

Denman  
Prospect

# Village Rise

Land for sale by auction  
8 June 2021



# A level up

Life at Denman Prospect's newest release - Village Rise - is about space, beautiful details and uninterrupted views.

'Village Rise' is the first area to be released in Denman North, opposite Denman Village Shops.

With an elevation of 550m, Denman North is a level up which means some of the most incredible views of the Capital can be your's.

Enjoy leisurely walks along the Molonglo River Corridor and close proximity to local shops, Ridgeline Park and Evelyn Scott School - everything you need is already here!





# Village Rise

10 single-residential blocks have been released in a new stage, 'Village Rise' at Denman North. These blocks have a stunning outlook and range from 480 to 739m².

Block	Section	Stage	Size	Anticipated Settlement
A	BA	Stage 1	624m²	Late 2022
B	BA	Stage 1	605m²	Late 2022
C	BA	Stage 1	543m²	Late 2022
A	AV	Stage 2A	736m²	Late 2022
B	AV	Stage 2A	704m²	Late 2022
C	AV	Stage 2A	736m²	Late 2022
J	AW	Stage 2A	480m²	Late 2022
K	AW	Stage 2A	562m²	Late 2022
L	AW	Stage 2A	579m²	Late 2022
M	AW	Stage 2A	521m²	Late 2022

