

CEDARWOOD ESTATE

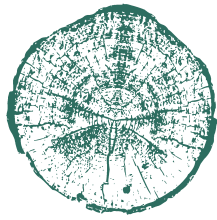
HAMLIN TERRACE



ESTATE PROFILE

Make your escape





CEDARWOOD ESTATE

HAMLIN TERRACE



Newcastle



CEDARWOOD ESTATE

HAMLIN TERRACE



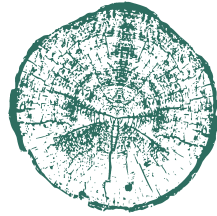
Gosford



Sydney



*Escape
the pace*



CEDARWOOD ESTATE

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

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

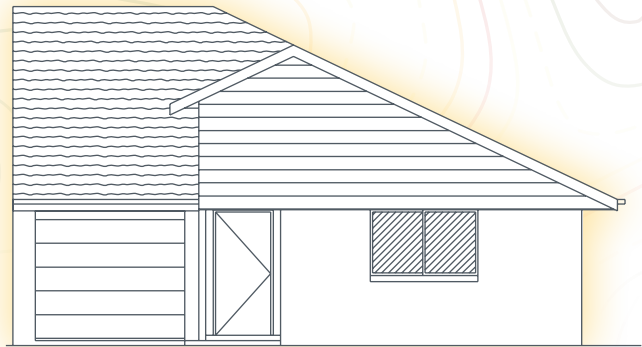
Cedarwood Estate is conveniently located adjacent to major rail, Pacific Highway and M1 Motorway transport corridors giving residents unparalleled access to NSW capital Sydney to the south and regional capital Newcastle to the north.

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 Living

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.



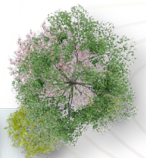
Featured Package

TORRENS TITLE Lot 40 Cedarwood

Lot Size	248m ²
Type.....	The Melaleuca
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

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- ✓ All site costs covered
- ✓ Reconstituted stone benchtops
- ✓ Security screen door
- ✓ LED downlights throughout
- ✓ Front feature door
- ✓ Slimline water tank
- ✓ LED ceiling light fans in all bedrooms
- ✓ Split system air conditioning
- ✓ Soft-close kitchen drawers and cabinets
- ✓ Fully fenced yard with driveway
- ✓ Alfresco under main roof



