

estate profile

CLIFBLEIGH - NSW



clifbleigh meadows







cliftleigh
meadows

It makes perfect sense

Cliftleigh Meadows is nestled at the gateway to the Hunter Valley and located adjacent to the city of Maitland.

The perfect investment opportunity, Cliftleigh Meadows is located under 35 minutes from Newcastle LGA, University and TAFE campuses and billions of dollars in infrastructure.

Surrounded by parkland, manicured gardens and waterways, this contemporary, master-planned community offers a secure investment and will provide your tenant with the perfect facilities for modern living.

What are you waiting for?



Access more info via QR code



Reserve Road
Malian Street
Reserve Road

5

4

3

2

1

William Tester Drive

Bentwing Street

Oak Street

Grevillwea Street

Garven Street

Arrowfield Street

Brokenwood Avenue

Busby Street

Hilltop Grove Street

Ridgeview Drive

Margan Street

Ridgeview Drive

Howard Street

Kelly Court

Pearce Street

Blacksmith Street

6

Colombard Street

Ridgeview Drive

Cliffen Avenue

Samuel Street

Oakvale Street

Moorebank Road

Millbrook Road

Radford Street

Glen Ayr Avenue

Merlot Street

Malbec Street

Mead Street

Ayrfield Circuit

Grenache Crescent

Glen Ayr Avenue

Shalistan Street

Malian Street

Kelman Drive

Flora Street

Ayrfield Circuit

Glen Ayr Avenue

Radford Street

Chenin Street

Taminga Road

Taminga Road



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- 1 1.6 Million Dollar Proposed Childcare Centre
- 2 Neighbourhood Library Services & Community Centre
- 3 Neighbourhood Recreation Facilities Spectator stand
- 4 Multi Player Sports fields
- 5 Link to Kurri Kurri Cycleways
- 6 Local Park & Playground
- 7 Green Hills & Maitland Train Station Bus stops

