

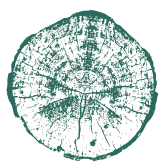
CEDARWOOD ESTATE

H A M L Y N T E R R A C E



LOT 63

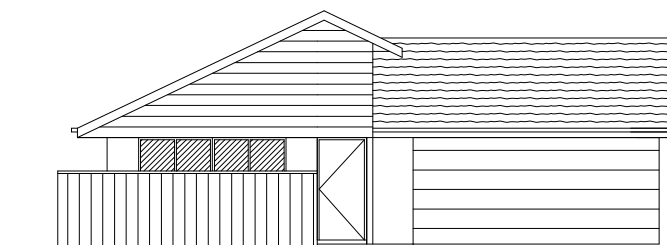
INFORMATION PACK



CEDARWOOD ESTATE

HAMLIN TERRACE

Our spacious homes are fully serviced with underground power and sewerage, and are NBN ready. Our Torrens title, turn-key packages offer affordable, convenient living for every family.



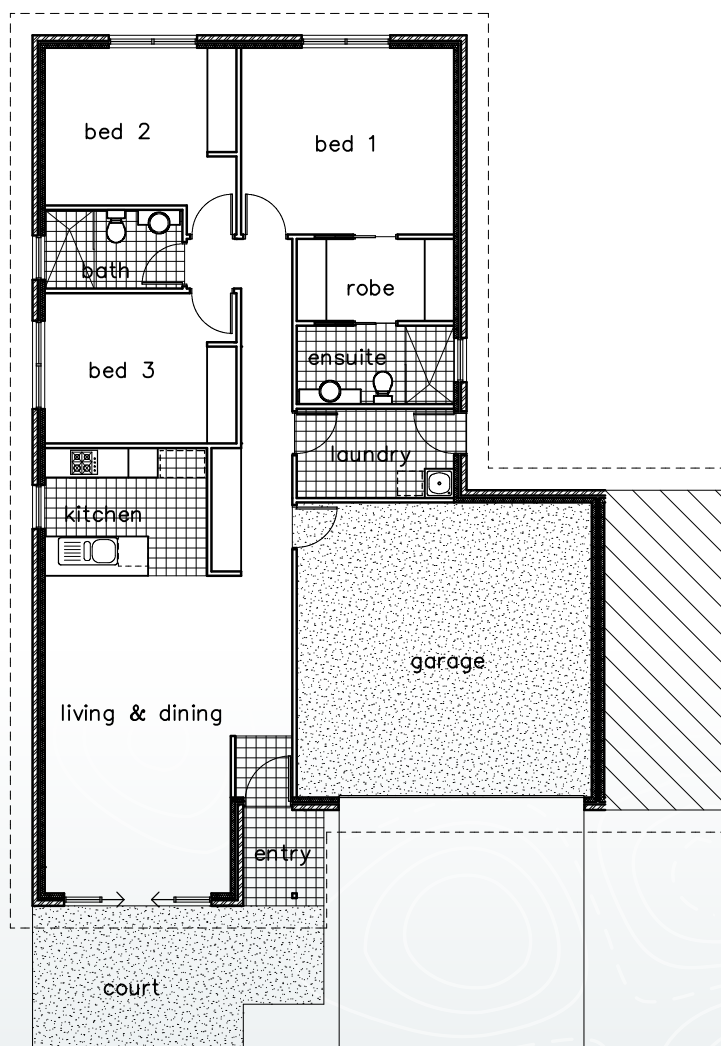
DWELLING SINGLE

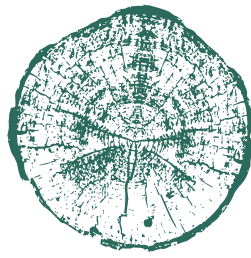
Lot 63 Cedarwood

Lot Size	353m ²
Type	The Grevillea - 3V
Facade	3
Colour scheme	2
Living	124.8m ²
Garage	39.9m ²
Portico	3.1m ²
Court	14.2m ²

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.





CEDARWOOD ESTATE

H A M L Y N T E R R A C E

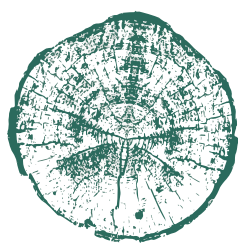
Violet Road, Hamlyn Terrace NSW 2259

UPGRADE SCHEDULE

CEDARWOOD ESTATE, HAMLYN TERRACE NSW 2259.
ALL SINGLE DWELLING LOTS SELECTED - WYONG SHIRE.

