

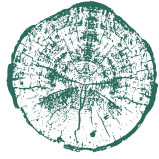
CEDARWOOD ESTATE

HAMLIN TERRACE



LOT 44

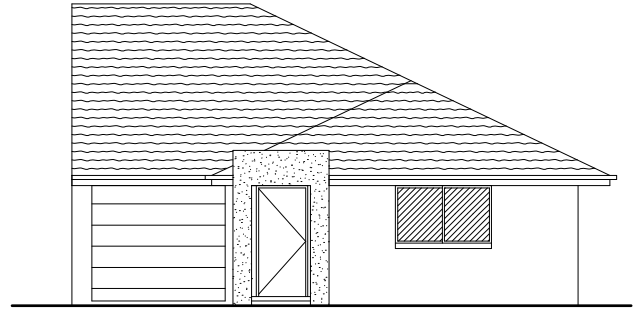
INFORMATION PACK



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.

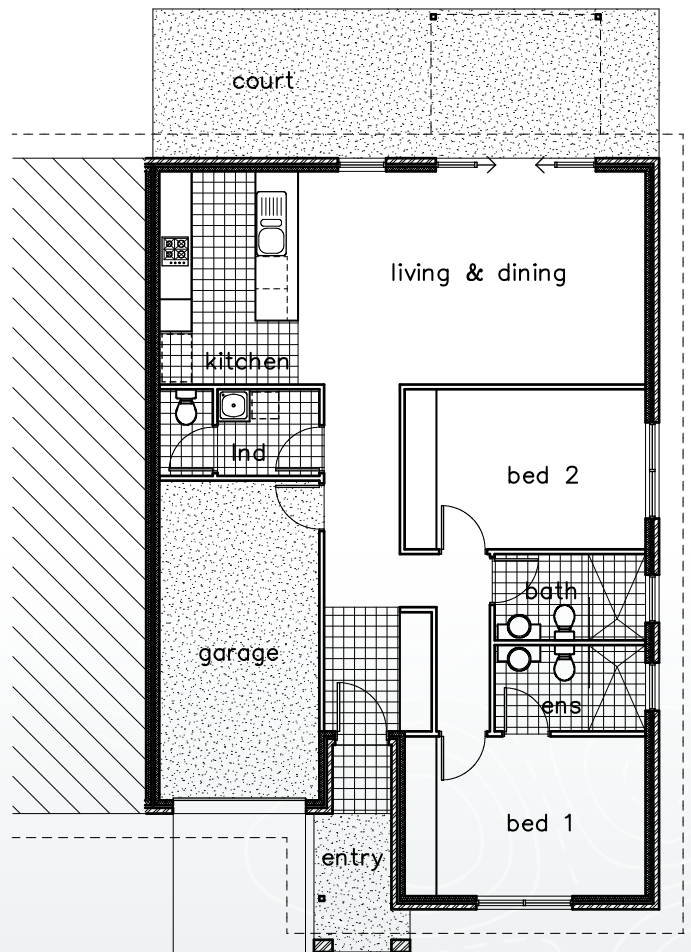


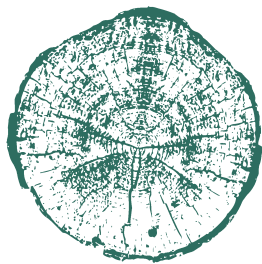
DWELLING SINGLE

Lot 44 Cedarwood

Lot Size	310m ²
Type	The Melaleuca - 2Va
Facade	1
Colour scheme	2
Living	104.6m ²
Garage	19.9m ²
Portico	3.9m ²
Court	22.8m 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

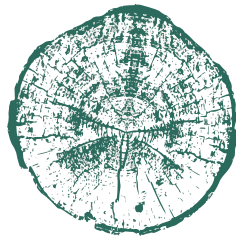
Violet Road, Hamlyn Terrace NSW 2259

UPGRADE SCHEDULE

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

- ✓ Provide hinged security screen door to front entry door
- ✓ Provide a single (6kw) split system air conditioner to living area
- ✓ Provide open pergola with decorative spray finished concrete pad to rear of living area
- ✓ Provide upgrade to front façade as per attached drawings
- ✓ Provide & install front feature door
- ✓ Provide bagged brickwork and weatherboard cladding - where applicable
- ✓ Provide aluminium framed mirror sliding doors to built-in robes (excluding walk-in robes)
- ✓ Provide & install LED downlights throughout
- ✓ Provide & install LED ceiling light fans to all bedrooms
- ✓ Provide & lay reconstituted stone kitchen benchtop
- ✓ Provide & install slimline water tank where shown on plan drawings
- ✓ Meet the requirements of the bushfire risk assessment in accordance with AS3959 or as modified by principal certifying authority
- ✓ Meet the requirements for acoustic control as set out by the relevant local authority
- ✓ Provide upgraded toilet suites in lieu of standard
- ✓ Provide mixer taps throughout in lieu of standard tapware