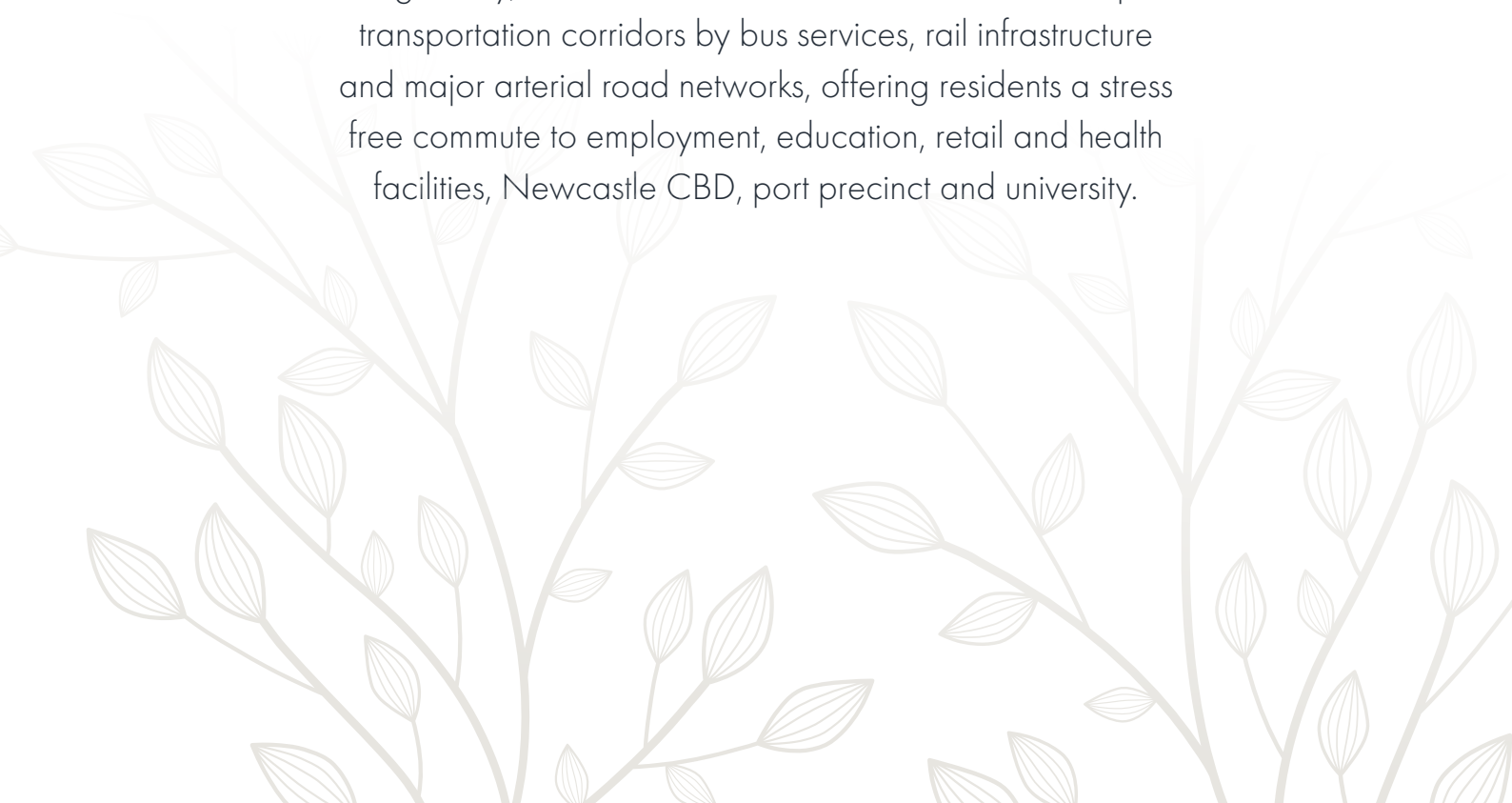


It's the life you want to live

Featuring 125ha of exclusive parkland, multi-purpose sports fields, kilometres of meandering cycleways, idyllic waterways, and boutique landscaped playgrounds and bbq areas, Clifftleigh Meadows is built with owner occupiers and lifestyle in mind.

The estate prominently features a purpose built day-care centre, community centre and spectator stands for the playing fields. With its architecturally designed playgrounds, themed public spaces and quiet streets, Clifftleigh Meadows provides a haven from the pressures of modern life and caters to the needs of growing families.

Located only 35 minutes from the Newcastle LGA, and set within the spectacular scenery of the lower Hunter Valley, the easy lifestyle of Clifftleigh Meadows is complemented by its convenient proximity to Australia's 7th largest city, Newcastle. The estate is connected to major transportation corridors by bus services, rail infrastructure and major arterial road networks, offering residents a stress free commute to employment, education, retail and health facilities, Newcastle CBD, port precinct and university.







The Hunter Region

An abundance of shopping, education, medical and recreation facilities are easily accessible in Maitland including the Heritage Mall, Stockland Green Hills and a diverse selection of specialty stores.

Some of the region's most admired attractions are just a short drive away including the lush Barrington Tops National Park, the stunning vineyards and unique dining options of the Hunter Valley and the pristine white beaches of Newcastle and Nelson Bay. The estate provides easy and direct access to the Newcastle CBD in just over half an hour and a simple commute to Sydney by train. Clifftleigh Meadows is where you want to be.

Where you want to invest

The Hunter has a powerhouse economy and property market, having benefited from major new projects in Newcastle city and the surrounding Hunter region.

The Hunter has delivered solid capital growth over the past three years and in the past 12 months several Hunter suburbs recorded double-digit median price growth.

Key projects keeping the Hunter economy strong include the CBD revitalisation, residential construction, upgrades to transport infrastructure and expansion of the Newcastle port which is already the world's largest coal export port. A \$1 billion upgrade to the Newcastle Airport and RAAF Base is also under way.

The city presents an appealing formula for property investors: affordable prices, an overall solid growth record and major impetus from economic activity in the Hunter.

Where you want to be...

