



Denman
Prospect

Butters Gap

End of
Financial Year
Release

Blocks for sale by appointment
Bookings open 10am, 26 June 2021

Butters Gap Release

Single-residential blocks in Butters Gap are for sale by appointment. Perched high above the Molonglo River Corridor, these blocks have a stunning outlook and easy access to parks, walking trails and the future community garden.

Block	Section	Size m ²	Price	Block	Section	Size m ²	Price
a	AC	524	\$705,000	d	AD	432	\$580,000
b	AC	460	\$620,000	e	AD	591	\$795,000
c	AC	460	\$620,000	f	AD	545	\$730,000
d	AC	460	\$620,000	g	AD	647	\$870,000
e	AC	721	\$950,000	h	AD	480	\$650,000
f	AC	662	\$895,000	i	AD	423	\$570,000
g	AC	600	\$810,000	j	AD	423	\$570,000
h	AC	709	\$950,000	k	AD	521	\$700,000
i	AC	513	\$690,000	k	X	779	\$995,000
j	AC	480	\$650,000	l	X	731	\$980,000
k	AC	480	\$650,000	m	X	540	\$725,000
l	AC	473	\$635,000	n	X	540	\$725,000
m	AC	423	\$570,000	o	X	540	\$725,000
n	AC	432	\$580,000	p	X	540	\$725,000
a	AD	560	\$750,000	q	X	596	\$795,000
b	AD	432	\$580,000	c	Y	480	\$650,000
c	AD	432	\$580,000	d	Y	540	\$725,000

Stage: Butters Gap, Stage 3
Anticipated settlement mid-late 2023

Special condition rear fence

MAP LEGEND

- For Sale By Appointment
- Apartments/Townhouses
- Mixed Use Site
- Community Site
- Future Display Village
- Future Release
- Sold
- BC

 Section
- Future Community Garden
- Walking Trails

Map is indicative only and is not to scale. Last updated June 2021.



How to buy a block in this release

- 1 **Research** - Review the Sales Documentation for this release on the Denman Prospect website at denmanprospect.com.au/buttersgaprelease
- 2 **Appoint a Solicitor** - Engage a solicitor to act on your behalf and provide them with the sales documents to review before your block selection appointment.
You must provide your solicitor's details when you book an appointment for this release.
- 3 **Book an Appointment** - To register for this release you must book an appointment online. Bookings will open at 10am, Saturday 26 June 2021. Appointments will commence Tuesday 29 June 2021.
- 4 **Arrange your Deposit** - Contact your financial institute to arrange your 5% deposit. You will be required to pay 5% of the purchase price at your block selection appointment.

Payment can be made by electronic transfer or cheque. Cheques must be made out to Clayton Utz Trust Account.

If you are paying by bank transfer please ensure you have increased your daily limit prior to your appointment, even if you have the funds available in your account.

Scan the QR code below to Book an Appointment



Or visit: www.denmanprospect.com.au/buttersgaprelease

- 5 **Block Selection** - Appointments will be held at the Denman Prospect Land Sales Suite. You can select your block at your appointment. You are required to exchange contracts at your appointment. You will also need to pay 5% of the block purchase price at the time of exchange. Sold blocks will be updated on our interactive block map as they sell throughout the day. Access the block map at denmanprospect.com.au/block-map
- 6 **Settlement** - Settlement is anticipated to occur mid-late 2023. 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.

More information

denmanprospect.com.au/buttersgaprelease

Patricia Hepburn
0412 782 343

Tom Beinke
0423 761 461

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

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.