



Estate Profile

CESSNOCK



## An impressive lifestyle within easy reach.

The Edge Estate is located in tranquil Cessnock - the gateway to the Hunter Valley. The Edge offers superb mountain views and open spaces combined with easy access to well-established local amenities.

Limited to only 17 allotments, this boutique development located nearby Cessnock's thriving CBD offers a family-friendly environment that delivers a sense of freedom and convenience amidst a relaxed village lifestyle. Affordably priced and a realistic option for both market newcomers, investors and downsizers.

This brand new development is adjacent to a well-established, predominately owner-occupied residential community.

The Edge Estate in Cessnock offers generously sized blocks up to 458m<sup>2</sup> with quality Thomas Paul homes starting from \$462,500.

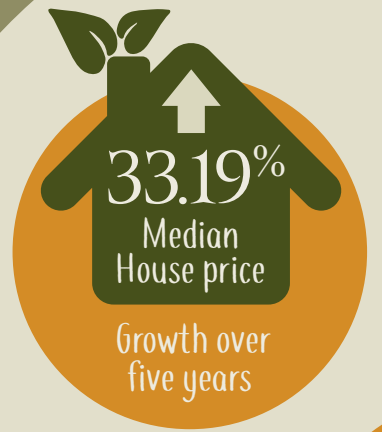


## Key Features

- Quality brick construction
- Upgraded front feature door
- Fully ducted air conditioning
- Gourmet kitchen including stainless steel cook-top, range hood, fan forced under bench oven and stainless steel dishwasher; laminated soft-close kitchen cabinets and draws and stone bench-tops.
- Motorised panel lift garage door
- Sprayed concrete driveways, footpaths and patios
- Alfresco outdoor living area.



# Estate PLAN



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VINCENT STREET

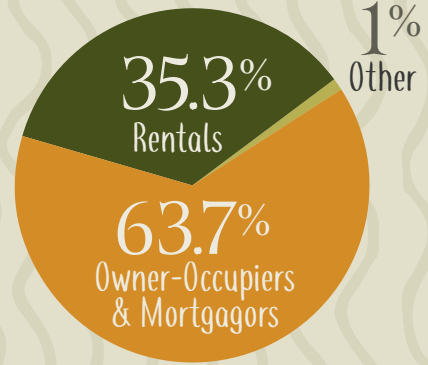
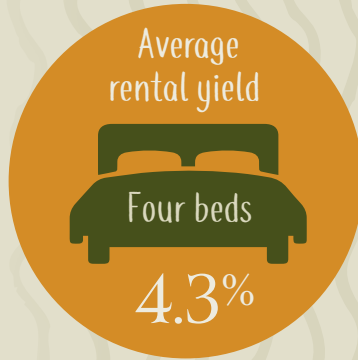
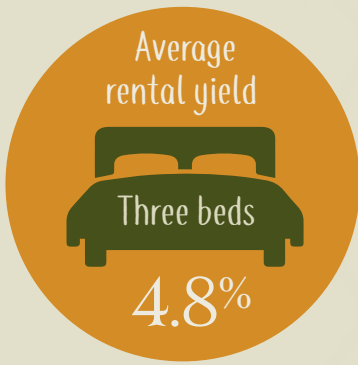
EDGEWORTH STREET

EDGEWORTH STREET

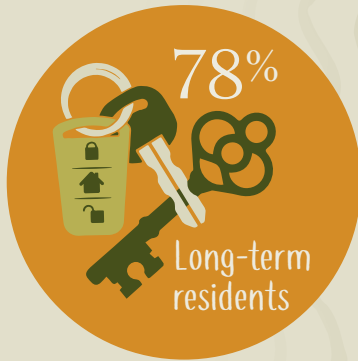
VINCENT STREET

|                      |                                 |                                 |                                  |                                  |
|----------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|
| Existing Residential | <b>1</b><br>450m <sup>2</sup>   | <b>2</b><br>450m <sup>2</sup>   | <b>3</b><br>450m <sup>2</sup>    | <b>4</b><br>450m <sup>2</sup>    |
|                      | <b>8</b><br>453.7m <sup>2</sup> | <b>9</b><br>453.2m <sup>2</sup> | <b>10</b><br>453.2m <sup>2</sup> | <b>11</b><br>450.2m <sup>2</sup> |

