

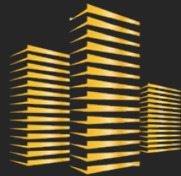
MASTERS EMPIRE
G R O U P

MARKETING PROPOSAL

Project Address:

Lot 58, 86-124 Crown Street

Sebastopol, Victoria 3356



MASTERS EMPIRE GROUP

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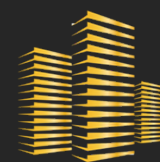
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INTRODUCTION

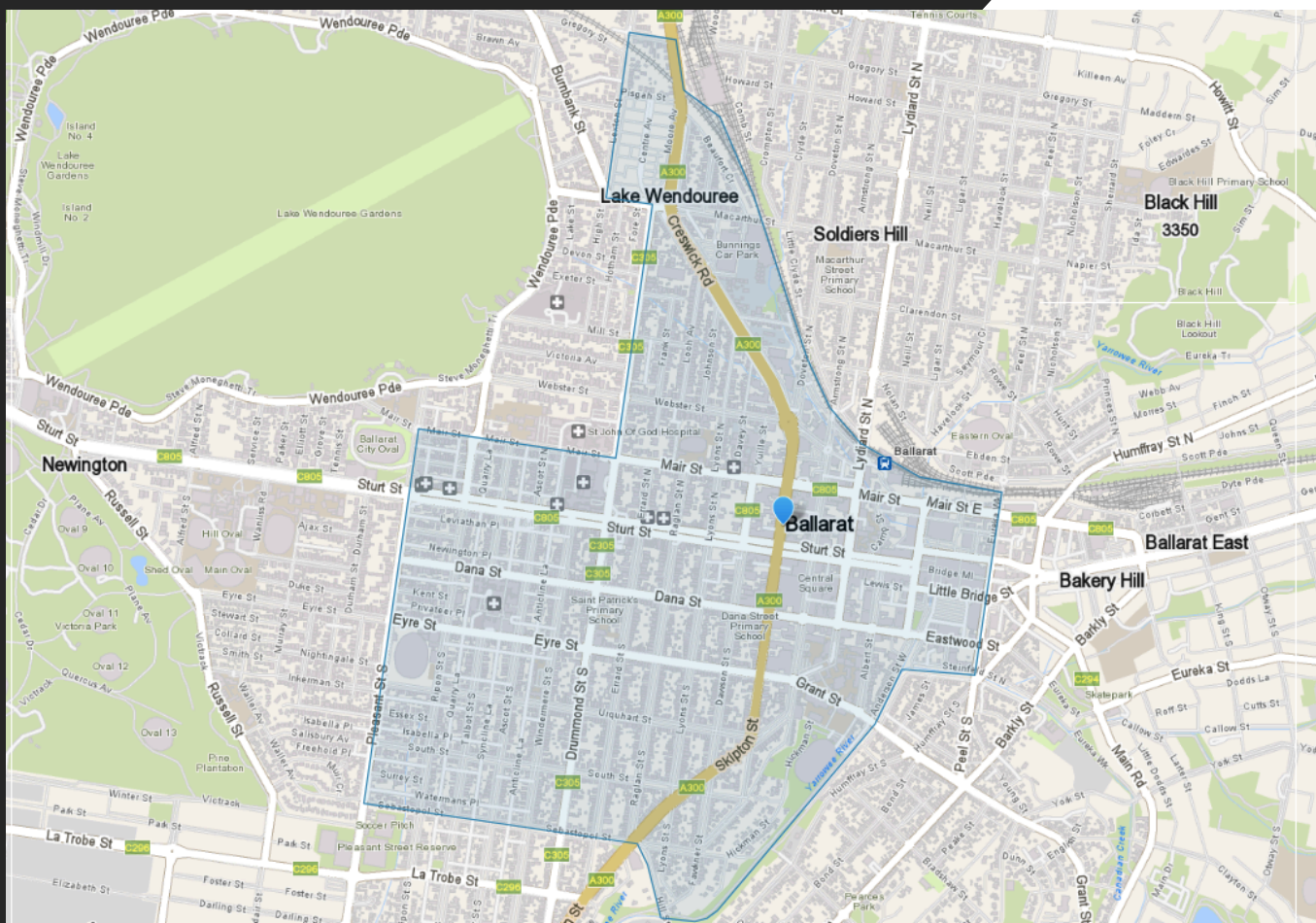
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CROWN ST MASTER PLAN

The Ballaral Region is set for a **high level growth over the forthcoming years**. Ballarat is also a thriving hub of contemporary arts, events and food and wine, with a fascinating heritage backdrop.





