

\$694,276

LAND 379.2M2 HOUSE 201.17M2 \$398,000 \$296,276

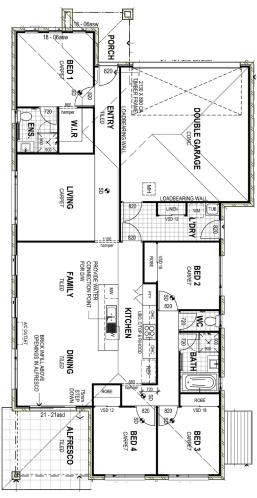
LOT 443 LIMESTONE AVENUE EVERGREEN ESTATE, SPRING FARM NSW

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







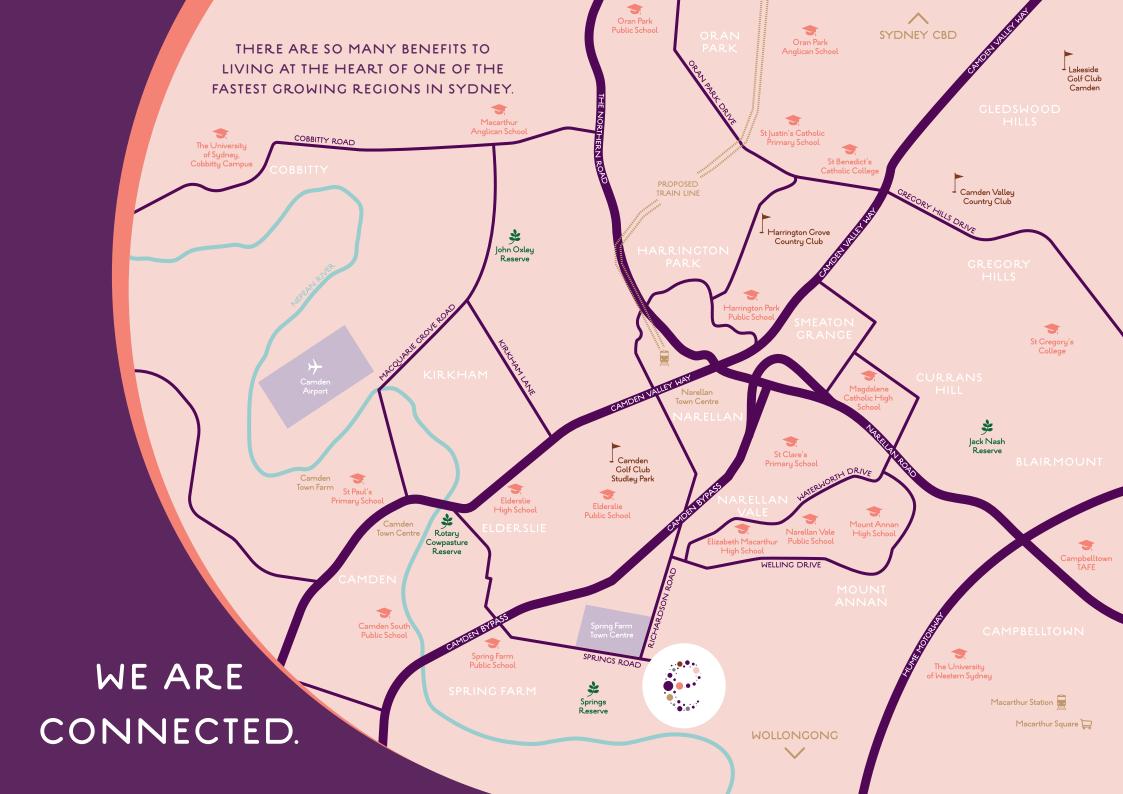


WELCOME TO EVERGREEN. A PLACE WHERE PEOPLE FROM ALL WALKS OF LIFE COME TOGETHER, SHARING THE COMMON DREAM OF A NEW HOME AND A SPIRIT OF COMMUNITY.

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.