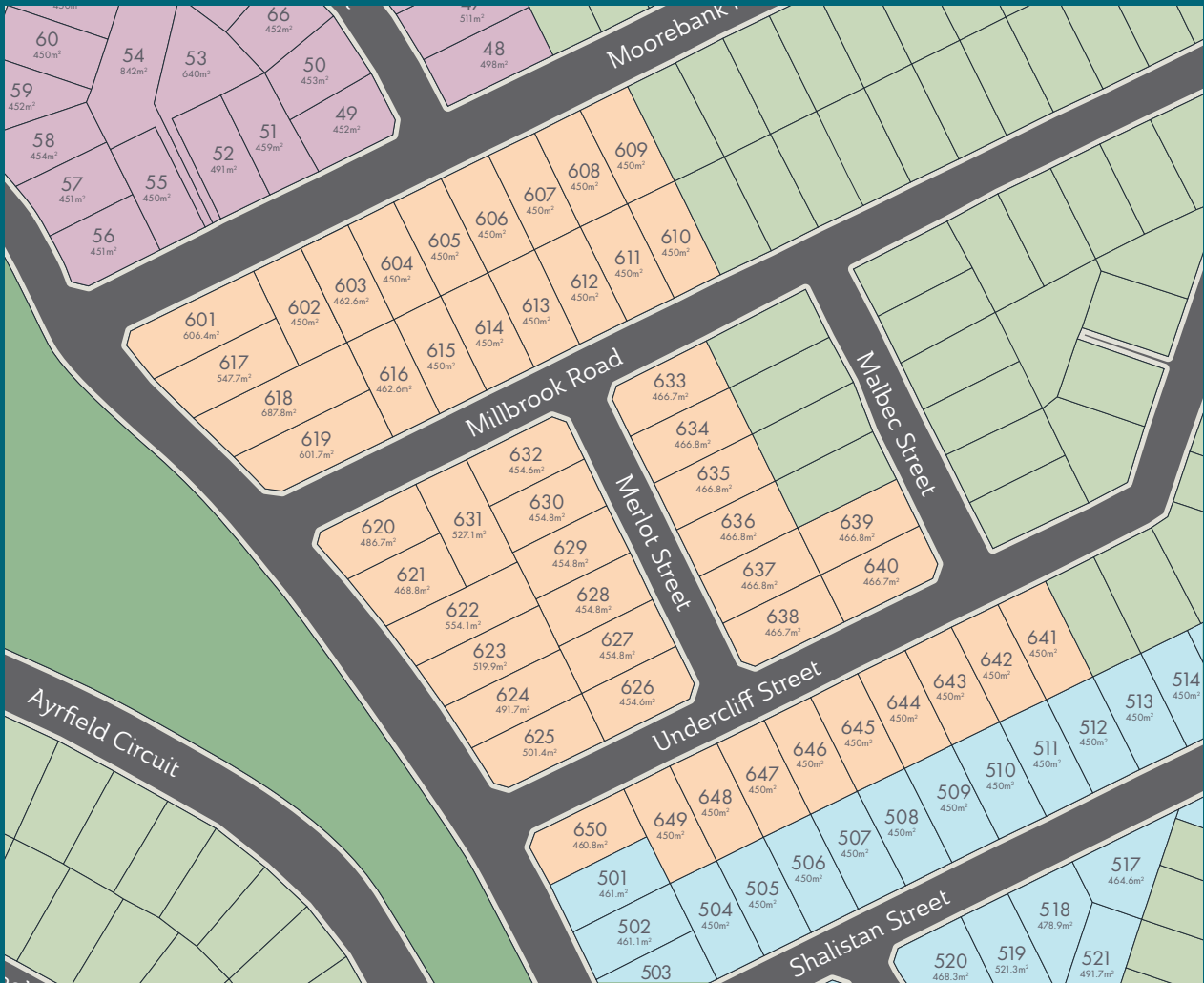


Stage 5

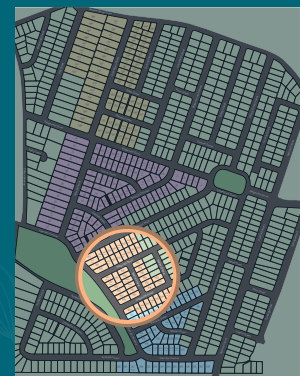




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