



TANDERRA
MORISSET

Tanderra | **Estate Profile**

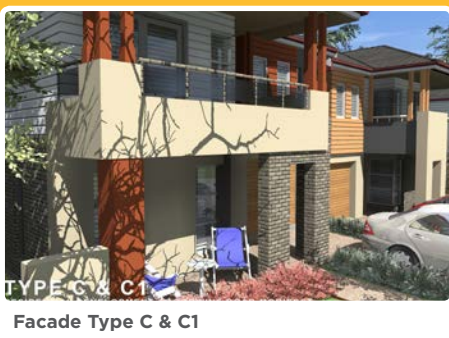
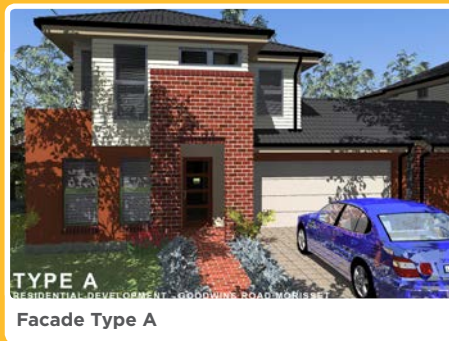
Discover a better way of living

Introducing Tanderra, a friendly new community in the Lake Macquarie suburb of Morisset.

Tanderra's range of high-quality 2 storey townhouses are designed to suit all types of buyers and budgets. Its strata units and Torrens title and community title homes are nestled amongst native trees and grassy common areas.

Tanderra's leafy boundaries make the community feel secluded, despite its convenient location. It's close to Morisset's features and a short drive from the Pacific Highway and M1 Motorway. Tanderra really offers the best of both worlds, a quiet place to escape that's never far from the services you need.

Thomas Paul Constructions offers exclusive access to residential house and land packages in this landmark new Morisset community.



Superior finishes

2, 3, and 4 bedroom homes with single or double garages

Study and ensuite bathrooms in selected properties

High-quality construction

Decorative front feature door

Gourmet kitchen featuring laminated cupboards and modern stainless steel appliances (cooktop, rangehood, fan-forced under-bench oven, and dishwasher)

