

# 26 WEAVER CRESCENT WATANOBBI



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**Dream**  
Homes Pty Ltd  
REALISE YOUR DREAM



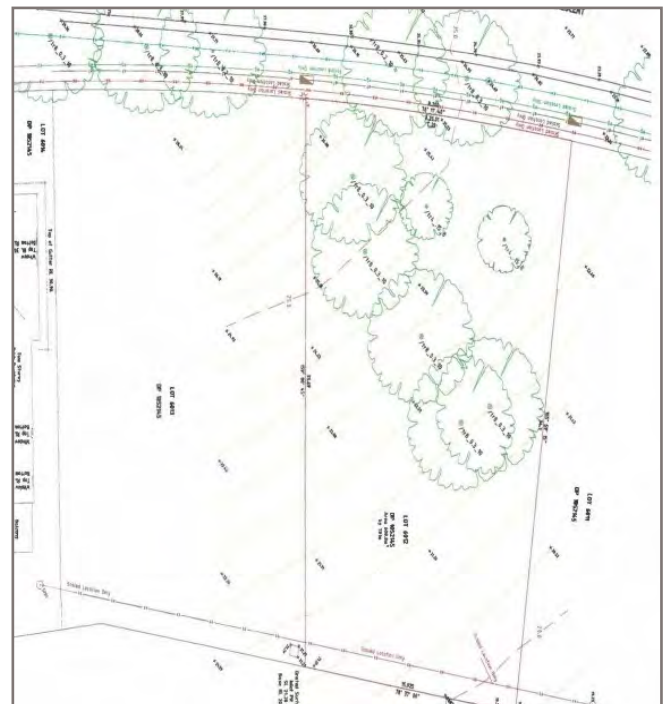
## \$250,000

This land has beautiful views with wide frontage and views overlooking the Watagan Forest. This block is registered and ready to build on. This is an amazing opportunity to build an investment dwelling with great rental opportunities or just a home for yourself and the family.

Tuggerah Westfield shopping centre and M1 motorway is only minutes away, catering for all your daily needs. Close to schools and public transport

### Features:

- 608 m<sup>2</sup>
- High set
- Breathtaking views
- Wide frontage
- Dual occupancy/Duplex, (STCA)
- Conveniently located
- Ideal for investment or private use



## “fantastic location, coveted views and great investment”

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## Concept Duplex Design

**\$797,750<sup>\*</sup>** inc. land



This two story duplex design contains 6 bedrooms which are located on the upper floor with a study area included. Main bedroom features walk-in-robe with ensuite and private deck. Built in wardrobes to remaining bedrooms and separate bathroom. Lower level features main living areas with open plan living. Comes complete with a single car garage per unit featuring internal access to the home.

### METRIC SIZES

Living Area -	110.3 m <sup>2</sup> per unit
Garage -	15.2 m <sup>2</sup> per unit
Alfresco -	3.6 m <sup>2</sup> per unit

