

# gilliestongrove

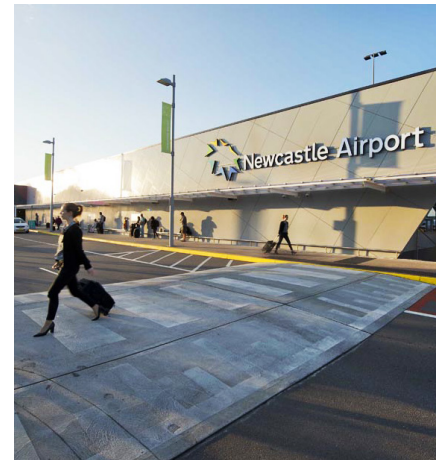


## estate profile

 GILLIESTON HEIGHTS NSW







# gillieston growth

## AN ASTUTE INVESTMENT CHOICE

Gillieston Grove, an enchanting new development located in Gillieston Heights, is one of the NSW Hunter Region's boom locations.

Easy proximity to services and infrastructure are paramount for community growth and maximum return on residential investments.

The Population in Gillieston Heights' doubled between 2005 and 2011 and is projected to increase by over 60,000 residents over the next 15 years.

Positioned in the heart of the Lower Hunter region, Gillieston Grove is well positioned to benefit from exceptional regional growth.

Gillieston Grove Estate has the potential for exceptional investment performance with the security of a 'bricks and mortar' investment.

### Key Features:

- » 40 minutes from the City of Newcastle
- » 40 minutes from Newcastle Airport
- » 30 minutes to Hunter Valley Wineries
- » 8 minutes to the Hunter Expressway
- » 7 minutes from Maitlands CBD



# gillieston grove

GILLIESTON HEIGHTS, NSW

Complete with its own rural setting, offering views to the Brokeback Ranges in the Wollemi National Park, you almost forget modern day conveniences are close by.

Make the short 5km drive to Maitland and take in all the historic town has to offer. From schools and a hospital to cafes, parks and shopping - everything you need is here.

Travel less than 10km in the other direction and you will soon jump on the new Hunter Expressway -your gateway to Newcastle and Upper Hunter, which cuts commutes by up to 30 minutes.

## Key Features:

- » 4 bedroom homes with two bathrooms and double garages.
- » Superior brick construction.
- » Decorative front feature door.
- » Gourmet kitchen featuring modern stainless steel appliances (cooktop, rangehood, dishwasher, fan-forced under-bench oven) and laminated cupboards.
- » 2.5 hp split-system air conditioner.
- » Motorised panel-lift garage door.
- » Contemporary concrete patios, driveways, and footpaths.
- » Versatile alfresco area for outdoor entertaining and dining.





# key data

## GILLIESTON HEIGHTS, NSW

Gillieston Heights residents can look forward to significant community growth, enjoying the benefits from recent regional developments and investment in local infrastructure.

These include the Stockland Greenhills \$377 million Shopping Centre Redevelopment, The new Lower Hunter Hospital planned for Metford and Maitland TAFE, which is just 12 minutes drive from the Gillieston Heights precinct. A Further \$3.8 million has been set aside for a new ambulance station in the Maitland region.

### Regional Figures:

17%<sub>PA</sub> capital growth

Vacancy 1.2%

ROI 4.9%

Come and join in on the exceptional community growth at [gilliestongrove](#)



## RESEARCHED & READY

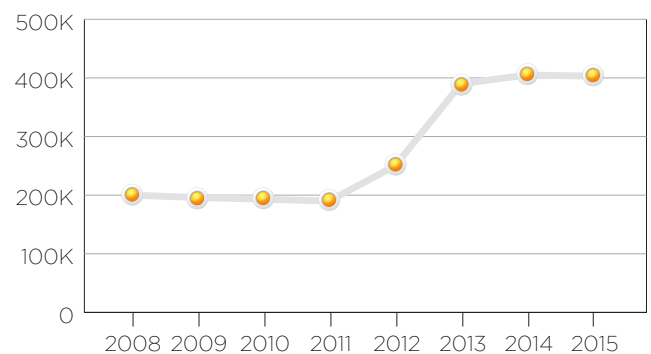
The Federal Government has identified Maitland and Gillieston Heights as a regional likely to experience significant growth. Government planning and long term funding are already in place to provide increased infrastructure and services to the growing community.