2.5 hp split-system air conditioning unit

Modern motorised panel-lift garage door

Stylish concrete patios, driveways, and footpaths

Versatile courtyard or terrace





Townhouse Type A1 (above) ▲

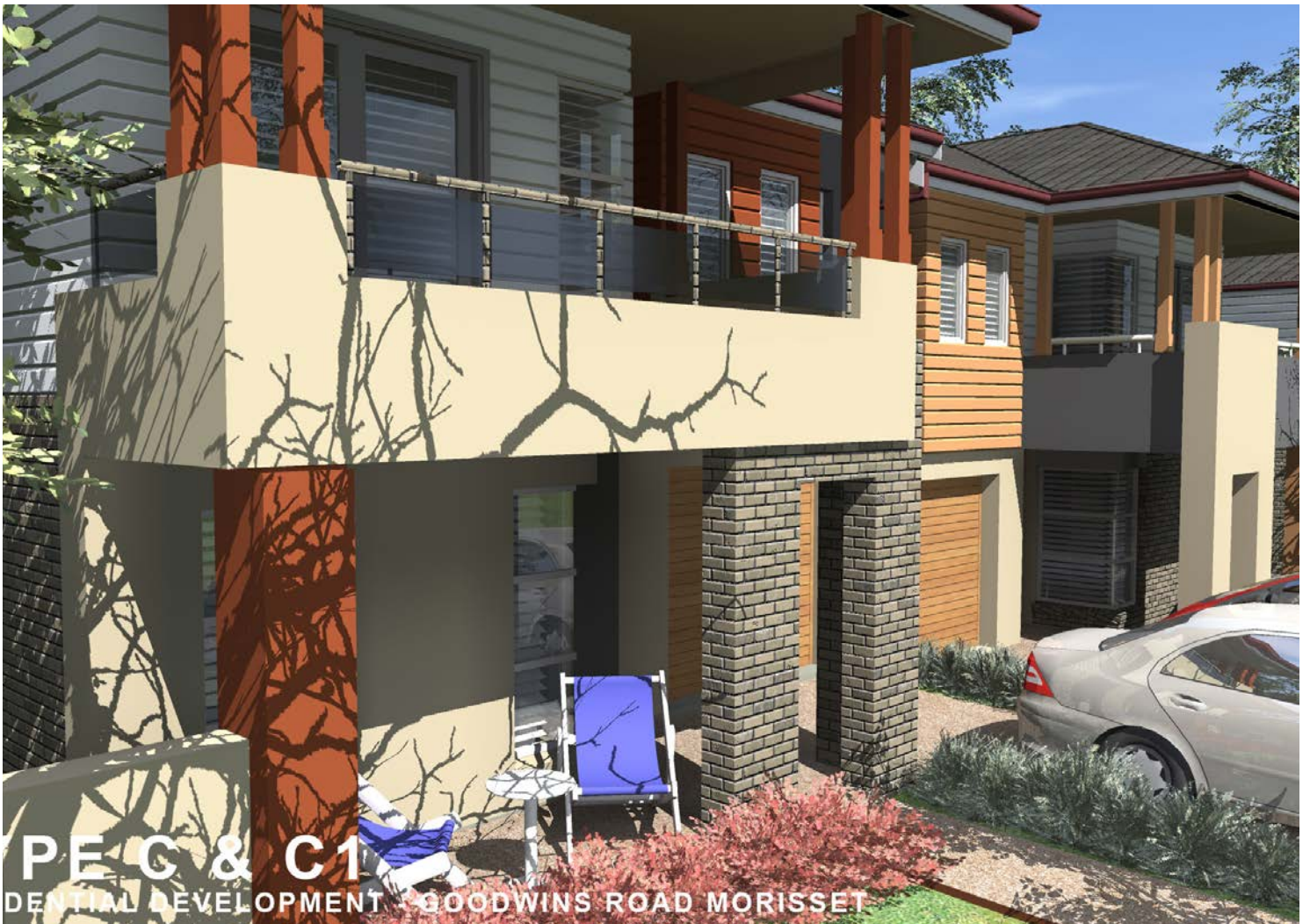
Strata Town House (right) ▶

Strata Town Houses (below) ▼





- ◀ Townhouse Type C & C1 (left)
- ▼ Townhouse Type AX (below left)
- ▼ Townhouse Type A (below right)
- ▼ Townhouse Type C & C1 (bottom)



Masterplan

Cnr Goodwins Rd & Stockton St
MORISSET NSW

Discover your new home

Enjoy a more relaxed lifestyle in Tanderra.
Become part of this friendly new community today.





TANDERRA



Enjoy the relaxed lifestyle of Morisset

Located within minutes of the M1 pacific motorway. Short walk to local parks and golf course. Close to schools, shops, and train station.

Affordable housing and easy access to major highways will see its local population more than double to 50,000 over the next 10 years.

