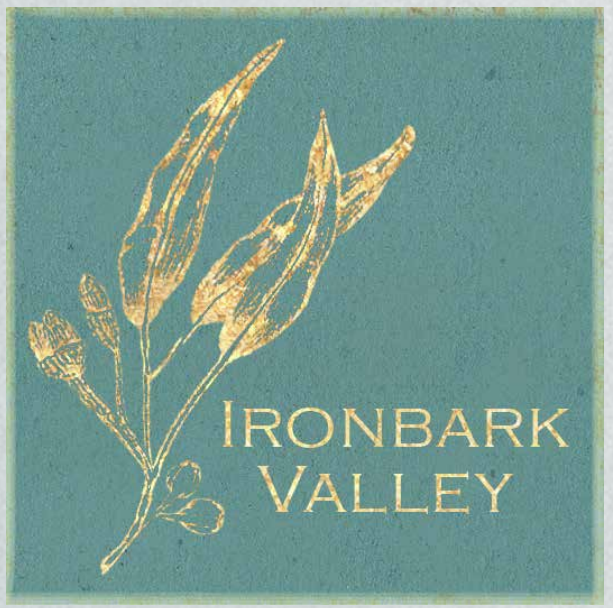




Thomas Paul Constructions  
9 Reliance Drive Tuggerah NSW 2259  
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# ESTATE OVERVIEW

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## KEY FEATURES

- Ⓞ Spacious 4-bedroom homes with double garages and two bathrooms.
- Ⓞ High-quality brick construction.
- Ⓞ Decorative front feature door.
- Ⓞ State of the art kitchen featuring stainless steel appliances (cooktop, rangehood, dishwasher, fan-forced under-bench oven) and contemporary laminated cupboards.
- Ⓞ 2.5 hp split-system air conditioner.
- Ⓞ Motorized panel-lift garage door.
- Ⓞ Attractive concrete driveways, footpaths, and patios.
- Ⓞ Versatile alfresco outdoor entertainment and dining area.



## IRONBARK VALLEY

### EDGEWORTH NSW

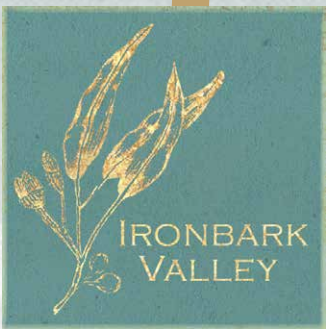
Make your home in a family-friendly new development in Edgeworth, a welcoming suburb in Greater Newcastle. This boutique community will feature spacious, well-appointed homes built with growing families and investors in mind.

Residents of this new development will enjoy the best of both worlds. It's set in stunning natural surrounds, with Young Wallsend Creek just a short walk away. It's also close to Edgeworth's essential services and less than 20 minutes from the business and leisure opportunities of Newcastle.

Thomas Paul Constructions has access to a limited number of residential house and land packages in this new boutique development.

This boutique development will make use of the prime, undeveloped real estate that Edgeworth has to offer. Its 33 spacious lots have never been offered to home owners before. Ironbark Valley Estate is just streets away from Minmi Road, one of Edgeworth's major roads, with several bus stops, a nursery and a bottle shop.

# FUTURE RESIDENTIAL





# UPGRADE SCHEDULE

EDGEWORTH NSW

LAKE MACQUARIE COUNCIL

- © Provide hinged security screen door to rear entry laundry door
- © Provide a single 2.5hp (6kw) split system air conditioner
- © Provide and install upgraded front feature door in lieu of standard inclusion
- © Provide alfresco under main roof with decorative spray finished concrete floor
- © Meet the requirements of the bushfire risk assessment in accordance with AS3959 as modified by principal certifying authority
- © Provide additional floor tiling (square pattern)
- © Provide upgrade in front façade
- © Additional costs for piling to construction pad (included)
- © Additional cost of extension to driveways (included)
- © Additional cost of retaining to lots (included)
- © Additional cost for landscaping (included)
- © Additional cost for dropped edge beam (included, where applicable)

Thomas Paul Constructions reserves the right to alter designs, specifications & colours and provide alternative products or materials of equal quality to those specified without notice



# STANDARD INCLUSIONS

## 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 piercing 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 aluminum 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 façades - 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 Litre (Min) 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 fluorescent & oyster
- Ⓞ Hard wired smoke detectors with battery backup
- Ⓞ Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)
- Ⓞ Two pre-wired TV points
- Ⓞ TV aerial with booster (if required)
- Ⓞ One telephone point
- Ⓞ Hot water system to comply with basic 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
- Ⓞ Geo-technical Fees
- Ⓞ Goods & Services Tax (GST)

