

the
Knolls
Cooranbong



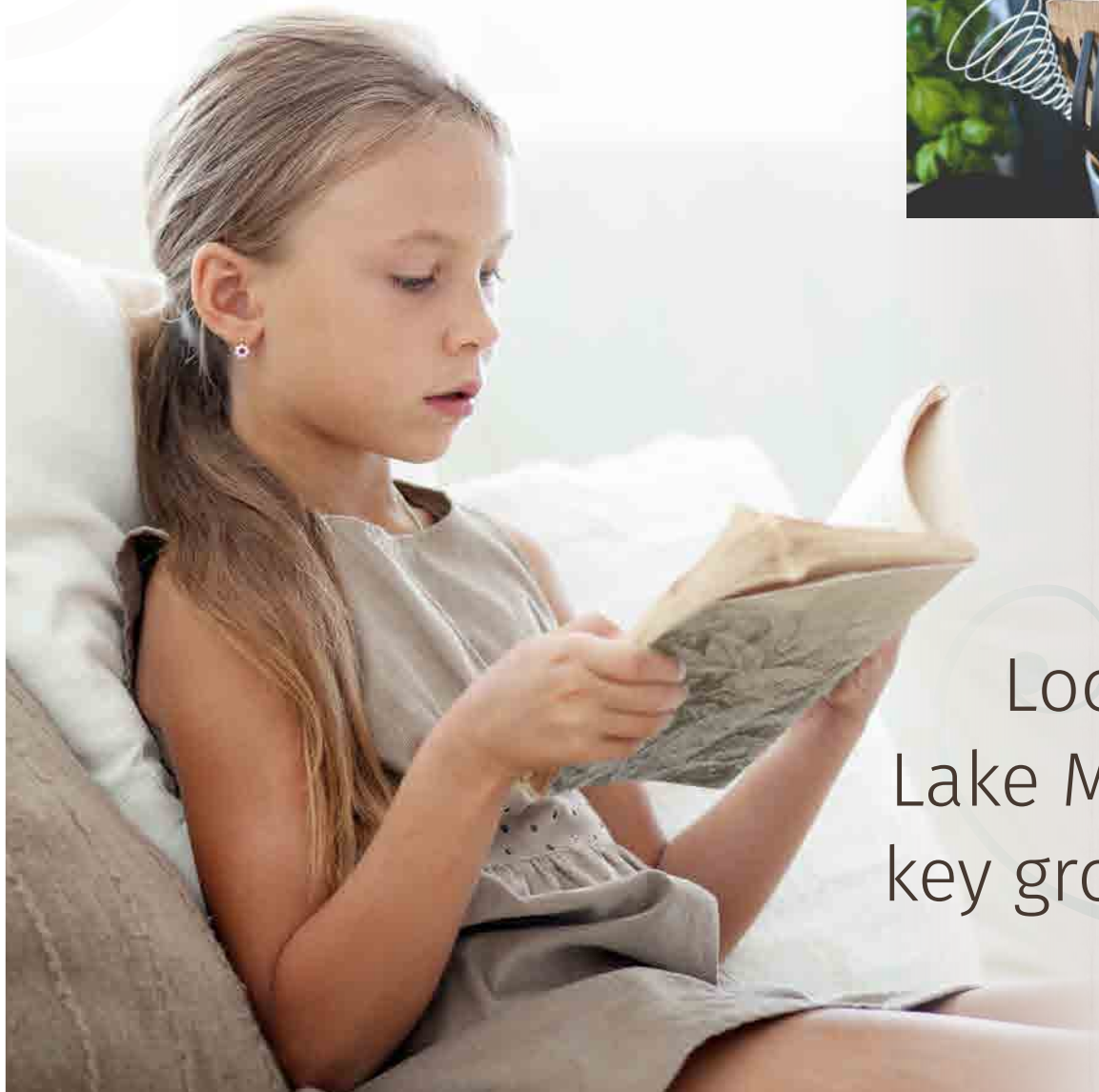
Surprisingly affordable living

Sheltered in the foot hills of the Watagan Mountains, twelve minutes from dipping your toes in the magnificent Lake Macquarie, **The Knolls, Cooranbong** is a charming boutique development, surrounded by a well established community. Cooranbong, is located within the fastest growing area in the lower hunter, with the population expected to more than double over the next decade.