### DIMENSIONS

Width -	16.52 m
Length -	9.04 m
<b>Total Area -</b>	<b>269.8 m<sup>2</sup></b>

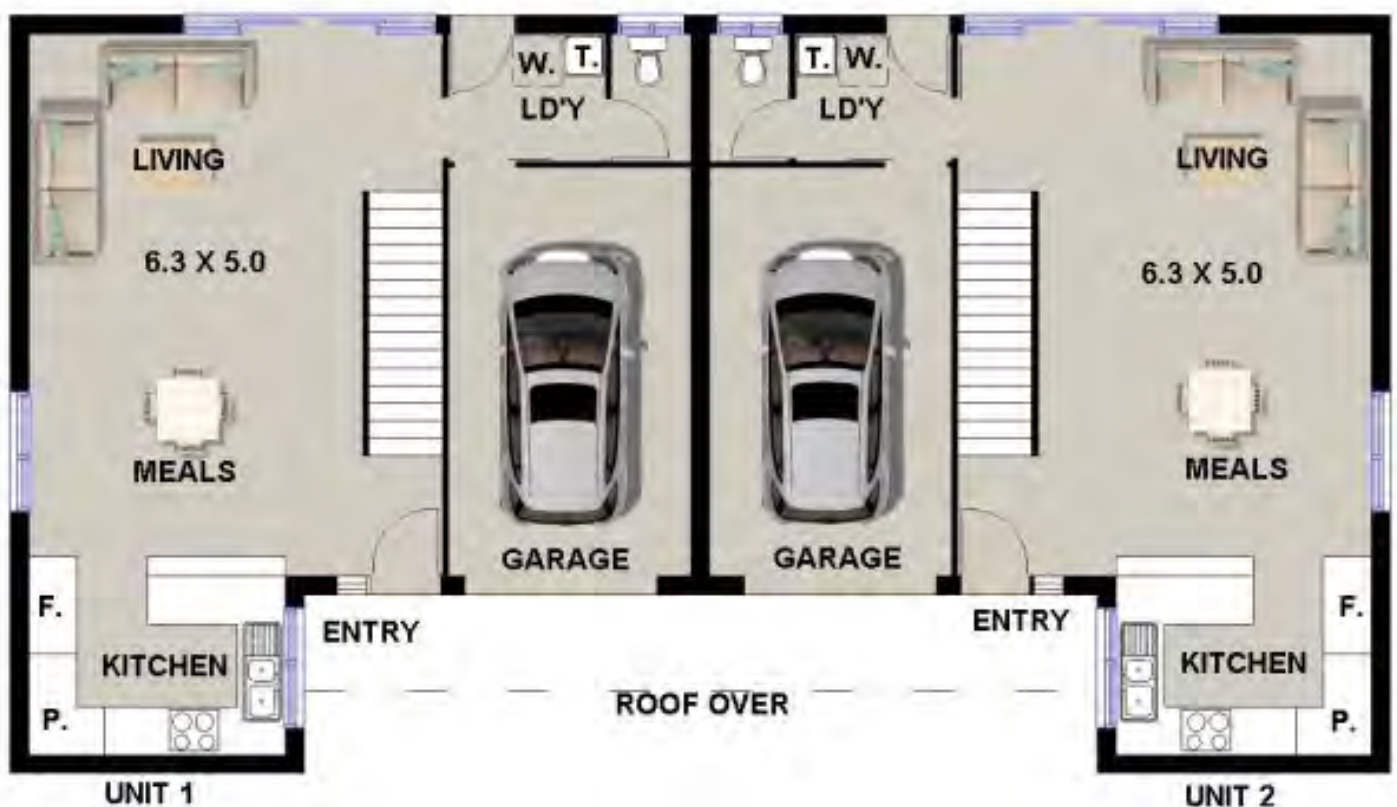
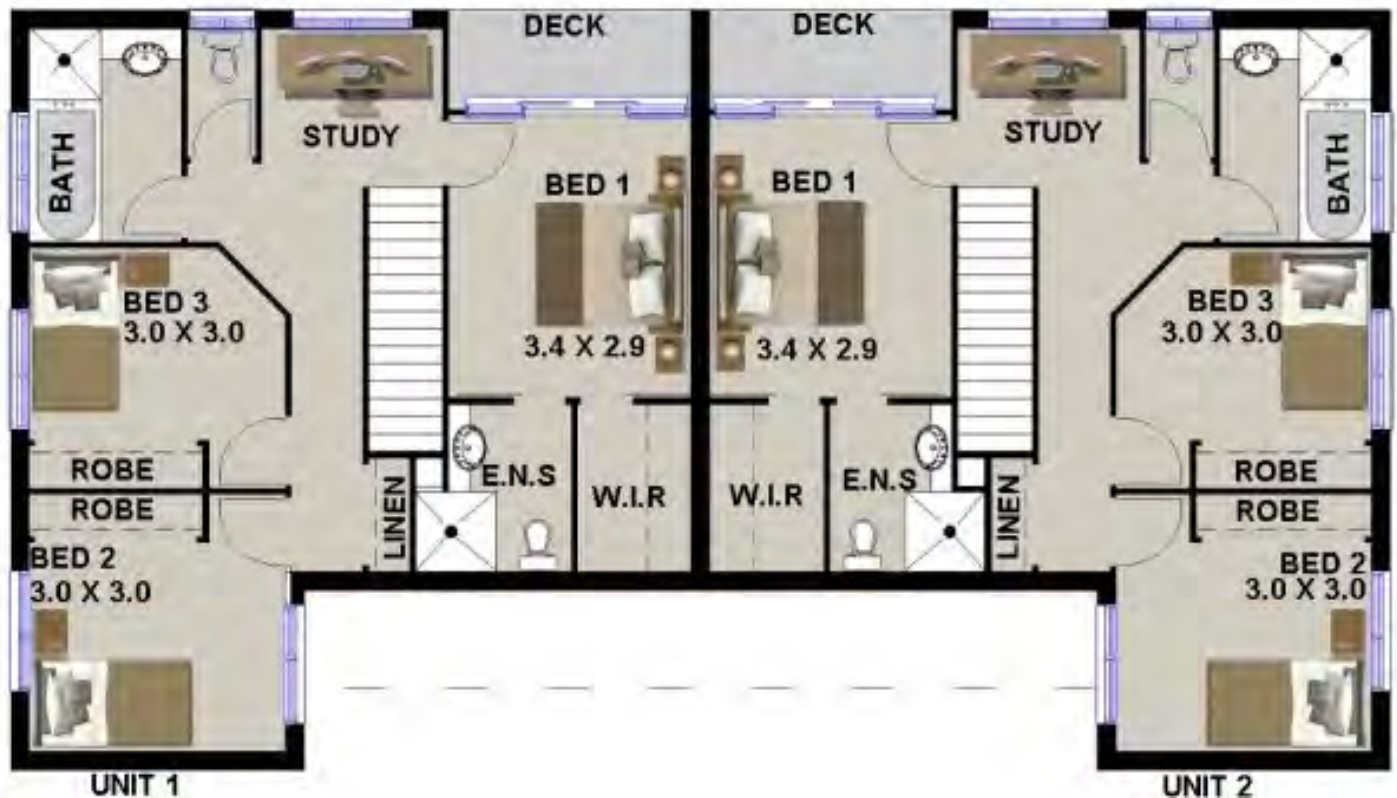
\*All prices are subject to inclusions and specification. All photos are for illustration purposes only.