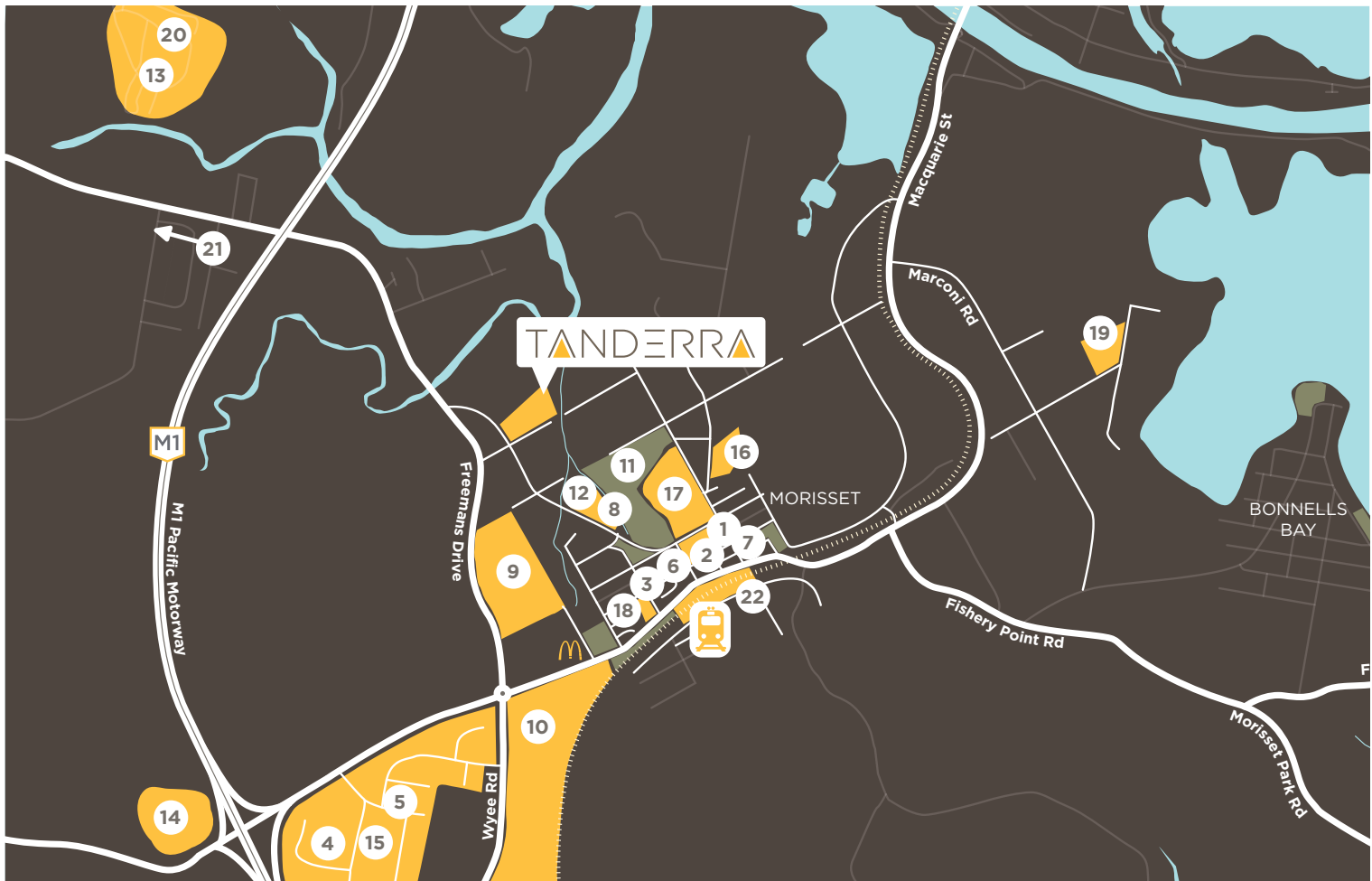
Morisset already has a range of major retailers, family businesses, and restaurants, and its growing population should see many more join the community. Its close proximity to the Pacific Motorway and train station make it easy for locals to reach New South Wales' major cities. Morisset is around 50 minutes from Newcastle CBD and the Sydney suburb of Hornsby is a leisurely one hour drive away.

Morisset's growing population and new developments haven't diminished its small town charm. Its relaxed atmosphere has helped it attract retirees, growing families, and inner-city dwellers seeking a tree change.



Property experts predict Morisset will be one of Lake Macquarie's key growth areas.





