



hilltop park

EXCLUSIVE COSTAL LIVING



# coastal living at your fingertips

Discover the vibrant Central Coast where rainforests and oceans meet, with its cosmopolitan lifestyle and modern city conveniences set in stunning scenery.

Hilltop Park offers a master planned community with growing families, couples and seniors in mind.

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

Hilltop Park 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 and sporting facilities as well as other quality community facilities.



# upgrade schedule

Hilltop Park, Woongarra NSW 2259.

All single dwelling lots selected - Central Coast Council.

- ✔ Provision for all site costs required including: clearing/tree removal, piling, excavation, retaining, waste removal/disposal and formwork
- ✔ Provide full fencing and driveway
- ✔ Provide hinged security screen door to front entry door
- ✔ Provide a single 6kw split system air conditioner to living area
- ✔ Provide and install upgraded front feature door
- ✔ Provide alfresco under main roof with decorative spray finish concrete floor
- ✔ Provide and lay additional floor tiling (square pattern) as per plan drawing
- ✔ Provide and install slimline water tank where shown on plan drawings
- ✔ Provide and install reconstituted stone benchtops to kitchen
- ✔ Provide and install LED downlights throughout
- ✔ Meet the requirements for acoustic control, bushfire and mine subsidence





  
HILLTOP PARK



## Shortland Property Management

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To whom it may concern,

### **RENTAL APPRAISAL: Warnervale NSW 2259 (Hilltop Park 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, i.e. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$500 - \$530 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

# HILLTOP PARK

2KM to  
M1

PACIFIC MOTORWAY  
TO SYDNEY & NEWCASTLE

Westfield  
12 mins drive

LAKES GRAMMAR

POSSIBLE WARNERVALE LINK ROAD

WARNERVALE

NORTH WYONG  
EMPLOYMENT ZONE

WARNERVALE  
TOWN CENTER

WOONGARRAH

HAMLIN  
TERRACE

SYDNEY ↓



15



12



1



8



3



9



11



WARNERVALE

10

16



5



24



17



coles



13



Amcal

4

23



18



21



18



23



5



24



5



24



5



24



5



24





NEWCASTLE ↑



BUDGEWOI LAKE



LAKEHAVEN

GOROKAN

WALLARAH ROAD

200M

TUGGERAH LAKE

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
- 20 Lake Haven Home Mega Centre

# 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.





PREPOSED DEVELOPMENT

PREPOSED DEVELOPMENT



FUTURE STAGE

FUTURE STAGE

CARDIFF AVE

WOONGARRAH RD

BRADMAN AVE

CADOGAN CRES

DOUGLASS AVE

SPARKS RD

137  
462m<sup>2</sup>

142  
509m<sup>2</sup>

145  
300m<sup>2</sup>

144  
300m<sup>2</sup>

116  
416m<sup>2</sup>

118  
449m<sup>2</sup>



## hilltop park estate

- > Exciting cosmopolitan living
- > Part of the growing Warnervale Development precinct
- > Located close to train stations, M1 Motorway and the Pacific Highway
- > Close to hospitals, schools, and retail facilities outlets
- > Torrens title
- > Complete turn key
- > Returning 8% annual growth

Hilltop Park is the right investment opportunity for first time home buyers and investors. We invite you to be part of this exceptional development on the Central Coast NSW.

With the essentials on your doorstep, ocean beaches just a short car ride away and surrounded by inviting bushland, Hilltop Park offers relaxed coastal living in the picturesque NSW Central Coast.

# 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 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/arge 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)

- ✓ 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

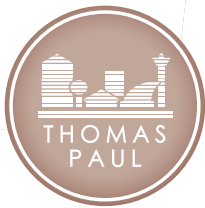
- ✓ Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
- ✓ White light switches adjacent to doors
- ✓ Generous number of double power point throughout the house
- ✓ Generous number of single power points throughout the house
- ✓ Quality builders 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 certificateGeneral
- ✓ 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 requirementsCertification
- ✓ 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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