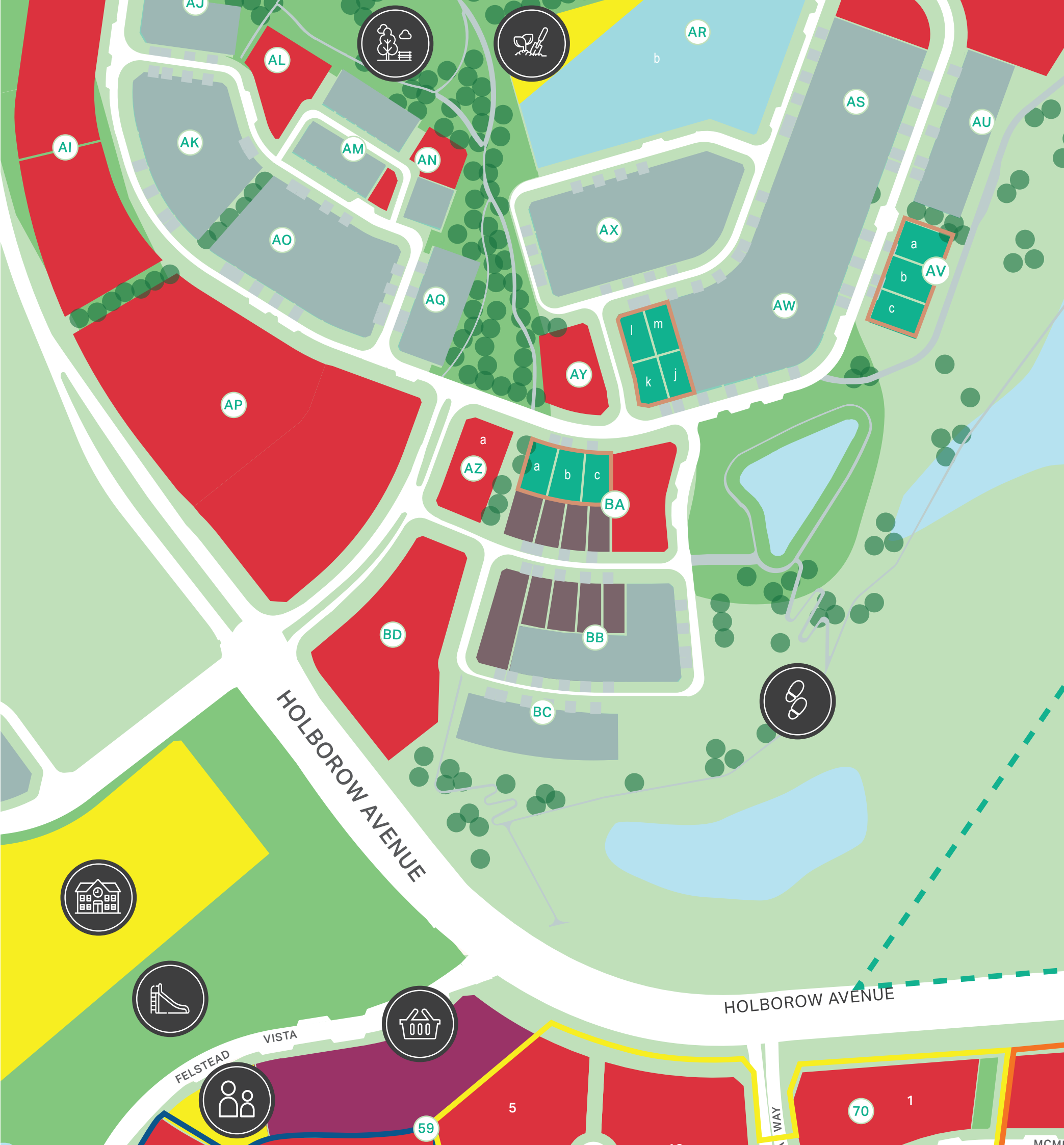
## MAP LEGEND

- Land for Sale by Auction
- Apartments/Townhouses
- Mixed Use Site
- Community Site
- Denman Village Shops
- Future Display Village
- Future Release
- BC

 Section

- Future Community Garden
- Walking Trails
- Future ACT Government School
- Denman Village Shops
- Denman Village Community & Early Learning Centre
- Future Denman Village Playground
- Future Park

Disclaimer: Whilst all care has been taken for errors or omissions, details may be subject to change without notice. Intending purchasers should not rely on statements or representations in this document and are advised to make their own enquiries to satisfy themselves in all respects. Capital Estate Developments will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these documents. Maps are indicative only and are not to scale.



# Estate Plan

## MAP LEGEND

- Land for Sale by Auction
- Single-residential Blocks
- Apartments/Townhouses
- Mixed Use Site
- Community Site
- Denman Village Shops
- Future Display Village
- Future Release
- BC Section
- Future Community Garden
- Molonglo River Corridor
- Walking Trails
- Future ACT Government School
- Denman Village Shops
- Denman Village Community and Early Learning Centre
- Future Denman Village Playground
- Ridgeline Park
- Basketball Court
- Evelyn Scott P-10 School
- Stromlo Leisure Centre
- Stromlo Forest Park
- Future Park
- Future Molonglo Group Centre



# Auction Sales Process

- 1 **Research** - Review the Sales Documentation for this release on the Denman Prospect website. You will be given the opportunity to view the blocks prior to Auction Day.
- 2 **Appoint a Solicitor** - Engage a solicitor to act on your behalf. You must provide solicitor details when you register online for the Auction.
- 3 **Arrange your Deposit** - Contact your financial institute to arrange your deposit. You are required to exchange contracts with 5% of the purchase price on Auction Day.
- 4 **Register for the Auction** - Register for the Auction by filling in the digital registration form on the Denman Prospect website by **4pm, Thursday 3 June 2021.**
- 5 **Auction Day and Process** - The Auction starts at **10am, Tuesday 8 June 2021.**
  - The Auction will take place at the Pialligo Estate Glasshouse, 18 Kallaroo Road Pialligo.
  - You must check-in when you arrive to receive your bidding paddle. Check-in will open at 9.30am.
  - If someone is bidding on your behalf, you must fill in an Appointment of Agent form and email it to [sales@denmanprospect.com.au](mailto:sales@denmanprospect.com.au) prior to Auction Day.
  - You will need to bring photo identification for everyone that will be listed on the Contract for Sale and your 5% deposit (5% of the purchase price), which is the minimum deposit payable on Auction Day.
  - The Auctioneer will go through the Standard ACT Auction Conditions before commencement of the Auction.
  - If you are a successful bidder at Auction, you will be required to pay your deposit to the Clayton Utz Trust Account below:  
Clayton Utz Trust Account  
BSB: 032 727 Account: 116 801  
Please reference your surname, block, section and Denman Prospect  
Please email your deposit receipt to [sales@capitalestate.com.au](mailto:sales@capitalestate.com.au)  
Note: Cash, personal cheques or credit cards are not accepted.
- 6 **Settlement** - Settlement is anticipated to occur late 2022. We will provide regular updates regarding civil construction and when settlement is likely to occur. The balance of your purchase is payable at Settlement.

## More information

[denmanprospect.com.au/villageriseauction](https://denmanprospect.com.au/villageriseauction)

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**Visit the Land Sales Suite**  
Open Friday to Monday, 10am-4pm  
37 Kondelea Way, Denman Prospect