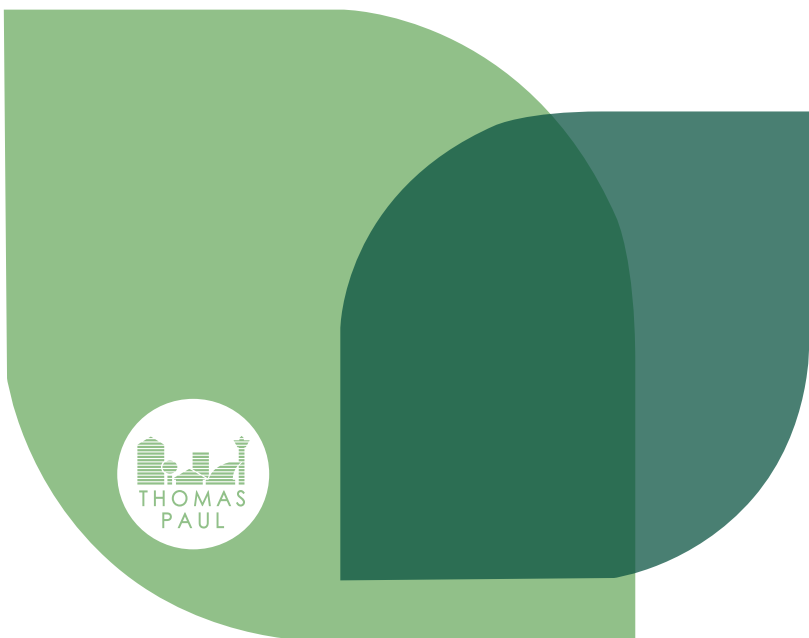




# gilliestongrove



estate profile

 GILLIESTON HEIGHTS NSW





INTRODUCING

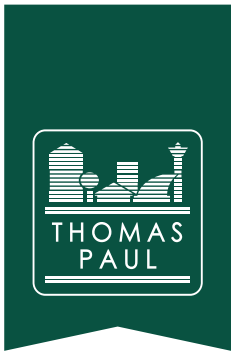
# gillieston grove

AN ASTUTE INVESTMENT CHOICE

Nestled in the hill country above Maitland, the heart of the Hunter Valley, located only minutes from Maitland CBD, Gillieston Heights offers an ideal investment location.

Surrounded by high growth employment corridors, Gillieston Heights has a growing population eager to live within a convenient commute to work places and vital infrastructure such as new schools, shopping and transportation

Connected to bus and rail services and within minutes of the Hunter expressway, Gillieston Grove presents a perfect opportunity for growing families and investment portfolios alike.



gilliestongrove

# upgrade schedule

## GILLIESTON GROVE, GILLIESTON HEIGHTS - NSW

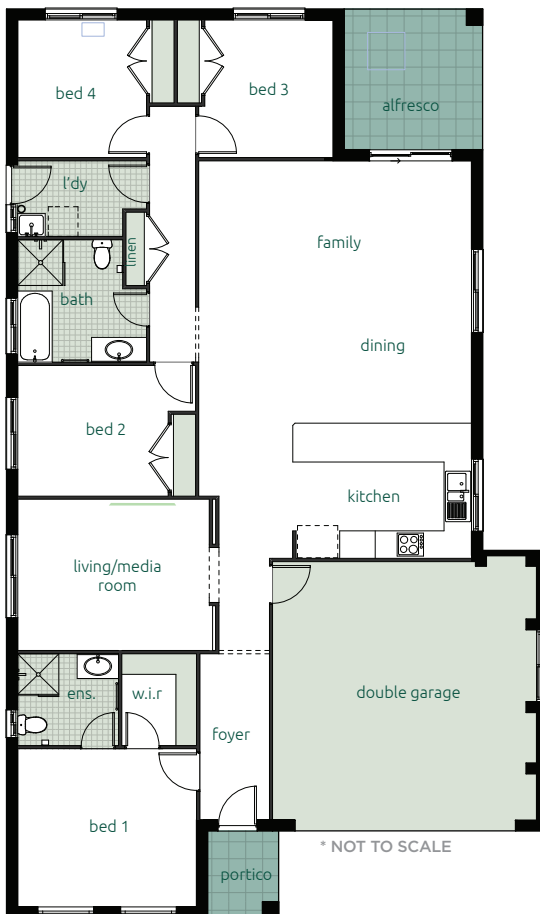
- ✓ Provision for all site costs required including: clearing/tree removal, piling, excavation, retaining, waste removal/disposal and formwork
- ✓ Provide full fencing and driveway to garage
- ✓ Provide hinged security screen door to front entry door
- ✓ Provide a single 6kw split system air conditioner to living area
- ✓ Provide and install upgraded front feature door
- ✓ Provide alfresco under main roof with decorative spray finish concrete floor
- ✓ Provide and lay additional floor tiling (square pattern) as per plan drawings
- ✓ Provide and install slimline water tank where shown on plan drawings
- ✓ Provide and install reconstituted stone benchtops to kitchen
- ✓ Provide and install LED downlights throughout
- ✓ Meet the requirements for acoustic control, bushfire and mine subsidence