MAITLAND LANE



Rated  
leafy  
By  
microburbs



HOUSTON STREET



EDGEMOOR STREET

EDGEWORTH STREET

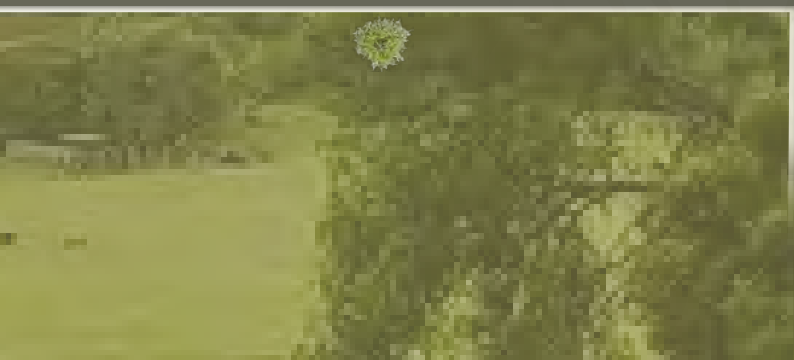
|                                  |                                  |                                  |                                |
|----------------------------------|----------------------------------|----------------------------------|--------------------------------|
| <b>5</b><br>450m <sup>2</sup>    | <b>6</b><br>450m <sup>2</sup>    | <b>7</b><br>450m <sup>2</sup>    | <b>17</b><br>458m <sup>2</sup> |
|                                  |                                  |                                  | <b>16</b><br>455m <sup>2</sup> |
| <b>12</b><br>453.2m <sup>2</sup> | <b>13</b><br>453.2m <sup>2</sup> | <b>14</b><br>453.2m <sup>2</sup> | <b>15</b><br>455m <sup>2</sup> |

HOUSTON STREET



EDGEMOOR STREET

MAITLAND LANE



# Living in CESSNOCK

Surrounded by an outstanding natural environment – Cessnock is home to Australia's oldest wine region as well as large areas of state forest

The city of Cessnock emerged from a prominent Coal Mining history and is now sustained by a diverse business environment with a backdrop of wine and eco tourism.

Tourism is a key component to the Cessnock LGA's economy and is mainly based on the Vineyards District. The Vineyards district is one of the most important markets for national and international tourism in NSW, ranking as the most popular tourist destination outside of Sydney. In turn, the Lower Hunter vineyards represent the single most important tourist attraction within the Hunter Region. Wine Tourism in the

Hunter Valley is estimated to be worth \$521 million and attracts around 2.5 million visitors each year.

The Hunter Valley wine-growing area located approximately 10-15 minutes from Cessnock is Australia's oldest wine region and the sixth largest in the world, with around 1,800 hectares (approximately 4,500 acres) under vine. There are over 120 wineries and cellar doors in the Hunter Valley. Most of these are boutique operations, producing 500 tonnes or less.

Cessnock has a diverse range of agricultural production. The major production commodity is grapes. Other forms include poultry, beef cattle, forestry, olives, orchards, horses and beekeeping.

Cessnock experienced the highest percentage of population growth of any local government area in the hunter from 2006 to 2011.





