

# Jumping Creek

Home is here.

# Block 1341

Information Brochure



Be close to everything  
*and feel miles  
from anywhere.*

For Sale by Auction  
16th December 2021

Ian McNamee  
& Partners PTY LTD

**PEET**

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# Auction: Thursday 16th December, 4pm

SIZE

750m<sup>2</sup>

STARTING BID

\$595,000

## Land Buying Process

### Auction Sales Process

The Auction will be held online through the Auction Now platform. You must have an Auction Now account and register to bid for each block you are interested in purchasing. To participate in this land release.

- 1 Research - Review the Sales Documentation including the Contract for Sale, for this release on the [Jumping Creek Website](#) There will not be an opportunity to view the blocks prior to Auction Day.
- 2 Appoint a solicitor - We recommend you seek independent legal advice before purchasing and engage a solicitor to act on your behalf. You will be required to provide solicitor details when you exchange contracts if you are the successful bidder.
- 3 Register for the Auction
  - Create an Auction Now account
  - Register to bid for each block you're interested in purchasing. You can do this by clicking on the links in the block schedule on the Jumping Creek webpage or by searching for the blocks on Auction Now.
  - You must set up your Auction Now account and register to bid for each block you intend to bid for.

What you need to register:

- You must provide photo identification for all parties you intend to include on the contract for Sale.
- If someone is bidding and exchanging the contract on your behalf you must complete the Authorised Bidder or Licensed Buyers Agent details when you register. Photo identification for the authorised bidder must also be uploaded with your registration.
- If you are purchasing under a company (including as trustee for a trust) please provide the relevant details.

Registrations will be verified and approved before the Auction. You will receive an email from us prior to the Auction confirming your registration has been verified and approved. If you need assistance with your online registration, there are several [video tutorials](#) to help you.

- 4 Auction process - The Auction will take place on Auction Now and is subject to the standard NSW Auction Conditions.

Each Auction will go for 30 minutes. **If a bid is placed within the last 5 minutes of the Auction, 5 minutes will be added each time there is another bid.**

**If you are the successful bidder at Auction, you will be required to exchange contracts on a \$60,000 set price deposit. Your deposit must be paid at the fall of the hammer to the HWLE Trust Account below:**

Name of account: HWL Ebsworth Lawyers Law Practice Trust Account

Name of Bank: Westpac Banking Corporation

BSB: 033-003

Account: 313 396

Reference: YOUR NAME - Jumping Creek

**Please check your daily transfer limits with your bank to ensure you can transfer the full \$50,000 set deposit on the day. Please note: Cash, personal cheques and credit cards are not accepted.**

- 5 Settlement - Settlement is anticipated to occur June 2023 – March 2024. We will provide regular updates regarding civil construction and when settlement is likely to occur. The balance of the purchase price is payable at Settlement. For more information send an email to [jumpingcreek@mcnamee.com.au](mailto:jumpingcreek@mcnamee.com.au) or you can contact us by calling 0428 416 414.

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# LOT 1341

## LOT PLAN LAYOUT



LOT LAYOUT - SCALE 1:400 (A4)

REVISION --- DATE

### LEGEND

LOT BOUNDARY	—
FINISHED SURFACE	—
CONTOUR (0.2m)	590.0
BLOCK AREA / BOUNDARY LENGTH	400m <sup>2</sup> 4.54
BLOCK BEARING	90°00'00"
EASEMENT (Sewer and/or Stormwater)	---
DRAINAGE / STRUCTURE	SW
SEWER / STRUCTURE	S
SEWER RISING MAIN	SRM

WATER SERVICES TRENCH (Electricity, NBN)	W
STREETLIGHT	☀
SUBSTATION	☐
ELECTRICAL PILLAR / PIT	⊠
NBN PIT	⊠
DRIVEWAY LOCATION	⊠

STREET TREE/EXISTING TREE	⊙
PATH (1.5m wide)	—
RETAINING WALL	---
BAL 29 LINE	BAL
1.8m HIGH COLOURBOND FENCE BY DEVELOPER	—

### LOCALITY PLAN



# DRAFT

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Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken by the vendor for any errors or omissions, and details may be subject to change. Artwork, images and plans are artists impressions only and are not relied on as a definitive reference. All road designs, contours, lot sizes, lot dimensions, easements, covenants, trees, streetlights, substations, pit and pillars are preliminary only and are subject to final survey. For final Lot numbers refer registered deposited plans (DP).