FULL TURNKEY





# Kakadu GEN II F4



Living	167.4 m <sup>2</sup>
Garage	34.8 m <sup>2</sup>
Patio	2.9 m <sup>2</sup>

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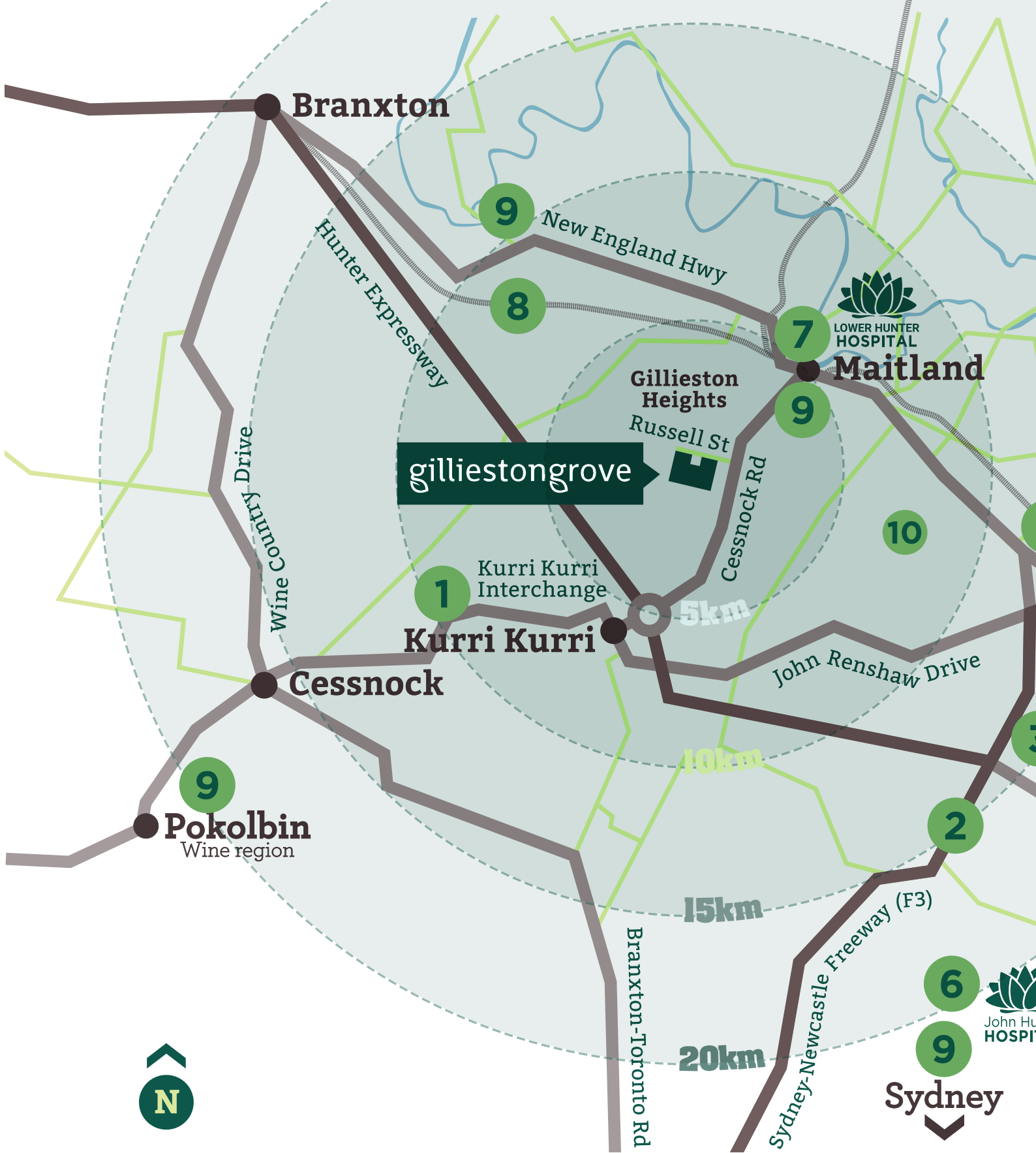
**Total 205.1 m<sup>2</sup>**