AREA IN FOCUS

Located approximately 105 kilometres (90 minutes) west-north-west of the state capital, Melbourne and with a population of some 99,841; Ballarat boasts the third largest population for an inland city in Australia.

The Ballarat West Growth Area Plan was approved by the city and state government in 2010, planning an extensive fringe development consisting of 14,000 new homes and up to 40,000 new residents including new activity centres and employment zones.

KEY SITE STATISTICS

Site Area:	4.063 ha
Sub-Division:	86 Lots & 13 Townhouses
Planning Permit:	Approved

AREA STATISTICS

Population:	99,841 (2015 Census)
Postcode:	3356
Location:	110 km (68 mi) NW of Melbourne
LGA:	City of Ballarat



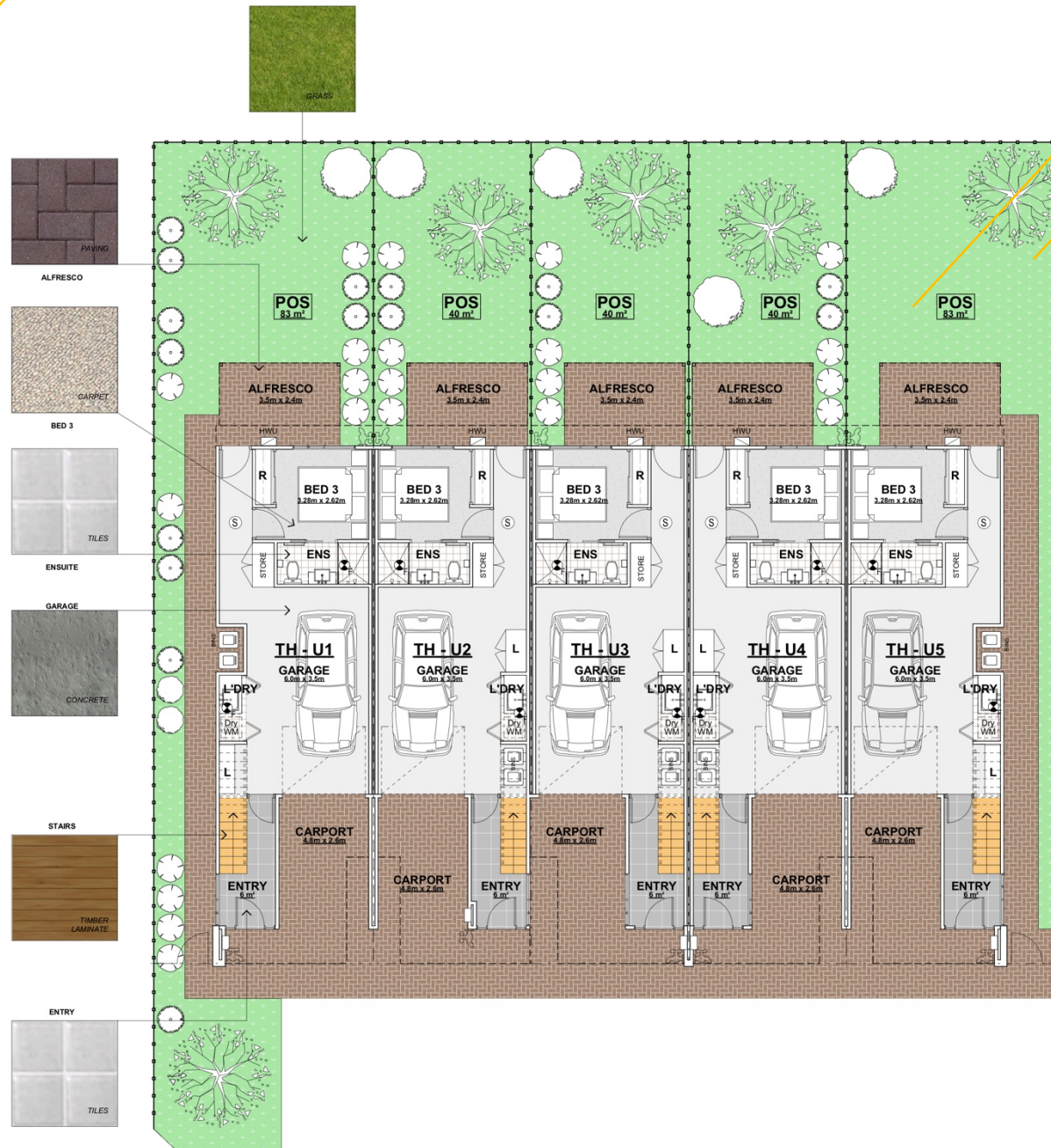




Architectural Plan Ground Floors

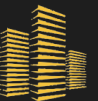
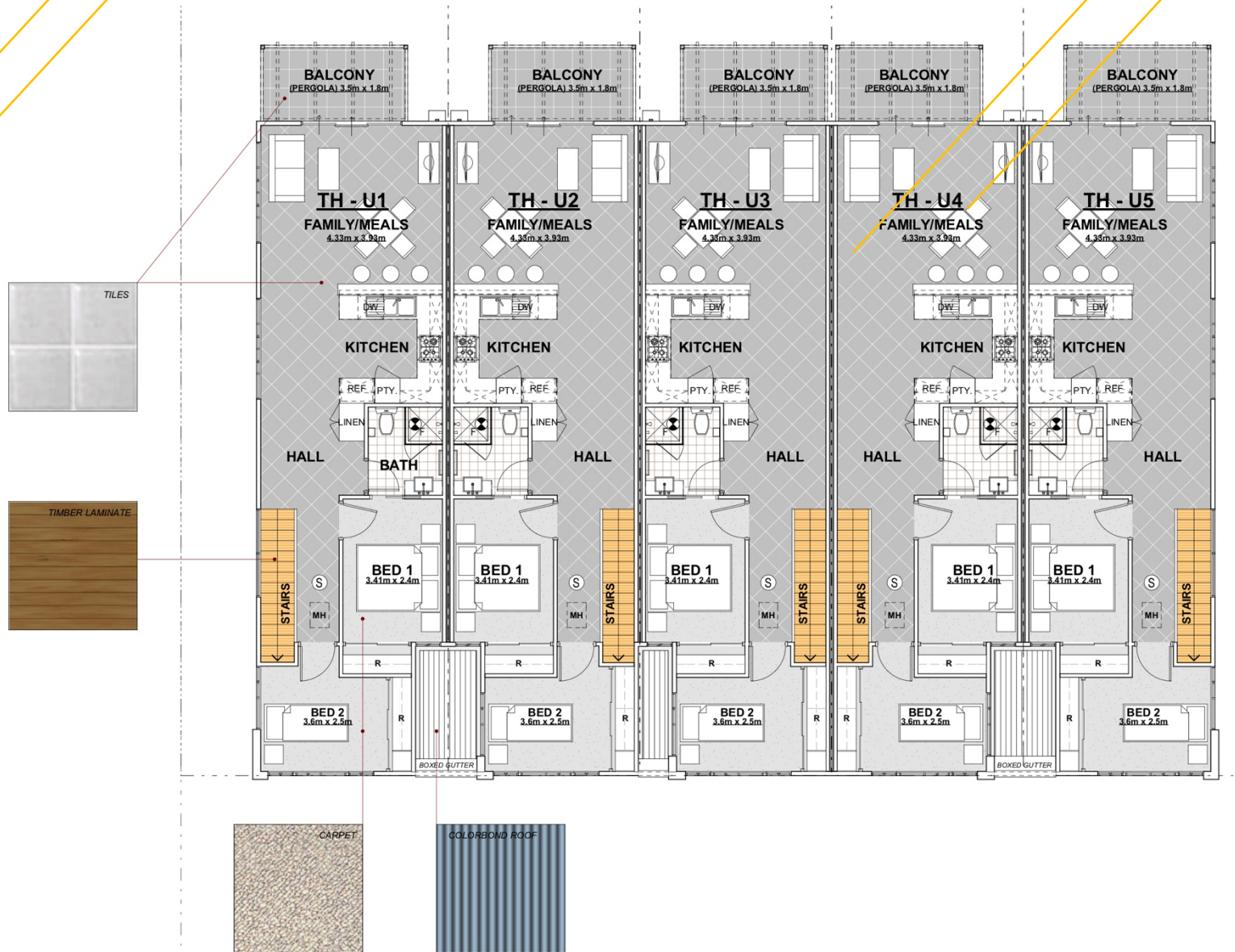


