

*Make your escape*



**CEDARWOOD ESTATE**

HAMLIN TERRACE



Newcastle



**CEDARWOOD ESTATE**  
HAMLYN TERRACE

Gosford



Sydney

*Escape  
the pace*



## **CEDARWOOD ESTATE**

HAMLYN TERRACE

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

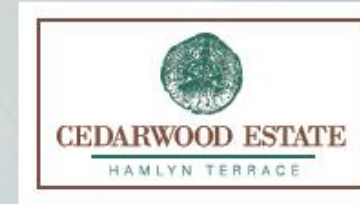
TORRENS TITLE

Lot 40 Cedarwood

|               |                     |
|---------------|---------------------|
| Lot Size      | 248m <sup>2</sup>   |
| Type          | The Melaleuca       |
| Facade        | 3                   |
| Colour scheme | 1                   |
| Living        | 104.6m <sup>2</sup> |
| Garage        | 19.9m <sup>2</sup>  |
| Portico       | 3.9m <sup>2</sup>   |
| Court         | 22.8m <sup>2</sup>  |



**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.



- ✓ 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**

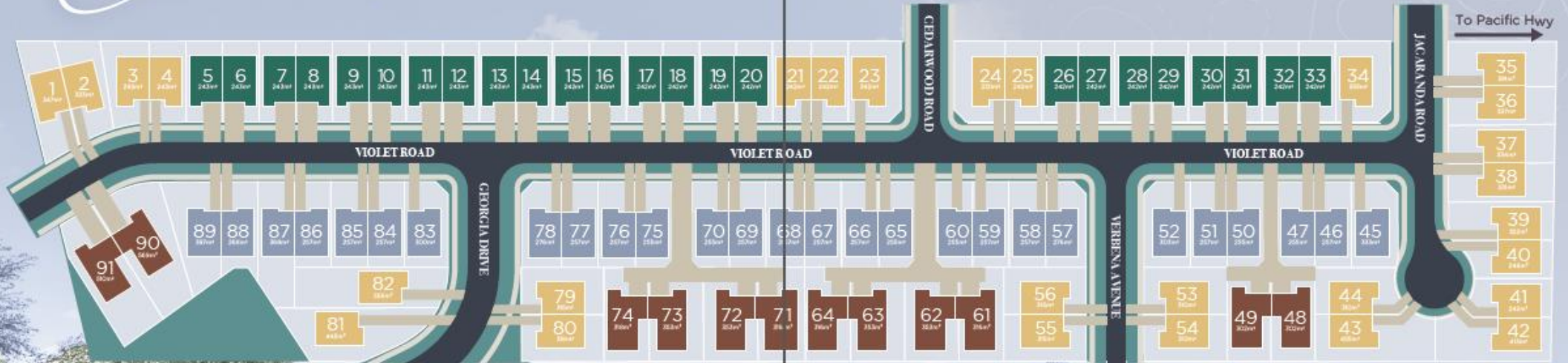


**A COMPLETE  
TURN-KEY  
INVESTMENT**

*All included with your*  
Thomas Paul Home

# Estate Plan

|  |  |   |  |
|--|--|---|--|
| <i>The Melaleuca</i><br>2 cars, 1 house, 1 car | <i>The Caladenia</i><br>4 cars, 2 houses, 2 cars | <i>The Grevillea</i><br>3 cars, 1 house, 2 cars | <i>The Callistemon</i><br>2 cars, 1 house, 1 car |
|--|--|---|--|





## Shortland Property Management

A.B.N. 57 137 458 274

Ph: 02 4955 7604 159 Nelson St, Walsend NSW 2287 Email: info@shortlandproperty.com.au  
Fax: 02 4955 7897 P.O. Box 187, Walsend NSW 2287 Web: www.shortlandpm.com.au

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:

