

Orchid Hill

Wadalba



Affordable Luxury

The Residences at Orchid Hill is a boutique development of 12 architecturally designed homes in the heart of Wadalba.

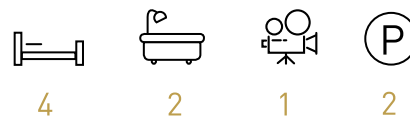
Proudly positioned atop of Orchid Hill, each Residence is to be a perfect blend of functionality and the best of contemporary design.

The exteriors are connected to the natural world of the adjacent nature corridor and hilltop position. The interior spaces are light and sophisticated, supremely comfortable and beautifully appointed.

Homes are estimated to be complete by July 2019 and selling now.
Enjoy a new way of life...

THE HUSKISSON

Functional. Charming. Elegant. There is nothing left wanting with the Huskisson's original family-centric design.



FOR SALE

LOT 11 – KAMIRA ROAD \$609,000
LOT 12 – KAMIRA ROAD \$614,000

BLOCK SIZE

278.05m²

TOTAL HOUSE SIZE

171.9m²

DESIGN FEATURES

Rumpus
Walk in Pantry
Modern Kitchen
Master Bedroom

MEASUREMENTS

Family / Dining	6.2m x 4.07m
Kitchen	3.17m x 2.4m
Rumpus	3.1m x 2.85m
Alfresco	3.1m x 2.85m
Garage	3.1m x 2.85m
Master Bedroom	3.7m x 3.3m
Bed 2	3.4m x 2.87m
Bed 3	3.1m x 2.96m
Bed 4	3.7m x 2.7m



THE EDEN

A design that finally ticks all the boxes on the modern families new home wishlist. From the wide open plan living to the rear to the formal living at the front, a design that provides a little something for everyone with no need to compromise.

FOR SALE

LOT 3 – KAMIRA ROAD **\$639,000**
LOT 6 – KAMIRA ROAD **\$639,000**

BLOCK SIZE

391.04m²

TOTAL HOUSE SIZE

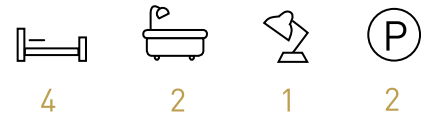
200.29m²

DESIGN FEATURES

Study
 Butler's Pantry
 Chef's Kitchen
 Master Bedroom
 Second Living Area

MEASUREMENTS

Family / Dining	6.5m x 3.88m
Chef's Kitchen	3.3m x 2.84m
Butler's Pantry	2.84m x 1.3m
Lounge	3.81m x 3.6m
Study	2.84m x 1.4m
Alfresco	2.84m x 2.7m
Garage	5.5m x 5.5m
Master Bedroom	3.94m x 3.5m
Bed 2	3.0m x 2.84m
Bed 3	3.46m x 3.0m
Bed 4	3.26m x 2.84m



THE GERROA

Lifestyle living at its very best. Inspired by rural living of the past, the Gerroa boasts beautiful and big spaces. Step out of your sundrenched living and into your very own private sanctuary overlooking the nature reserve.

FOR SALE

LOT 10 – KAMIRA ROAD \$679,000

BLOCK SIZE

517.17m²

TOTAL HOUSE SIZE

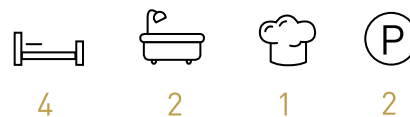
185.41m²

DESIGN FEATURES

Butler's Pantry
Chef's Kitchen
Master Bedroom
Second Living Area
Front Wrap Verandah

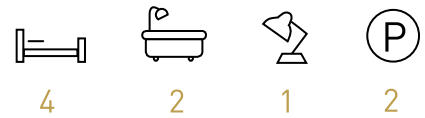
MEASUREMENTS

Living / Dining	6.73m x 4.5m
Chef's Kitchen	4.5m x 2.4m
Butler's Pantry	2.2m x 1.8m
Lounge	3.6m x 3.5m
Garage	5.5m x 5.5m
Master Bedroom	4.66m x 3.53m
Bed 2	3.36m x 2.8m
Bed 3	3.3m x 3.0m
Bed 4	3.5m x 3.0m



THE FORRESTERS

Stunning coastal living with the ultimate in indoor/ outdoor design features. The perfect family home with the luxury design features we all want.



