Price list

Current at 11:55 AM 17 October 2026

Ambia SOUTHERN RIVER

We don't have any land available at the moment.

Price includes front yard landscaping, side & rear fencing, NBN connection and access to utility services including gas.
Prices shown are inclusive of GST and subject to change without notice.

BAL rating applies
* Quiet House Design requirement

Resale lots are excluded from any promotion or incentive Satterley may offer from time to time

Written finance pre-approval from a finance broker or financial institution is required prior to purchase. A $3,000 deposit is required at time of signing an Offer & Acceptance.

For more information, email ambia@satterley.com.au or call: 0460 299 989

Ambia
SOUTHERN RIVER

Stage 2B
PRELIMINARY



- Stage 2B (R40 Lots)
- Stage 2B (R50 Lots)
- Stage 2B (R60 Lots)
- Previous Release
- Future Residential
- Proposed Childcare Site
- Quite House - Design Required Package A
- Lots Subject to Bushfire Management Plan
- Retaining Wall
- Masonry Noise Wall
- Future Road
- Footpath
- Drainage Grate
- Side Entry Pit
- Drainage Manhole
- Stormwater Junction Connection
- Street Lights
- Street Lights 1m x 1m Road Widening
- Western Power Housing Connection
- Western Power Padmount Site
- Sewer Housing Connection/Manhole
- Main Sewer Collection Manhole
- Sewer Easement
- Access Restriction
- Water Hydrant
- Water Valve
- Garage Location
- Lot Levels
- Road Levels

All Dimensions and Areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agents. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Some services may not be shown, as engineering and cadastral design is still to be finalised. Trees are indicative only.

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LWP bringing communities to life

Stage 2C

Ambia
SOUTHERN RIVER



- Stage 2C (R60 Lots)
- Previous Release
- * Quite House - Design Required Package A
- * Lots Subject to Bushfire Management Plan
- Retaining Wall
- Masonry Noise Wall
- Brick Paving
- Footpath
- Drainage Grate
- Side Entry Pit
- Drainage Manhole
- Stormwater Junction Connection
- 1.2m Wide Power Easement
- Street Lights
- Street Lights 1m x 1m Road Widening
- Western Power Housing Connection
- Western Power Padmount Site
- Sewer Housing Connection/Manhole
- Main Sewer Collection Manhole
- Sewer Easement
- Access Restriction
- NBN Housing Connections
- Water Hydrant
- Water Valve
- Garage Location
- Lot Levels
- Road Levels
- 132Kv Overhead Transmission line

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Stage 7A

Ambia
SOUTHERN RIVER



PRELIMINARY

- Stage 7A (R30 Lots)
- Stage 7A (R40 Lots)
- Stage 7A (R50 Lots)
- Previous Release
- Future Residential
- * Lots Subject to Bushfire Management Plan
- Retaining Wall
- Future Road
- Footpath
- 23.00 Road Levels
- 22.90 Lot Levels
- Drainage Grate
- Side Entry Pit
- Drainage Manhole
- H Water Hydrant
- Water Valve
- Western Power Housing Connection
- Street Lights
- Western Power Padmount Site
- Garage Location
- Sewer Housing Connection/Manhole
- NBN House Connection
- Access Restriction

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Stage 8 (i)