The Knolls is located within minutes of the M1 Pacific Motorway and close to schools, parks, shops and public transport.



Located in a
Lake Macquarie
key growth area





Thomas Paul Constructions has a range of affordable homes available to build in The Knolls, starting from

\$510,000





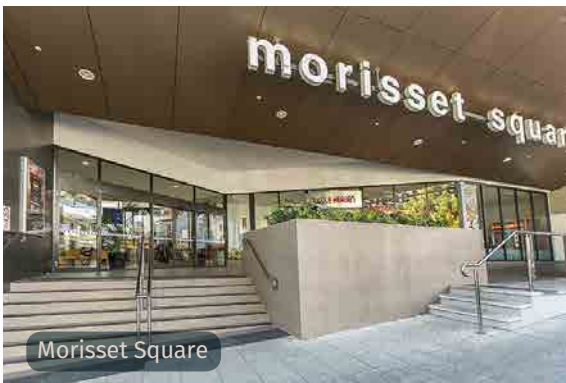
Sanitarium Factory



Medical Services



Avondale College



Morisset Square



Gap Creek Falls

all the convenience...

Avondale Village is only a 2 minute drive away and has all the necessities including; post office, café, grocery & general store, chemist and take-away food store. The town centre of Morisset is an eight minute drive – which has both Shopping Centre and Main Street style shopping, fine dining and council services.

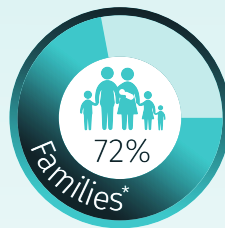
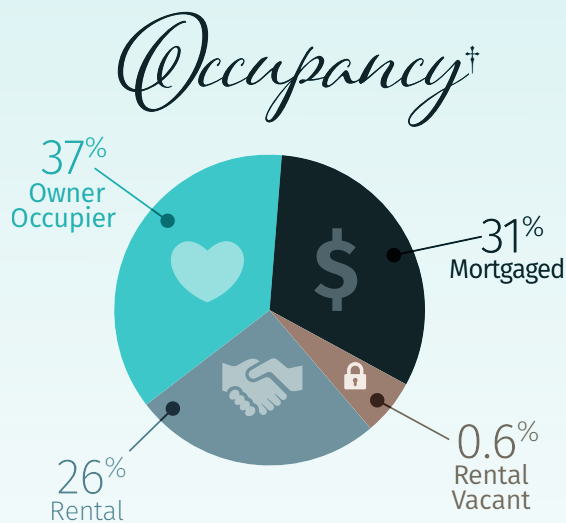
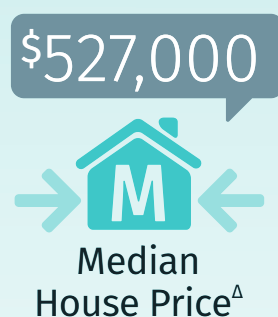
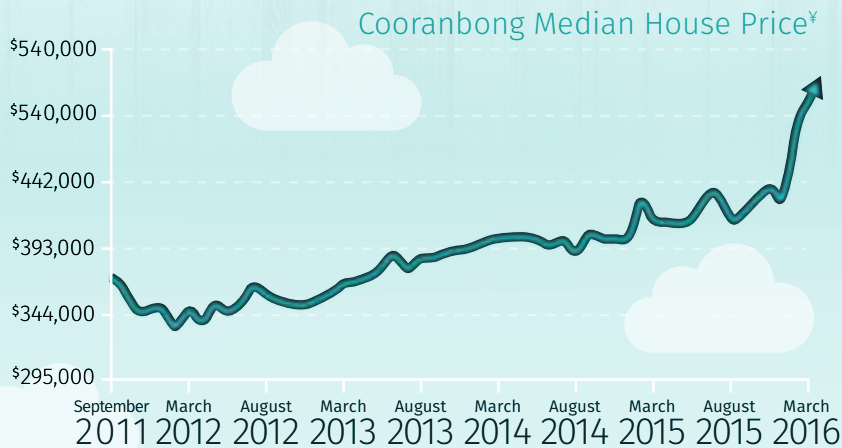
Cooranbong is the home of the prestigious Avondale College, and hosts an exceptional array of educational facilities catering from Preschool to PHD and beyond.