## OTHER EXTERNAL WORKS & SERVICES

- Ⓞ Site investigation and test bores for geo-technical 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





# Shortland Property Management

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Ph: 02 4955 7604  
Fax: 02 4955 7897

159 Nelson St, Wallsend NSW 2287  
P.O. Box 187, Wallsend NSW 2287

Email: [info@shortlandproperty.com.au](mailto:info@shortlandproperty.com.au)  
Web: [www.shortlandpm.com.au](http://www.shortlandpm.com.au)

15/02/2019

Thomas Paul Constructions  
9 Reliance Drive  
Tuggerah NSW 2259

To whom it may concern,

## **Rental Appraisal: Edgeworth, NSW 2285 - Ironbark Valley Estate**

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, ie. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$530 - \$550 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,

Lorraine Howes  
**Director / Licensee**  
Shortland Property Management



# CARNAVON

## GEN II

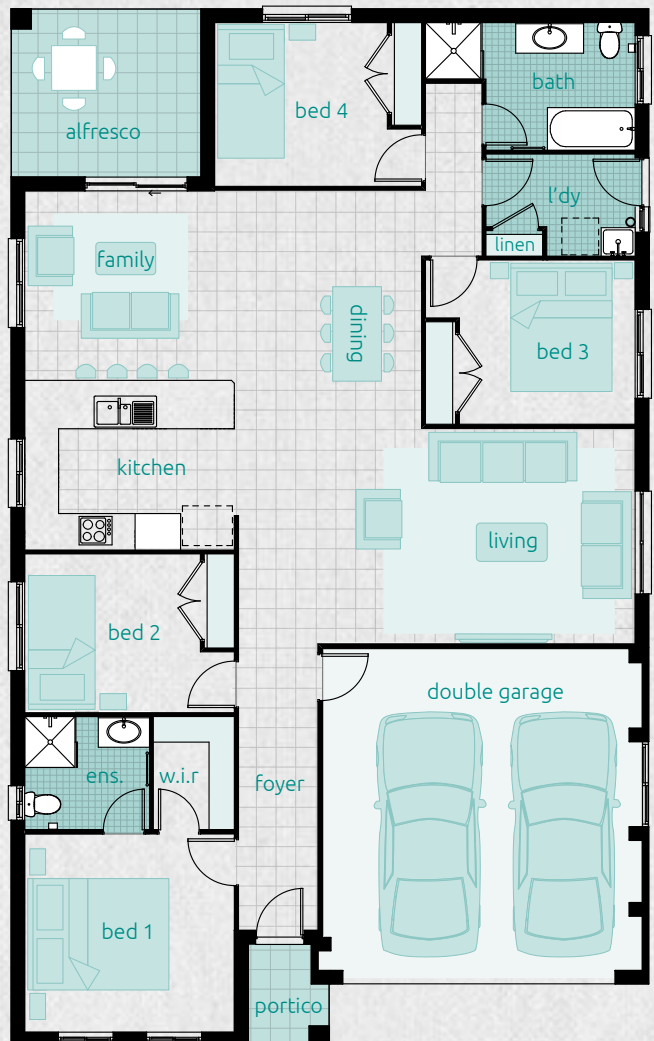
LIVING	162.7 m <sup>2</sup>
GARAGE	34.4 m <sup>2</sup>
PATIO	4.7 m <sup>2</sup>

<b>TOTAL</b>	<b>201.8 m<sup>2</sup></b>
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OVERALL WIDTH	11.3 m
OVERALL LENGTH	18.6 m

