

NSW HOUSE & LAND PACKAGE FIXED PRICE TURN KEY



\$576,126

LAND 304.6M2		\$325,000
HOUSE 134.6M2		\$251,126





LOT 431 EVERGREEN ESTATE, SPRING FARM NSW

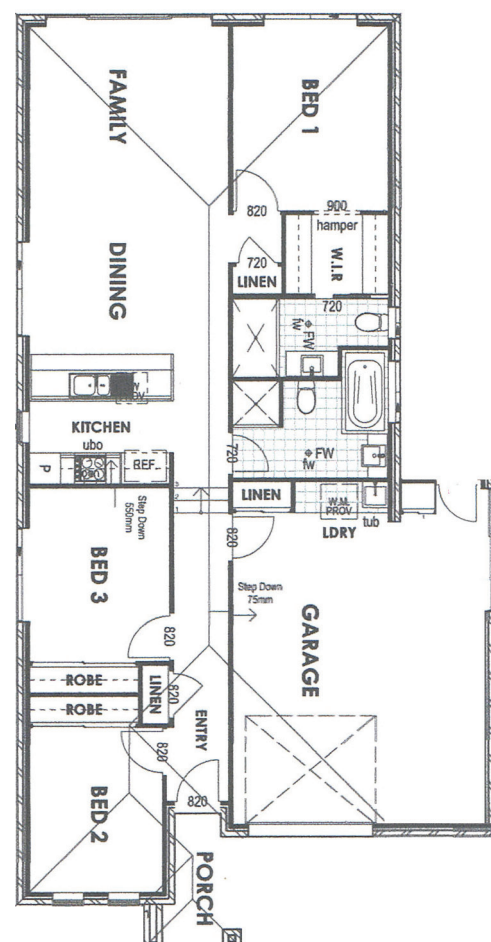
This is a neighbourhood where you'll be able to take pride in the beautiful environment, enjoy the energy of Sydney's dynamic South West, and build a rewarding life – no matter your background, culture or lifestyle. Always fresh, always interesting – the name Evergreen says it all. This is a new community developed to mature gracefully, continually embracing new generations of owners and residents. Keeping it Evergreen.

INCLUSIONS

- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Undercover tiled alfresco area
- Fully fenced, turfed & landscaped

CUSTOM

	3		2
	1		1.5
LIVING		98.0	
GARAGE		32.1	
PORCH		4.5	
TOTAL		134.6	



DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles. Photographs and illustrations as a visual aid only. G Developments give(s) no warranty and make(s) no representation as to the accuracy or sufficiency of any content or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented.

