



# Kingston *Court*



*Lot Information  
Package*

# Kingston *Court*



## Lot 15

Kingston Court  
Hamlyn Terrace  
NSW 2259

### *Lot* Specifications

Lot Size	242m <sup>2</sup>
Land Price	\$198,000
Build Price	\$325,000
<b>PACKAGE</b>	<b>\$523,000</b>

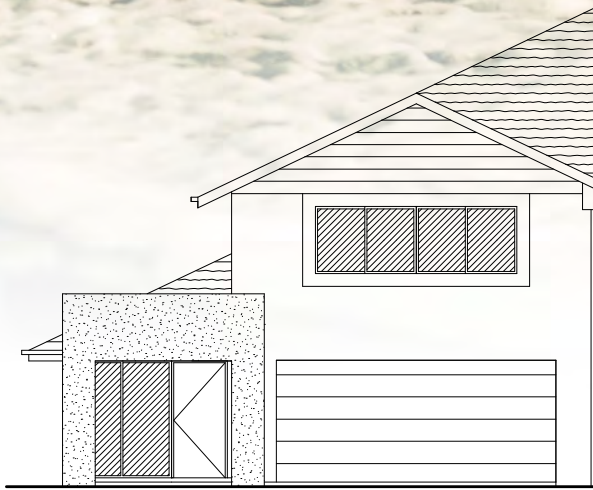
### *Living* Areas

Portico	3.2m <sup>2</sup>
Living	175.8m <sup>2</sup>
Deck	N/A m <sup>2</sup>
Court	22.8m <sup>2</sup>
Garage	39.2m <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.





# Duplex

Type: 3T

Facade: 2

Colour Scheme: 3

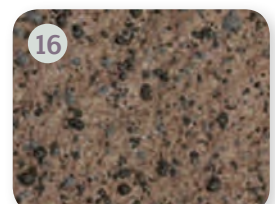
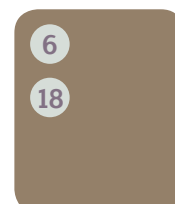
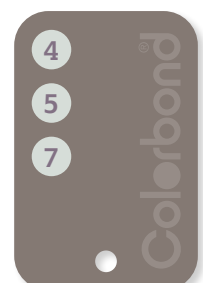
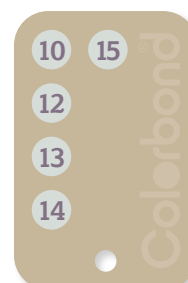


# External colour



**#3**  
EXTERNAL

1	Bricks	Smooth Face Smoke
2	Roof Tiles	Contour Walnut
3	Porch Tiles	Rock Selena
4	Gutter	Jasper
5	Fascia	Jasper
6	Downpipe	Painted to match bricks
7	Barges	Jasper
8	Soaker Strip	Merino
9	Windows	Merino
10	Garage Door	Paperbark Textured Finish
11	Front Door	Hume XN1 - Satin Chrome
12	Gable Infill	Half Strength Paperbark
13	Cladding	Half Strength Paperbark
14	Posts	Painted or Bagged Paperbark
15	Bagged Areas	Half Strength Paperbark
16	Driveway	Light Mocha with Fleck
17	Letter Box	White
18	Meter Box	Painted to match bricks





# Internal colour

**#3**  
INTERNAL

1	Ceiling	Taubmans White
2	Walls, Architraves, Skirting, Doors & Stairs	Taubmans June Fog
3	Carpet	Canadian Bay Gust
4	Kitchen Benchtop	Polytec Stone Marquina Matt
5	Kitchen Cupboard Doors	Polytec Polar White Matt
6	Handles	Furnware FAH96-SC
7	Kitchen Floor Tiles	450x450 Laid Straight
8	Kitchen Wall Tiles	75x300 Laid Brickbond
9	Bathroom Floor Tiles	300x300 Laid Straight
10	Bathroom Wall Tiles	250x400 Laid Horizontal Stackbond