Masters Empire Group | Crown St



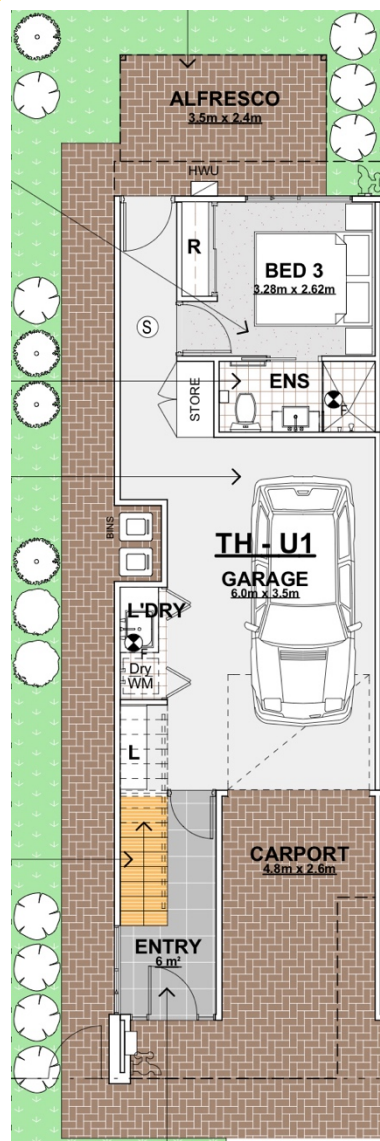


Architectural Plan First Floors

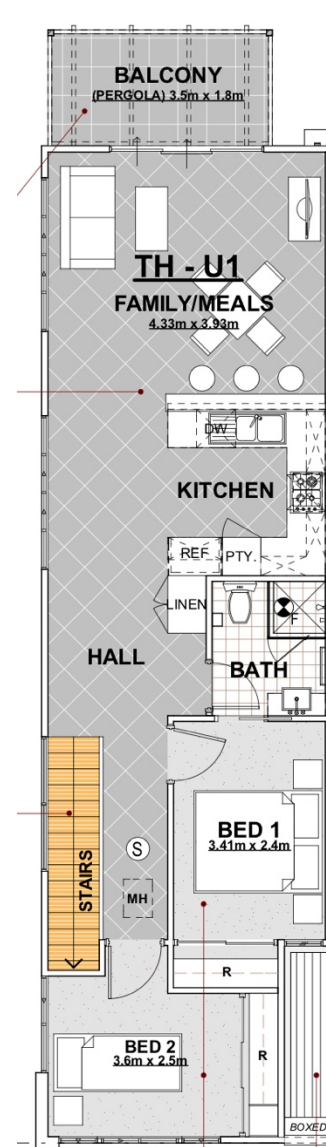




Floor Plan – Townhouse 1



Ground Floor



First Floor

Prices from:
\$350,000

 **3**

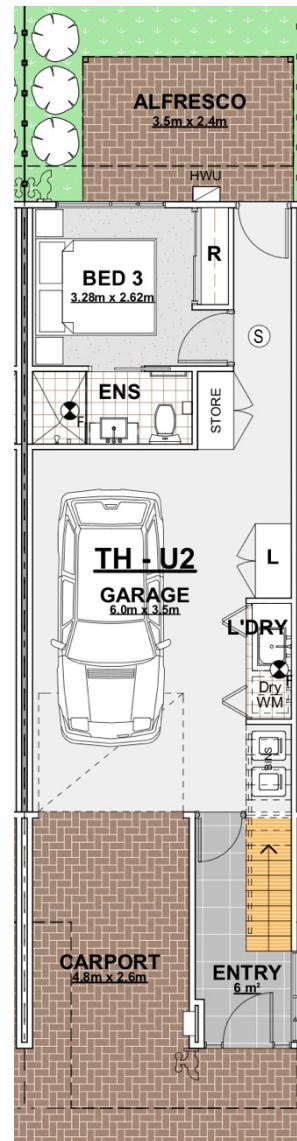
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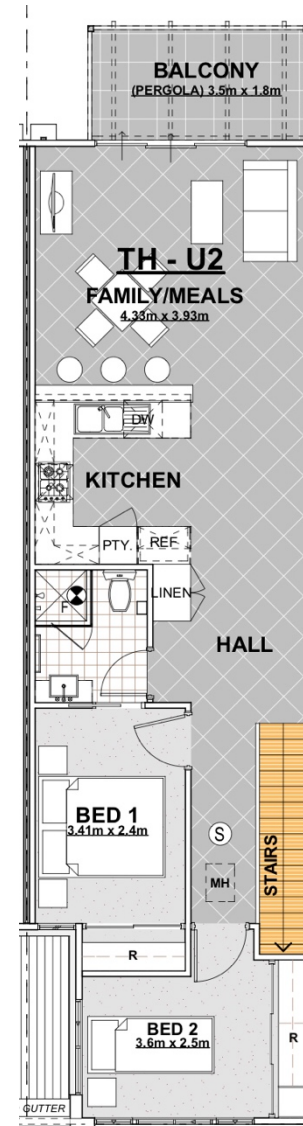