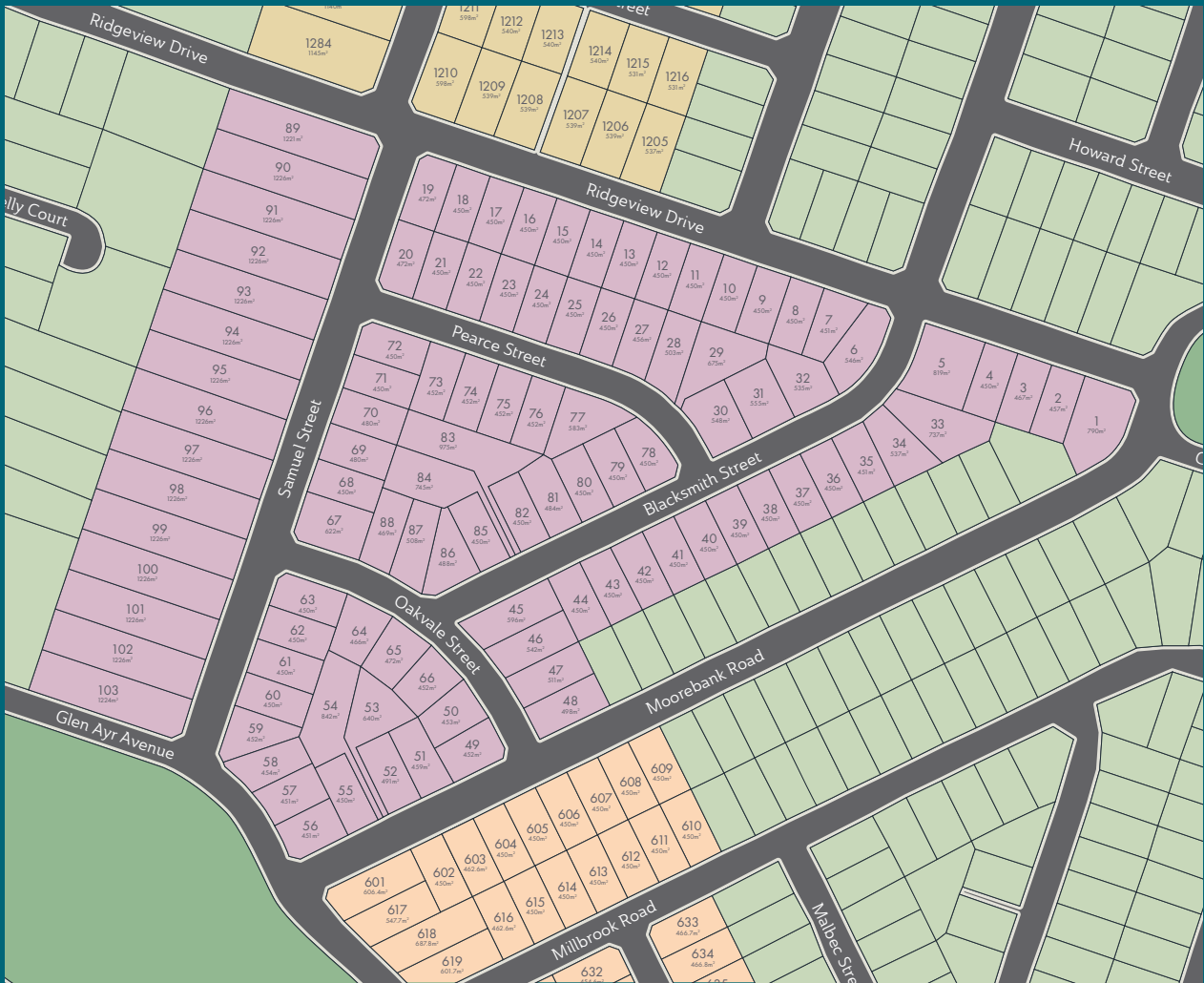


Stage 6

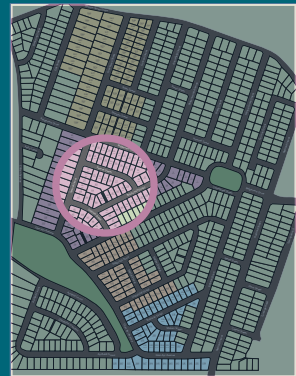


It makes perfect sense

Where you want to be...