FOR SALE

LOT 2 – KAMIRA ROAD \$639,000
LOT 9 – KAMIRA ROAD \$639,000

BLOCK SIZE

391.01m²

TOTAL HOUSE SIZE

202.02m²

DESIGN FEATURES

Study
Butler's Pantry
Chef's Kitchen
Master Bedroom
Second Living Area

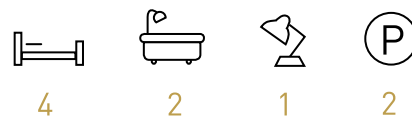
MEASUREMENTS

Living / Dining	3.1m x 2.85m
Chef's Kitchen	3.3m x 2.75m
Butler's Pantry	2.75m x 1.3m
Lounge	3.81m x 3.5m
Study	3.6m x 1.87m
Alfresco	4.25m x 2.5m
Garage	5.5m x 5.5m
Master Bedroom	3.1m x 2.85m
Bed 2	3.0m x 2.84m
Bed 3	3.0m x 2.84m
Bed 4	3.0m x 2.84m



THE COLLAROY

Designed to capture the full entertaining experience, with room for the Jet Ski and so much more!



FOR SALE

LOT 8 – KAMIRA ROAD

\$639,000

BLOCK SIZE

391.07m²

TOTAL HOUSE SIZE

201.53m²

DESIGN FEATURES

Study
Butler's Pantry
Chef's Kitchen
Master Bedroom
Second Living Area

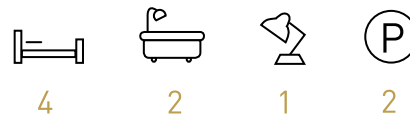
MEASUREMENTS

Family / Dining	6.0m x 4.25m
Chef's Kitchen	3.3m x 2.40m
Butler's Pantry	2.4m x 1.3m
Lounge	4.57m x 3.6m
Study	4.2m x 1.87m
Alfresco	4.4m x 1.98m
Garage	5.5m x 5.5m
Master Bedroom	3.3m x 3.0m
Bed 2	3.0m x 3.0m
Bed 3	3.35m x 2.75m
Bed 4	3.35m x 2.75m



THE DEE WHY

Perfect for the family who work hard and play hard. Space for all activities makes the Dee Why the perfect design for the family who want space to study and space for indoor/outdoor living.



FOR SALE

LOT 1 – KAMIRA ROAD **\$639,000**

BLOCK SIZE

390.97m²

TOTAL HOUSE SIZE

201.56m²

DESIGN FEATURES

Built in Study
Butler's Pantry
Chef's Kitchen
Master Bedroom
Second Living Area

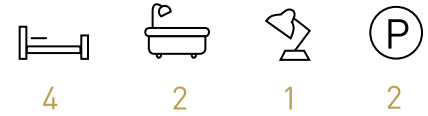
MEASUREMENTS

Family / Dining	6.5m x 4.1m
Kitchen	3.04m x 2.77m
Lounge	4.1m x 3.5m
Study	2.98m x 1.4m
Alfresco	4.12m x 2.98m
Garage	5.5m x 5.5m
Master Bedroom	3.77m x 3.5m
Bed 2	3.0m x 2.77m
Bed 3	3.2m x 2.85m
Bed 4	3.2m x 2.77m



THE BILGOLA

Architectural excellence perfecting the family home for the ultimate summer lifestyle, combining indoor and outdoor seamlessly. The Bilgola is the ultimate design for the summer family.