Health Minister Skinner announced \$25 million will be invested from the Hunter Infrastructure & Investment Fund to fast-track the start of construction of the new Maitland Hospital, which is expected to cost more than \$400 million.

“To say the new Maitland Hospital will be a game-changer for this region doesn’t even scratch the surface of how important this project is.”

The median sales price for houses in Gillieston Heights, NSW in the last year was \$410,000 based on 58 home sales. Compared to the same period five years ago, the median house sales price for houses increased 120.4% which equates to a compound annual growth rate of 17.1%

Median Sale price for Homes in Gillieston Heights





# access

## MAP KEY



Retail Centre



University



Retirement Living



Winery



Train Station



Hospital

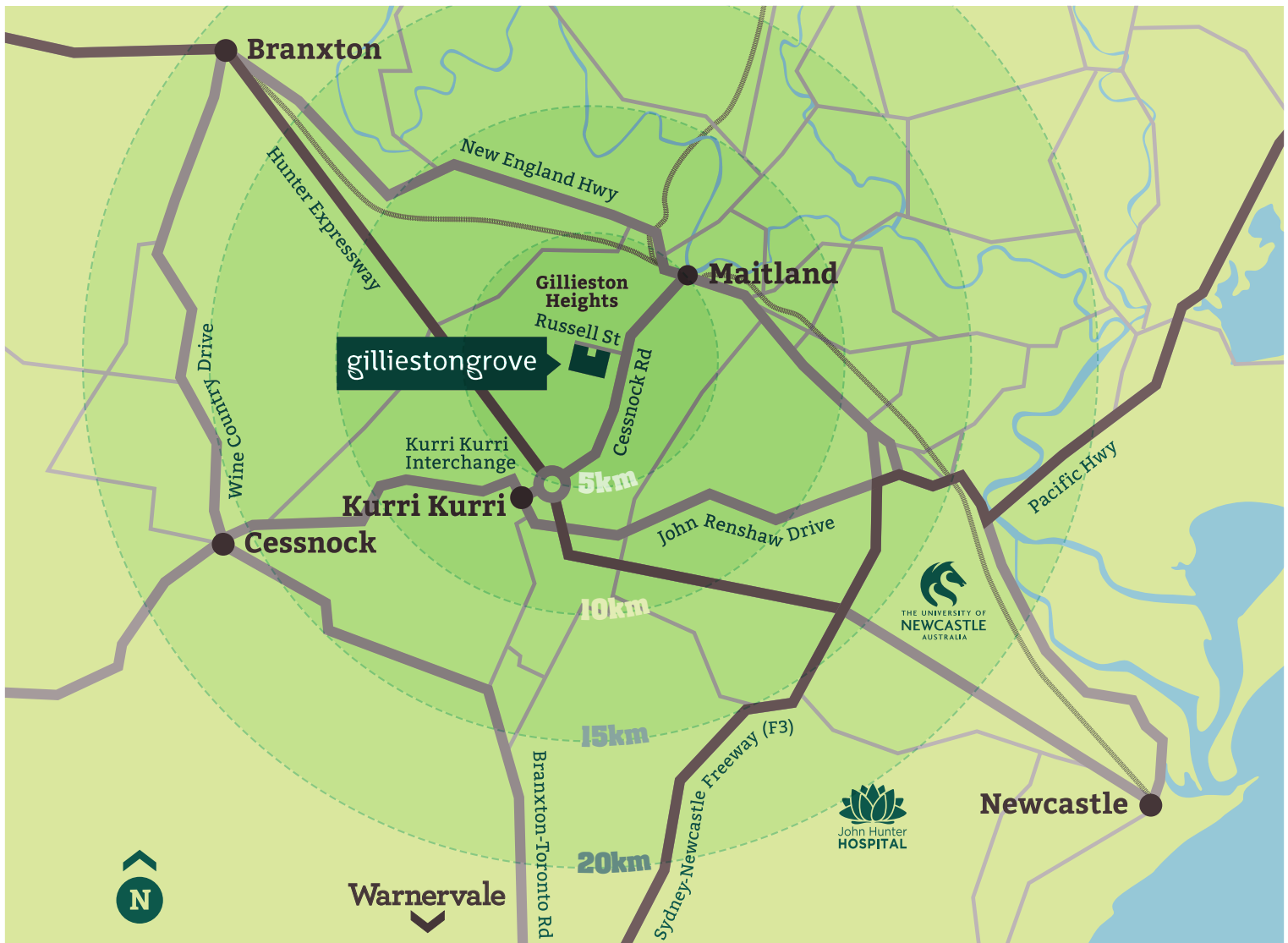


Hospital (planned)



School





# regional overview

## GILLIESTON HEIGHTS, NSW

Complete with its own rural setting, offering views to the Brokeback Ranges in the Wollemi National Park, you almost forget modern day conveniences are close by.

Gillieston Heights is a tranquil suburb of Maitland, part of the idyllic Hunter Region. It's one of the Hunter's boom locations, with its population doubling between 2005 and 2011. Locals love the former coal mining town's easy access to the Maitland Central Business District five minutes away, and the new infrastructure built to support this thriving residential community.

A rapidly growing population and host of new developments makes properties in Gillieston Heights attractive to investors.

Gillieston Heights is ideally located 20 minutes from gourmet dining and boutique wineries of the Hunter Valley and 30 minutes from Newcastle's beautiful foreshore and beaches. The nearby Hunter Expressway makes day trips to Sydney and Port Stephens a breeze.

Owner-occupiers and tenants alike, love escaping the urban jungle in peaceful Gillieston Heights.

### Key Features:

- » Close to schools, public transport and retail facilities.
- » Nestled in an established, friendly Hunter Valley suburb.