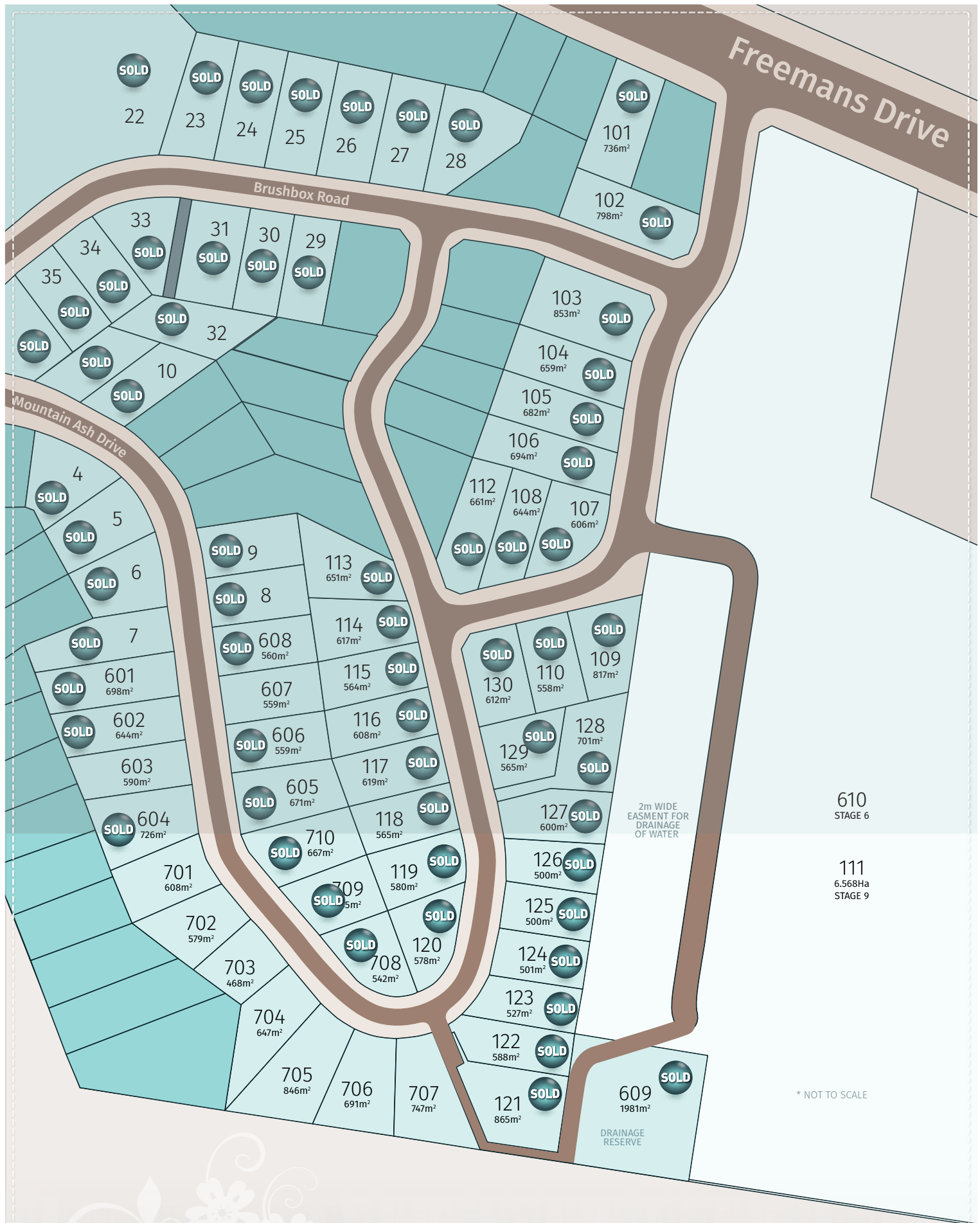
There's also ample access to medical services, located in both Cooranbong and nearby Morisset.

Living at the Knolls means you might also enjoy the delightful smell of Sanitarium baking its world famous weetbix on your way to work.