Around

# Cessnock

B82

M15

Branxton

M15

Kurri Kurri

Investment  
**\$2 MILLION**

Cessnock

Mount View

B82

Investment  
**\$1.7 BILLION**

West V

M1



M1

Lemon Tree

M1

Morisse

Ce





Investment  
**\$470 MILLION**

Investment  
**1 BILLION**

Investment  
**\$414 MILLION**

Investment  
**\$95 MILLION**

Investment  
**\$780,000**

-  Airport Terminal
-  Hospital
-  Retail Centre
-  Public Transport
-  University Campus
-  Golf Course
-  Surfing Beach
-  Motorway
-  Recreation
-  Education Facilities
-  TAFE Campus
-  Wineries
-  Show Ground
-  Service Stations
-  Hunter Valley Zoo

- B82** Main North Road
- M1** Pacific Motorway
- A43** Pacific Highway
- M15** Hunter Expressway
- A15** NewEngland Highway

Living in  
**CRESSNOCK**



# Lifestyle

The combination of having a vibrant city minutes away and the tourism Mecca of the Hunter Valley within easy reach make these superb home packages the perfect choice for those wanting to live in a central lifestyle hub while enjoying the benefits of community living. There are opportunities to work locally in the wine industry, tourism and hospitality and those who need to commute to work will love Hunter Expressway which you can be on, in just 15 minutes.



# Location

With a bus stop on the doorstep of The Edge Estate, the thriving city of Cessnock is easily accessed and provides a wide range of everyday essentials including schools, medical, supermarkets, banks, cafés, eateries, clubs and leisure pursuits. Also famed as the gateway to the popular Hunter Valley Vineyards, the position of The Edge Estate offers its residents an ideal opportunity to engage in all the lifestyle attractions the region has to offer, without compromising convenience.



# Retail

Cessnock's ever growing retail centre includes a number of large retail operations, with all major supermarkets, Bunnings and several leading mixed retail chains such as Target and Big W.





## Education

There is a vast array of public and private schools available to Cessnock City. Cessnock community of great public schools is a cohesive group of 14 primary and 2 high schools and a learning centre, located within the Cessnock area and outlying districts. There is also a selection historically successful private schools in the area.

The University Of Newcastle, located just 45km east of Cessnock is a world-class university catering to approximately 20,000 students. Cessnock also has two TAFE campuses located at Cessnock and Kurri Kurri.



## Communications

Cessnock businesses enjoy ready access to broadband networks as part of the Telstra Lower Hunter district. Cessnock is one of the first areas in regional NSW receiving the rollout of the National Broadband Network.



## Medical Services

In addition to the \$450 Million New Maitland hospital development nearby, Cessnock city is home to two of its own hospitals. There are also community health centres in the region and a range of supportive healthcare services operating across the whole of the Hunter. The Region has one of the most advanced health and medical systems in NSW.





# Regional Infrastructure Investment

## **\$2 MILLION**

Completed upgrades to Cessnock Hospital's emergency department with state-of-the-art equipment.

## **\$470 MILLION**

Lower Hunter Hospital development at Metford. Further expanding the New England Health's services by 339 beds. Expected completion by 2022.

## **\$780,000**

In upgrades to John Hunter Hospital.

## **\$95 MILLION**

Construction of NeWspace, a landmark education building developed by the University of Newcastle in the heart of the CBD. A valuable addition to its Callaghan campus boasting a 26,650 student population.

## **\$414 MILLION**

Redevelopment of Stockland Greenhills with more than 74,000m<sup>2</sup> of commercial floorspace consisting of more than 220 retail outlets, cinemas and dining experiences.