FOR SALE

LOT 4 – KAMIRA ROAD \$639,000
LOT 7 – KAMIRA ROAD \$639,000

BLOCK SIZE

391.05m²

TOTAL HOUSE SIZE

195.15m²

DESIGN FEATURES

Study
 Butler's Pantry
 Chef's Kitchen
 Rear Master Bedroom
 Second Living Area

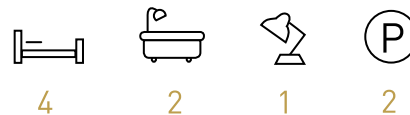
MEASUREMENTS

Dining	3.81m x 3.2m
Family	4.07m x 3.81m
Chef's Kitchen	4.4m x 3.5m
Alfresco	3.25m x 2.25m
Lounge	3.54m x 3.4m
Study	3.6m x 1.87m
Garage	5.5m x 5.5m
Master Bedroom	3.94m x 3.39m
Bed 2	3.1m x 2.82m
Bed 3	3.2m x 2.84m
Bed 2	3.3m x 2.80m



THE AVALON

The ultimate in coastal living. With multiple indoor and outdoor areas, the Avalon is ideal for families who like their space.



FOR SALE

LOT 5 – KAMIRA ROAD **\$639,000**

BLOCK SIZE

391.03m²

TOTAL HOUSE SIZE

196.94m²

DESIGN FEATURES

Study
Butler's Pantry
Chef's Kitchen
Master Bedroom
Second Living Area

MEASUREMENTS

Living / Dining	6.51m x 4.43m
Kitchen	3.3m x 2.4m
Butler's Pantry	3.1m x 2.85m
Lounge	3.81m x 3.5m
Study	3.6m x 1.87m
Alfresco	4.48m x 2.51m
Garage	5.5m x 5.5m
Master Bedroom	3.76m x 3.5m
Bed 2	3.0m x 2.84m
Bed 3	3.0m x 2.84m
Bed 4	3.0m x 2.84m



INCLUSIONS

Impeccably designed, stunningly appointed

2550 HIGH CEILINGS
LANDSCAPING AND PLANTING
STONE KITCHEN TOPS
TIMBER LOOK GARAGE DOOR

AIR CONDITIONING
DOWN LIGHTING
STAINED FEATURE FRONT DOOR
FEATURE FENCING AND LETTERBOX

Pre-Construction

- HIA fixed price contract
- Plans – Specifications
- Engineers soil report and slab design
- Council building application fees (standard applications based on Local City Council excluding town planning, relaxations etc)

Energy Efficiency

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil “Wall-wrap” to external stud walls
- Energy efficient aluminum improved windows and sliding door units. Weather stripping to hinged external doors
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles). 500 KPA water pressure limiting device

Site Works Foundations and Connections

- Site scrape and/or balanced cut and fill excavation for up to 1500mm site fall over the building platform
- Engineer designed concrete slab to suite “H2” slab with bulk concrete piling (up to and including a depth of 600mm)
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer and Storm water connections to existing serviceable connection points for sites up to 600m² in size and with a standard 6 meter set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Eight (8) meters plan length of electrical mains
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for “N2” wind rating conditions (W33). No allowance is made for retaining walls

Bricks. Windows. Roof Tiles and Garage

- Select range of clay bricks from the Builders standard range
- Natural mortar
- Powder coated aluminum windows in the standard Builders range of colours – (with obscure glass to wet areas)
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours and profile
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Colorbond fascia and gutter in the standard Builders range of colours

Kitchen Inclusions

- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates and door handles
- Laminate finish Microwave Oven provision to cabinetry
- 600mm Underbench Oven and Ceramic 600mm Cooktop
- Freestanding Stainless Steel Dishwasher
- Stainless Steel 600mm Slide Out Rangehood
- 1¾ bowl stainless steel kitchen sink
- Chrome sink mixer