Stage 4

LOT 431

Limestone Avenue, Spring Farm

\$325,000



Evergreen

SPRING FARM

Lot Size



304.6m²

Lot Width



10.3m

Lot Depth



29.6m

Facing

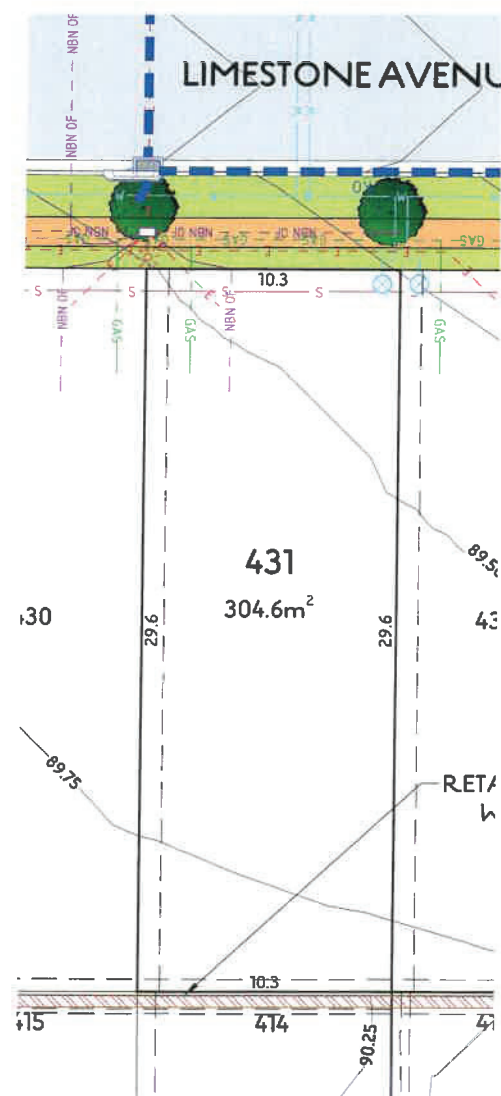


E

Legend

	Substation
	Street light
	Electricity pillar
	Interallotment drainage pit
	Stormwater lintel
	Water stop valve
	Water hydrant
	Water Meter
	Sewer maintenance shaft / terminal
	Sewer access chamber
	Easement
	NBN OF NBN Comms
	GAS Gas main
	S Sewer main
	Water main
	E Electrical services
	Stormwater main
	Footpath
	Asset protection zone
	Bal 12.5
	Bal 19
	Bal 29

Note: For further information on restriction as to user, positive covenants and easements etc. affecting this lot, interested parties should refer to the Subdivision plan and 88B Instrument.





Evergreen

SPRING FARM

WELCOME TO EVERGREEN. A PLACE
WHERE PEOPLE FROM ALL WALKS OF
LIFE COME TOGETHER, SHARING THE
COMMON DREAM OF A NEW HOME
AND A SPIRIT OF COMMUNITY.

This is a neighbourhood where you'll be able to take pride
in the beautiful environment, enjoy the energy of Sydney's
dynamic South West, and build a rewarding life – no matter
your background, culture or lifestyle.

Always fresh, always interesting – the name Evergreen says
it all. This is a new community developed by AVJennings to
mature gracefully, continually embracing new generations
of owners and residents. Keeping it Evergreen.

SPRING FARM NESTLES INTO THE SOUTH WEST
OF SYDNEY, 65KM FROM THE CBD, BETWEEN
THE ESTABLISHED TOWN CENTRES OF CAMDEN,
NARELLAN AND CAMPBELLTOWN.

