



ABERLYN
ESTATE
Aberglasslyn



ESTATE OVERVIEW

introducing...



Surrounded by open space, parklands and recreational facilities, Aberlyn Estate is a fresh and vibrant new community in Aberglasslyn that will have residents feeling right at home.

With a charming suburban locale, Aberlyn Estate is the ideal respite from big city life without losing the convenience. Aberlyn Estate residents enjoy easy access to Newcastle and Sydney via the M1 Pacific Motorway and Hunter Expressway.

With a brand new shopping centre close by, parks, transport, sporting fields and kilometres of open space, you'll love Aberlyn Estate Aberglasslyn. With additional shopping at nearby Stockland Green Hills and Maitland it really has all you need.

Thomas Paul Constructions, has on offer, a limited number of residential house and land packages in this sought after Aberlyn Estate.

If you're imagining an affordable, architecturally designed home in tranquil natural surrounds then you'll be delighted by Aberlyn Estate's exciting possibilities



Located just off the New England Highway and less than 10 minutes from Maitland City Centre

Close to childcare, schools, public transport and major retail facilities



about Aberglasslyn

Aberglasslyn – a thriving suburb of Maitland City.

Located in the idyllic lower Hunter Valley, on the western side of the Hunter River you'll discover Aberglasslyn. Surrounded by sweeping landscapes and parklands, the acclaimed wineries and fine dining restaurants of the Hunter Valley are an enjoyable 25 minute drive.

The beaches and entertainment venues of Newcastle are only 35 minutes south-east.

The suburb consists of mixed residential development, retail, light industry and manufacturing plants. It also has its own commercial centre. Located just outside the historic city of Maitland, Aberlyn Estate, Aberglasslyn is conveniently positioned close to McKeachie's shopping village in the heart of the Hunter.







HUNTER EXPRESSWAY
M15 Newcastle Interchange 15
from Kurri Kurri Interchange

PACIFIC MOTORWAY
M1 Wyong 59
Gosford 72
Sydney 140
from Newcastle Interchange





ABERLYN
ESTATE
Aberglasslyn

A43

A43

Vollombi Road

Maitland

TAFE
HUNTER INSTITUTE

East Maitland

10 min
Newcastle
Airport

Tomago

Hunter
Wetlands
National Park

A43

Hexham

University
of Newcastle

A37

Jesmond

B63

A43

A15















Newcastle

A37

B63

A43

Adamstown

-  Suburbs
-  Motorway Interchange
-  Medical
-  Educational Institutions
-  Retail
-  Showground
-  Parks
-  Wineries
-  Fine Dining
-  Fuel
-  Drive-in
-  Aquatic Centre
-  Golf Course
-  Aged Care



Accessible Everything Transport

The New England Highway passes through Aberglasslyn. The completion of the M15 Hunter Expressway in March 2014 provides a gateway for motorists from Newcastle and Sydney to the upper Hunter Valley, New England and beyond.

Hunter Valley Buses link Aberglasslyn with other suburbs in Maitland City and connect with NSW TrainLink services at Maitland railway station.

Newcastle's Domestic Terminal is just over half an hour's drive away with domestic flights departing daily. While remaining fully operational, the Airport is currently undergoing infrastructures upgrades in preparation for the Airport's new international terminal.

Hospital & Medical

The New Lower Hunter Hospital at Metford with a budget of more than \$400 million is just one of the massive infrastructure projects currently underway in the Hunter Region. Maitland Hospital is also being upgraded as is the Ambulance Station.

There are a multitude of Medical Centres and Specialist services including Aberglasslyn Medical Centre and West Maitland Medical Practice.

The local life



ABERLYN

ESTATE

Aberglasslyn





Featured package

The Litchfield Gen I – F1

Lot 209 Aberlyn Estate

Land Size 522.2m²



Living 158.2m²

Alfresco 11.3m²

Garage 34.8m²

Patio 2.0m²

Total 206.3m²

Overall Width 17.01m

Overall Length 13.31m

Packaged from
\$497,500

Key Features

- > 4 bedroom homes with two bathrooms and double garage.
- > Superior brick construction.
- > Decorative front feature door.
- > 2.5 hp split-system air conditioner.
- > Gourmet kitchen featuring modern reconstituted stone benchtops, stainless steel appliances, (cooktop, rangehood, dishwasher, fan-forced under-bench oven) and laminated cupboards.
- > Motorised panel lift garage door.
- > Contemporary concrete patios, driveways, and footpaths.
- > Versatile alfresco area for outdoor entertaining.



*artists impression
not to scale*



Around Aberlyn

Maitland and the Hunter Valley

Historically known as the “Glory of the Hunter”, Maitland City is set on the banks of the Hunter River. Maitland has a long and rich history and has produced numerous leaders in the arenas of politics, sport and the arts and continues to offer its residents the access to a broad range of interests.

So whether you enjoy visiting galleries, performing in local repertory, attending elite sporting events, studying historic architecture or going to rodeos you can do any or all of it in Maitland.

If shopping takes your fancy Maitland has it covered, with two large commercial shopping complexes at Greenhills and Aberglasslyn and the treasures of unique individual specialty stores in both the Maitland CBD mall and the vintage town of Morpeth. Plus once a month the open air Maitland Markets attract store holders from all over the state.

