






Lot 14, 70 Terry Road BOX HILL NSW

4  3  1 

Lot 14, 70 Terry Road Box Hill

Emmasy Hill is the perfect choice for your new home - nestled between rolling hills and pastures, there's no shortage of open space to lose yourself in. This is where rural comfort meets urban practicality.

Prestigious family friendly community, perfect for first home buyers, investors, owner occupiers and downsizers.

Situated in the heart of the new Box Hill development, within easy reach of upcoming schools, parks, shopping centres.

8 minutes to Rouse Hill Town Centre and the soon to be

[For full version visit the website](https://www.ranceproperty.com.au/8117553)

**Type** : House  
**Land Size** : 350.1 sqm  
**View** : <https://www.ranceproperty.com.au/8117553>

**ISLA-3**

LIVING	147.9
GARAGE	18.2
PORCH	2.5
ALFRESCO	n/a
<b>TOTAL</b>	<b>168.6 m2</b>

**THE HILLS SHIRE COUNCIL**  
**APPROVED DEVELOPMENT PLAN**  
DEVELOPMENT CONSENT NO. **777/2016/ZB**

Please refer to conditions of Development Consent for the details of the required inspections and other matters which must be complied with.

NOTE:  
- THIS PLAN IS NOT A PLAN OF SURVEY AND NO BOUNDARIES HAVE BEEN SURVEYED OR MARKED.  
- THE RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES ARE DIAGNOSTIC ONLY AND SHOULD BE CONFIRMED BY FURTHER SURVEY.  
- DISTANCES AND ANGLES ARE BY TITLE &/OR DEED ONLY AND ARE SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL.  
- ONLY PUBLIC SERVICES HAVE BEEN LOCATED. IF ANY WORKS ARE PROPOSED THE SERVICE AUTHORITIES SHOULD BE CONTACTED.  
- THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY. EASEMENTS AND RESTRICTIONS MAY BE CREATED ON THE FINAL SUBDIVISION PLAN WHICH IS SUBJECT TO COUNCIL APPROVAL AND REGISTRATION.  
- THIS SUBDIVISION LAYOUT SHOULD NOT BE USED FOR FINANCIAL PLANNING PRIOR TO COUNCIL APPROVAL.  
- THIS DRAWING IS SUBJECT TO COPYRIGHT. IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF NORTH WESTERN SURVEYS PTY LTD.  
- THE TITLE BLOCK AND THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN AND SHOULD NOT BE REMOVED WITHOUT CONSENT OF NORTH WESTERN SURVEYS PTY LTD.

Number	Area (m <sup>2</sup> )	Notes
1	1.17	1/8
2	1.17	1/8
3	1.17	1/8
4	1.17	1/8
5	1.17	1/8
6	1.17	1/8
7	1.17	1/8
8	1.17	1/8
9	1.17	1/8
10	1.17	1/8
11	1.17	1/8
12	1.17	1/8
13	1.17	1/8
14	1.17	1/8
15	1.17	1/8
16	1.17	1/8
17	1.17	1/8
18	1.17	1/8
19	1.17	1/8
20	1.17	1/8
21	1.17	1/8
22	1.17	1/8
23	1.17	1/8
24	1.17	1/8
25	1.17	1/8
26	1.17	1/8
27	1.17	1/8
28	1.17	1/8
29	1.17	1/8
30	1.17	1/8
31	1.17	1/8
32	1.17	1/8
33	1.17	1/8
34	1.17	1/8
35	1.17	1/8
36	1.17	1/8

Number	Line Length	Notes
1	1.17	-
2	1.17	-
3	1.17	-
4	1.17	-
5	1.17	-
6	1.17	-
7	1.17	-
8	1.17	-
9	1.17	-
10	1.17	-

REV	DESCRIPTION	DATE	APPR.
01	ZERO LOT LINE EASEMENTS ADDED	14/01/2016	
02	ORIGINAL ISSUE	18/11/2015	

**North Western Surveys**  
Surveyors, Engineers & Water Servicing Coordinators  
1/11 Rowford Road, P.O. Box 1045, Blacktown N.S.W. 2148  
Phone: 9831-2240 Fax: 9822-6716 Email: nws@northwesternsurveys.com.au

SURVEYED	DRAWN	DESIGNED	GRID	DATUM	TITLE
D.K.	N.J.L.	T.C.	M.G.A.	-	PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN DP 213067 AT TERRY ROAD, BOX HILL L.G.A. THE HILLS SHIRE

DESIGNED	VERTICAL RATIO	PROJECT MANAGER	DATE	REVISION	PROJECT REFERENCE
T.C.	-	ANNE LARRAIN	14/01/2016	01	15570/203

SHEET **1** OF 1 SHEETS