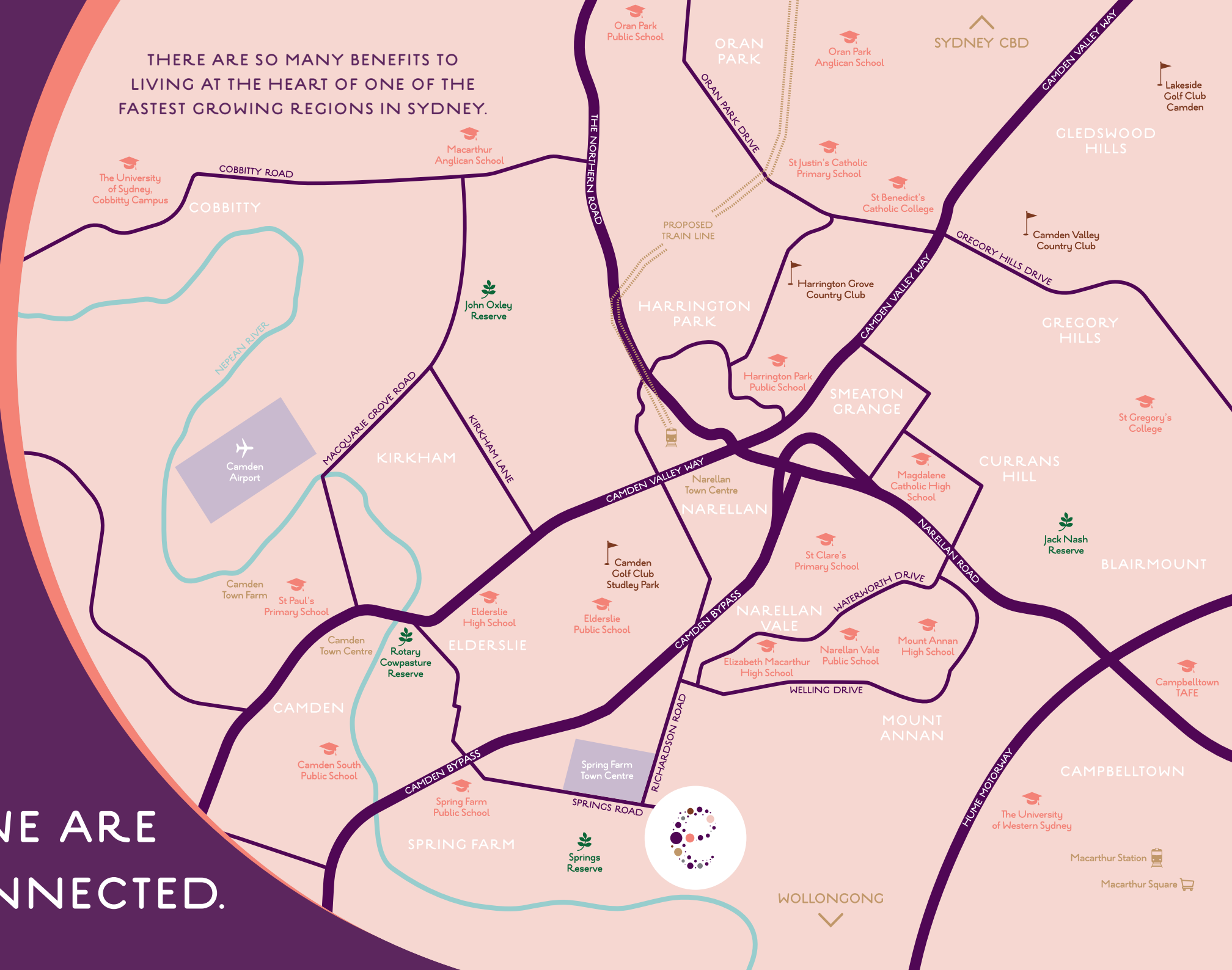


Located in a pocket of land that reaches
towards the Nepean River is where the
new AV Jennings community of Evergreen
is set to grow. With easy access to the M5,
M7 and M31 Hume Motorway, Evergreen
is well connected to both the South West
region and Sydney CBD.

WE ARE
EXACTLY WHERE
WE WANT TO BE.

THERE ARE SO MANY BENEFITS TO
LIVING AT THE HEART OF ONE OF THE
FASTEST GROWING REGIONS IN SYDNEY.

WE ARE
CONNECTED.





WE ARE CLOSE TO EVERYTHING.

“WHEN WE DISCOVERED EVERGREEN,
I WAS SO HAPPY. IT’S PERFECT FOR US.
JUST AN EASY STROLL TO THE NEW
SUPERMARKET AND MEDICAL CENTRE
AND THERE ARE PLENTY OF BUSES TO
GET US TO OTHER SHOPS NEARBY.”

JAN & JIM

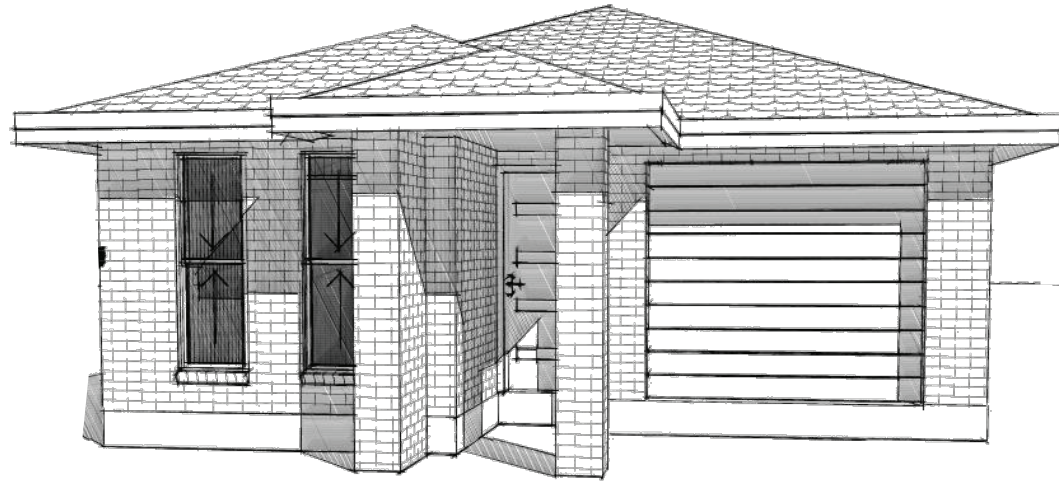
Evergreen is a true keystone, linking newly developed areas and existing amenity.

Close by your new home, you’ll find that major retailers such as Woolworths have already committed to Spring Farm, with a flourishing local neighbourhood shopping centre, a pharmacy, cafés and other essential services. Additional development, only five kilometres away, has doubled the size of the Narellan Town Centre.

The great facilities at the brand new Spring Farm Public School are important to this community hub. This area is already rich with tertiary education options including: the University of Sydney’s Camden Campus, the University of Western Sydney and TAFE.