# *Upgrades and* Inclusions

Lot: 1 Kingston Court  
Hamlyn Terrace NSW  
Central Coast Council

- ✓ Hinged security screen door to front entry door
- ✓ Hinged security screen door to rear laundry door - where applicable
- ✓ Provide a single 6kw split system air conditioner to living area
- ✓ Open pergola with decorative spray finished concrete pad to rear of living area
- ✓ Meet the requirements of the bushfire risk assessment in accordance with AS3959 as modified by principal certifying authority
- ✓ Meet the requirements for acoustic control as set out by the relevant local authority
- ✓ Upgrade in front façade as per attached drawings
- ✓ Bagged brickwork and/or weatherboard cladding on working drawing - where applicable
- ✓ Aluminium framed mirror sliding doors to built-in robes (excluding walk-in robes)
- ✓ Downlights throughout

Thomas Paul Constructions reserves the right to alter designs, specification & colours and provide alternative products or materials of equal quality to those specified without notice

# Rental Appraisal

16 November, 2016.

Thomas Paul Constructions  
9 Reliance Drive  
TUGGERAH NSW 2259

To Whom It May Concern:

## RE: KINGSTON COURT – HAMLYN TERRACE 3 BEDROOM + STUDY TOWNHOUSE

With reference to your request for a rental market appraisal on the above property, we advise in our opinion on today's market that the property would achieve in the vicinity of \$440.00 - \$470.00 per week depending upon the number of similar properties on the market.

This is an opinion only based on similar properties in the area. This should not be construed as a valuation and should not be relied upon by any third party.

If you require any further information please do not hesitate to contact the undersigned at any time.

Yours faithfully  
**WISEBERRY HERITAGE**

*M. Thomas*

**Michelle Thomas  
New Business**

**Disclaimer:** This Estimate of Rental Price has been prepared solely for the information of the client and/or for any third party. All though every care had been taken in arriving at the figure, we stress that it is an estimate only and is not to be taken as a sworn rental price. We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or in complete in any way.

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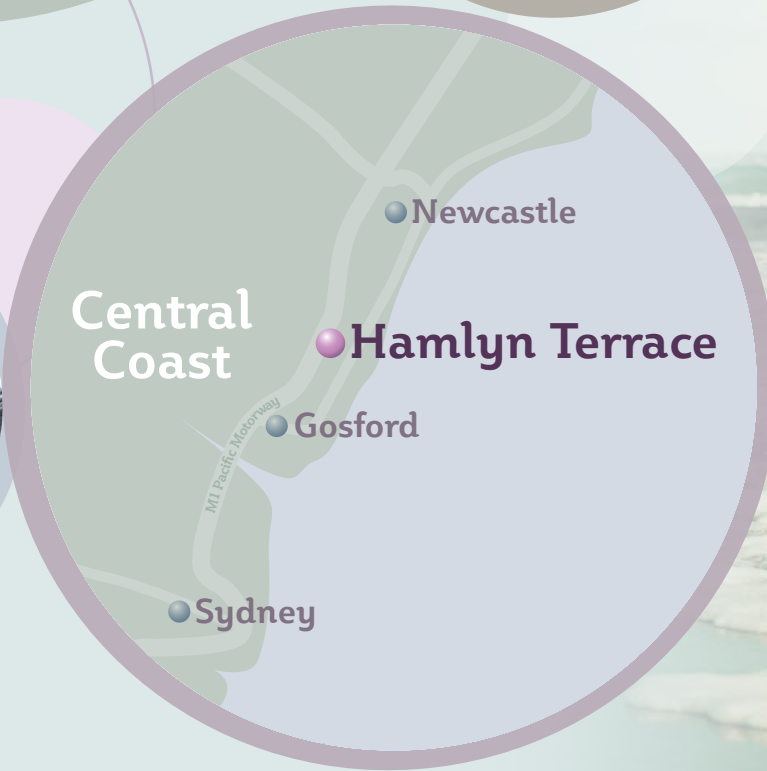
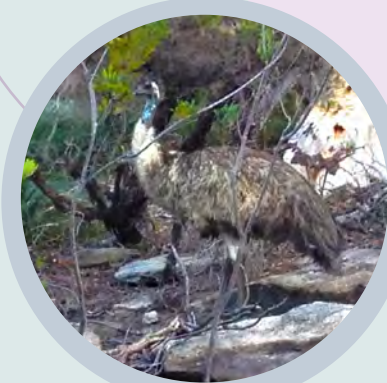
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