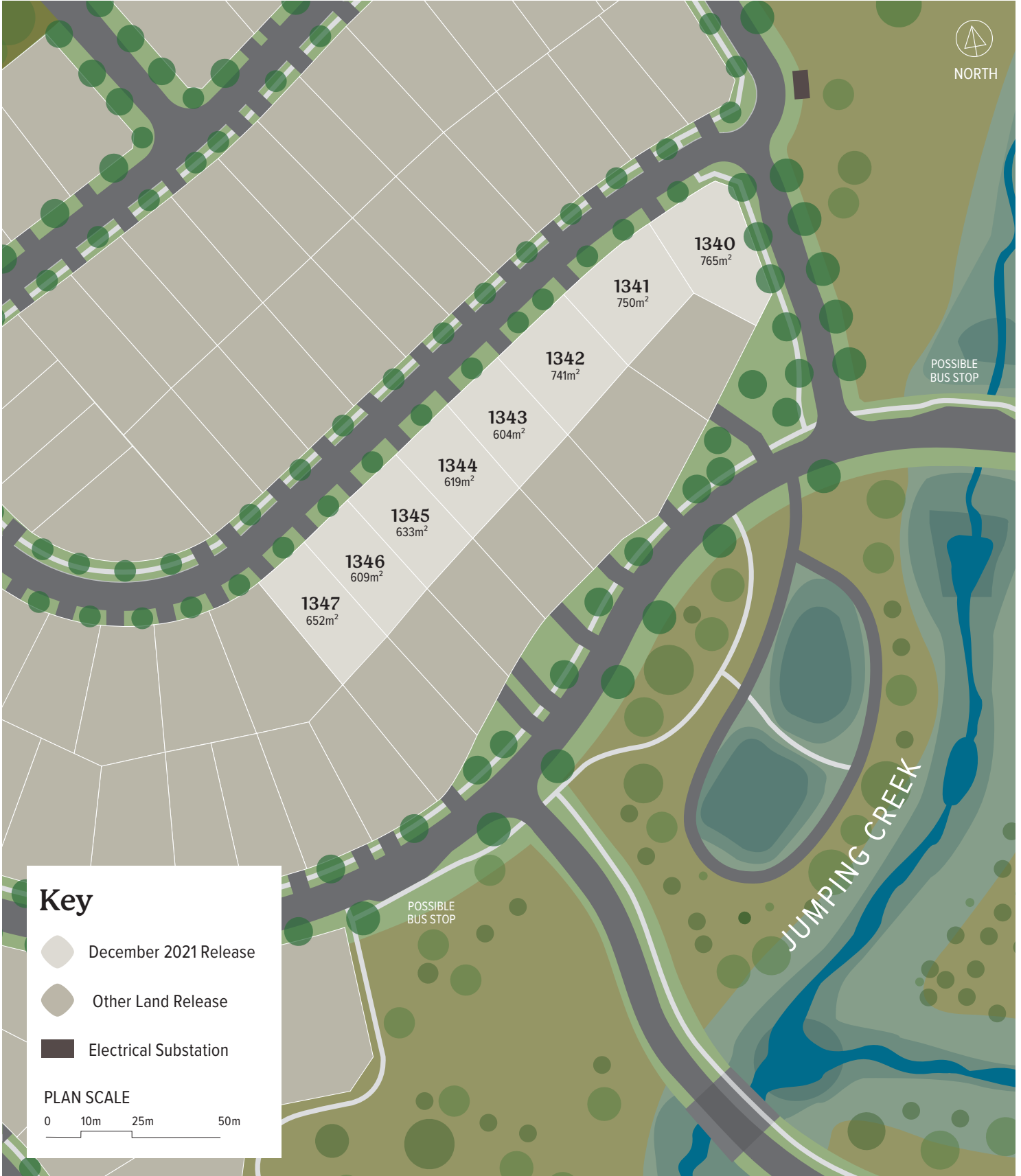


file name: 307257CG300.dwg layout name: CG301 plotted by: Carl O'Hio file location: G:\307257\CG300.dwg (v1)\ACAD\Lot\_Disclosure\_Plan\ACAD plot date: 03/09/2021 4:05 PM Sheet of Sheets

# Jumping Creek

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# December 2021 Release



NOTES: 1. For restrictions on the use of the land, dimensions, location of easements and other requirements, refer to the individual lot plan and Contract for Sale.  
 2. Please refer to the Queanbeyan Development Control Plan for lot development parameters. 3. Location of all works subject to final approval and construction.  
 DISCLAIMER: All care has been taken in the preparation of this material. No responsibility is taken for errors or omissions and details may be subject to change.  
 Intending purchasers should not rely on statements or representations and are advised to make their own enquiries to satisfy themselves in all respects.  
 Peet Jumping Creek Pty Ltd intend by this statement to exclude liability for all information contained herein. 1.12.2021 NATION 5034v1 A4



# The Canberra Region's Largest Residential Blocks

Discover a sense of connection found in the natural surrounds of Jumping Creek – a remote inner suburb minutes from Civic and second to none.

This is an exclusive prime urban infill estate in a special corner of the world that has never been accessible before now. Here you will find home. Build a spacious house nestled in nature and custom-made just for you, on a residential lot with Queanbeyan and Canberra just a stone's throw away.

Eight generous lots are now selling by auction on 16 December 2021, ranging in size from 604m<sup>2</sup> to 765m<sup>2</sup>.

