

Balicup Release – Titled

Lot	Address	Area m ²	Frontage	Price	BAL	Zoning
100	Albina Avenue	394	cnr	HOLD – \$489,000	LOW	R30
108	Bennett Street	450	15	SOLD	LOW	R30
111	Bennett Street	450	15	SOLD	LOW	R30
117	Bennett Street	375	12.5	SOLD	12.5	R30
118	Bennett Street	375	12.5	SOLD	12.5	R30
119	Bennett Street	375	12.5	SOLD	12.5	R30
120	Bennett Street	375	12.5	SOLD	12.5	R30
145	Victoria Street	375	12.5	SOLD	12.5	R30

Bennett Release – Titled

Lot	Address	Area m ²	Frontage	Price	BAL	Zoning
162	Dulverton Ave	404	cnr	\$479,000	12.5	R30
163	Dulverton Ave	405	13.5	SOLD	12.5	R30

All lots include front landscaping and boundary fencing.

\$2,000 Deposit required at contract signing. Pricing subject to change without notice.

Bushfire Attack Level Rating may apply to some lots. Pricing and details correct as of 31st August 2026.

Titled = Ready to build straight after settlement! * = Minimum 3.5m front setback required to achieve BAL19 rating.

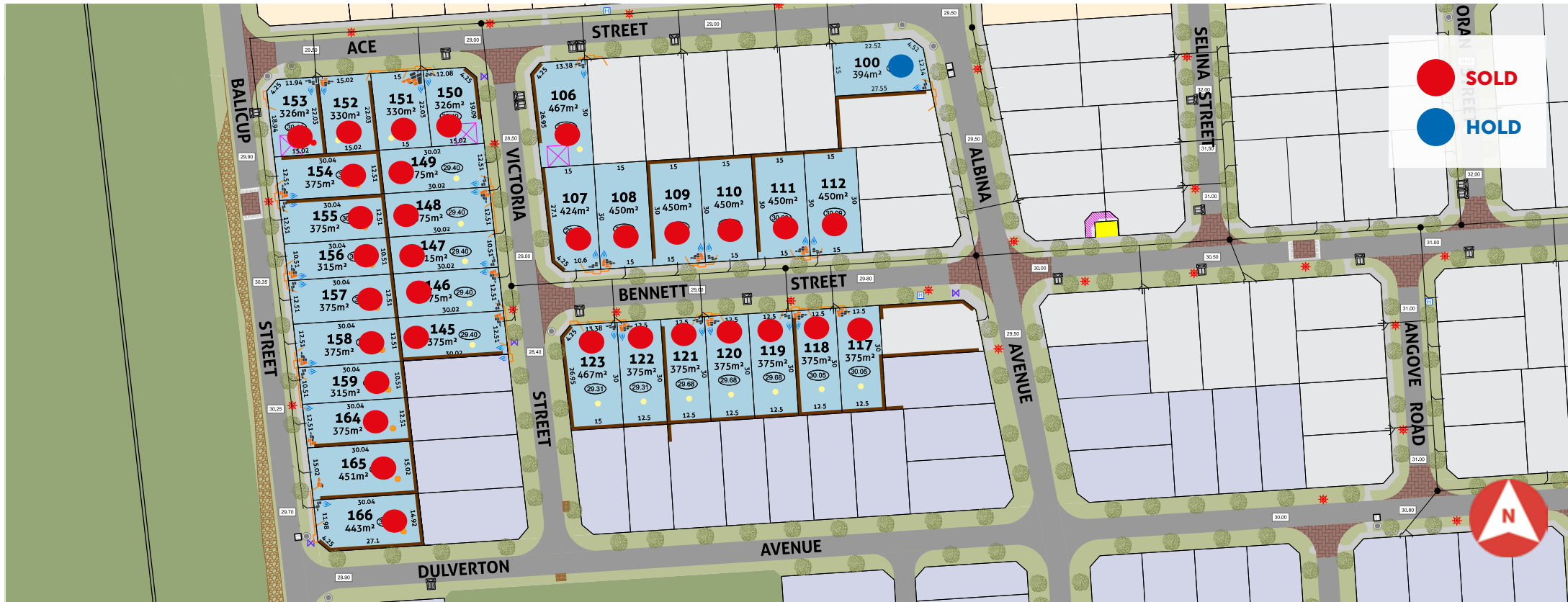


For more information contact
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catenaestate.com.au



Balicup Release

Catena[®]
ESTATE



Legend

- | | | | |
|-----------------|------------------|--------------------|-------------------|
| Balicup Release | Previous Release | Future Development | Other Development |
|-----------------|------------------|--------------------|-------------------|
-
- | | | | | |
|-------------------------|--|----------------------------------|---|----------------------------|
| Brick Paving | Uni Mini | Western Power | Side Entry Pit | Water Connection |
| Footpath | Transformer Site | Street Light | Drainage Grate | Water Hydrant |
| Retaining Wall | NBN Connection | Drainage Manhole | Water Valve | Designated Garage Location |
| Reverse Cantilever Wall | Overhead power transmission lines
-50 m from front lot boundary | Sewer Housing Connection Manhole | Indicative Bushfire Attack Levels
12.5
19
29 | |
| Lot Level | | | | |
| Speed Bump | | | | |



0460 307 260 | catenaestate.com.au

This plan is for illustrative purposes only. The vendor reserves the right to amend this plan at any time in its absolute discretion. Please check with the Selling Agent for up-to-date information. For more information visit www.catenaestate.com.au