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Overall Width	11.6 m
Overall Length	19.8 m

.....  
**DISCLAIMER**  
 .....

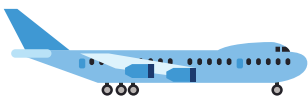
Photographs and other images in this brochure may show fixtures, fittings or finishes which are not supplied by Thomas Paul Constructions, or which are only available in some designs when selected as upgrades from the standard design. This may include landscaping and outdoor items, floor coverings, furniture, 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.



Hunter Valley rail



Hunter Valley Buses



Newcastle Airport



M1 Motorway



# location

- 1** hunter express way  
\$1.7 BILLION FEDERAL FUNDING  
8 MINS AWAY
- 2** m1 pacific motorway  
SYDNEY IN JUST UNDER 2 HOURS
- 3** newcastle university  
40,000 TOTAL STUDENT POPULATION  
29 MINS AWAY
- 4** newcastle port  
2ND LARGEST COAL EXPORT WORLD WIDE  
45 MINS AWAY
- 5** newcastle airport  
40 MINUTES AWAY
- 6** john hunter hospital  
650 BEDS  
32 MINS AWAY
- 7** new lower hunter hospital  
750 BEDS, \$450M CONSTRUCTION  
7 MINS AWAY
- 8** hunter valley rail  
TO NEWCASTLE CBD  
5 MINS AWAY
- 9** employment zone  
35 MINS AWAY
- 10** stocklands shopping centre  
\$412 MILLION BUDGET RECENTLY COMPLETED  
15 MINS AWAY