Block	Size	Auction Time
1347	652m <sup>2</sup>	10:00am
1346	609m <sup>2</sup>	11:00am
1345	633m <sup>2</sup>	12:00pm
1344	619m <sup>2</sup>	1:00pm
1343	604m <sup>2</sup>	2:00pm
1342	741m <sup>2</sup>	3:00pm
1341	750m <sup>2</sup>	4:00pm
1340	765m <sup>2</sup>	5:00pm

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Jumping Creek offers a rare opportunity to live on a large lot in a new suburb so close to town.

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Settlement is anticipated June 2023 – March 2024



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everything  
and feel  
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anywhere.

# Jumping Creek

## NSW AUCTION CONDITIONS

### **Section 77, Property, Stock and Business Agents Act 2002 (NSW) and clauses 15 and 16, Property, Stock and Business Agents Regulation 2014 (NSW).**

Clause 15 (1) – The following conditions are prescribed as applicable to and in respect of the sale by auction of land or livestock:

- (a) The vendor's reserve price must be given in writing to the auctioneer before the auction commences (but not if the auction relates solely to livestock).
- (b) A bid for the vendor cannot be made unless the auctioneer has, before the commencement of the auction, announced clearly and precisely the number of bids that may be made by or on behalf of the vendor.
- (c) The highest bidder is the purchaser, subject to any reserve price.
- (d) In the event of a disputed bid, the auctioneer is the sole arbitrator and the auctioneer's decision is final.
- (e) The auctioneer may refuse to accept any bid that, in the auctioneer's opinion, is not in the best interests of the vendor.
- (f) A bidder is taken to be bidding on the bidder's own behalf unless, before bidding, the bidder has given to the auctioneer a copy of a written authority to bid for or on behalf of another person.
- (g) A bid cannot be made or accepted after the fall of the hammer.
- (h) As soon as practicable after the fall of the hammer the purchaser is to sign the agreement (if any) for sale.

Clause 15 (2) – The following conditions, in addition to those prescribed by subclause (1), are prescribed as applicable to and in respect of the sale by auction of residential property or rural land:

- (a) All bidders must be registered in the Bidders Record and display an identifying number when making a bid.
- (b) Subject to subclause (3), the auctioneer may make only one vendor bid at an auction for the sale of residential property or rural land and no other vendor bid may be made by the auctioneer or any other person.
- (c) Immediately before making a vendor bid the auctioneer must announce that the bid is made on behalf of the seller or announce "vendor bid".

Clause 15 (3) – The following conditions, in addition to those prescribed by subclauses (1) and (2), are prescribed as applicable to and in respect of the sale by auction of co-owned residential property or rural land or the sale of such land by a seller as executor or administrator:

- (a) More than one vendor bid may be made to purchase the interest of a co-owner.
- (b) A bid by or on behalf of an executor or administrator may be made to purchase in that capacity.
- (c) Before the commencement of the auction, the auctioneer must announce that bids to purchase the interest of another co-owner or to purchase as executor or administrator may be made by or on behalf of the seller.
- (d) Before the commencement of the auction, the auctioneer must announce the bidder registration number of any co-owner, executor or administrator or any person registered to bid on behalf of any co-owner, executor or administrator.



# Contract

Download the contract

© 2019 The Law Society of New South Wales ACN 000 000 699 and The Real Estate Institute of New South Wales ACN 000 012 457  
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## Contract for the sale and purchase of land 2019 edition

**TERM**

NSW DAN:

vendor's agent: **MEANING OF TERM**  
**Ian McNamee & Partners Pty Ltd** ABN 47074020563  
2-4 Rutledge Street, Queanbeyan NSW 2620

co-agent: **Peet Jumping Creek Pty Ltd** ACN 633 663 760  
PO Box 1000, Civic Square ACT 2608

Vendor: **HWL Edsworth Lawyers**  
Level 14, Australia Square, 264-278 George Street, Sydney NSW 2000  
GPO Box 5408, Sydney NSW 2001  
DX 129 Sydney  
email: PeetNSW@hwle.com.au

vendor's solicitor: **Peet Jumping Creek Pty Ltd** ACN 633 663 760  
phone: +61 2 0334 8555  
fax: 1300 369 056  
ref: AJB:TN:980511

date for completion: The date specified in clause 36

land (address, plan details and title reference): **Lot 28 Lonergan Drive, Greenleigh NSW 2620**  
Plan: Lot in an unregistered plan (copy attached) being part of Lot 1 in Deposited Plan 1248543  
Title: Part Folio Identifier 1/1249543

improvements:  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  storage space  
 none  other:  
 documents in the List of Documents as marked or numbered:  
 other documents:

attached copies: **A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions: Nil

exclusions:

price: \$  
deposit: \$  
balance: \$

contract date: \$

buyer's agent: (10% of the price, unless otherwise stated) **inclusive of GST**  
(if not stated, the date this contract was made)

vendor: \_\_\_\_\_

purchaser:  JOINT TENANTS  tenants in common  in unequal shares

**GST AMOUNT (optional)**  
The price includes GST.

witness: \_\_\_\_\_  
witness: \_\_\_\_\_

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