

MARIGOLD NINE GROUP PTY LTD

268B Sayers Road, Truganina

DEVELOPMENT
UPDATE
December 2017



GOVERNMENT INCENTIVES

First Buyers can qualify for -

- * Zero stamp duty
- * \$20,000 regional bonus

Allan Street, Kyabram

Kyabram is located in the centre of a rich irrigation district 200km north of Melbourne. Kyabram is a progressive town in the Goulburn Valley situated between Echuca and Shepparton and close to the Murray River.

Kyabram contains modern and complete shopping commercial and banking facilities providing for a town population of 7300 and a district of 16,000. Kyabram is part of the Shire of Campaspe.

Kyabram is located 40km from Shepparton and 44km from Echuca. Average travel time from Kyabram to Melbourne is approximately 2 hours, 30 minutes by car or around 3 hours by train/bus (via Echuca).

Industry

Dairying and fruit orchards are Kyabram's primary industries with secondary industries being:- Henry Jones Foods, manufacturers of IXL Jams, engineering, financial advisors, solicitors and accounting services with close proximity to Nestle, Heinz and Bonlac Food Processing plants.

Services

Kyabram boasts a 46 bed Hospital with attached 30-bed home for the aged. "Warrumunda" retirement village, infant welfare centre, ambulance station, 11 doctors, 3 dentists, chiropractor, massage therapists and alternative medicines