The immediate district is well supplied with sporting amenities, including: tennis courts and swimming at Narellan, Camden and the Mount Annan Leisure Centre. Also, the Macarthur region’s acclaimed golf courses include Campbelltown Golf Club and Camden Golf Club at Studley Park.

Local public transport is based on the comprehensive system of bus routes, directly linking Evergreen to the wider TransportNSW network via local train stations at Menangle, Macarthur and Campbelltown.



Notes:
Images are diagrammatic only, Refer to elevations for details

PRELIMINARY SITE PLAN ONLY - 15/07/2019

Date: _____
Client's Signature: _____



Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

"Building a Shared Vision"

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GENERAL NOTES:
Drawings are to be read in conjunction with the relevant client/builder contract. Contract is to take precedence over drawings including but not limited to: - fixtures, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incomplete inclusions or omissions or typographical errors may not be used in the interpretation of any information in these drawings. You can then be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation to be issued.

DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Preliminary Site Plan Only:

This siting indicative only and is subject to local council regulations & requirements.
G developments reserves the right to alter the siting if required.

This siting based on preliminary disclosure information plan pending on soil test,
survey and as-constructed information to finalise locations / earthworks

Product:

Custom 001
Traditional Facade
Garage to Right

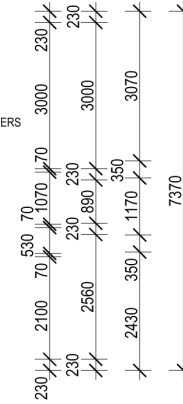
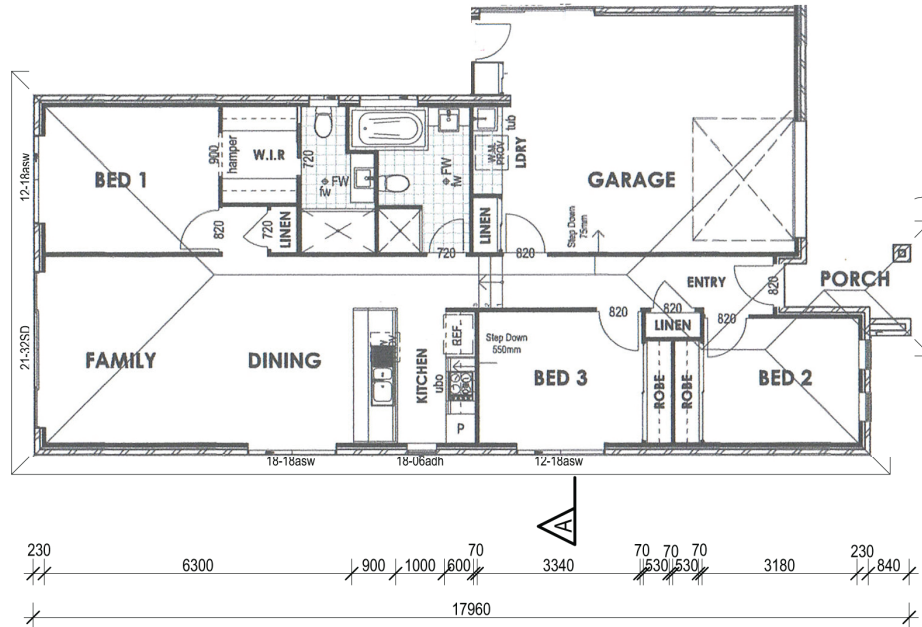
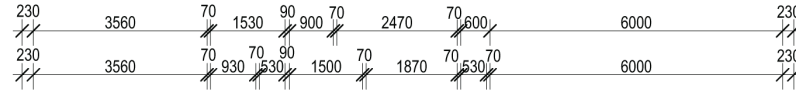
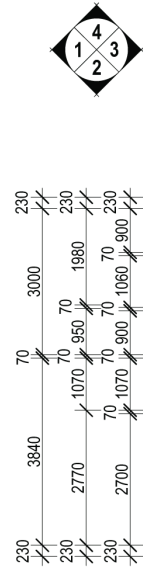
Site Address:

Lot 152
- Cadogan Crescent
Hilltop Park Estate
WOONGARRAH NSW 2259

LGA: Central Coast Council

SALES - 3D images

Plot Date: 15/07/2019	Drawn: M.F.	Rev:
Scale:		A
Sheet: 1	Job No: TBA	



Floor Areas	
Living	98.0
Garage	22.2
Porch	4.5
124.7 m ²	



Address: P.O. BOX 400
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 114322220
ABN: 7711632220
QBSA: 1086689