RETAIL

- 1 Morisset Square Shopping Centre
- 2 Coles Morisset
- 3 Woolworths Morisset
- 4 Bunnings Morisset
- 5 Industrial/Commercial Centre

MEDICAL

- 6 Waratah Medical Services GP Super Clinic
- 7 Tristar Medical Group

LIFESTYLE

- 8 Morisset Swimming Pool
- 9 Morisset Showground
- 10 Morisset Country Club Golf Course
- 11 Bernie Goodwin Memorial Park
- 12 PCYC

MAJOR EMPLOYMENT

- 13 Sanitarium Factory
- 14 Centennial Coal
- 15 Industrial/Commercial Centre

EDUCATION

- 16 Morisset Public School
- 17 Morisset High School
- 18 St John Vianney Primary School
- 19 Heritage College Lake Macquarie
- 20 Avondale College (University)
- 21 Avondale School (K - 12) 5 min

TRANSPORT

- 22 Morisset Train Station



Discover all this central location offers

TRANSPORT



Tanderra is conveniently located 1km from the M1 Pacific Motorway. In less than an hour, locals can be cooling down on a Newcastle beach or exploring Sydney's northern suburbs.

Morrisset's efficient public transport system allows residents to spend less time behind the wheel.

Tanderra is less than two kilometres from Morrisset train station, on the main train line between Sydney and Newcastle.

Morrisset train station also serves as a Hunter Valley Buses terminus. Daily services connect Morrisset with Cooranbong, Silverwater, Bonnells Bay, and Yarrowonga Park. Additional Friday services allow locals to visit Wangi Wangi or shop up a storm at Lake Haven Shopping Centre. Every weekday, Hunter Valley Buses also runs services to Toronto. Hunter Valley Buses' fleet is complemented by Rovers Coaches, which take residents from Morrisset to the Wine Country centres of Cessnock and Kurri Kurri.

EDUCATION



Tanderra residents can walk to Morrisset Public School in less than 10 minutes, and Morrisset High School in just a little longer. There are also a number of other schools in the local area which cater for students of all ages:

- St John Vianney Primary School
- Heritage College Lake Macquarie
- Bonnells Bay Public School
- Avondale College of Higher Education
- Brightwaters Christian College

RETAIL



Tanderra is just a short drive from Morrisset's main shopping precinct, which features the Morrisset Square complex and the Dora Street shopping strip. Morrisset Square is the ideal place for everyday shopping trips, with a Coles supermarket, Target Country, pharmacy, post office, newsagency, fresh and fast food outlets, and a small selection of specialty stores offering everything that locals need. Residents will find more shopping options along Dora Street, which boasts a Woolworths supermarket, newsagency, pharmacy, bottle shop, florist, pet shop, and much more.

Residents can make their Tanderra estate property a home in Morrisset's industrial estate, which has a range of appliance outlets, home improvement solutions, and other retail providers.

MEDICAL



The Morrisset branch of Waratah Medical Services is an easy three-minute drive from Tanderra. Male and female doctors at this family-friendly clinic specialise in general health services, women's health, immunisations, antenatal care, weight management, mental health, and skin care. In addition, the practice also has physiotherapy, hydrotherapy, and X-ray facilities.

Bonnells Bay Surgery, inside the nearby Bay Shopping Centre, allows locals to attend to their medical needs on their regular shopping trip. There are generally at least three doctors, one or two nurses, and a clinical psychologist, an audiologist, and a podiatrist on

the premises at all times.