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# SUBURB PROFILE

Watanobbi, Wyong Shire



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# Sales Market Conditions

The sales market has recorded strong positive growth both in increased values being achieved but also transaction numbers being recorded over the past 12 to 15 months and with this increased activity a proportionate increase in the number of investors purchasing properties or intending to purchase investment properties.

We are seeing an increase in development in this period and the Wyong Shire Council has been identified as a major part of the NSW State Governments plan to increase housing accommodation on the Central Coast.

There is new infrastructure that is currently being built, is planned to be built or proposed to be built in the near future in the Wyong Shire Council including the Woongarra Town Centre, Regional Airport, Chinese Theme Park to name a few.

New housing accommodation has been provided or is being provided via some of the States larger building companies including AV Jennings, Allam Homes, Thomas Paul Homes and the like not specifically from the private investors sector at present.

## **The Potential development of land in the area for housing lots;**

1. Sub-division into lots each returning an average price of \$280,000-\$320,000. Or other permissible uses are;
2. Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage; Water recycling facilities; Water reticulation systems; Water storage facilities.
3. Rental properties.

In our current market conditions we believe that approximate rental returns for the houses would be as follows:

- The 3 bedroom homes would achieve a rental return of between \$420 per week
- The 4 bedroom homes would achieve a rental return of between \$470 and \$550.00 per week.

These figures will be re-assessed on completion of the development, based on prevailing conditions at the time, however expectations are that the rental returns would be adjusted higher based on information known and market conditions at this time.

# Rental Market Conditions

The current rental market conditions for Wyong and the surrounding suburbs are at the strongest levels in recent history with vacancy rates in our area being on average at less than 1% of all available investment properties.

In the immediate Wyong area there has been a distinct lack of new residential developments in approximately the past 10 years.