"Building a Shared Vision"

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WOONGARRAH NSW 2259

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SALES - Floor Plan

Plot Date: 15/07/2019	Drawn: M.F.	Rev: A
Scale: 1:100		
Sheet: 3	Job No: TBA	

PRELIMINARY SITE PLAN ONLY - 15/07/2019

Client's Signature: _____ Date: _____

Building a shared vision



HOUSE SPECIFICATIONS NSW



PRE-CONSTRUCTION

- HIA fixed price contract.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances 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) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium 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.
- LED down-lights.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colourbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- Kitchen tiled splashback:
 - 600mm high off bench.
- Toilet & Laundry floors, and:
 - 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 layouts.

STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

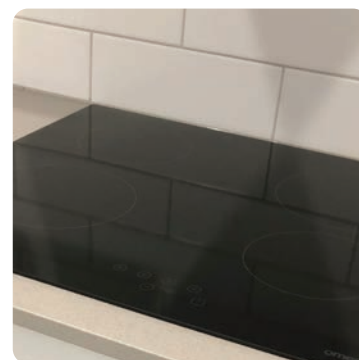
DISCLAIMER: the below images are



STAINLESS STEEL KITCHEN SINK



UNDER-BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOILET SUITE

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters 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 microwave oven provision in kitchen.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
 - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
 - 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 and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- 6-month maintenance period.
- Statutory structural guarantee period.

EXCLUSIONS

- Bushfire reports and/or build form upgrades required to meet BAL levels.
- Acoustic reports and/or build form upgrades required to meet acoustic requirements.
- Hydraulic reports and/or site work and build form upgrades required to meet hydraulic requirements.
- ENM/VNM reports.
- Additional bulk import and/or export of fill.
- Removal and/or disposal of old fencing.
- Removal and/or disposal of retaining walls.
- Property power poles.
- Sewer connection points.
- Water meter connection points.
- Water meters.
- Development Application fees and/or Town Planner costs.
- Relaxation Application fees.
- Any specialist consultant reports.
- Council Contribution and/or Infrastructure costs.
- More than one NBN connection per lot.
- Inter-allotment stormwater drainage systems.
- Build Over/ Near Sewer Infrastructure applications.
- Arborist reports, when required.
- Landscape architect, when required.
- Demolition, including any associated Development Permits, for existing structures located on the relevant lot.

PRE CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to openable windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60 m2 of plain concrete driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

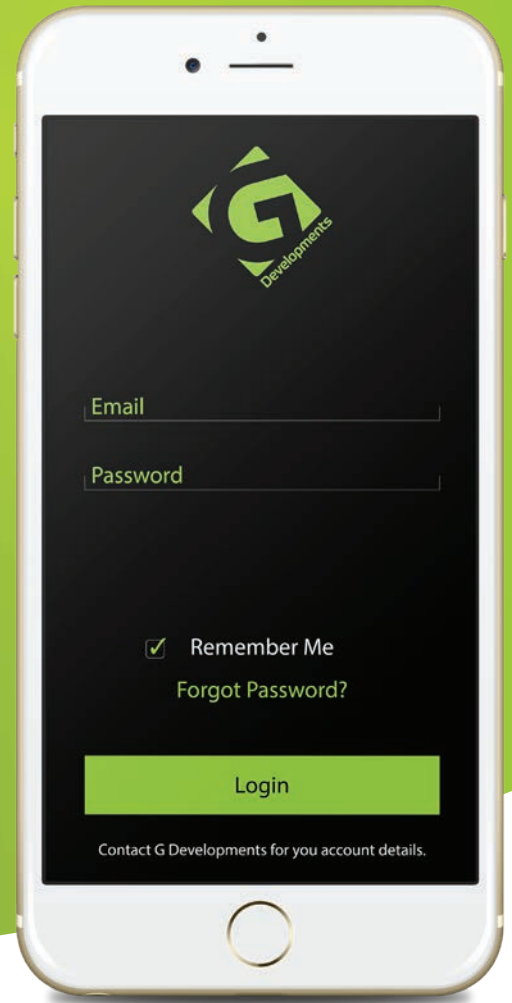
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas).
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) master bedroom.
- Provide internal & external builders house clean.
- Water tank
- Kitchen bulkheads