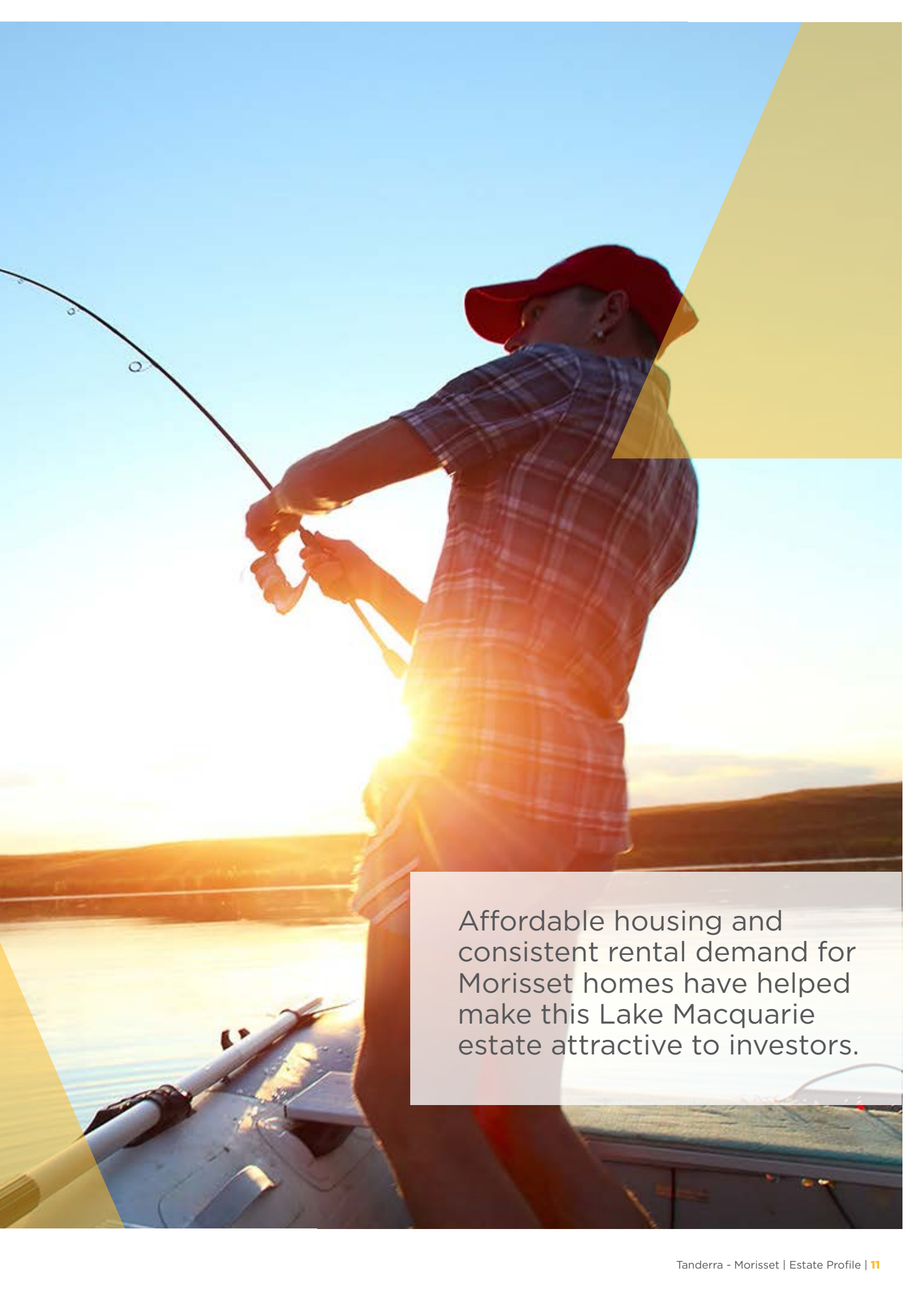
Wyong Hospital, half an hour from Morrisset, is the area's closest general public hospital. Its emergency room, cancer care centre, obstetrics department, rehabilitation ward, outpatient services, and coronary care and dialysis units offer the services locals with serious health complaints need.

LIFESTYLE



Tanderra's recreational facilities encourage residents to get outside and enjoy the great outdoors. Home owners can stroll in safety on pedestrian paths or enjoy a game on the community lawns. Bike racks in the common areas encourage families to cycle, and the onsite playground gives local children a fun place to stretch their legs.

There's also plenty to do just outside Tanderra's gates. It's a short walk to Bernie Goodwin Memorial Park, which has a children's playground and fenced dog zone. The park is also home to Morrisset Swimming Pool, which has a children's wading pool and heated outdoor 15-metre and 25-metre pools for year round play. Morrisset's country club, golf course, and PCYC provide more recreational opportunities for local residents.



Affordable housing and consistent rental demand for Morisset homes have helped make this Lake Macquarie estate attractive to investors.

TANDERRA

MORISSET



A DEVELOPMENT BY:

Thomas Paul Constructions
9 Reliance Drive, Tuggerah NSW 2259 AUSTRALIA
www.thomaspaulconstructions.com