



Macquarie Grove



Come and get
aquainted with



Macquarie Grove

Macquarie Grove is a prestige development located to the north of Raymond Terrace, featuring all the convenience of a well established suburb with a family friendly, rural outlook.

Located within the administrative centre of the Port Stephens local government area, Raymond Terrace is positioned where the picturesque Hunter and Williams rivers meet.

Raymond Terrace is 26 km north of Newcastle CBD, showcasing a heritage style main street, two shopping centres and a myriad of financial, medical and other professional services.

go with

key investment draw-cards

- ✓ Captive rental market
- ✓ Safe and secure investment
- ✓ Public transport accessibility
- ✓ Quality schools
- ✓ Major retail centre
- ✓ Seconds from the Pacific Highway
- ✓ 20 minutes to Newcastle airport
- ✓ 26 km's to Newcastle CBD
- ✓ Hunter Valley wineries nearby
- ✓ Established community

the flow

The site plan



Macquarie Grove



Investment opportunities

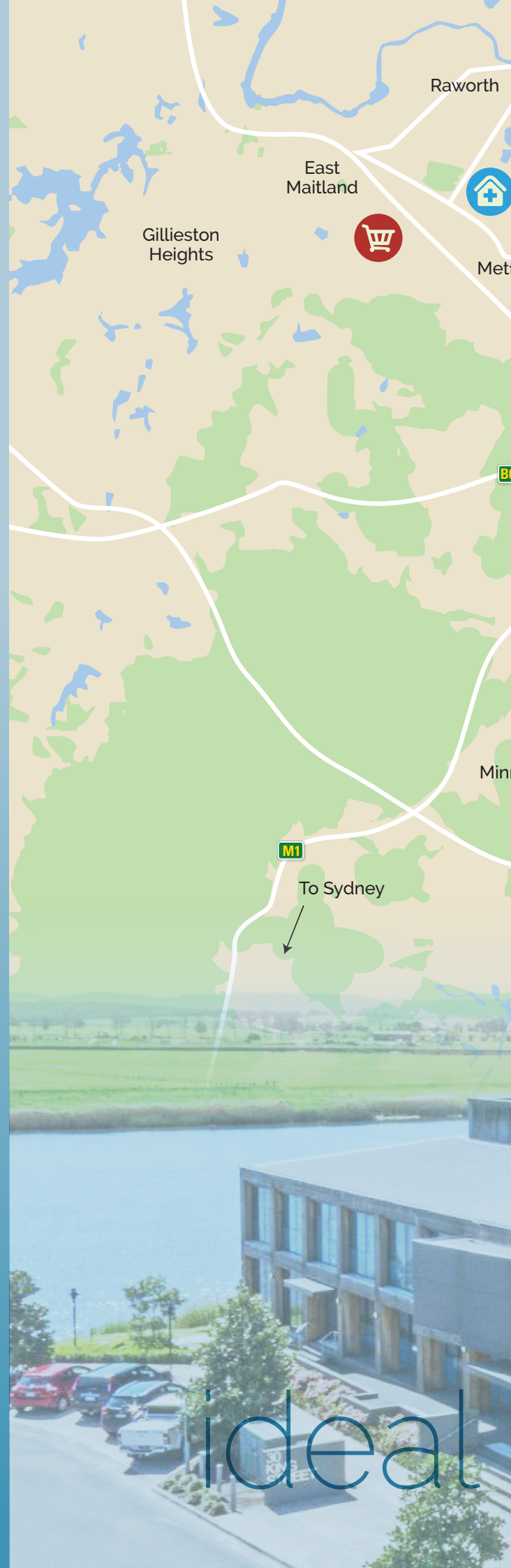
Landmark site surrounded by industry, employment and exclusive residences. Each available site contains fantastic investment potential.

- ✓ Affordable investment
- ✓ Low price point
- ✓ Maximum tax depreciation
- ✓ Captive rental market
- ✓ Expected **4.8%** ROI