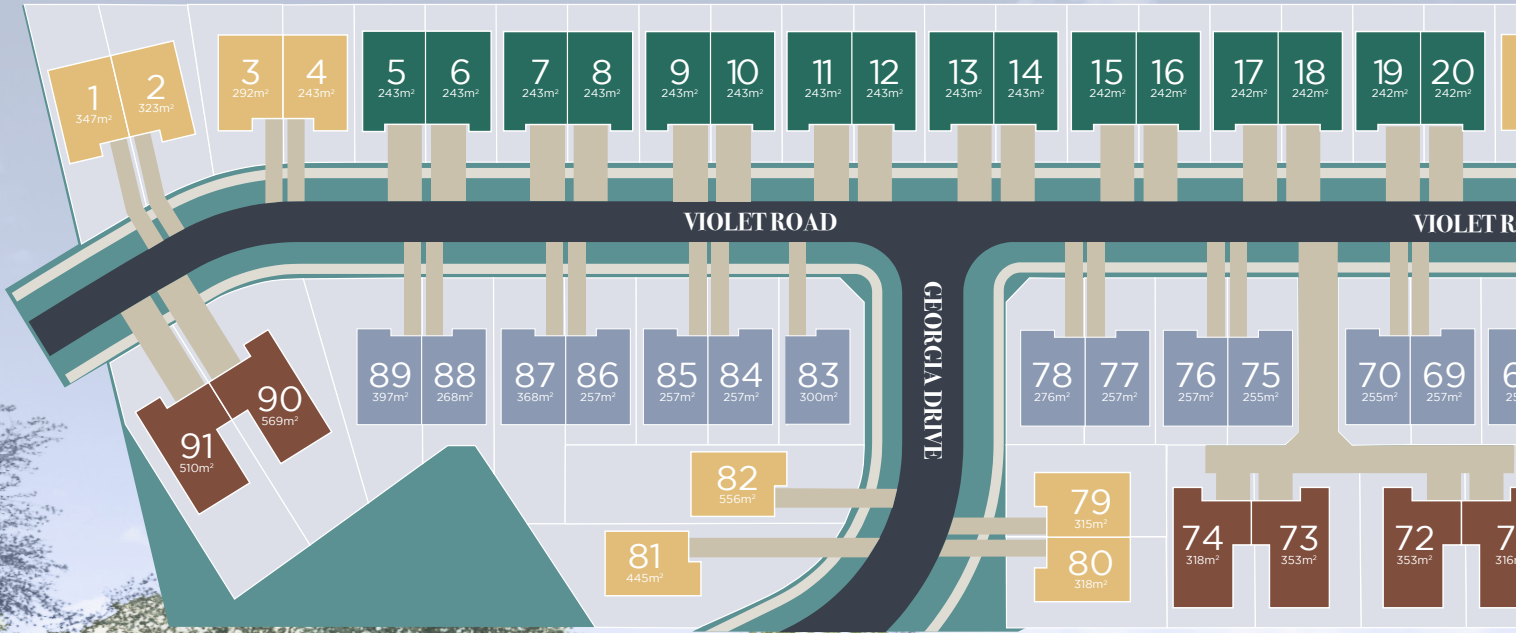
GUARANTEED
FIXED PRICE
CONTRACT



A COMPLETE
TURN-KEY
INVESTMENT

All included with your
Thomas Paul Home

Estate Plan



The Melaleuca

2 1 1

The Caladenia

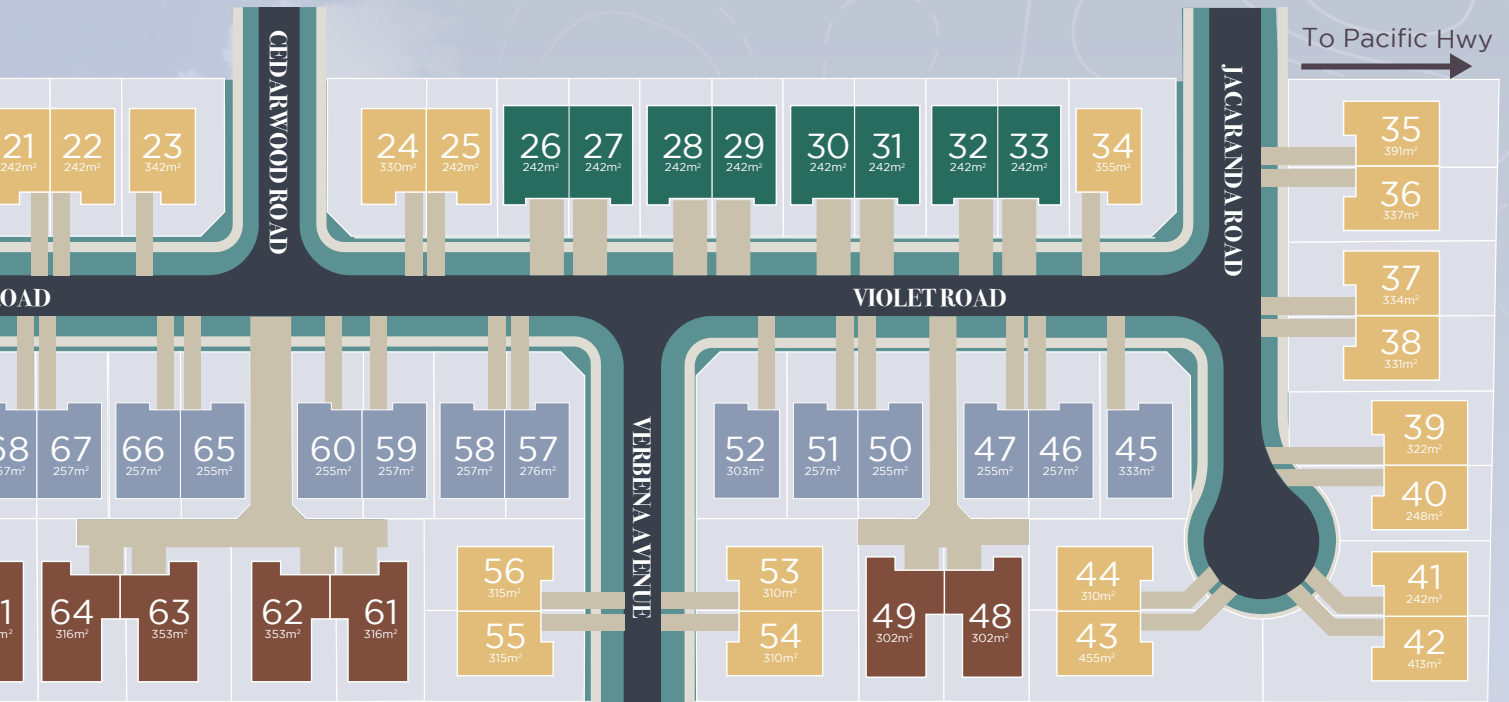
4 2 2

The Grevillea

3 1 2

The Callistemon

2 1 1







Shortland Property Management

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July 3, 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, ie. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$450-\$470 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



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
- 23 St Aloysius Catholic Primary

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
- 24 Tuggerah Lakes Private Hospital

Transport

- 21 Warnervale Train Station
- 22 Proposed New Train Station

Retail

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

An aerial photograph of a beach with several surfers riding waves. The water is a vibrant turquoise color, and the sand is a light beige. Overlaid on the image is a semi-transparent map of the region, showing various geographical features and boundaries in shades of green and yellow. The title 'Regional Overview' is written in a large, elegant, blue cursive font on the right side of the image.

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.

Location

MIDWAY
Sydney and Newcastle.



Infrastructure

EXPENDITURE
\$5,000,000,000

- > Shopping centre upgrades
- > Rail projects & infrastructure
- > Motorway Upgrade
- > Public and private hospitals
- > Mining & energy production
- > Employment hubs
- > Community recreation facilities



Employment



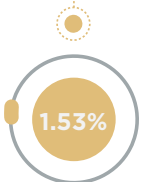
Central Coast Council area Employment by industry (Census)

Demography

“ In the Central Coast Local Government Area, THE AVERAGE INCOME IS \$1258 PER WEEK. ”

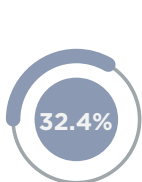
LOW VACANCY RATE

Under 3% vacancy rate is the point at which a market is experiencing high demand.



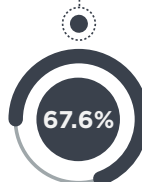
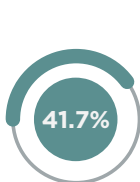