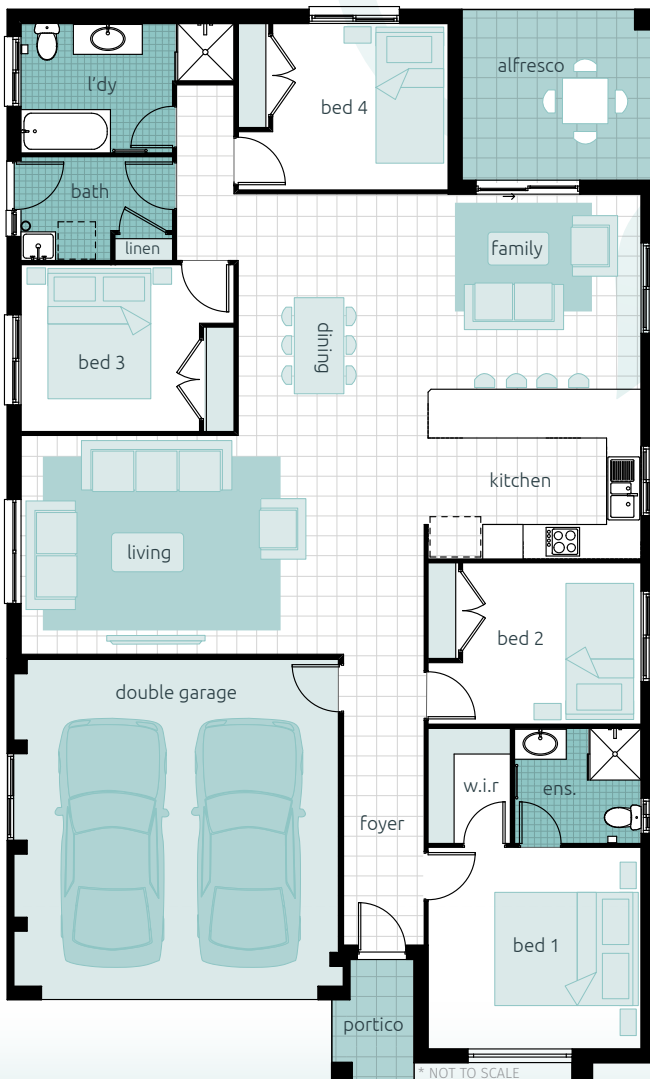
the Knolls Cooranbong

...is your opportunity to build a home between the Watagan Mountains and Australia's largest coastal salt water lagoon, with the space to relax and just enjoy living.





THE Carnarvon | GEN II | F1



feature Turn-key package

Lot 702

Mountain Ash Drive

lot specifications

Lot Size	579.0 m ²
Land Price	\$250,000
Build Price	\$292,500
Package	\$542,500

home specifications

Living	163.0 m ²
Garage	34.4 m ²
Patio	2.9 m ²
Total	200.3 m ²



Shortland Property Management

A.B.N. 57 137 458 274

Ph: 02 4955 7604
Fax: 02 4955 7897

159 Nelson St, Wallsend NSW 2287
P.O. Box 187, Wallsend NSW 2287

Email: info@shortlandproperty.com.au
Web: www.shortlandpm.com.au

17th November 2016

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Cooranbong, NSW 2265 – The Knolls

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 **\$470 - \$500 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



upgrade schedule

The Knolls, Cooranbong - NSW

LAKE MACQUARIE COUNCIL

- ✓ Provide hinged security screen door to rear entry laundry door
- ✓ Provide a single 2.5hp (6kw) split system air conditioner
- ✓ Provide and install upgraded front feature door in lieu of standard inclusion
- ✓ Provide alfresco under main roof with decorative spray finished concrete floor
- ✓ Meet the requirements of the bushfire risk assessment in accordance with AS3959 or as modified by principal certifying authority
- ✓ Provide additional floor tiling (square pattern) as per attached footprint
- ✓ Provide upgrade in front façade as per attached footprint
- ✓ Provide & Install slimline water tanks in lieu of standard specification of round

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.