Investors have returned to our local market in large numbers due to the higher rental yields and low entry cost in comparison to the two larger markets that we sit between, namely Sydney and Newcastle. This has translated to an increase in the number of properties under management at our office and based on the expected continuing short term low interest rate environment and distinct lack of properties being built to meet the demand, positive capital growth is also expected to continue in the short term.

As the demand for rentals is very high in our area, we do not foresee any difficulty in selling or leasing the homes on completion of the proposed development, particularly considering the expected level of finishes and convenient location close to Wyong Railway station, Warnervale Town Centre, Wyong Hospital and the M1 freeway between Sydney and Newcastle.

The location of the site is perfect for easy access to the local schools, shops, sporting facilities, clubs, Wyong River, Tuggerah Lake, beaches, transport system to Sydney and Newcastle which are the major employment zones outside of the Central Coast.

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## Wyong Shire

Wyong Shire is located mid-way between Sydney and Newcastle, just off the F-3 freeway and on the main northern rail line. As a result, it is highly accessible, meeting infrastructure and utility needs.

### **Estimated Resident Population (ERP)**

The official population of Wyong Shire as of the 30th June 2013, is 157,358.

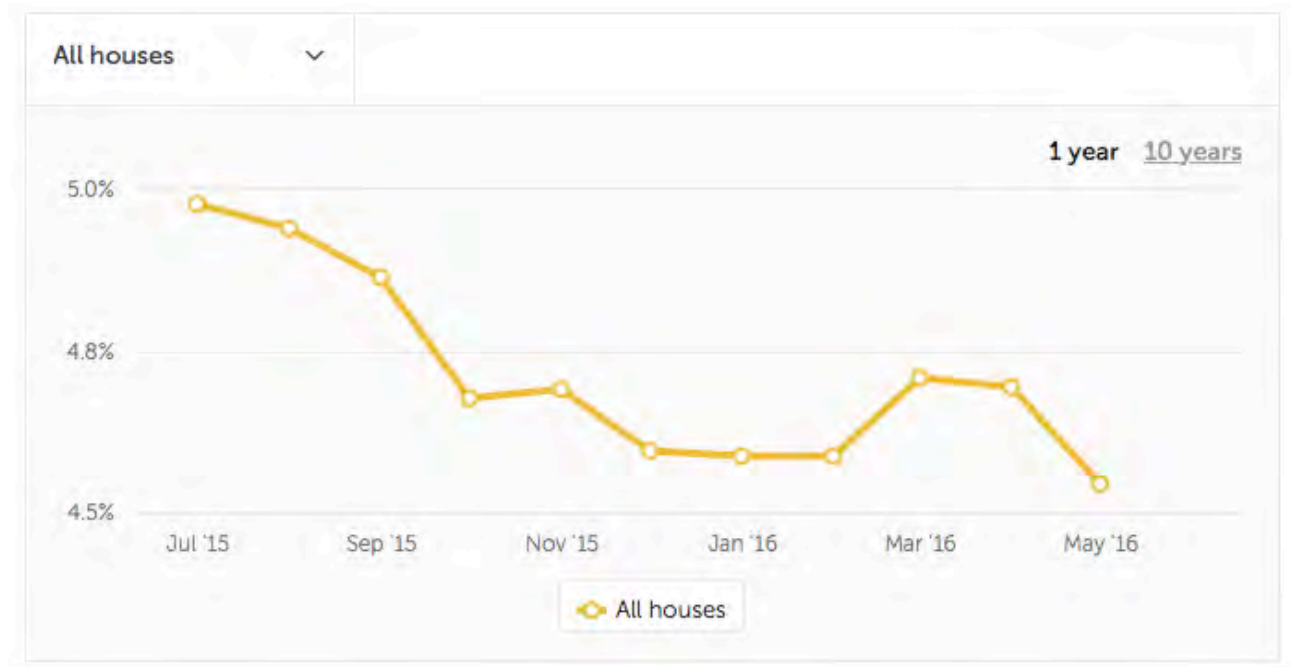
The Estimated Resident Population is the OFFICIAL Wyong Shire population for 2013.