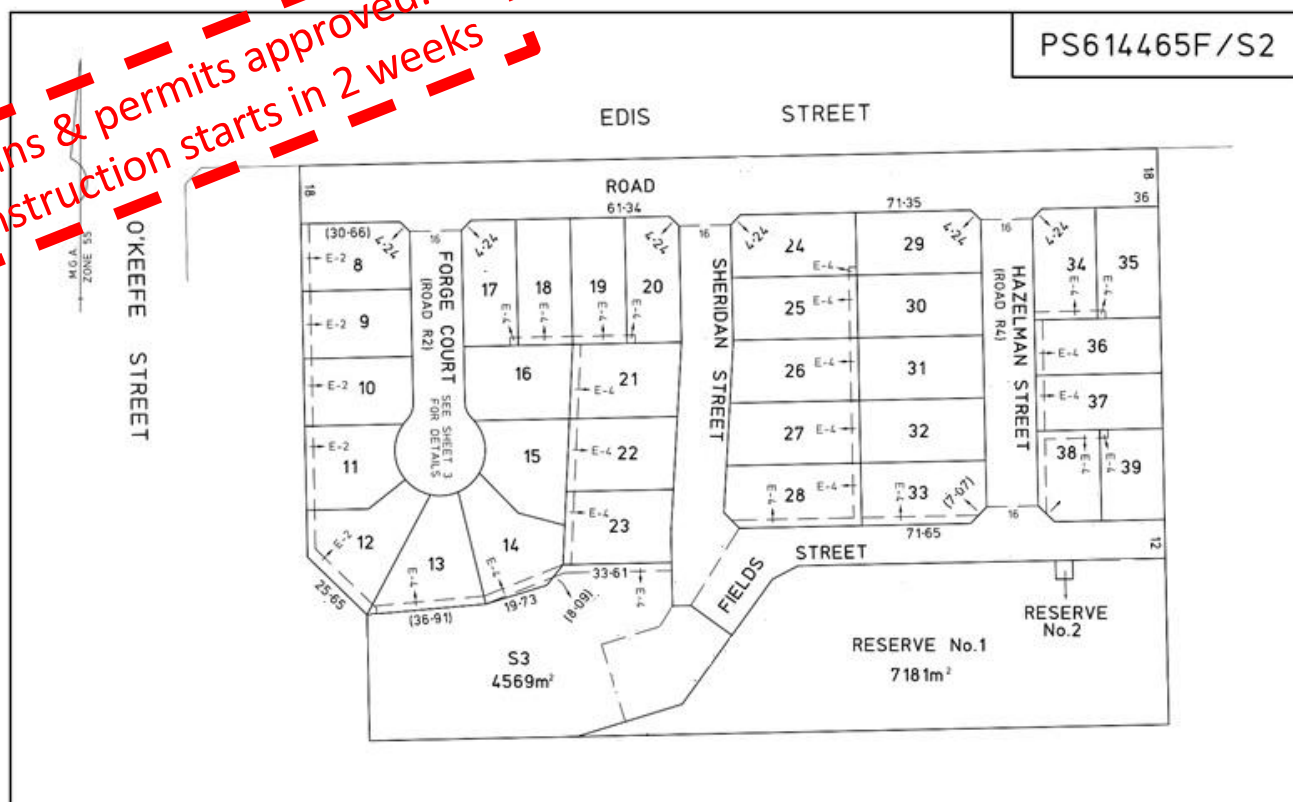
KYABRAM'S CLIMATE IS APPEALING

Season	Average Maximum	Average Minimum
Summer	28.9C	14.7C
Winter	13.0C	2.9C



RESIDENTIAL DEVELOPMENT KYABRAM, VICTORIA

Plans & permits approved.
Construction starts in 2 weeks



Stage Two PRE-RELEASE now!

KYABRAM'S newest LIFESTYLE ESTATE

Eleven superb, lifestyle allotments ranging 652m² to 814m².

Don't delay, reserve your block today before they are all gone.

Ideally situated within easy walking distance to the town centre, these allotments are sure to impress.

To reserve your block now, contact the local selling agents or the developer direct.

Another Quality Development by

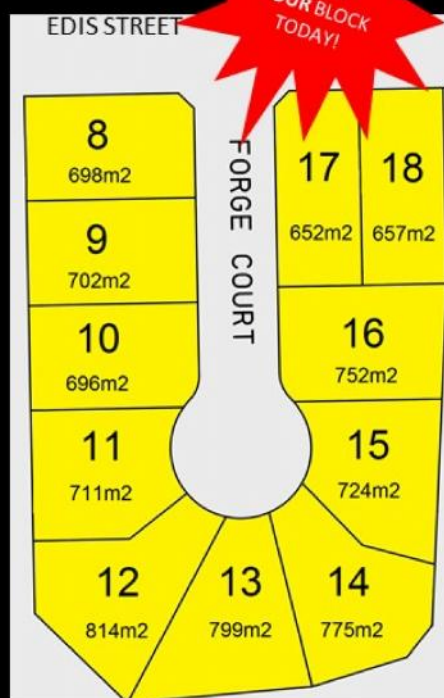
MARIGOLD NINE GROUP

268b Sayers Road, Truganina, 3029

1300 544 421



SELECT
YOUR BLOCK
TODAY!