## **\$1.7 BILLION**

Hunter Expressway (M15) Allowing traffic to bypass Maitland

## **\$1 BILLION**

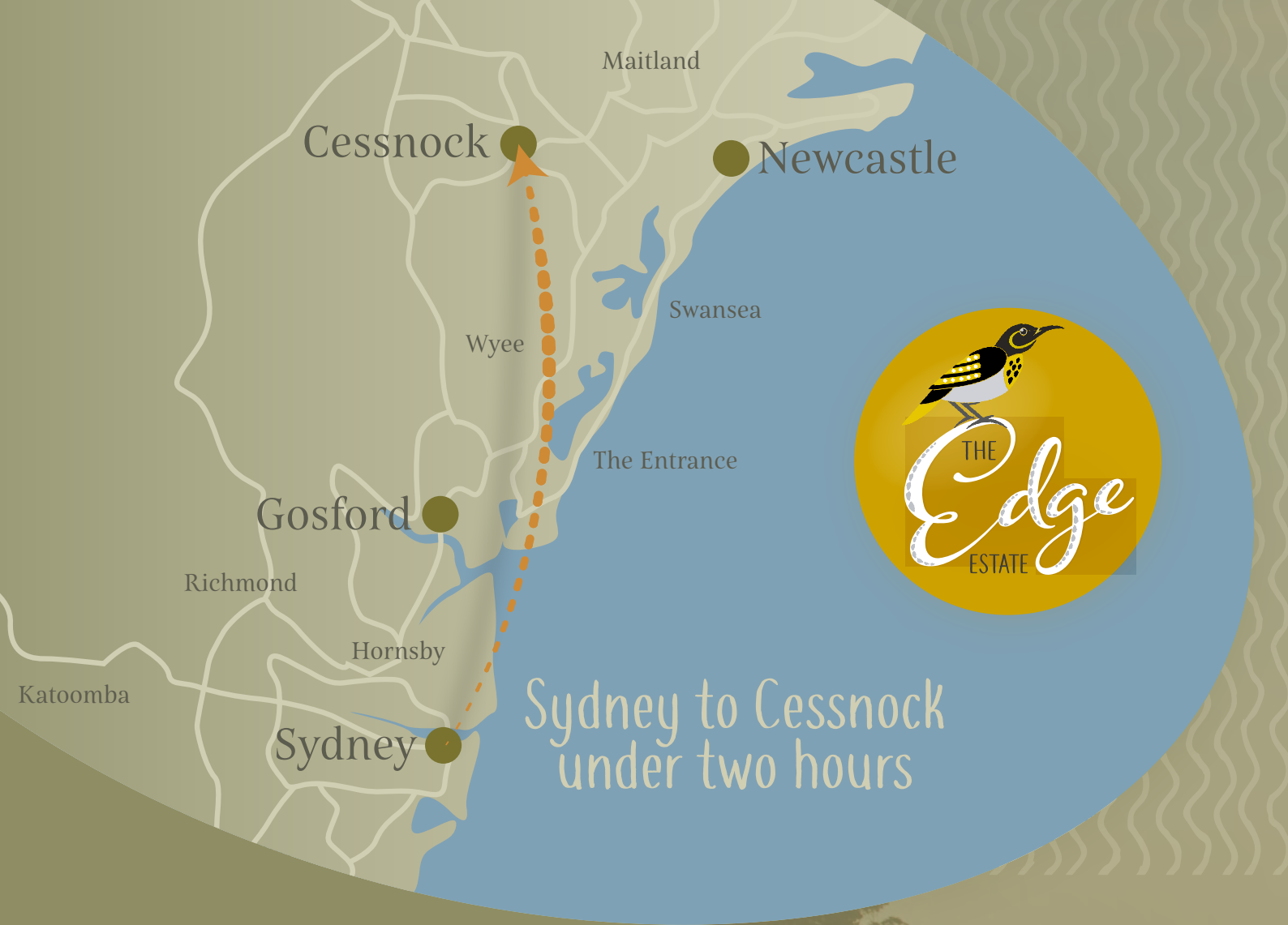
Upgrades to Williamtown RAAF Base.

# Impressive GROWTH



Cessnock is one of eleven local government areas in the Hunter Region, which has with a combined population of over 650,000. Cessnock has enjoyed average annual growth of 7.97% and 25.63% over the past 5 years and it is just gaining momentum.

Unparalleled growth in the wine industry particularly the Hunter Valley wine-growing area of Cessnock, has rivalled very successful local mining interests and has established itself as Australia's oldest wine region and the 6th largest in the world, with around 4,500 acres under vine. The vineyards of Pokolbin, Mount View and Allandale, with their rich volcanic soils tended by entrepreneurial vigneron, are also the focus of a thriving tourism industry.



Sydney to Cessnock  
under two hours

# Finding CESSNOCK



## Thomas Paul Constructions

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