Ambia
SOUTHERN RIVER



PRELIMINARY

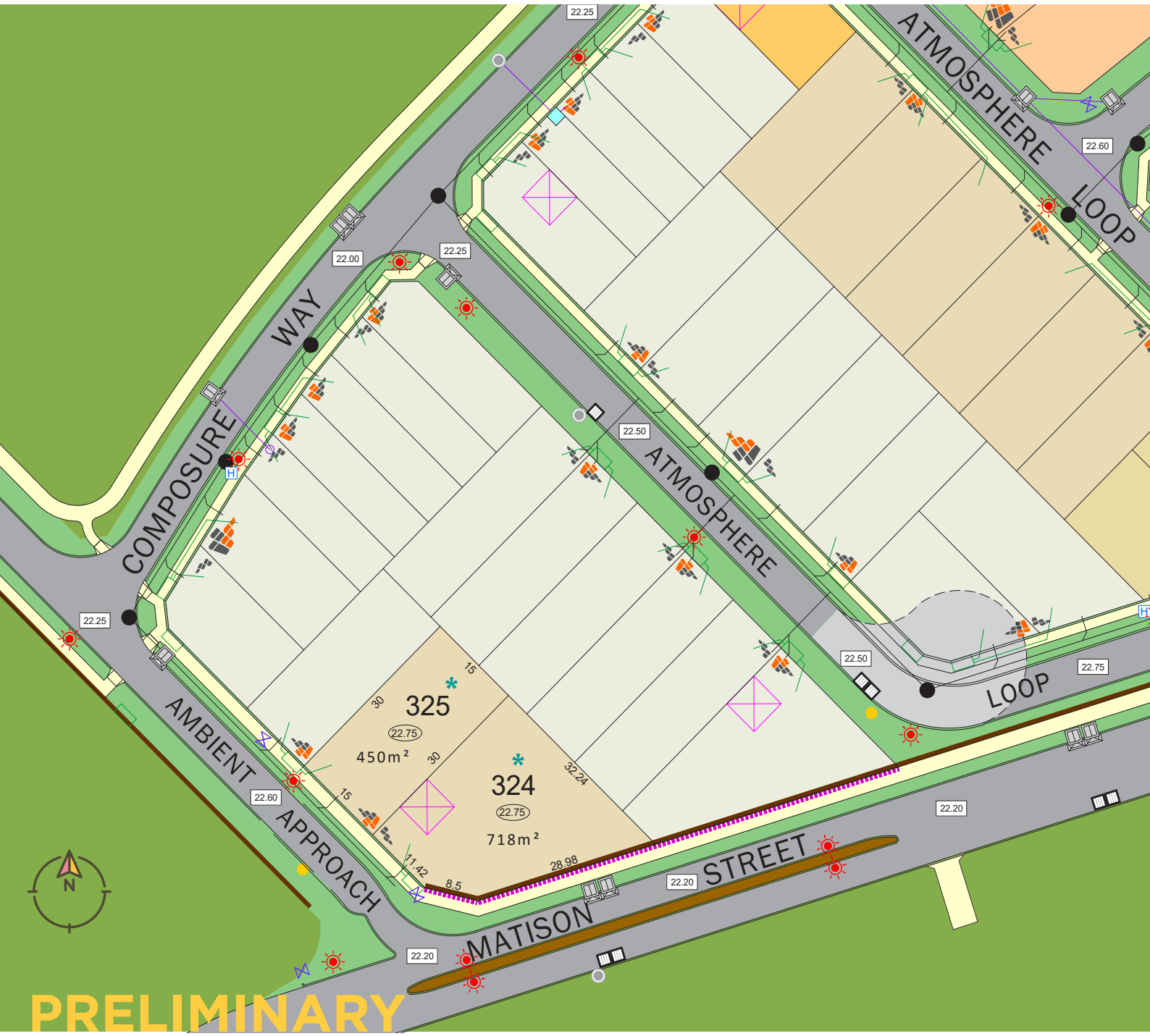
- Stage 8 (R25 Lots)
- Stage 8 (R30 Lots)
- Stage 8 (R40 Lots)
- Stage 8 (R50 Lots)
- Previous Release
- Future Residential
- * Lots Subject to Bushfire Management Plan
- Retaining Wall
- Future Road
- Footpath
- 23.00 Road Levels
- 22.90 Lot Levels
- Drainage Grate
- Side Entry Pit
- Drainage Manhole
- H Water Hydrant
- Water Valve
- Western Power Housing Connection
- Street Lights
- Western Power Padmount Site
- Garage Location
- Sewer Housing Connection/Manhole
- NBN House Connection
- Access Restriction

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Stage 8 (ii)

Ambia
SOUTHERN RIVER



PRELIMINARY

- Stage 8 (R25 Lots)
- Stage 8 (R30 Lots)
- Stage 8 (R40 Lots)
- Stage 8 (R50 Lots)
- Previous Release
- Future Residential
- * Lots Subject to Bushfire Management Plan
- Retaining Wall
- Future Road
- Footpath
- 23.00 Road Levels
- 22.90 Lot Levels
- Drainage Grate
- Side Entry Pit
- Drainage Manhole
- H Water Hydrant
- Water Valve
- Western Power Housing Connection
- Street Lights
- Western Power Padmount Site
- Garage Location
- Sewer Housing Connection/Manhole
- NBN House Connection
- Access Restriction

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