Floor Plan – Townhouse 2

4.5m
17.4m



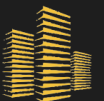
Ground Floor



First Floor

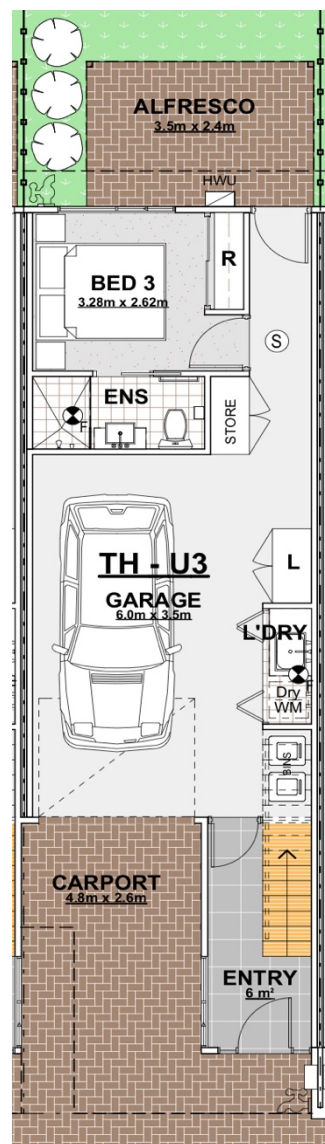
Prices from:
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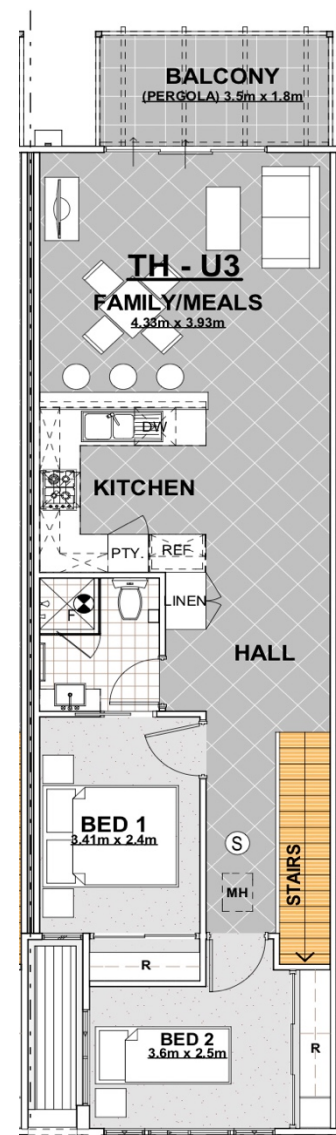




Floor Plan – Townhouse 3



Ground Floor



First Floor

Prices from:

