

CEDARWOOD ESTATE

HAMLIN TERRACE



ESTATE PROFILE



Newcastle



CEDARWOOD ESTATE

HAMLIN TERRACE



Gosford



Sydney



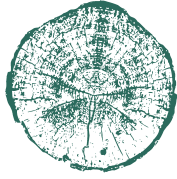


ENJOY THE NATURE OF THE CENTRAL COAST

Discover the vibrant Central Coast where rainforests and oceans meet, with its cosmopolitan lifestyle and modern city conveniences set in stunning scenery. Cedarwood Estate offers a master planned community with growing families, couples and seniors in mind.

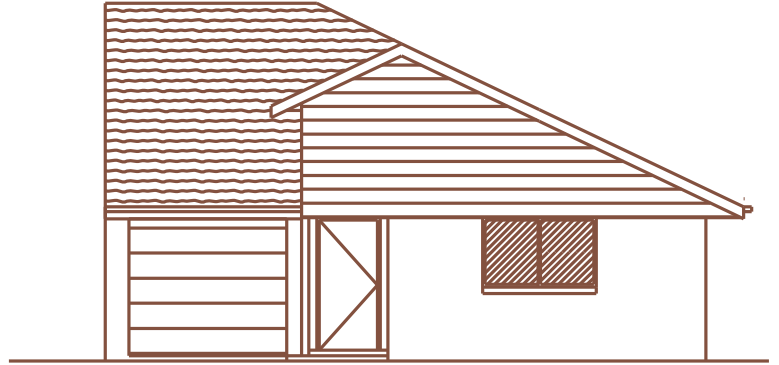
Cedarwood Estate is conveniently located adjacent to major rail, Pacific Highway and M1 Motorway transport corridors giving residents unparalleled access to NSW capital Sydney to the south and regional capital Newcastle to the north.

Cedarwood Estate is ideally positioned within 500m from major public and private infrastructure such as hospitals and medical centers and minutes from major shopping centers, a range of independent, state and Catholic schools, sporting facilities and other quality community facilities.



CEDARWOOD ESTATE

Our spacious homes on easy-build homesites are fully serviced with underground power and sewerage, and are NBN ready. Our Torrens title, turn-key packages offer affordable, convenient living for every family.



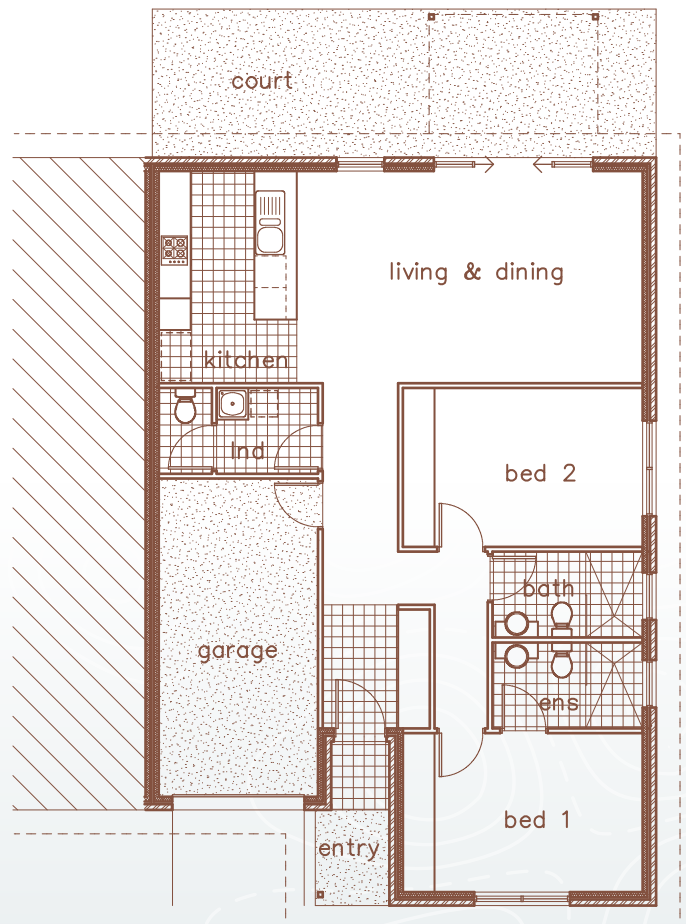
TORRENS TITLE COMPLETETURN KEY

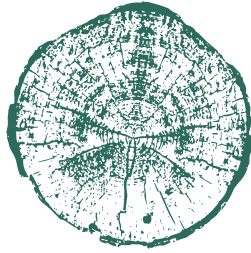
Lot 40 Cedarwood

Lot Size	267m ²
Type	The Melaleuca - 2Va
Facade	3
Colour scheme	1
Living	104.6m ²
Garage	19.9m ²
Portico	3.9m ²
Court	22.8m 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.