- » Only minutes to the New England Highway.



## Transport

Gillieston Heights is 30 minutes north of Newcastle and two hours from Sydney. Locals enjoy being close to the new Hunter Expressway, which has slashed travel time to Newcastle and the Hunter Valley.

Rover Coaches operates daily bus services from Gillieston Heights to Cessnock and Maitland, with stops at Hunter Valley suburbs including Abermain, Neath, Kurri Kurri, and Heddon Greta. The bus also takes passengers to Maitland Train Station, which travels to Newcastle and other stations on the Hunter Line. Maitland and Cessnock mayors have also confirmed that a new train station at Gillieston Heights is amongst their local priorities.

Newcastle Airport is around half an hour from Gillieston Grove. More than a million passengers travel from this regional airport to capital cities and tourism hotspots around Australia every year.

## Retail

Gillieston Heights is a largely residential area but it does have a general store and bottle shop for emergency groceries. Most locals do their shopping in East Maitland and Maitland which are both five minutes' drive from Gillieston Grove.

Stockland Green Hills in East Maitland is a large single-level shopping centre. It boasts almost 100 stores, including Coles and Woolworths supermarkets, Big W, Dan Murphy's, fashion retailers, casual cafés and fast food restaurants. Green Hills is earmarked for a \$350 million expansion, which will see an extra level and around 100 new stores added to the complex. These will include a Myer outlet and an extra discount department store. Stockland Green Hills' renovations are expected to commence between July 2015 and June 2016.

A range of retail outlets occupy the historic buildings of the charming Maitland Town Centre. Locals can browse for antiques, shop for a memorable gift, or enjoy a leisurely lunch in this open-air mall. Maitland Town Centre is the hub of the city and home to its key festivals including the Maitland Taste Festival, Maitland Aroma, Coffee, Chocolate, and Fine Food Festival, and the Riverlights Multicultural Festival.