Bathroom Ensuite and Toilets

- Wall hung vanities with laminate bench tops in the standard Builders range of laminates and door handles (high-set may vary)
- Clear laminated glass shower screens with powder coated aluminum frames in the standard Builders range of colours
- White acrylic bath (1500-1675mm – design specific)
- 900mm high polished edge mirrors fitted to the same width as the vanity unit
- Chrome mixer Tapware, Chrome double towel rails and toilet roll holders
- Vitreous China Close Couple toilet suite w/seat
- Semi Inset Basins (or semi recessed as required)
- Shower on rail to bathroom and ensuite shower

Ceramic Tiling

- Bathroom and Ensuite floors, 2000mm high to showers, 500mm above bath (Nominal) and 200mm skirting tile
- Kitchen – 600mm tiled splash back
- Toilet and Laundry – floors – 400mm splash back over tub – 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layout

Warranties

- 13 week warrantee period
- Statutory structural guarantee period

Electrical

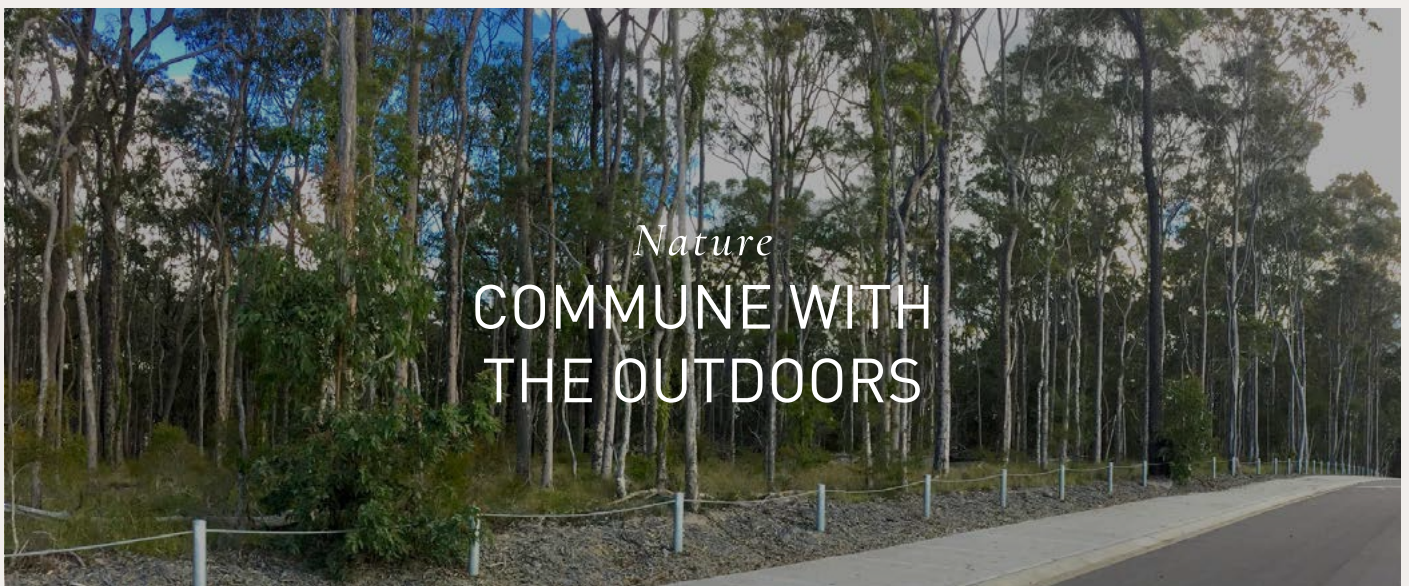
- Earth leakage safety switch and circuit breaker
- Single phase underground power connection from existing supply point
- Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan
- One (1) 240 volt downlight light point to each room as per electrical plan
- Two (2) external para flood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points
- Exhaust fan to bathroom and ensuite
- Single GPO to kitchen microwave oven provision in kitchen