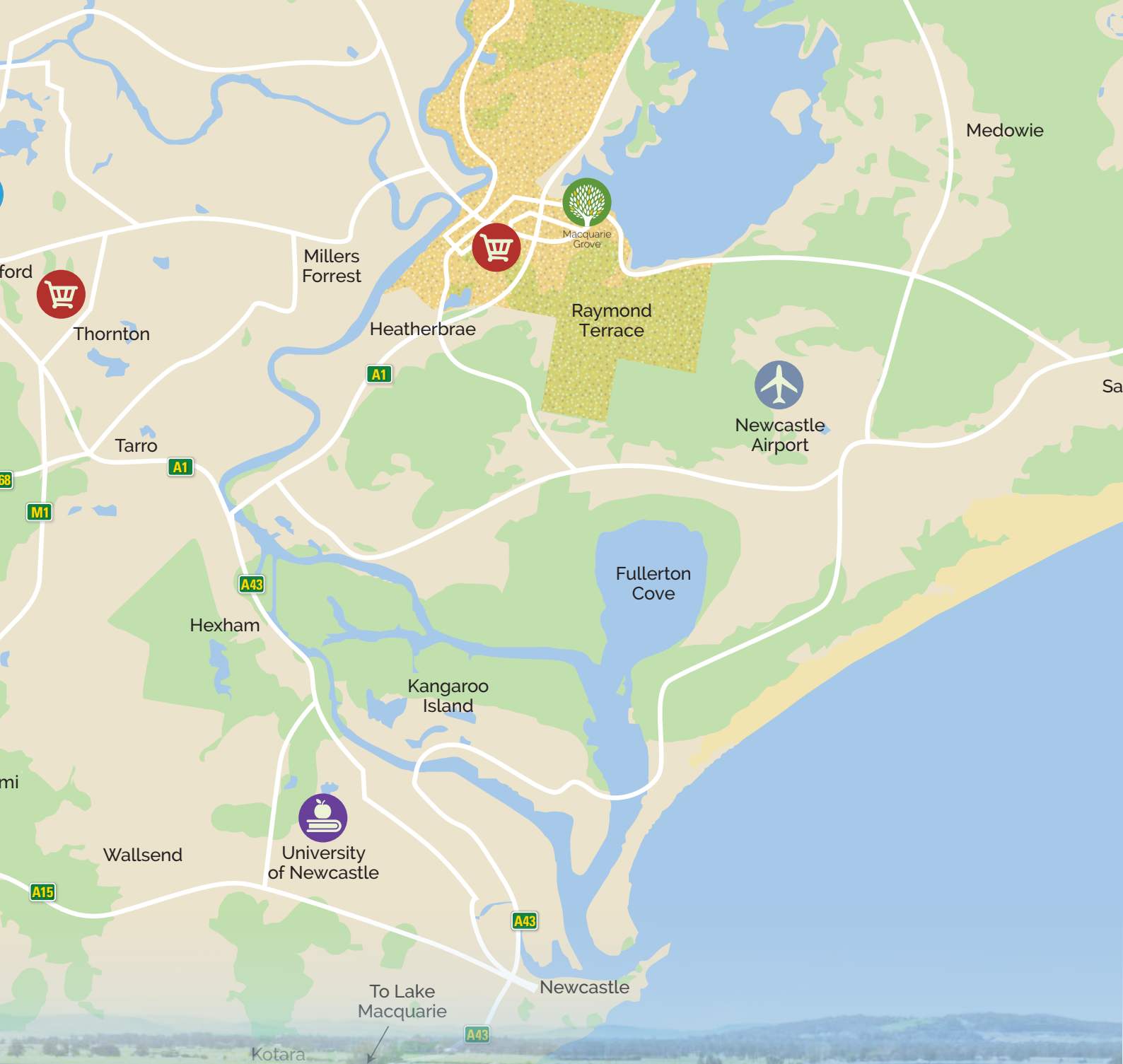


Well serviced Community

Raymond Terrace is teeming with local services and attractions. The retail precinct proudly boast two Woolworths and an Aldi Supermarket, a BigW, Dan Murphys, Service NSW and Centrelink. The area is also home to a new GP Superclinic. Newcastle Airport is just 13 minutes drive and Hunter Valley Wine Country is just a short hop too.



ideal



location

Teaming with value



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 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)

Standard Inclusions NSW

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 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 Litre (Min) 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 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 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 requirements

Certification Certificates

- » 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

Complete Turn-key solution



Shortland Property Management

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20th March 2017

Thomas Paul Constructions
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TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Macquarie Grove, Raymond Terrace

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 \$450 to \$490 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



Featured Package

Daintree Gen I F1.1

Living - 165.5 m² Portico - 5.5 m² Garage - 34.0 m² TOTAL: 205 m²



Macquarie Grove Estate's affordability and positive financial outlook make investing an exceptionally simple step. Be it for owner occupier, first time investor or the professional looking to include this opportunity in their portfolio.

Thomas Paul Constructions create affordable quality homes in growth locations, which represent straightforward value to the Investor.

Schedule a meeting with your Thomas Paul Constructions Business Development Manager to discuss an outstanding investment opportunity in Macquarie Grove today.



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