

## LUMINOUS RELEASE - TITLES EST. APRIL 2026

Lot	Address	Area m²	Frontage	Lot Price	BAL	Zoning
316	Luminous Parkway	386	12.5	SOLD	LOW	R20
320	Engaging Boulevard	507	cnr 17.5	\$701,000	LOW	R20
363	Expansive Parade	488	15	SOLD	LOW	R20
365	Engaging Boulevard	448	cnr 17.5	SOLD	LOW	R20
603	Engaging Boulevard	423	cnr 17.01	HOLD - \$623,000	29	R20
605	Engaging Boulevard	425	15	SOLD	12.5	R20

### PERENNIAL RELEASE - TITLES EST. FEBRUARY 2026

Lot	Address	<b>Area</b> m²	Frontage	Lot Price	BAL	Zoning
154	Affluent Lane	465	6	\$667,000	LOW	R30
155	Affluent Lane	517	7.1	HOLD - \$698,000	LOW	R30
179	Perennial Approach	540	cnr 10.38	\$751,000	LOW	R20

### THE RESERVE - TITLES EST. MAY 2026

Lot	Address	Area m²	Frontage	Price	BAL	Zoning
287	Realm Way	350	cnr	\$549,000	LOW	R30
288 ^	Idyllic Avenue	319	cnr	\$509,000	LOW	R30
289 ^	Idyllic Avenue	275	10	\$455,000	LOW	R30
295	Exquisite Street	300	12	HOLD - \$489,000	LOW	R30
296	Exquisite Street	300	12	HOLD - \$489,000	LOW	R30
297	Exquisite Street	330	cnr	HOLD - \$525,000	LOW	R30

<sup>^</sup> Denotes Lots are subject to a mandatory requirement for the construction of a 2-storey home.

Cnr = Corner Lot

All lots include boundary fencing by developer and front landscaping rebate. \$20,000 Deposit required at contract signing.

Pricing and details correct as of 17th November 2025.



# Luminous Release





LEGEND Future Release Future Release Luminous Release 1 - The Reserve Luminous Future Existing Residential Release Hold Sold Footpath Retaining Wall Retained Tree Street Light NBN Comms NBN Co. Network Node Cabinet Connection Combination Side Entry Pit Side Entry Pit uni Pillar & Mini Pillar & Water Hydrant Water Valve Sewer Manhole / Water Connection "D" Deferred Water BAL 12.5 (17.00) Lot Level BAL 19 Mandatory BAL 29 Garage Location

#### LOCATION PLAN





GLEN IRIS ESTATE LAND SALES

Damyn Strang – 0434 070 654

DISCLAIMER: This plan is for illustrative purposes only. The vendor reserves the right to amend these plans at any time in its absolute discretion. Please check with the Selling Agent for up-to-date information.

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# Perennial Release















Retained Tree

Side Entry Pit



NBN Co. Network Connection



Mini Pillar & Connection

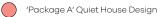






Sewer Manhole / Connection





#### LOCATION PLAN





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# The Reserve



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