## 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.



# LOCATION OVERVIEW

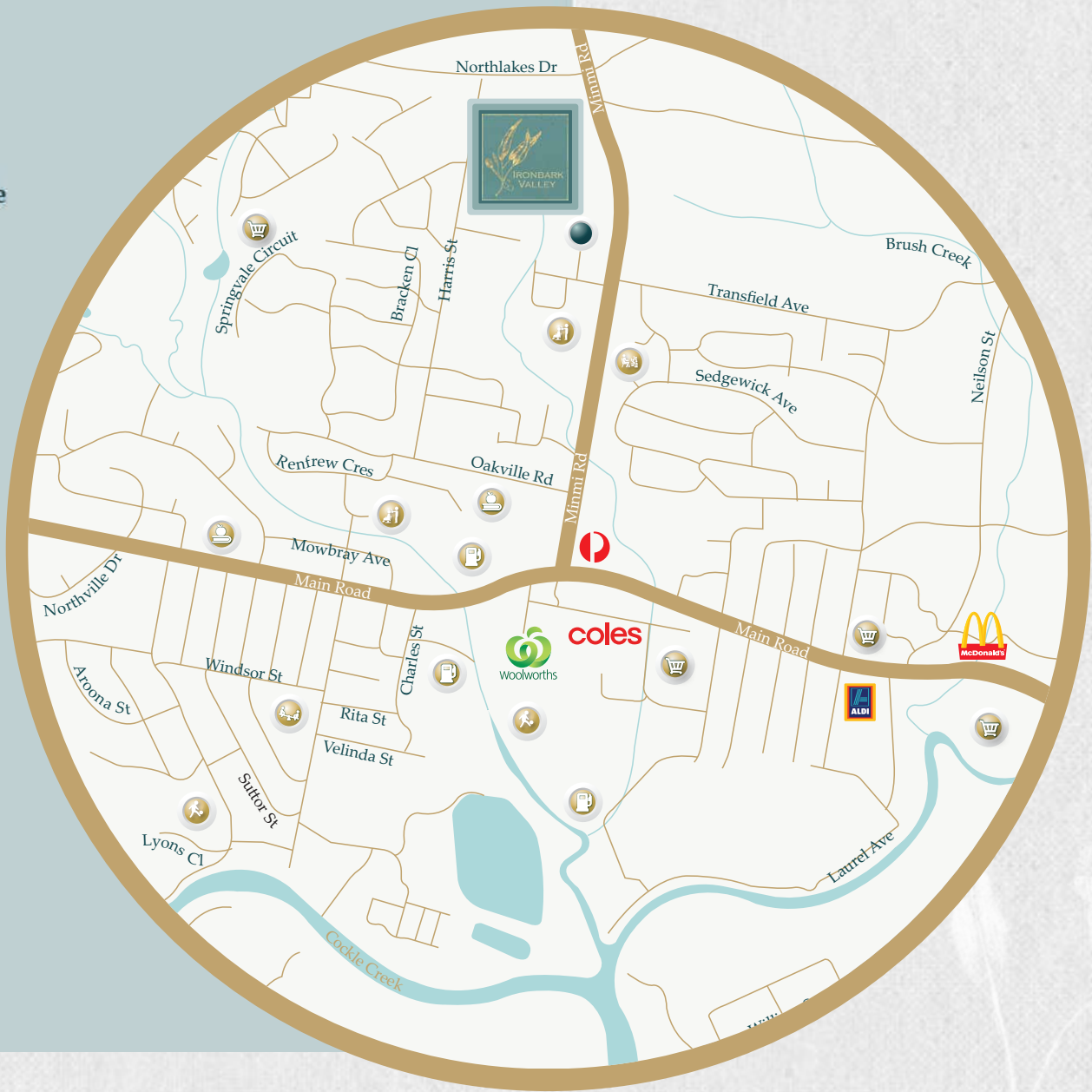
## EDGEWORTH NSW

- Fuel
- Childcare
- Retail
- Park/ Sporting Facility
- School
- Hairdressers
- Train station





Did you know that Edgeworth is a suburb of the Lower Hunter Region, NSW, Australia? Edgeworth is located west of Newcastle's central business district. It is part of the City of Lake Macquarie local government area.





# INFRASTRUCTURE

## EDGEWORTH NSW

Easy access to the cultural attractions of Newcastle, the tourist hotspots of Sydney, and the wineries of the Hunter Valley.

### TRANSPORT



Edgeworth's Main Road takes motorists to the M1 Pacific Highway and Newcastle Link Road in just five minutes. These major roads help locals visit the Newcastle central business district in just 18 minutes, the vineyards of the Hunter Valley in 30 minutes, and Sydney in less than two hours.



It's an easy walk from the development to the bus stops on Minmi Road. Daily Hillsbus services take residents to shopping centres in Edgeworth, Glendale, and Charlestown, and Cardiff train station.



Cardiff train station is a 10-minute drive from Edgeworth. This major train station on the main northern line helps locals visit the Newcastle CDB in the north and the Central Coast and Sydney to the south.

Edgeworth is also just 30 minutes from Newcastle Airport. Jetstar, Virgin Australia, QantasLink, and Regional Express operate flights to the East Coast capitals, Ballina, and the Gold Coast from this growing transport hub.

### RETAIL



Locals can take care of their day-to-day shopping needs at Edgeworth Town Square. This complex focuses on the essentials, with a Coles supermarket, building society, newsagency, chemist, and a variety of fresh and fast food outlets.



Edgeworth Town Square is just a minute from the larger Stockland Glendale Shopping Centre. This outdoor shopping mall, modelled on American retail centres, features more than 70 outlets including Coles, Woolworths, and Aldi supermarkets, JB Hi Fi, an Event Cinemas complex, various eateries, and a range of specialty shops.