Stage 10

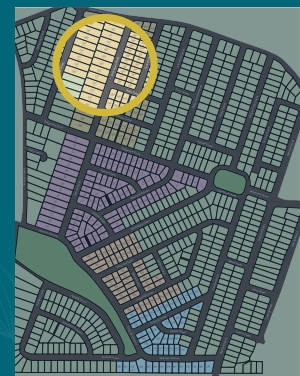




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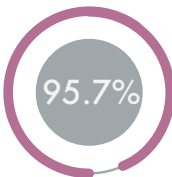
Stage 12



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LAND VALUE
across the Hunter region during 2017



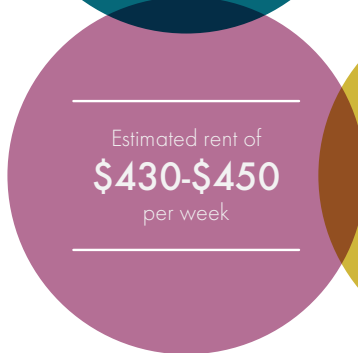
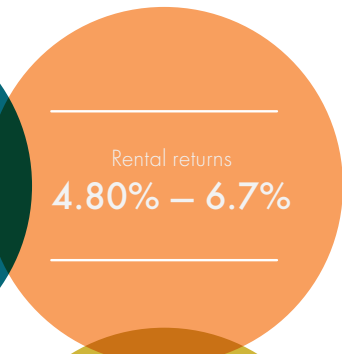
EMPLOYMENT
322,000 jobs in the Hunter region with a projected 384,000 by 2038



YIELD AVERAGING
4.80% - 6.00% depending on build type and design



VACANCY RATE
falling vacancy rate of 0.6%



NEIGHBOURHOOD CHILDCARE CENTRE
approved childcare centre right at your doorstep with provisions for a over 30 places.

HUNTER VALLEY GRAMMAR SCHOOL
Hunter Valley Grammar School is an independent, co-educational, non-denominational day school located 15 minutes from Cliffleigh Meadows. Hunter Valley Grammar offers both primary and secondary schooling.

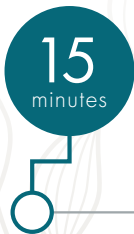
UNIVERSITY OF NEWCASTLE (UON)
an easy 30 minute commute to the Callaghan campus and a 40 minute drive to the CBD campus. The University of Newcastle continues to build its global reputation for being one of the world's top ranking universities. Over 40,000 students enrolled.



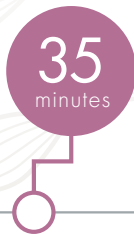
GILLIESTON PUBLIC SCHOOL
is located only a stone's throw from Cliffleigh Meadows, with a further 18 primary schools within a 15 minute drive.

HUNTER TAFE
Maitland and Kurri Kurri campus offer courses designed to develop skill sets relevant to the employment zones of the Hunter Valley.

KURRI KURRI HIGH SCHOOL
Located under 3 kms from Cliffleigh Meadows. Additional public schools are also located in Maitland and surrounding areas.