Populations are counted and estimated in various ways. The most comprehensive population count available in Australia is derived from the Census of Population and Housing conducted by the Australian Bureau of Statistics every five years. However the Census count is NOT the official population of Wyong Shire. To provide a more accurate population figure which is updated more frequently than every five years, the Australian Bureau of Statistics also produces "Estimated Resident Population" (ERP) numbers for Wyong Shire.

See data notes for a detailed explanation of different population types, how they are calculated and when to use each one.

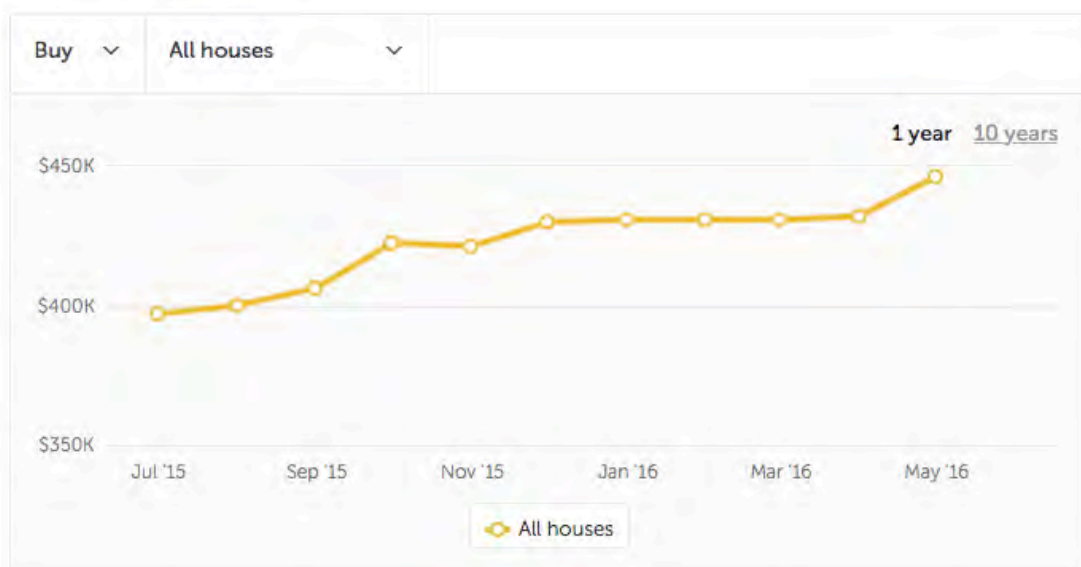
# Watanobbi

## Rental Yield in Watanobbi



## Median price in Watanobbi

The median sales price for houses in Watanobbi, NSW in the last year was \$446,250 based on 78 home sales. Compared to the same period five years ago, the median house sales price for houses increased 54.1% which equates to a compound annual growth rate of 9.0%.





# Kooindah Waters Golf and Spa Resort



Kooindah Waters is a fully integrated residential golf & spa resort, situated on 95-hectares of bush land in the heart of the Central Coast. On completion, Kooindah Waters will feature 252 architect-designed homes positioned within an 18 hole championship quality golf course.

At its heart is the contemporary Mercure Kooindah Waters Golf and Spa Resort which includes an Endota Day Spa and superb resort facilities for the enjoyment of both residents and guests. It's the perfect place to relax in style with friends, family or business colleagues.

Kooindah Waters is close to family beaches, national parks and bustling beachside towns, yet is only 90 minutes from Sydney and less than an hour away from Newcastle. Whether you're looking for a special place to escape to or somewhere stylish to call home, Kooindah Waters offers something for everyone.

Kooindah Waters is developed by Investa Property Group. Investa Land developments are focused on creating sustainable residential communities.



# Chinese Theme Park – Warnervale



A start is expected to be made on the first stage of Wyong Shire's multi-million dollar Chinese Cultural Theme Park in December this year. The park will be built on a 15.7ha site at Warnervale that was bought by Australian Chinese Theme Park Pty Ltd for \$10m. The complex will be built in several stages at an estimated cost of \$500m and is expected to attract visitors from many parts of the world.