THE ULTIMATE HOUSE BUILD APP

KEEP UP TO DATE WITH
YOUR BUILD INFORMATION
AT THE TOUCH OF A FINGER

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



FEATURES

DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

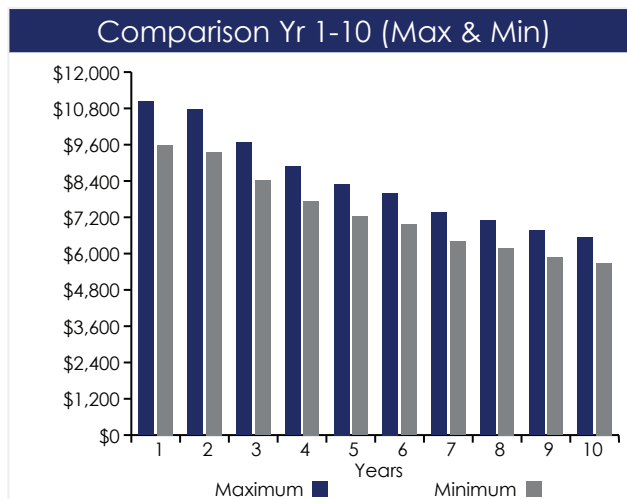
MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.

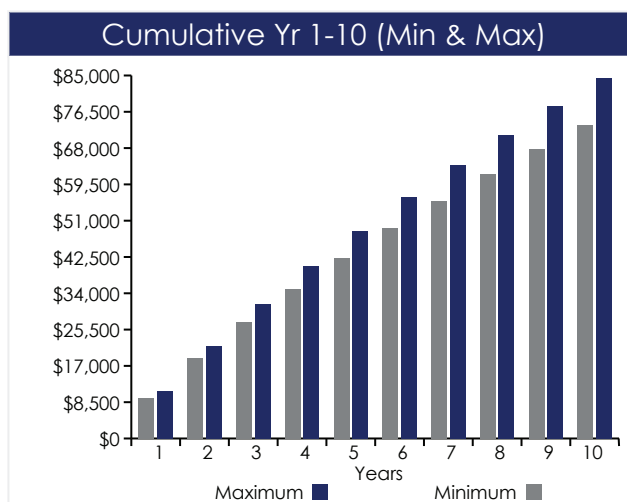


Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling New South Wales Standard, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,850	6,167	11,017
2	4,585	6,167	10,752
3	3,498	6,167	9,665
4	2,724	6,167	8,891
5	2,135	6,167	8,302
6	1,835	6,167	8,002
7	1,191	6,167	7,358
8	939	6,167	7,106
9	589	6,167	6,756
10	367	6,167	6,534
11 +	608	185,012	185,620
Total	\$23,321	\$246,682	\$270,003



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,222	5,367	9,589
2	3,990	5,367	9,357
3	3,045	5,367	8,412
4	2,371	5,367	7,738
5	1,858	5,367	7,225
6	1,597	5,367	6,964
7	1,037	5,367	6,404
8	817	5,367	6,184
9	512	5,367	5,879
10	320	5,367	5,687
11 +	529	161,029	161,558
Total	\$20,298	\$214,699	\$234,997



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

EOI EXPRESSION OF INTEREST

PROPERTY

SALE DATE

AGENT DETAILS

Selling Agent:

Address:

Mobile:

Email:

Work Phone:

Fax:

VENDORS DETAILS

Vendor:

Address:

Phone:

Fax:

Solicitor:

Contact:

Address:

Phone:

Fax:

Email:

Ref:

PURCHASERS DETAILS

Purchaser 1:

Purchaser 2:

Address:

Home Phone:

Work Phone:

Mobile 1:

Mobile 2:

Solicitor:

Contact:

Address:

Phone:

Email:

Fax:

Owner Occupier:

Investor:

HOUSE DETAILS

House Price:

Site Costs:

TOTAL BUILD:

Deposit:

House Design:

Façade:

Inclusions:

Internal Scheme:

External Scheme:

LAND DETAILS

Land Status:

Land Price:

Deposit:

TOTAL PACKAGE:

LENDERS DETAILS

Institution:

Branch:

Contact:

Mobile:

Phone:

Fax:

Address:

Email:

SPECIAL CONDITIONS

1.

2.