Standard Internal and External Features

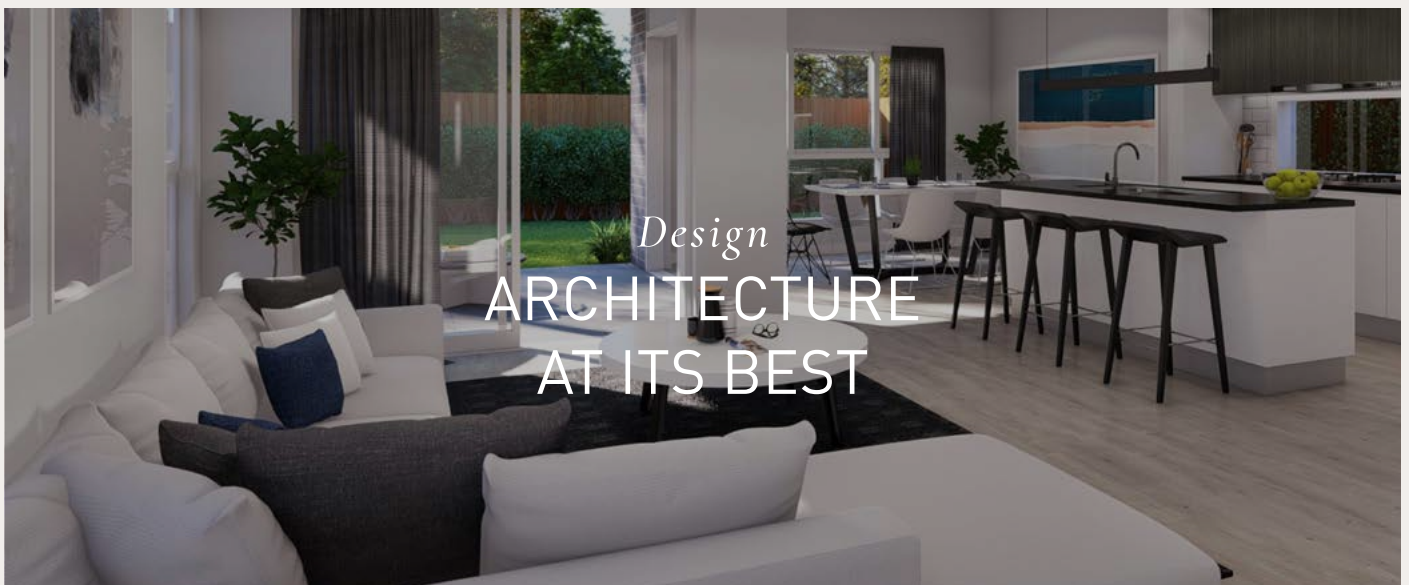
- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected from builders standard range (where applicable)
- Round Aluminum Powdercoat handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Paint grade external front door with clear glazing
- Paint grade external hinged doors to other external doors if applicable
- Paint grade flush panel internal passage doors
- Magnetic door stop from builders standard range to passage doors
- Vinyl sliders from builders standard range to wardrobe doors
- Builders Range exterior leverset to front entry and Interior leversets
- 90mm paint grade coved cornice, 41mm paint grade splayed architraves and 67mm paint grade splayed skirting
- Three (3) coat internal paint system — 2 colours allowed (ie: 1 colour to walls and 1 colour to timber work) to Paint Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- 45 ltr Laundry trough and Cabinet
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal and external builders house clean and Site clean after construction



Space
RELAXED LIVING



Nature
COMMUNE WITH
THE OUTDOORS



Design
ARCHITECTURE
AT ITS BEST

LOCALITY

Education and Care

0.2km Wadalba Community School
2.8km Lakes Grammar School
2.5km Warnervale Public School
0.2km Juniors Day Care

Shopping

0.2km Woolworths & Coles
0.2km Community Shops & medical
6.2km Lake Haven Shopping Centres
9.9km Tuggerah Westfield

Leisure Activities

0.4km Hamlyn Terrace Golf Range
1.0km Mascord Park & Sporting Field
2.8km Wyong Regional Sports Complex
3.3km Tuggerah Lakes
3.9km Wyong Golf Club
4.3km Koohinda Waters Resort