\$350,000

 **3**

 **2**

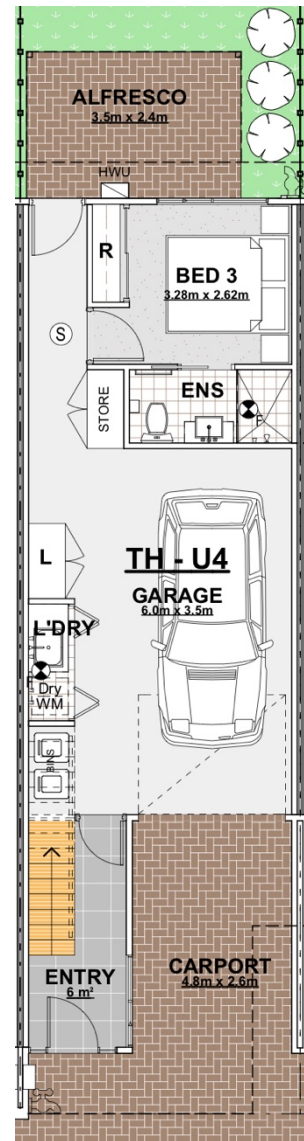
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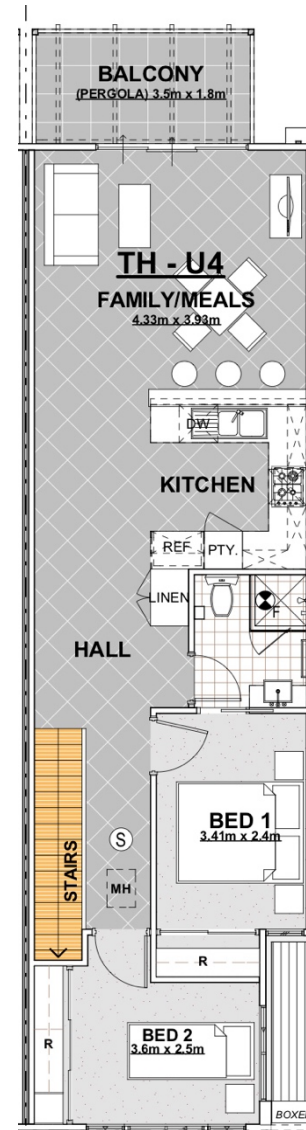


Floor Plan – Townhouse 4

4.5m
17.4m



Ground Floor



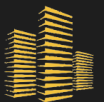
First Floor

Prices from:
\$350,000

 **3**

 **2**

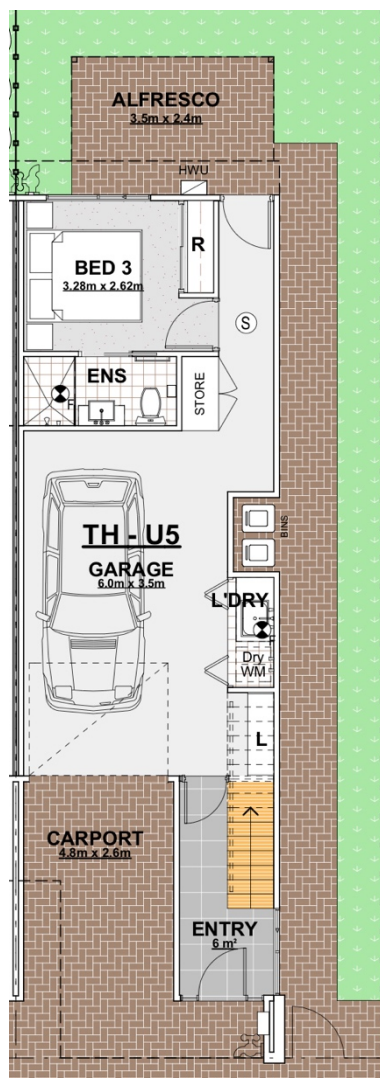
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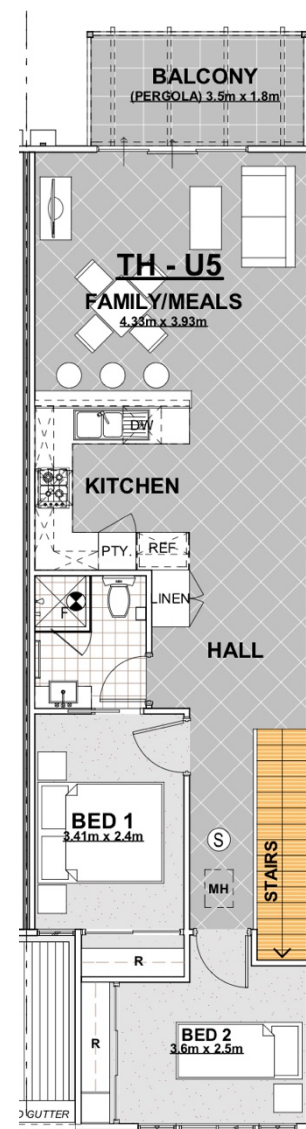


Floor Plan – Townhouse 5

4.5m
17.4m



Ground Floor



First Floor

Prices from:
\$350,000



3



2



2





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