Wyong Council at its last meeting moved to confirm its support for the project which they regard as a significant regional development and major economic and employment generator for the shire. The council has already established a project control group to ensure the project aligns with its overall strategic direction, while the thanksgiving Temple, a central feature of the complex, has been launched in Shanghai.

Mayor Doug Eaton, who has visited China on several occasions to negotiate the deal, said the overall plan was extremely impressive. "It's around an \$80 million investment for a project that could rival places like the Sydney Opera House as a tourist attraction," he said. He said while it was not Council's development, it was an exciting development for Wyong that would provide local employment from construction through to the operational stage. "Clearly, this is a very exciting concept and the biggest tourism development in New South Wales in a number of years," he said. "This has the potential to create more than 1000 jobs in the local area alone."

Take a look at the Chinese theme park web page for more information at <http://www.wyong.nsw.gov.au/discover-wyong-shire/chinese-theme-park---warnervale>



## Site of Proposed Chinese Theme Park

n..n..r-,\_r-, metres  
0 100 200 300 400



# Regional Airport Concept

## What's proposed?

Wyong Shire Council is proposing that a regional airport for the Central Coast be located in the north of Wyong Shire to boost the Shire's economy and create local jobs. Detailed noise, environment, geotechnical and economic studies are now due to start, and a master plan will be developed showing the proposed location of the runway and other infrastructure and services, following a Council decision on 13 November 2013 (p130). Council will consult with the community during this process. A concept for a regional airport in the north of the Shire was originally exhibited for public comment with the Draft Local Environment Plan 2012.

## How big will the airport be?

This is not a second Sydney airport, rather a concept for a smaller regional airport with one runway that would service the needs of the growing population of the Central Coast.

## Why plan for a regional airport on the Central Coast?

It is estimated that a regional airport in Wyong Shire would inject \$250 million annually into the Central Coast economy, create thousands of direct and indirect jobs, and boost tourism. See how regional airports help boost local economies

## Why this location?

The location outlined in the draft LEP was identified in an external study as one of a number of suitable sites for a new airport in NSW. This was then refined following analysis of physical constraints, and the current strategic investigation site was identified. See more about the airport's proposed location.

# Local Schools in the Wyong Area

## Private and Public Schools within 10km radius of Watanobbi centre.

Wyong Christian Community School –	Years K – 12
Wyong Creek Primary School –	Years K – 6
Wyong Grove Public School –	Years K – 6
Wyong High School –	Years 7 – 12
Wyong Public School –	Years K – 6
Warnervale Public School	Years K - 6
Wadalba Community School	Years K - 12
Tuggerah Public School	Years K - 6
Tuggerawong Public School	Years K - 6
St Peter's Catholic College	Years 7 - 12
St Cecilia's Catholic Primary school	Years K - 6
Lakes Grammar Anglican	Years K - 12
Mary MacKillop Catholic School	Years K - 12
Kanwal Public School	Years K - 6
Woongarra Public School	Years K - 6

## Wyong TAFE Campus

The Campus is also home to Wyong Trade School, a partnership between Wyong TAFE Campus, Wyong High School and other industry partners. The initiative offers Years 11 and 12 students the opportunity to combine school, TAFE and paid employment in their chosen vocation as a school-based trainee or apprentice.

Wyong Campus shares space with MIGAS, a group training company that recruits, employs, places and trains apprentices and trainees.

## Ourimbah Campus (Newcastle University and TAFE)

Ourimbah Campus- is a multi-sector campus which offers University, TAFE and Community College programs and courses. The Ourimbah campus is a partnership of The University of Newcastle and Hunter Institute of TAFE. Affiliates are the Central Coast Community College and the Central Coast Conservatorium of Music. Ourimbah Campus is located in Ourimbah, New South Wales, just between Newcastle and Sydney and a 15 minute drive from Wyong town centre



# Wyong Olympic Pool



In partnership with the Wyong Shire Council, the YMCA-managed Wyong Olympic Pool provides the very best in aquatic, health and recreation facilities and programs while building opportunities for individuals, families and community groups to connect, feel welcome and grow in body, mind and spirit

The Y offers a range of aquatic, health and recreation programs and services to cater for the diverse ages, interests and abilities of its surrounding communities.