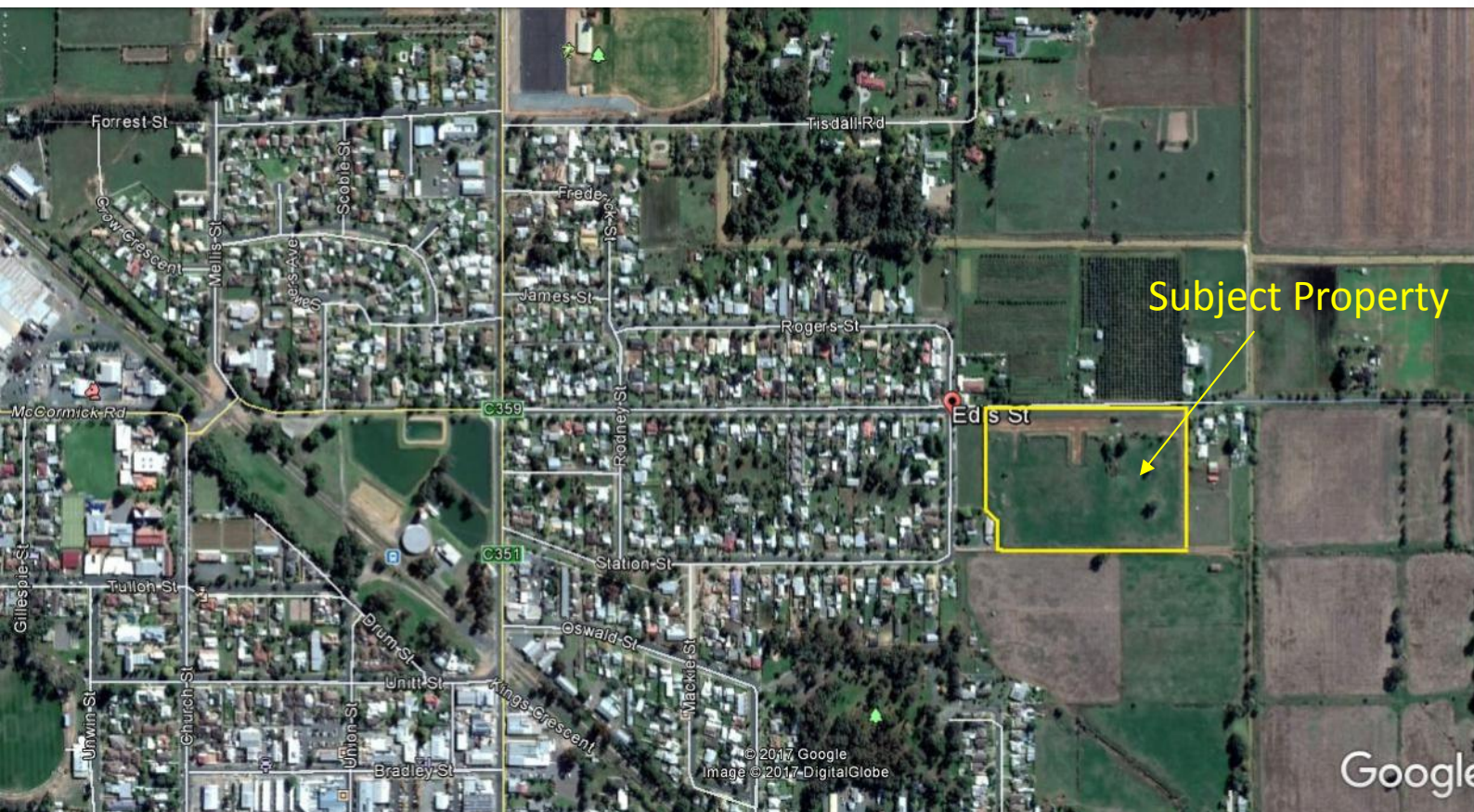
Kyabram Conjunctional Agents
Local Selling Agent details here

KYABRAM, VICTORIA

KYABRAM RESIDENTIAL SUBDIVISION

Edis Street, Kyabram, Victoria

4.645ha



**NOW AN ADDITIONAL
PROPERTY SECURED**

EDIS STREET

STREET

NORTH STREET

PROPOSED EXTENSION OF STATION STREET

PROPOSED EAST WEST LINK ROAD

OPEN SPACE & DRAINAGE RESERVE

WALKING & CYCLE PATH 3m WIDE

STAGE 2 PS630418Y

Parcel "A"

LOT 1 2875m²

LOT 2 732m²

LOT 3 789m²

LOT 4 730m²

LOT 5 795m²

LOT 6 795m²

LOT 7 795m²

LOT 8 832m²

LOT 9 702m²

LOT 10 895m²

LOT 11 718m²

LOT 12 817m²

LOT 13 788m²

LOT 14 788m²

LOT 15 724m²

LOT 16 752m²

LOT 17 652m²

LOT 18 657m²

LOT 19 657m²

LOT 20 652m²

LOT 21 770m²

LOT 22 748m²

LOT 23 749m²

LOT 24 2932m²

LOT 25 795m²

LOT 26 795m²

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