A LOOK INTO

# gillieston grove

& SURROUNDING AREAS

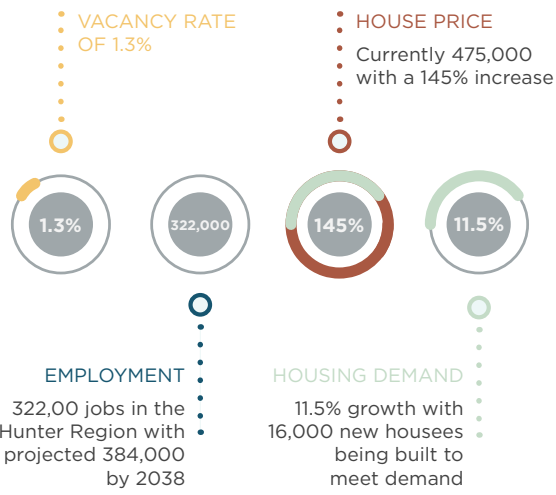
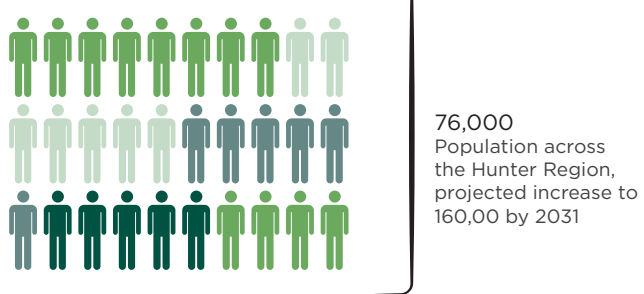
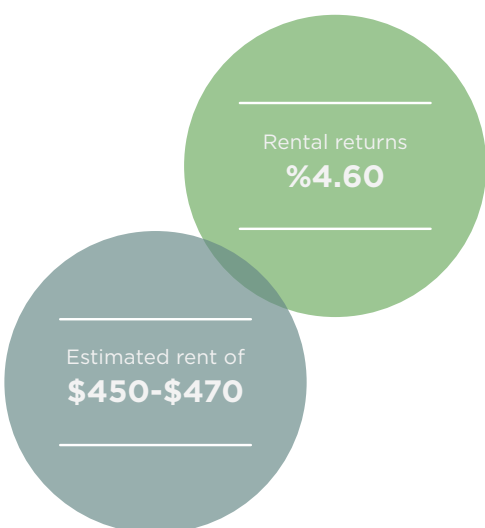
Located in the rustic agricultural environs of the Hunter Valley within an easy commute to major employment zones, Newcastle Harbour precinct and Newcastle Airport, Gillieston Grove Estate offers family friendly living with metropolitan conveniences.

Gillieston Grove Estate is central to the economic powerhouse of the Hunter Valley. Sitting adjacent the new, multi-billion dollar Hunter Expressway, Gillieston Grove is connected to world-class wineries to the west and pristine beaches to the east. Gillieston is surrounded by a wide array of business and industrial parks, health and education facilities, retail, tourism and agricultural enterprises.

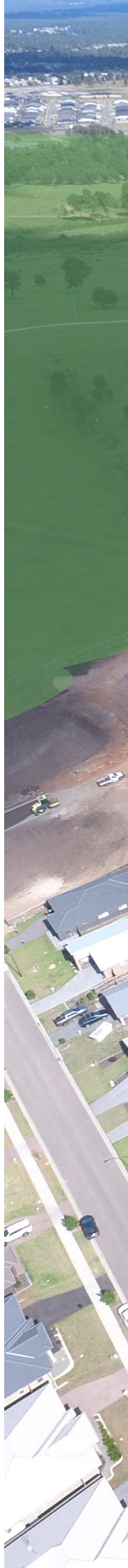
Situated only minutes from the old world charms of Maitland High Street, Gillieston Grove is serviced by regular bus routes to shopping and rail. Busy families can enjoy modern living in close proximity to employment, hospitals, shopping, university and TAFE campuses, schools, parks and sporting facilities.

Gillieston Grove Estate represents a unique, affordable, centrally located investment opportunity blending the best of country lifestyle with modern city convenience.

“ Out performing the ACT,NT & TAS,  
WITH 98 BILLION GDP ”



- **NEWCASTLE**  
1 hour drive to Newcastle beaches, Employment zones, University and TAFE campuses
- **SYDNEY**  
2.5 hour drive to Sydney Australia's largest city and economy, generating almost a quarter of Australia's GDP.



# FUTURE RESIDENTIAL





# estate map

STAGES 4-6



## 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](mailto:info@shortlandproperty.com.au)  
Web: [www.shortlandpm.com.au](http://www.shortlandpm.com.au)

29/05/2018

Thomas Paul Constructions  
9 Reliance Drive  
TUGGERAH NSW 2259

To whom it may concern,

### **RENTAL APPRAISAL: Gillieston Heights NSW 2321 – Gillieston Grove Estate**

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 **\$450 - \$470 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

# Quality Inclusions

## NEW SOUTH WALES

### 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

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.

REV - 05-04-2016



# thomas paul constructions

37 YEARS OF EXCELLENCE



Thomas Paul Constructions  
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