTAVATTI  
Subdivision No. SC231151  
Lengths in metres  
Reduction Ratio 1:2500



DP1298091