## Education

Gillieston Grove is less than 10 minutes' walk from Gillieston Public School. This friendly school nurtures students from kindergarten to grade six to ensure they reach their academic and personal potential. There are also a number of other primary and high school options nearby including:

- » Holy Spirit Primary School
- » Saint John the Baptist Primary School
- » St Joseph's Primary School
- » Maitland High School
- » Maitland Grossman High School
- » All Saint's College campuses

## Medical Services

Gillieston Grove's central location puts a range of world-class medical services close to your door. The town of Maitland, just five minutes away, boasts a comprehensive public hospital and the only private hospital between Newcastle and Taree. The city also offers medical care for all ages, with two baby health centres and five aged care facilities. Maitland's Family Care Cottage helps new and expectant mums and dads manage the challenges of parenthood through education and counselling. Maitland is also home to a range of general practitioners, dentists, optometrists, chiropractors, and other essential health services.





# lifestyle

## GILLIESTON HEIGHTS, NSW

Just a short five-minute drive puts you at Maitland's museums, art galleries and historical sites.

The Hunter Expressway could see you sipping semillon in the heart of the Hunter Valley in just 20 minutes, or catching waves on Newcastle Beach in 30 minutes. Gillieston Grove is also ideally located for day trips and weekend getaways to Sydney's tourist attractions and Port Stephens' beaches.

You'll love the community spirit of Gillieston Heights. Come and join this growing community today.









# gilliestongrove

## upgrade schedule

GILLIESTON GROVE, GILLIESTON HEIGHTS - NSW

- ✓ 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
- ✓ Slimline water tanks

**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.**



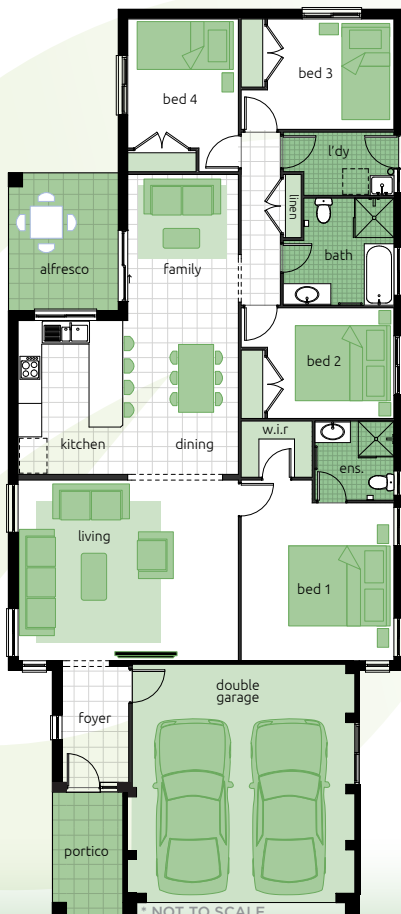


# mirima

GEN 1  
F2.1



\* ARTISTS IMPRESSION



NOT TO SCALE



Living	161.5 m <sup>2</sup>
Garage	35.4 m <sup>2</sup>
Patio	5.5 m <sup>2</sup>
<b>Total</b>	<b>202.4 m<sup>2</sup></b>
Overall Width	10.0 m
Overall Length	22.9 m

### 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.

**gilliestongrove**





27/11/2017

Thomas Paul Constructions  
9 Reliance Drive  
TUGGERAH NSW 2259

To whom it may concern,

**RENTAL APPRAISAL: Gillieston Heights, NSW 2321**

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, i.e. Supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$420 - \$430 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

# Standard Inclusions

## NEW SOUTH WALES

### For 3 and 4 Bed Dwelling House, Dual Occupancy, Granny Flat.

#### 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 (Min) Litre 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 B.A.L. 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