## **Facilities:**

50m Outdoor Pool

Program Pool

Children's Wading Pool

Car Park

Kiosk

# Wyong Race Club



Wyong Race Club is a superb provincial racecourse located an hour north of the Sydney CBD.

Constructed in 1875 it is situated in the central coast of NSW.

The racecourse is the best and safest track in New South Wales.

Located opposite the Wyong Railway Station, the race club holds several \$22,000 races each year including Class 1 handicaps and Maiden Plates for colts & geldings and fillies & mares.

# Wyong Train Station



Wyong railway station is located on the Main Northern line in New South Wales, Australia. It serves the northern Central Coast suburb of Wyong opening on 15 August 1887.

Wyong has three platforms, one island with two faces and one side platform. It is serviced by NSW TrainLink Central Coast & Newcastle line services travelling from Sydney to Newcastle. Peak-hour services to and from Central via the North Shore line also terminate at Wyong.<sup>[5]</sup>

It is also serviced by NSW Trainlink Xplorer and XPT long distance services from Sydney to Armidale, Moree, Grafton, Casino and Brisbane.

# Warnervale Town Centre

The State Government has predicted that by 2031 the Central Coast will have an additional 100,000 residents, and this will require around 45,000 more jobs (as outlined in the Central Coast Regional Strategy). Within this strategy the Warnervale Town Centre (WTC) has been identified as a future centre within Wyong Shire that will help manage this growth in population, employment requirements and retail demand.

The Warnervale Town Centre is approximately 119 hectares and bounded by Hakone Road to the North, Hiawatha Road to the east, Sparks Road to the South and extends west of the Great Northern Railway Line to include land that is owned by the NSW Department of Planning and Infrastructure, adjacent to the Sydney-Newcastle Railway.

The Warnervale Town Centre site was rezoned to create approximately 15 hectares for retail and commercial uses, and 64 hectares for residential uses. The remainder of the site has been rezoned open space, conservation and special activities; including an 8 hectare nature reserve that is being created primarily to protect the Commonwealth listed Heath Wrinklewort.

The town centre will include:

- A library/knowledge centre that incorporates a range of community functions
- A focus on a mix of retail commercial and residential areas including cafes, restaurants and entertainment facilities on the main street
- Transport upgrades including a new major railway station including bus interchange and commuter carpark, new roads, cycleways, footpaths and more public transport
- Employment opportunities for approximately 1,200 people in retail, commercial and bulky goods sectors
- Open space and conservations areas.
- An Indoor Recreation Centre.

The town Centre will also include housing for approximately 3,600 residents. It is anticipated to create a diversity of housing choice to accommodate people in all stages of their lives, including mixed used development, medium to high density residential flat buildings (located close to the railway station and commercial core) and smaller dwellings.

Timing of these facilities depends on development of the area, and, in some cases, the availability of funding (Section 94 funds) to assist in paying for construction.




# Warnervale Town Centre

On 7 November 2008, an amendment (Amendment No.24) to the *SEPP (Major Developments) 2005* was gazetted to incorporate the Warnervale Town Centre as a State Significant Site (SSS). On 21 September, 2012, following extensive consultation, this classification was repealed and the zoning controls for the site were returned to the Wyong LEP, 1991 and subsequently to the Wyong LEP 2013. As a result, Wyong Shire Council has become the consent authority for all development applications in the Warnervale Town Centre.

The Wyong LEP 2013 includes 8 new land use zones applying to the site, as follows:

1. Zone R1 General Residential.
2. Zone B2 Local Centre.
3. Zone B4 Mixed Use.
4. Zone SP2 Infrastructure.
5. Zone RE1 Public Recreation.
6. Zone E2 Environmental Conservation.
7. Zone E3 Environmental Management.