CEDARWOOD ESTATE

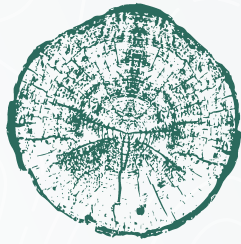
H A M L Y N T E R R A C E

Violet Road, Hamlyn Terrace NSW 2259

UPGRADE SCHEDULE

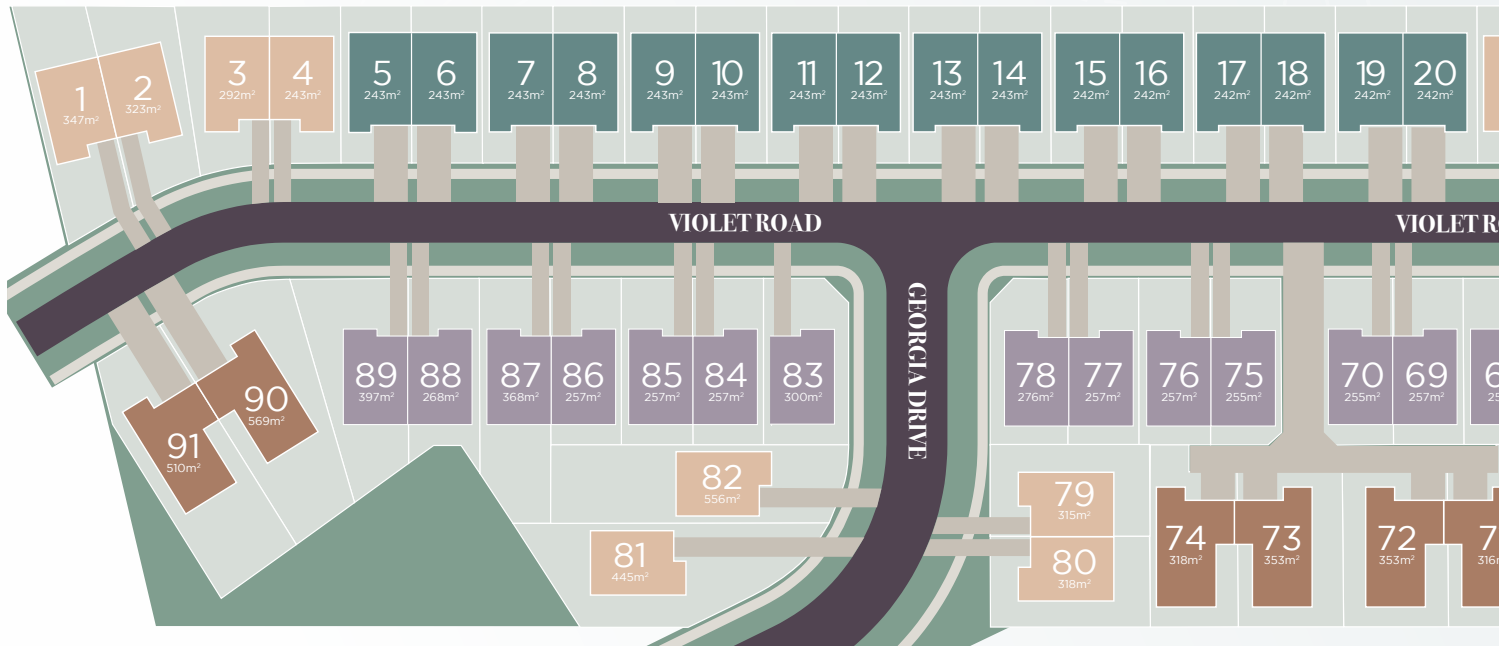
CEDARWOOD ESTATE, HAMLYN TERRACE NSW 2259.
ALL SINGLE DWELLING LOTS SELECTED - WYONG SHIRE.

- ✓ Provide hinged security screen door to front entry door
- ✓ Provide a single (6kw) split system air conditioner to living area
- ✓ Provide open pergola with decorative spray finished concrete pad to rear of living area
- ✓ Provide upgrade to front façade as per attached drawings
- ✓ Provide & install front feature door
- ✓ Provide bagged brickwork and weatherboard cladding - where applicable
- ✓ Provide aluminium framed mirror sliding doors to built-in robes (excluding walk-in robes)
- ✓ Provide & install LED downlights throughout
- ✓ Provide & install LED ceiling light fans to all bedrooms
- ✓ Provide & lay reconstituted stone kitchen benchtop
- ✓ Provide & install slimline water tank where shown on plan drawings
- ✓ Meet the requirements of the bushfire risk assessment in accordance with AS3959 or as modified by principal certifying authority
- ✓ Meet the requirements for acoustic control as set out by the relevant local authority