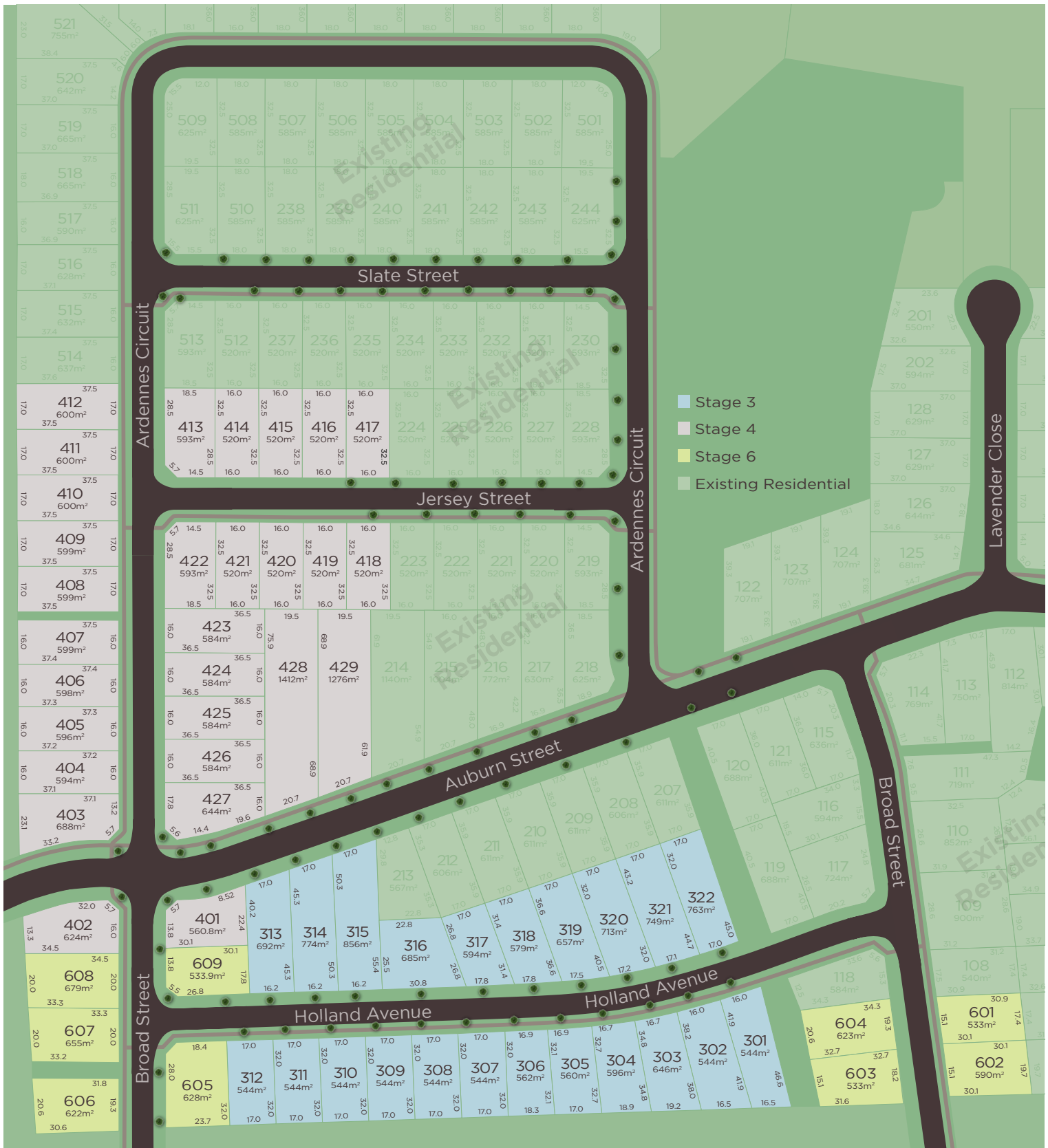
Insulation BSA Requirements

Glazing Windows/Doors BSA Requirements

Waterproofing BSA Requirements

Flammability BSA Requirements

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availability

gilliestongrove

STAGES 3-6



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