A revised version of the Development Control Plan (DCP) for the Warnervale Town Centre was gazetted by the Department of Planning and Infrastructure in September 2012. Council aims to integrate the Department's DCP into the Wyong DCP 2013. The revised DCP is the result of changes to the road layout, precinct boundaries and land uses following requests from landowners.

The final DCP was gazetted by the Department of Planning and Infrastructure in September 2012  Warnervale Town Centre DCP 2012 (4.67 MB).

## Completed Developments

Council will play a key role in attracting commercial offices and corporations to the area. Council has already attracted a \$100 million Woolworths Ltd. Distribution centre west of the Warnervale Town Centre in the Wyong Employment Zone.

The construction of the GP Super Clinic Medical Centre was completed in October 2012 and opened for business November 2012.

# Warnervale Town Centre

## Work InProgress

Works that are critical to the Warnervale Town Centre development are currently being designed and/or constructed. These included

Sparks Road Intersection is currently being designed by the NSW Road and Maritime Services (RMS); the Woolworths Residential, Commercial and Retail development was approved by the Department of Planning and Infrastructure (DoP&I) in September 2013; sewer and water trunk main infrastructure is in tender and construction stages by Council; the Hill Top Park and Community Hub (Knowledge Centre) projects began design and community engagement processes in the first half of 2013; and the Warnervale Town Centre Section 94 Contribution Plan was displayed on public exhibition December 2011 – January 2012. Councillors revised the Contribution Plan based on the community submissions and the final report was adopted at Council on 21 December, 2013

## Future Developments

### Warnervale Town Centre Railway Station

North Warnervale Railway Station will be constructed by Railcorp adjacent to the Warnervale Town Centre, in order to best utilise the transport links to the site. The railway station will be located approximately 1.5km north of the existing Warnervale station. No decision has been made by the State Government as to whether the existing station will continue to operate, once North Warnervale Railway Station is operational. The draft Central Coast Transportation Strategy states that construction of the new railway station will be completed by 2016.



# Local Shopping Centres In the Wyong Area

## Westfield Shopping Centre



Westfield Tuggerah is a shopping centre located at Tuggerah on the Central Coast of New South Wales approximately 5 km south of the Wyong CBD. The complex was constructed in 1995 and contains around 270 stores. A cinema is enclosed within the Centre.

Free parking is provided for the centre and caters for Parents with Prams, Disabled Shoppers, seniors and Express Parking

# Village Central Wyong



Village Central Wyong is a neighbourhood community based shopping centre located in the heart of Wyong.

The centre provides a quality retail mix anchored by Coles and The Reject Shop, with 35 speciality stores to choose from including a pharmacy, newsagency, butcher, baker, hairdresser, florist and liquor. Village Central Wyong provides a convenient shopping destination to meet your needs.

The Centre is open seven days a week for your convenience, and boasts open air car parking and free all day undercover parking.



# Wyong Golf Club



Wyong Golf Club provides a challenging test for the experienced golfer yet can be enjoyed by beginners, juniors and social players of all skill levels.

Located on the Pacific Highway north of Wyong, an easy hour's drive from Sydney or 45 minutes from Newcastle just off the M1 (F3).

If you are in the mood for a laid back, relaxing day or night out, look no further than the friendly Wyong Golf Club. The newly renovated Clubhouse on the Pacific Highway north of Wyong has expansive views of the picturesque golf course and Ridgeway ranges. This club provides excellent bar, gaming and dining facilities.

Wyong Golf Club has so much to offer with Full Bistro, Latest Poker Machines and Promotions, Weekend Monster Meat Raffles, New Full Range Pro Shop, Practice Putting & Separate Chipping Green, Driving nets, Board Room &, Function Room Hire comfortably seating 200 people or less, ideal for weddings.

## And Finally...

Our team are experts in Sales and asset management and take the business of managing your property seriously.

Your investment property should represent:

- Your superannuation fund
- Income stream
- Capital growth
- Taxation benefits
- Asset realisation
- Long term investment

At Affordable Dream Homes we do all we can to help you achieve your goals.

“Thank you for the Opportunity”

**ROBERT MACKIE 0413460 684**



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