CEDARWOOD ESTATE

HAMLIN TERRACE



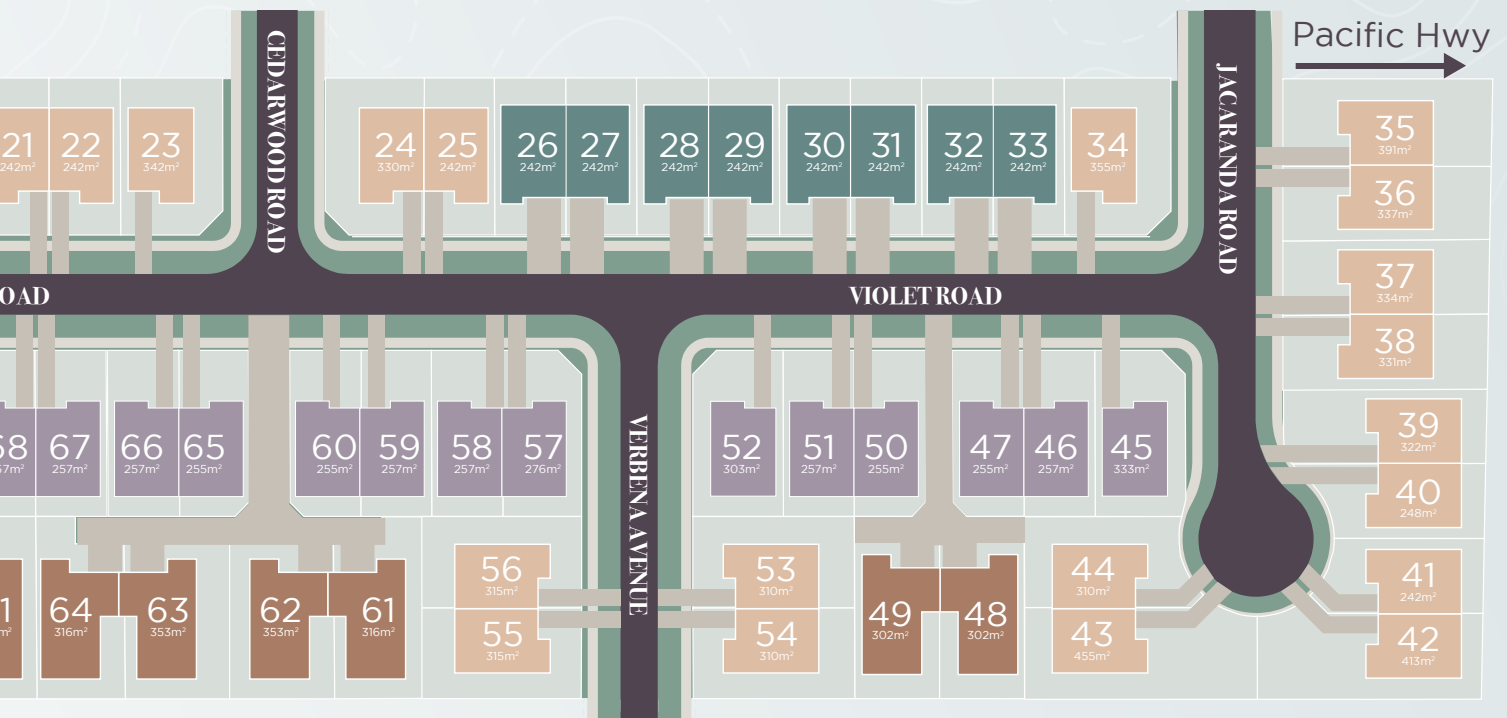
The Melaleuca

2 1 1

The Caladenia

3 2 2





The Grevillea

3
 1
 2

The Callistemon

2
 1
 1

ESTATE PLAN



Education

- 1 Lakes Grammar
- 2 Mackillop Catholic College
- 3 Warnervale Primary School
- 4 Wadalba Community School
- 5 Kanwal Public School
- 6 Gorokan High School
- 7 Gorokan Public School

Lifestyle

- 8 Warnervale Athletic Field
- 9 Hamlyn Terrace Sports Complex
- 10 Wyong Golf Practice Range
- 11 Breen Oval
- 12 Woongarra Sports Facility
- 13 Wadalba Sports Complex
- 14 Wyong Rugby Leagues Club

Medical

- 15 Warnervale GP Super Clinic
- 16 Wyong Hospital & Medical Centre

Transport

- 21 Warnervale Train Station
- 22 Proposed New Train Station

Retail

- 17 Coles Wadalba
- 18 Kanwal Village Shopping Centre
- 19 Woolworths Lake Haven
- 20 Lake Haven Shopping Centre
- 23 Lake Haven Home Mega Centre