Medical

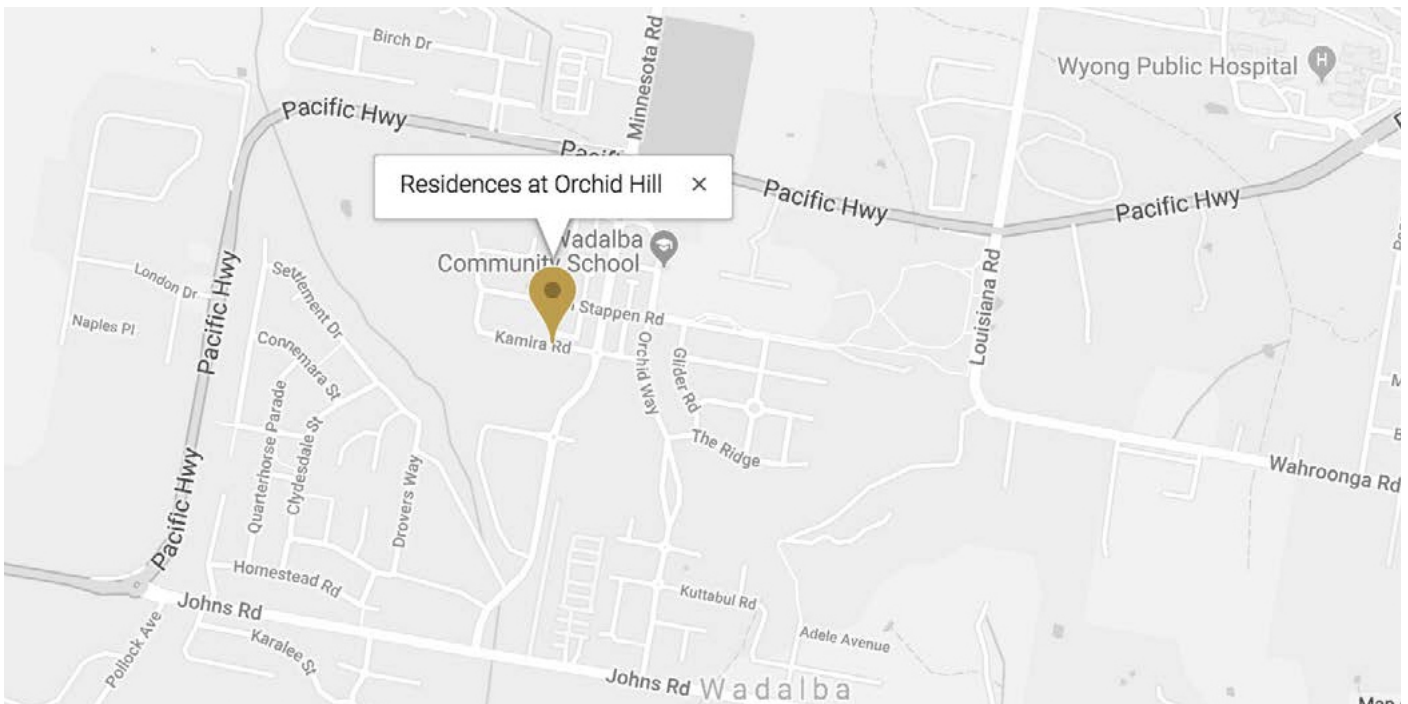
1.0km Wyong Hospital
2.5km Medical Centre

Transport

7.3km F3 Freeway
3.6km Warnervale Rail Station
6.9km Wyong Rail Station
0.2km Bus stop

Points of Interest

72.0km Newcastle
23.7km Gosford
96.2km Sydney



THE HEART OF THE CENTRAL COAST

The Residences at Orchid Hill is the culmination of a 5 year development of the Orchid Hill Estate. The 12 residence enclave will be nestled among nature while being only 300m from the Wadalba Town Centre. You'll be only a short stroll from Coles, Woolies and BWS, specialty shops, school, cafe, pharmacy and the local hotel.