- **STOCKALND GREEN HILLS SHOPPING CENTRE**
- The \$414 Million New Maitland Hospital
- Maitland Private Hospital
- Hunter Valley Grammar School
- Maitland Train Station



- **NEWCASTLE AIRPORT**
- \$14.5 Million newly renovated Newcastle cruise ship terminal
- 45 minutes to Port Stephens and the famous Stockton beach



- **THE NEWCASTLE CBD**
- University of Newcastle
- world class Hunter Valley wine country



- **NELSONS BAY**
- 90 minutes to Hornsby





Upgrade Schedule

CLIFBLEIGH NSW

CESSNOCK CITY COUNCIL

- ✓ Provision for all site costs required including: site clearing, tree removal, formwork piling excavation, retaining, waste removal and disposal
- ✓ Provide full fencing and concrete driveway to garage
- ✓ Provide hinged security screen door to front entry door
 - ✓ Provide a single 6kw split system air conditioner to living area
- ✓ Provide and install upgraded front feature door
 - ✓ Provide alfresco under main roof with decorative spray finish concrete floor
 - ✓ Provide and lay additional floor tiling (square pattern) as per plan drawings
 - ✓ Provide and install slimline water tank where shown on plan drawings
- ✓ Provide and install reconstituted stone benchtops to kitchen
- ✓ Provide and install soft-close kitchen doors and cabinets
 - ✓ Provide and install LED downlights throughout
- ✓ Provide and install LED Ceiling Fan lights to bedrooms
 - ✓ Meet the requirements for acoustic control, bushfire and mine subsidence





Feature Package

Carnarvon G11-F4.1
Lot 604 Moorebank Road



Living	162.7m ²
Garage	34.4m ²
Patio	4.7m ²
Total	201.8m²

Overall Width	11.25m
Overall Length	18.29m
Lot Size	450.0m ²

Disclaimer

Photographs and other images in this brochure may show fixtures, fittings or finishes which are not supplied by Thomas Paul Constructions, or which are only available in some designs when selected as upgrades from the standard design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items which are shown as examples only. Please speak to one of our sales consultants to discuss detailed home pricing for different designs and inclusions.





14/02/2019

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Cliffleigh, NSW 2321 – Cliffleigh Meadows

We submit the following rental appraisal for a new four bedroom home featuring two bathrooms, dual family areas and double lock up garage.

This appraisal considers the following:

- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, i.e. Supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$430 - \$450 per week.**

We stress that it is an estimate only and not to be taken as a valuation. This forecast is subject to change based upon any fluctuation in the future market conditions.