BUDGEWOI
LAKE

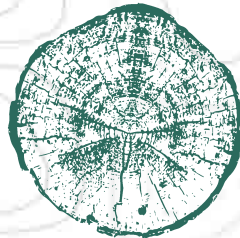
LAKELAVEN

GOROKAN

TUGGERAH
LAKE

Wallarah Road

200m



CEDARWOOD ESTATE

HAMLIN TERRACE





January 23, 2019

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Hamlyn Terrace NSW 2259

We submit the following rental appraisal for a new three bedroom villa featuring two bathrooms, family living area 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 **\$450 - \$460 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



REGIONAL OVERVIEW

Situated in close proximity to NSW capital city Sydney to the south, and Newcastle to the north, Wyong is a cosmopolitan seaside shire on the NSW Central Coast. Boasting stunning lakes and water ways enveloped within native rainforests and fringed by pristine beaches.

The region is highly popular and alluring to residents and visitors alike. The extensive shared pathways which explore the surrounding beaches and parkland make for a delightful daily stroll or bike ride.

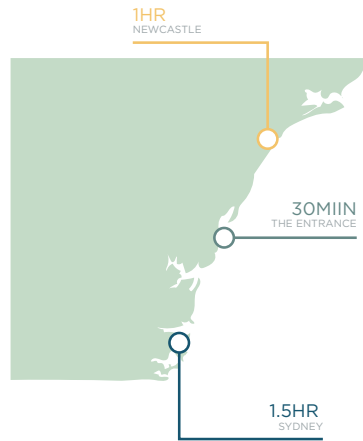
Explore the Yarramalong Valley, enjoy bushwalking in Munmorah State Conservation Area, or take the family boating, fishing or picnicking in beautiful Tuggerah Lakes precinct.

“ In the Central Coast Council area, THE AVERAGE INCOME IS \$2,500 OR MORE PER WEEK IN 2016. ”



HOUSING RENTAL PAYMENTS

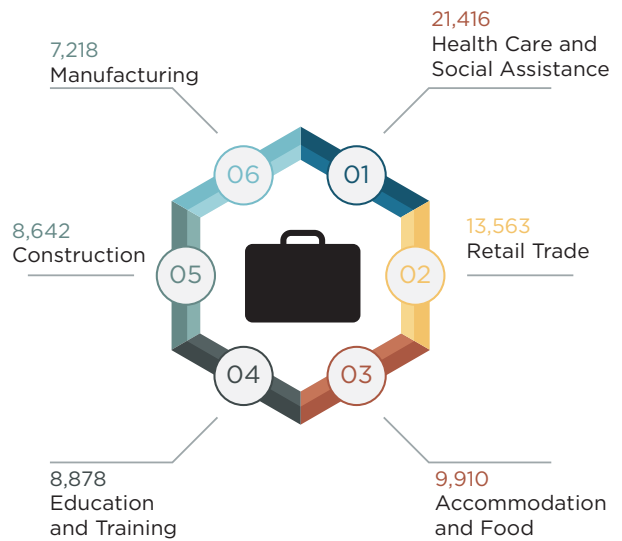
In the Central Coast Council area, 17.8% of renting households were paying \$450 or more per week in rent in 2016



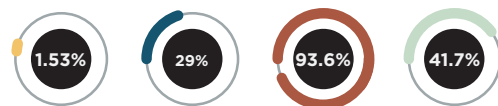
- NEWCASTLE**
1 hour drive to Newcastle beaches, Employment zones, University and TAFE campuses
- THE ENTRANCE**
30 Minute drive to water frontage, employment zones and shopping
- SYDNEY**
1.5 hour drive to Sydney Australia's largest city and economy, generating almost a quarter of Australia's GDP.

EMPLOYMENT

Central Coast Council area Employment by industry (Census)



- VACANCY RATE**
Under 3% vacancy rate is the point at which a market is in high demand.
- EMPLOYMENT**
2018 March quarter, the employment rate in the Central Coast area was 6.31%.



RENTAL POPULATION

2016 Census shows a growth in the Renting population, which is projected to increase

COUPLES & FAMILIES

With the majority of renters being families the demand for 3+ bedrooms is high.

QUALITY NSW INCLUSIONS

Site Preparation

- ✔ Site clearance and preparation
- ✔ Bulk earthworks over affected area of site to achieve levels
- ✔ Remove existing trees and 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 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

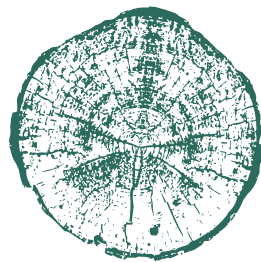
- ✔ Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)
- ✔ Turfing, trees and native shrubs
- ✔ Letterbox & clothesline pending land covenant
- ✔ Front & rear garden taps
- ✔ Above ground polyethylene water tank to comply with basix certificate requirements

Certification

- ✔ 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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H A M L Y N T E R R A C E

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