- ✓ Provide hinged security screen door to front entry door – where applicable
- ✓ To provide and lay 20mm reconstituted stone kitchen benchtop in lieu of standard laminate specification, to coincide with the colour schemes prepared by TPC colour consultant
- ✓ Provide and install upgraded front feature door
- ✓ Provide upgrade to front facade – as per drawings
- ✓ Provide open pergola with decorative spray finish concrete pad – as per plan
- ✓ Provide and install slimline water tank where shown on plan drawings
- ✓ Provide bagged brickwork and weatherboard cladding - where applicable
- ✓ Provide aluminium framed mirror sliding doors to built-ins – excluding walk-in robes
- ✓ Provide and install LED downlights throughout
- ✓ Provide a single 6kw split system air conditioner to living area
- ✓ Provide and lay additional floor tiling (square pattern) as per plan drawings
- ✓ Meet the requirement for acoustic control, bushfire and mine subsidence

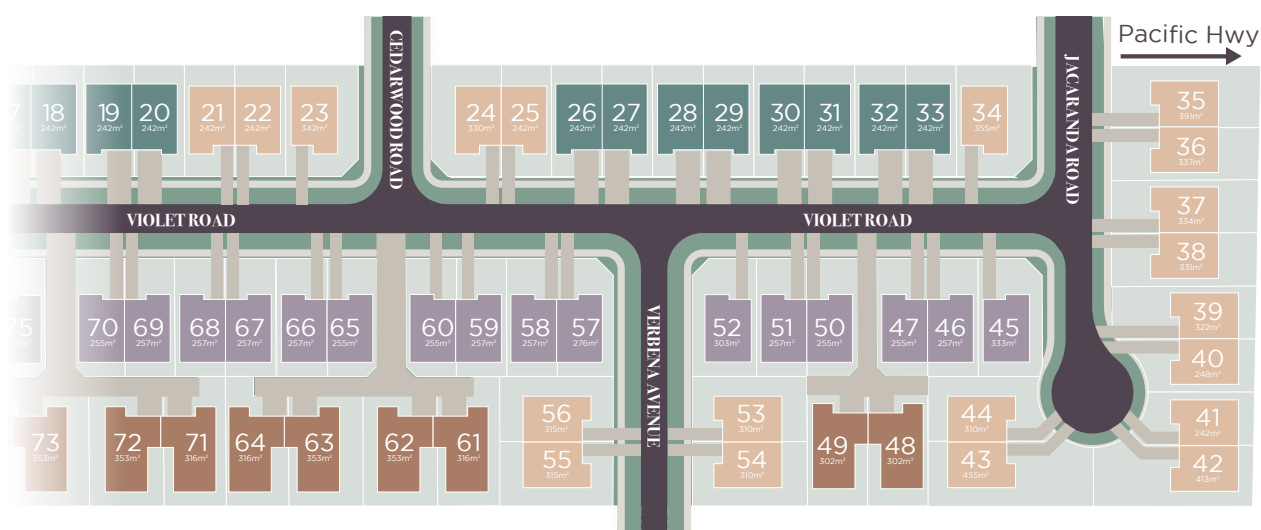
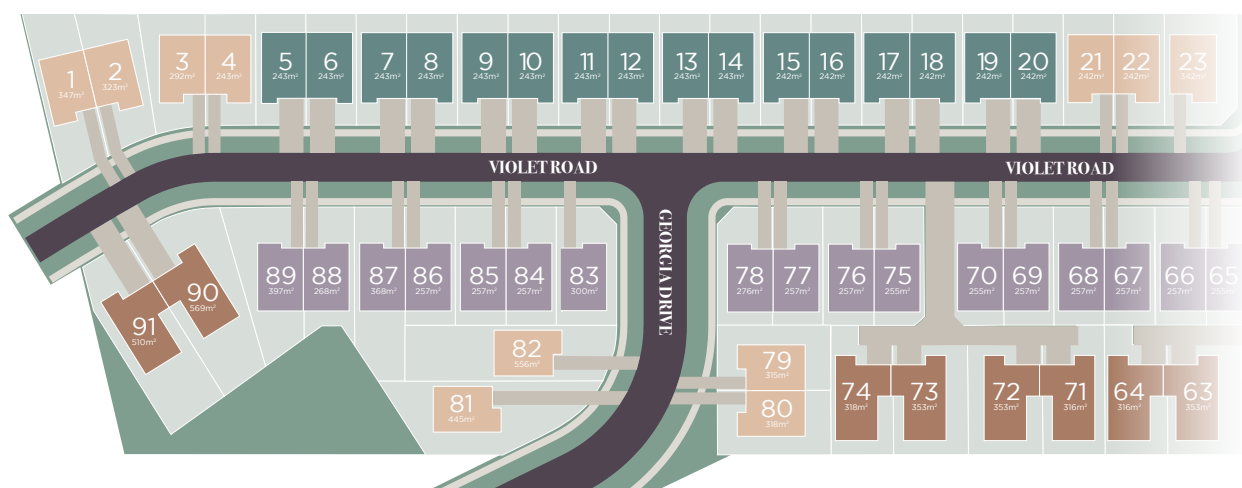
The builder discloses that the footprint annexed hereto is an indication only to the design which will be provided and notes that the external details and/ or the orientation of the design may be altered by the builder in order to comply with government regulations and legislation, including but not limited to Council or Basix requirements, or in order to provide a more harmonious street frontage. The parties acknowledge and agree that the builder will provide construction plans to Council for approval and these construction plans shall form part of this contract and shall prevail over any obligation which may be implied by the inclusion of this footprint design whether or not the mentioned construction plans have been provided to the owner or their legal representative.



CEDARWOOD ESTATE

HAMLIN TERRACE

ESTATE PLAN



The Melaleuca  2  1 The Caladenia  3  2 The Grevillea  3  1 The Callistemon  2  1