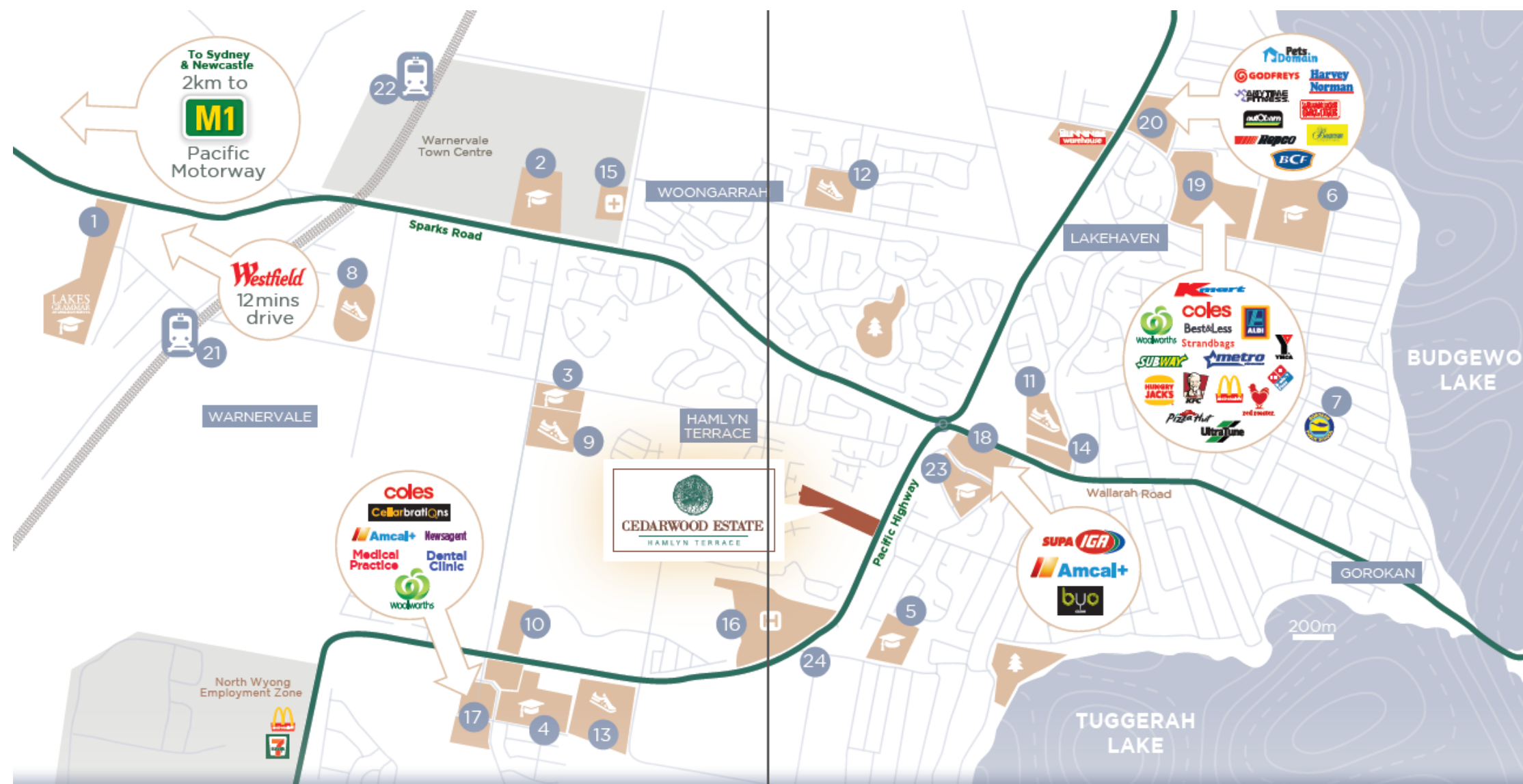
- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, ie. supply versus demand.

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

# 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

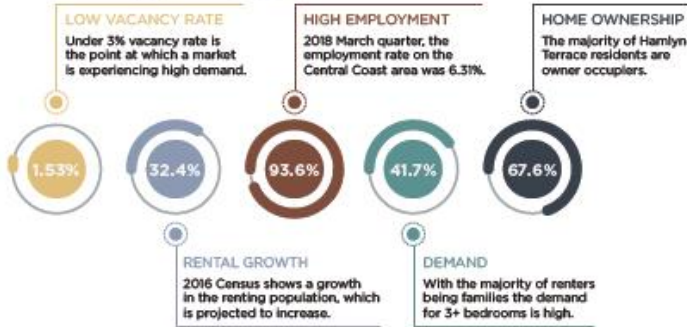


## Employment



## 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. ”



# CEDARWOOD ESTATE

HAMLYN TERRACE

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 & install LED ceiling light fans to all bedrooms
- ✓ Provide a single (6kw) split system air conditioner to living area
- ✓ Provide & lay reconstituted stone kitchen benchtop
- ✓ Provide open pergola with decorative spray finished concrete pad to rear of living area
- ✓ Provide & install slimline water tank where shown on plan drawings
- ✓ Provide upgrade to front façade as per attached drawings
- ✓ Meet the requirements of the bushfire risk assessment in accordance with AS3959 or as modified by principal certifying authority
- ✓ Provide & install front feature door
- ✓ Meet the requirements for acoustic control as set out by the relevant local authority
- ✓ Provide bagged brickwork and weatherboard cladding - where applicable
- ✓ Provide upgraded toilet suites in lieu of standard
- ✓ Provide aluminium framed mirror sliding doors to built-in robes (excluding walk-in robes)
- ✓ Provide mixer taps throughout in lieu of standard tapware
- ✓ Provide & install LED downlights throughout

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 Basic 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.