Yours faithfully,



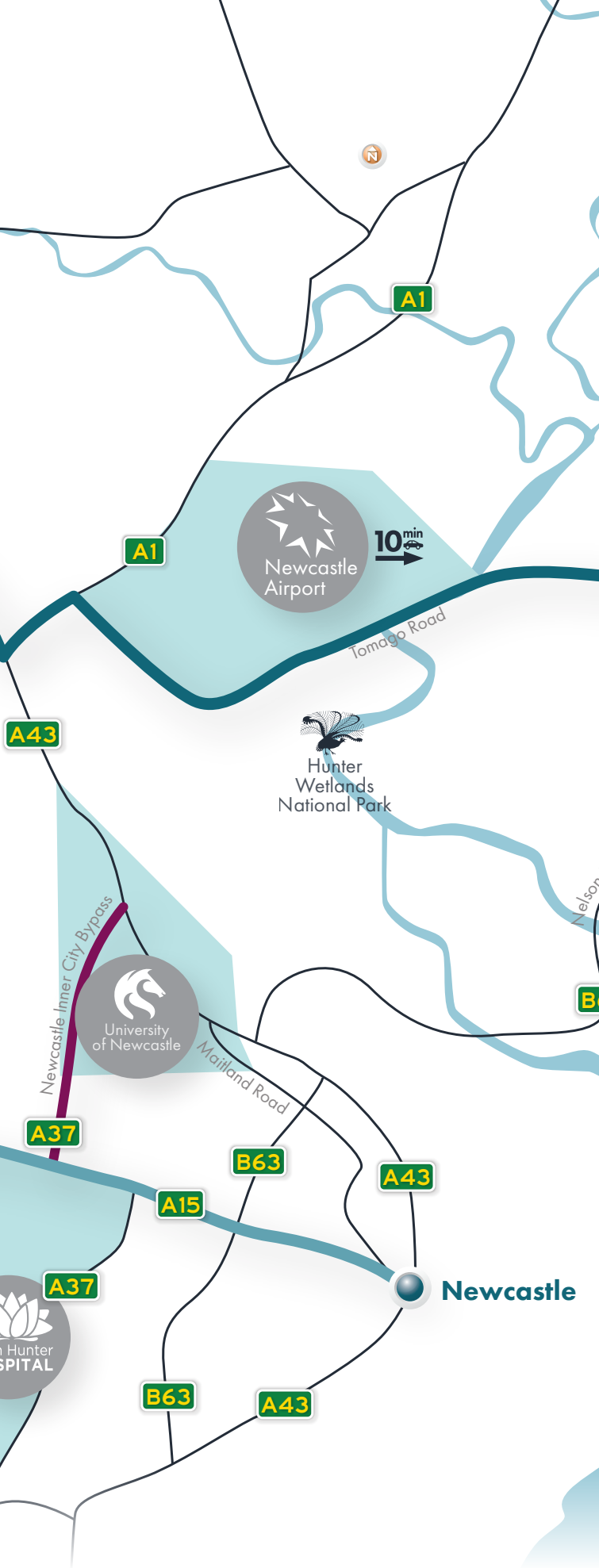





- 1 Medical
- 2 Retail
- 3 Educational Institutions
- 4 Showground
- 5 Playgrounds & Sporting Facilities
- 6 Wineries
- 7 Fuel
- 8 Drive-in
- 9 Golf Course



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-  Employment zone
-  Planned employment zone
-  Planned & existing residential

- Maitland Shopping: 10 Minutes 
- The Maitland Hospital: 10 Minutes 
- Newcastle University: 25 Minutes 
- Newcastle Interchange: 30 Minutes 
- Newcastle Airport: 35 Minutes 
- Newcastle CBD 35 Minutes 



Quality Inclusions - NSW



FOR 3 AND 4 BED DWELLING HOUSE, DUAL OCCUPANCY, GRANNY FLAT

SITE PREPARATION

Site clearance and preparation

Bulk earthworks over affected area of site to achieve levels

Remove existing trees & rubbish

BUILDING WORKS

Engineered designed concrete waffle pod slab

Dropped Edge beams where applicable

Under slab piling where applicable

Under slab plumbing

Under slab drainage

Termite protection

COLUMNS

Brick Columns - from nominated supplier

Brick Piers - from nominated supplier

STAIRCASES

Internal step / steps to garage (if applicable) where drawn

ROOF

Timber truss roof framing

Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing

FC soffits including paint finish

Insulation for thermal protection - R1.5 medium external walls R3 ceilings

Fascia / barge board

Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

EXTERNAL WALLS

Preselected Brick Veneer Wall from nominated supplier

Preassembled radiata pine wall frames and trusses

Preselected coloured mortar and joint finishes

Single skin brick wall

Preselected lightweight feature walls where shown on plan

WINDOWS

Preselected coloured aluminium window framed glazed windows and sliding doors from nominated supplier

Insect screens to all openable windows

Keyed window locks

Quality Vertical Blinds to all clear glazed windows & family sliding door

EXTERNAL DOORS

Single door with side panel included frame, hardware and painted

Single door including frame, hardware (WHERE DRAWN) and painted

Security door to external glass slider from nominated supplier

Automatic electric panel lift door with remotes (Where Drawn)

Obscured glass to entry frame sidelights if applicable

Preselected front feature door. Timber entry frames (front & back) suitable for painting to compliment our facades - hardware (Gainsborough - Terrace)

Provide & Install draught excluders to front & rear laundry doors

External garage access door (steel frame suitable for painting - if drawn)

Quality entry door knobs - locks keyed alike to front & rear doors (Gainsborough - Terrace)

Quality entry door deadlocks keyed alike to front and rear laundry doors (Gainsborough - Terrace)

INTERNAL DOORS

Single door including frame, hardware (LANES) and painting

Single sliding door including frame, hardware (LANES) and painting (where drawn)

INTERNAL

Stud framed walls

Wall insulation for thermal protection R1.5 Batts

Plasterboard / Villabond walls & ceilings with 90mm cornice

Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)