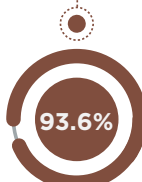
HIGH EMPLOYMENT

2018 March quarter, the employment rate on the Central Coast area was 6.31%.



HOME OWNERSHIP

The majority of Hamlyn Terrace residents are owner occupiers.



RENTAL GROWTH

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

DEMAND

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

“ The NSW Central Coast is home to many of greater SYDNEY'S MOST AFFORDABLE suburbs. ”

Economy



The Central Coast has seen steady growth since 2012, averaging 2.6% per year



With 155,889 Employed Local residents

Population



HAMLYN TERRACE

16.7% growth since 2011
3.3% average annual growth



CENTRAL COAST LGA

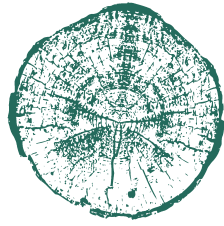
346,457
Forecast to rise 19% by 2036

Rentals

HOUSING RENTAL PAYMENTS

17.8* of Central Coast LGA tenants are paying \$450 or more per week in rent in 2016

“ Average rent on the Central Coast is \$40 PER WEEK lower than the NSW average. ”



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Violet Road, Hamlyn Terrace NSW 2259

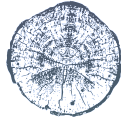
UPGRADE SCHEDULE

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
- ✓ Provide upgraded toilet suites in lieu of standard
- ✓ Provide mixer taps throughout in lieu of standard tapware

The builder discloses that the footprint annexed hereto is an indication only to the design which will be provided and notes that the external details and/ or the orientation of the design may be altered by the builder in order to comply with government regulations and legislation, including but not limited to Council or Basix requirements, or in order to provide a more harmonious street frontage. The parties acknowledge and agree that the builder will provide construction plans to Council for approval and these construction plans shall form part of this contract and shall prevail over any obligation which may be implied by the inclusion of this footprint design whether or not the mentioned construction plans have been provided to the owner or their legal representative.





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