Maitland is serviced by an excellent bus and rail system, with the F3 Freeway, New England Highway or nearby Newcastle Airport providing residents easy travel options to wherever the travel bug may take them. There are a multitude of Medical Centres and Specialist services including Aberglasslyn Medical Centre and West Maitland Medical Practice.





Around the Region

Sport and Recreation

On weekends you can embrace your inner child at the Park or Walka Miniature Railway and Walka Water Works Recreation Grounds. Maitland Aquatic Centre located in Maitland Park is highly recommended for families of all ages. With a fountain pool for under 5's, the 'splash pad' water park, complete with water slides and water cannons as well as the main pool with lanes split for fun swimming and for those who want to swim laps. There's also a track around Maitland Park for children to take their bikes, scooters or skates on.

There's a range of indoor and outdoor sporting facilities like Gravity X Indoor Trampoline Park, a skate park at Thornton and plenty of open spaces for families to have a game of football or cricket.

Retail

Stockland Greenhills has recently undergone a \$412 million expansion and refurbishment to encompass 74,000m² of retail therapy.

The Levee at Maitland is a relaxed way to shop, dine and enjoy the open space. There's also Reading Cinemas Maitland and a Drive-in Theatre at Heddon Greta if you feel like less physical activity. Maitland Regional Art Gallery is also well worth a look.

Aberglasslyn is also ideally located for exploring the acclaimed wineries and fine dining restaurants of Pokolbin (Hunter Valley Vineyards), the beaches of Newcastle and Port Stephens. There are an abundance of entertainment venues to explore around Newcastle, Australia's 7th largest city, located just a half hour away.



Schools

Aberglasslyn is served by a number of schools within the suburb. These are Aberglasslyn Public School, St. Paul's Primary School and Rutherford Technology High School together with the Maitland Tutorial Centre. Story House Early Learning Centre is also located in Aberglasslyn



Rental appraisal



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14th February 2019

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Aberglasslyn NSW 2320 – Aberlyn 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 **\$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,

Lorraine Howes

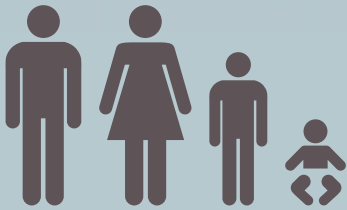
Director / Licensee

SHORTLAND PROPERTY MANAGEMENT

Investment data

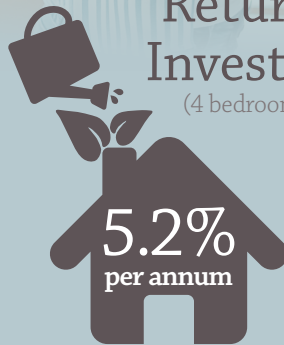


Median Age



34 years

Return on Investment (4 bedroom home)



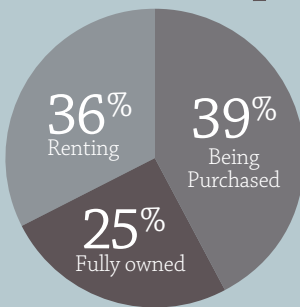
5.2%
per annum

Median House Price



\$359,500
House

Ownership



Australia's
largest regional
economy

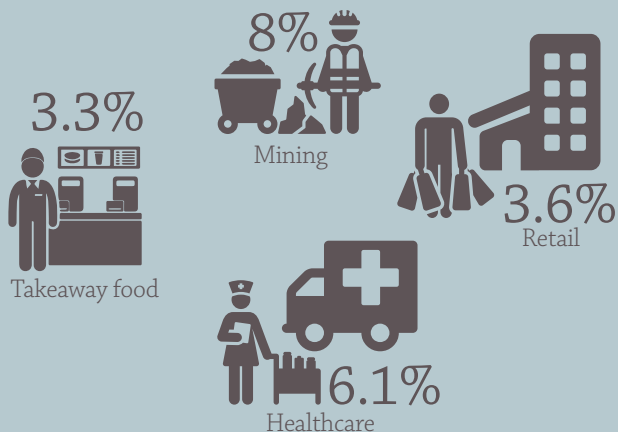
The Hunter Region



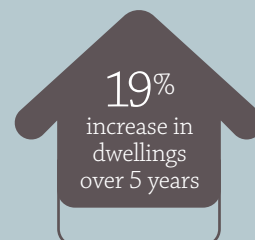
\$50B

Gross Regional Product

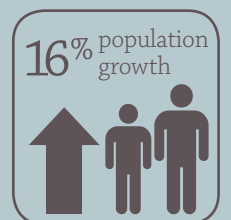
Occupations



Households



19%
increase in
dwellings
over 5 years



Standard inclusions



For all 3 & 4 Bedroom Single Dwellings and Dual Key homes.

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 storm water drainage system

EXTERNAL WALLS

Preselected Brick Veneer Wall from nominated supplier
Pre assembled 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 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 reconstituted stone benchtops
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 and ½ 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 & 40cm Fluoro & 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 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 B.A.L. 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	BCA Requirements
Smoke Alarms	BCA Requirements
Certificate of Compliance Electrical	BCA Requirements
Insulation	BCA Requirements
Glazing Windows/Doors	BCA Requirements
Waterproofing	BCA Requirements
Flammability	BCA Requirements

Discover

ABERLYN

ESTATE

Aberglasslyn



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DISCLAIMER

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