Skirtings & architraves are pencil round pine suitable for painting

Two coats of premium grade washable wall paint

Hinged swing flush panel internal doors to the built in cupboards (suitable for painting) in the bedrooms & linen

White melamine (low maintenance) shelving to linen cupboard

INTERNAL SCREENS

Shower screens (including doors) to main bathroom

Shower screens (including doors) to ensuite (if applicable)

WALL FINISHES

Plasterboard wall lining

Paint finish to wall linings

Ceramic wall tiling to kitchen splash back

Ceramic wall tiling 2000 mm in shower recess to bathroom

Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)

Waterproofing to wet areas

Tile splashbacks above bath and vanities

Dado height wall to bathroom where applicable

Skirting tiling to bathroom, ensuite & laundry (if applicable)

FLOOR FINISHES

Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)

Ceramic Floor tiling to bathrooms, ensuites, laundry, kitchen & entry (if applicable)

Waterproofing to all wet areas

Decorative spray finished concrete driveway & paths

Plain concrete floor to garage

CEILING FINISHES

Plasterboard ceiling

Paint finish to ceiling

FITMENTS - KITCHEN

Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.

Dishwasher space and laminated free form benchtop

Preselected Stainless steel recirculating rangehood

Preselected Stainless steel cooktop

Preselected Stainless steel fan forced underbench oven

Preselected Stainless steel dishwasher

Extensive overhead cupboards and shelving (no bulk heads)

Melamine fully lined kitchen adjustable cupboard shelving

1 & 1/2 bowl Stainless steel sink (1200mm long)

Quality water conserving chrome flickmixer to sink

Corner cupboards with folding doors if applicable

600 mm drawers (if possible) with cutlery tray to top drawer

Metal draw runners

FITMENTS - BATHROOMS / ENSUITES

Stylish gloss white Vanity Units with moulded top & basin

Preselected shower frame with pivot or sliding doors with clear laminated glass

Quality white 1500mm acrylic bath

Quality water conserving tapware with handles & flanges

Quality towel rails, towel rings & toilet roll holders to bathroom & ensuite (if applicable)

Multi-directional shower rose heads rating of 3 Star

Soap holders (where applicable)

Water conserving dual flush white cistern & pan

Framed mirror over vanities

Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

FITMENTS - BEDROOM 1, 2, 3 & 4

Quality preselected door knobs with privacy locks (LANES)

FITMENTS - Laundry

35 (Min) Litre white trough with suds by-pass and cabinet under

Preselected water conserving tapware - handles & flanges minimum 3 star rating

ELECTRICAL - SAFETY

Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee

White light switches adjacent to doors

Generous number of double power point throughout the house

Generous number of single power points throughout the house

Quality builders package internal & external light fittings - Alabaster 30 & 40 cm Fluro & oyster

Hard wired smoke detectors with battery backup

Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)

Two prewired TV points

TV aerial with booster (if required)

One telephone point

Hot water system to comply with basix certificate

GENERAL

6 Year 0 month structural guarantee to protect your investment

Builders all risk insurance

Free 3 month maintenance warranty

Pest control treatment to comply with AS codes

Plan drawings Fees

Engineers Drainages Fees

Council lodgement Fees

Geotechnical Fees

Goods & Services Tax (GST)

OTHER EXTERNAL WORKS & SERVICES

Site investigation and test bores for geotechnical reports

Rock excavation (if applicable)

Treated Pine retaining wall and other necessary structures (only if drawn)

Statutory Authorities charges contributions

Rural Bushfire Assessment and build costs in Bal fire zone

LANDSCAPING

Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)

Turfing, trees and native shrubs

Letterbox & clothesline pending land covenant

Front & rear garden taps

Above ground polyethylene water tank to comply with basix certificate requirements

CERTIFICATION CERTIFICATES

Termite Treatments BSA Requirements

Smoke Alarms BSA Requirements

Certificate of Compliance Electrical BSA Requirements

Insulation BSA Requirements

Glazing Windows/Doors BSA Requirements

Waterproofing BSA Requirements

Flammability BSA Requirements



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