

# CEDARWOOD ESTATE

HAMLIN TERRACE



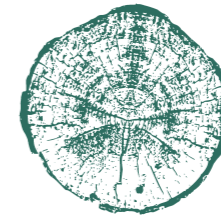
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## ESTATE PROFILE

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.

*Make your escape*



**CEDARWOOD ESTATE**

HAMLIN TERRACE



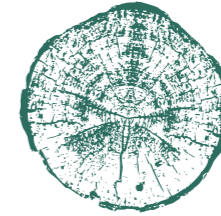
Newcastle  
70 minutes

Hamlyn Terrace

Gosford  
35 minutes

Sydney  
1.5 hours

*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.

# Estate Plan

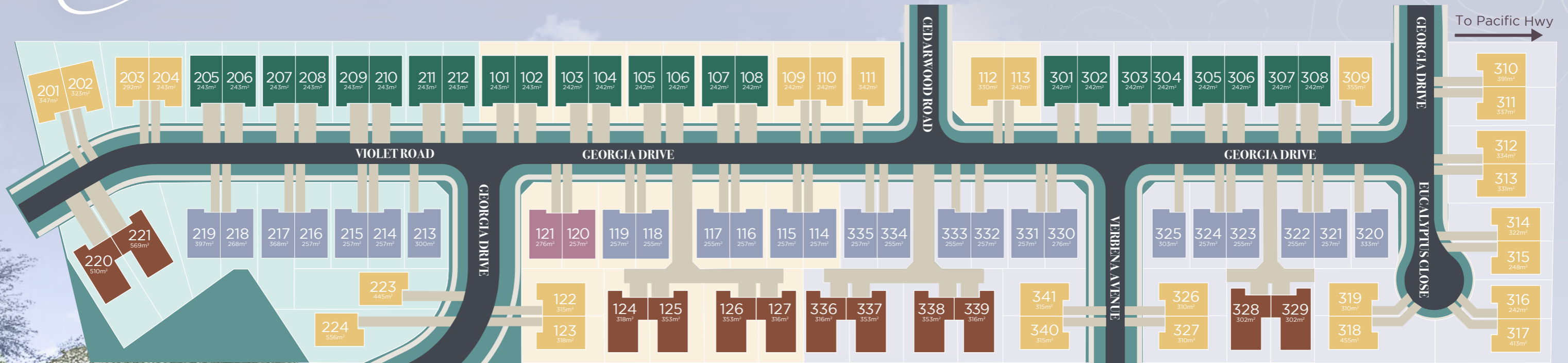
*The Hardenbergia*  
 3 Beds 1 Bath 1 Car

*The Melaleuca*  
 2 Beds 2 Bath 1 Car

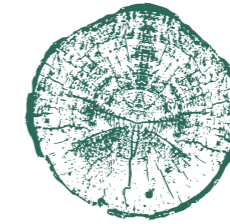
*The Caladenia*  
 4 Beds 2 Bath 2 Car

*The Grevillea*  
 3 Beds 2 Bath 2 Car

*The Callistemon*  
 2 Beds 2 Bath 1 Car



# Cedarwood Living



## 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 and install ducted air conditioner throughout
- ✓ 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 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.



**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
- 8 St Aloysius Catholic Primary

**Lifestyle**

- 9 Warnervale Athletic Field
- 10 Hamlyn Terrace Sports Complex
- 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 and Medical Centre
- 17 Tuggerah Lakes Private Hospital

**Transport**

- 18 Warnervale Train Station
- 19 M1 Pacific Motorway
- 20 North Connex

**Retail**

- 21 Wadalba Shopping Village
- 22 Kanwal Village Shopping Centre
- 23 Lake Haven Shopping Centre
- 24 Homemaker Lakehaven
- 25 Westfield Tuggerah

# 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.



## 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



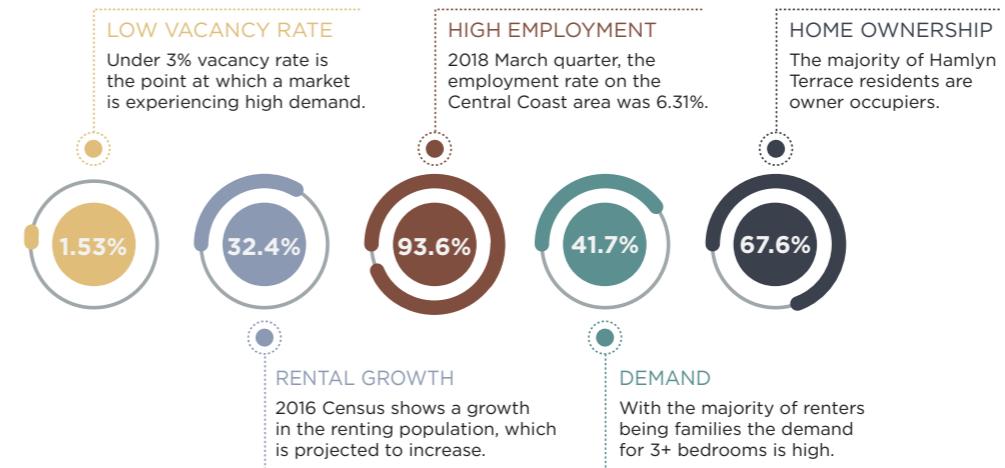
## Employment



Central Coast Council area Employment by industry (Census)

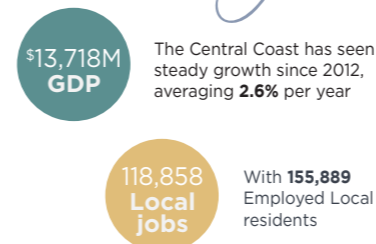
## Demography

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

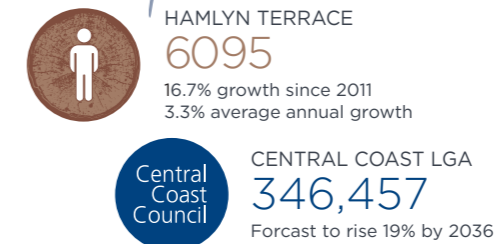


“ The NSW Central Coast is home to many of greater SYDNEY'S MOST AFFORDABLE suburbs. ”

## Economy



## Population



## Rentals

HOUSING RENTAL PAYMENTS  
**17.8\*** of Central Coast LGA tenants were 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. ”



*The Caledonia*