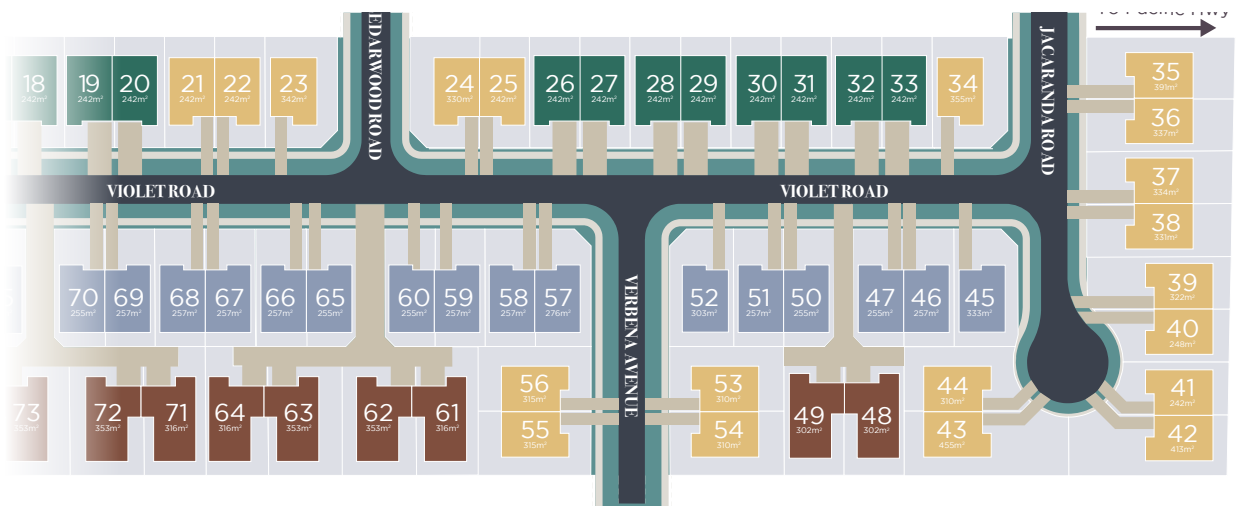
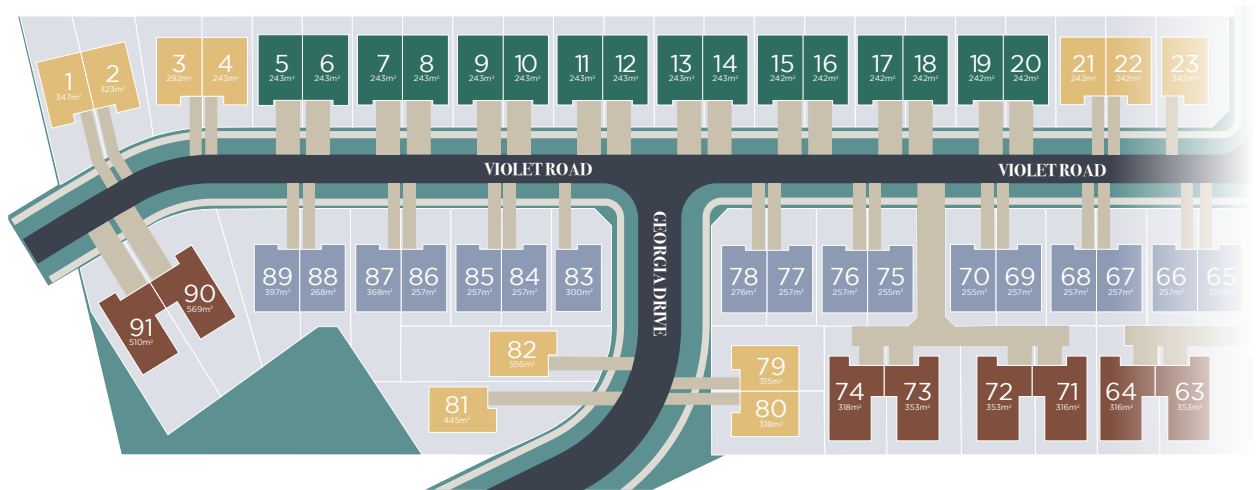
The builder discloses that the footprint annexed hereto is an indication only to the design which will be provided and notes that the external details and/ or the orientation of the design may be altered by the builder in order to comply with government regulations and legislation, including but not 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 cars, 1 house, 1 car

The Caladenia

4 cars, 2 houses, 2 cars

The Grevillea

3 cars, 1 house, 2 cars

The Callistemon

2 cars, 1 house, 1 car