## EDUCATION



The boutique development is closeby Edgeworth Public School. It looks to provide a quality education in a nurturing environment for students from preschool to year six.

The following educational facilities are also located nearby:

- Ⓞ St Benedict's Primary School
- Ⓞ Edgeworth Heights Public School
- Ⓞ Holy Cross Primary School
- Ⓞ West Wallsend High School
- Ⓞ Glendale Technology High School
- Ⓞ Hunter TAFE (Glendale campus)



## MEDICAL SERVICES



Local residents are close to Edgeworth Medical Centre, a friendly family practice on Minmi Road. In addition to traditional GP services, the clinic offers childhood and travel vaccinations, employment medical assessments, women's health services, and a skin cancer centre.

Private patients can use Pendlebury Clinic in Cardiff, 10 minutes away. This small 13-bed hospital specialises in therapeutic pain management and cardiac procedures.



A more comprehensive range of services is available at the Newcastle region's largest healthcare facility, the John Hunter Hospital. This modern centre, 12 minutes from Edgeworth, features the only trauma centre in regional New South Wales and the busiest emergency department in the state. With 101 paediatric beds in its John Hunter Children's Hospital, and nearly 700 adult beds throughout the John Hunter and adjoining Royal Newcastle Centre, patients of all ages receive the very best care.

## LIFESTYLE



It's easy to unwind from the stresses of the urban grind at Edgeworth. As part of Lake Macquarie, residents are just a short drive from this picturesque waterway. Locals enjoy fishing for flathead, snapper, and bream in the lake, relaxing with picnics in the foreshore parks, and cycling along the waterfront.

This boutique development is also just a short drive from a host of recreational facilities including Sugar Valley Golf Club, Mt Sugarloaf Kart Raceway, and local parklands.

# LIFESTYLE

## EDGEWORTH NSW

- © Nestled in picturesque Lake Macquarie
- © Close to public transport, schools and retail facilities
- © Less than 30 minutes from Newcastle CBD

Edgeworth is a well-appointed neighborhood in suburban Lake Macquarie. With more affordable housing than the neighboring suburbs of Elernmore Vale, Barnsley, and Cameron Park, Edgeworth is the perfect choice for first-home buyers and budget-conscious families.

Locals love the area's relaxed lifestyle, coupled with the convenience of having essential facilities like supermarkets, schools, and doctor's surgeries close at hand. It takes just a short drive to enjoy a picnic by Lake Macquarie or a day at Newcastle's beaches.

Did you know that more than 75% of Edgeworth locals are owner occupiers? This high ratio typically leads to higher than average capital growth, which makes properties in this suburb attractive to investors.



# MICROBURBS

## SUBURB SCORE



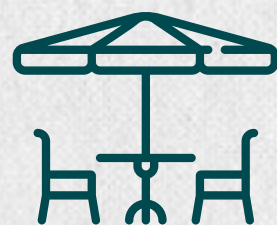
FAMILY



HIP



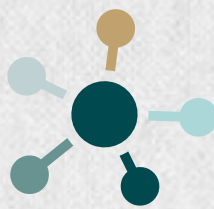
SAFETY



LIFESTYLE



TRANQUILLITY

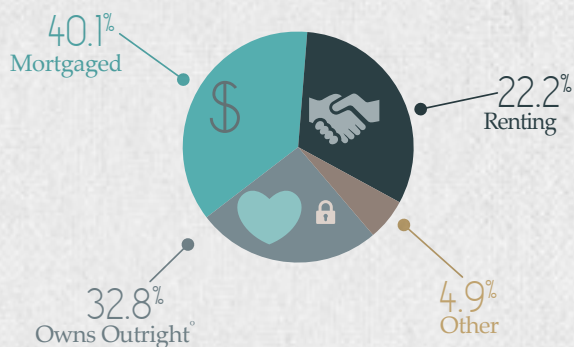


SAFETY



CONVENIENCE

## OCCUPANCY



\*Data source: [www.microburbs.com.au/NSW/City-of-Lake-Macquarie/Edgeworth](http://www.microburbs.com.au/NSW/City-of-Lake-Macquarie/Edgeworth) <sup>0</sup> [www.propertyvalue.com.au/suburb/edgeworth-2285-nsw](http://www.propertyvalue.com.au/suburb/edgeworth-2285-nsw) <sup>Δ</sup>Data Source: [www.propertyvalue.com.au/suburb/edgeworth-2285-nsw](http://www.propertyvalue.com.au/suburb/edgeworth-2285-nsw)