Standard Inclusions

NSW

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)

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

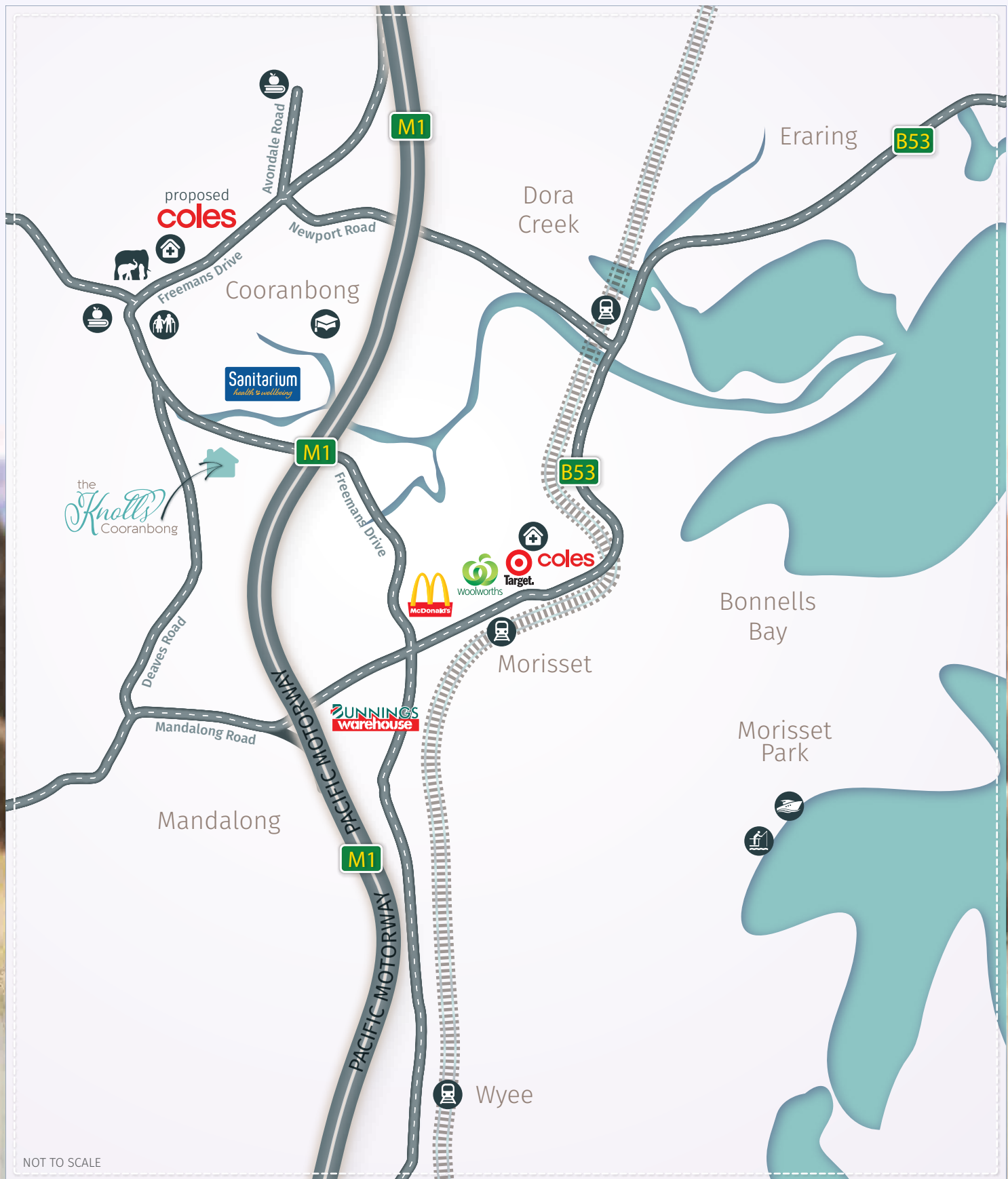
- » Site investigation and test bores for geotechnical reports
- » Rock excavation (if applicable)
- » Treated Pine retaining wall and other necessary structures (only if drawn)
- » Statutory Authorities charges contributions
- » Rural Bushfire Assessment and build costs in Bal fire zone

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



Thomas Paul Constructions
www.thomaspaulconstructions.com | T. 02 4352 4700 | 9 Reliance Drive, Tuggerah NSW 2259

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.