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

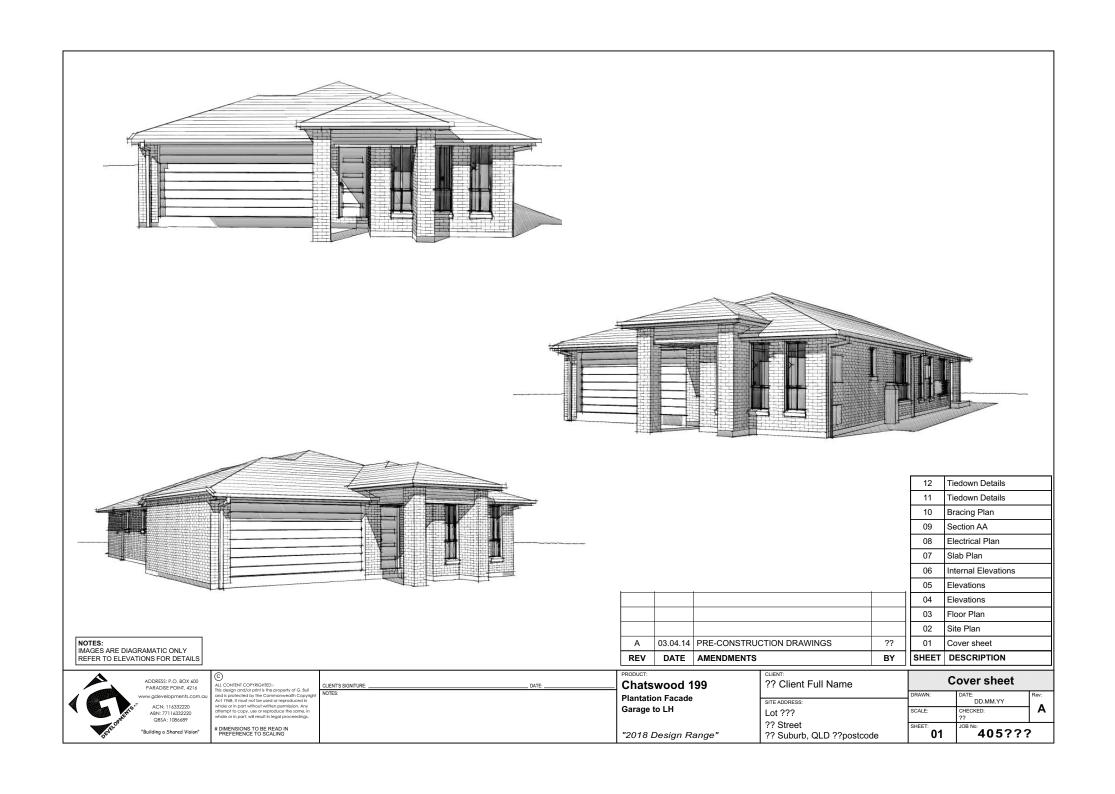
vergreen is a true keystone, linking newly developed areas and existing amenity.

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.



SITEWORKS / NOTES

CUT BATTER:- 1:3 FILL BATTER:- 1:3

NO HEAVY COMPACTION OVER SERVICES

G DEVELOPMENTS TURN KEY PACKAGE

DRIVEWAY, PATH TO FRONT DOOR, ALFRESCO AND

BEST PRACTICE PROCEDURES FOR EROSION & SEDIMENT CONTROL AS OUTLINED BY G.C.C.C. REGULATIONS TO BE

ENGINEERS WIND CLASSIFICATION:

CLOTHESLINE PAD

ADHERED TO

SHIRE COUNCIL ENERGY EFFICIENCY REQUIREMENTS

TENDER SUBJECT TO FULL COVENANT APPROVAL BY CLIENT PRIOR TO COUNCIL LODGEMENT

TENDER SUBJECT TO LOCAL

LOCATION OF YARD GULLIES ARE INDICATIVEONLY & MAY BE MOVED ATTHE DISCRETION OF THE BUILDER ON SITE TO SUIT THE SITE CONDTIONS

G DEVELOPMENTS TAKES NO

RESPONSIBILITY FOR DAMAGE TO EXISTING ACCESS WAY, RETAINING WALLS OR FENCES

☑ - YARD GULLY

SITEWORKS

ATURAL GAS AVAILABLE ON SITE. PROVIDE METER BOX FOR

CONNECTION FROM GAS MAIN TO HOUSE BY G DEVELOPMENTS

GAS METER. LOCATING GAS MAIN CONNECTION POINT AND

CUT:-250mm FILL:-250mm SLAB R.L:- 0.123m AHD PAD R.L:- 0.000m AHD

BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY & MAY VARY ON SITE DUE TO SITE CONDITIONS.

52.45 m

CLAY LOAM NO GRASS

PROPOSED

RESIDENCE

Levels & Contours shown hereon are related to AHD. Prior to any construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.

SITE AREA: ???m2

SITE COVER: ???%

Services shown hereon have been located where possible by field survey.

If not able to be located. services have been plotted from the records of relevant authorities where available. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services.

SITE: RIVERSTONE CROSSING UPPER COOMER/ LOT 608 ON DISCLOS _____.

GOLD COAST C./ LOCAL AUTH: COUNTY: PARISH: CEDAR AREA: 462m²

GC16 B9

CONTOUR AND DE . SURVEY

THIS SURVEY MAPS THE SITE FF LEVEL, IT DOES NOT GUARANTI

CONTROL TROUBLE OF THE SOURCE CHECK TITLE FOR ANY EASEN

SERVICES

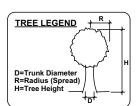
LIBD REF

O/H POWER U/G POWER YES (NOT CONN) WATER YES (NO METER) TELECOM YES (NOT CONN) GAS NOT FOUND SEWER ROOFWATER FRONT/PIT

STORMWATER FRONT/PIT

LEGEND Ф O/H LIGHT S/WATER P FIRE HYD' WATER V MOUNT ≟RB

NON-N. ERB REF RL. DATUM AHD (VIA PSM #172715)



FENCE LEGEND 1800 HIGH TIMBER FENCE -FENCE (m) LENGTH OF TIMBER FENCE

TOTAL LENGTH OF FENCE = ???m

PROVIDE NBN CONNECTION

ADDRESS: P.O. BOX 600 PARADISE POINT, 4216 gdevelopments.com.c ABN: 77116332220 QBSA: 1086689 "Building a Shared Vision"

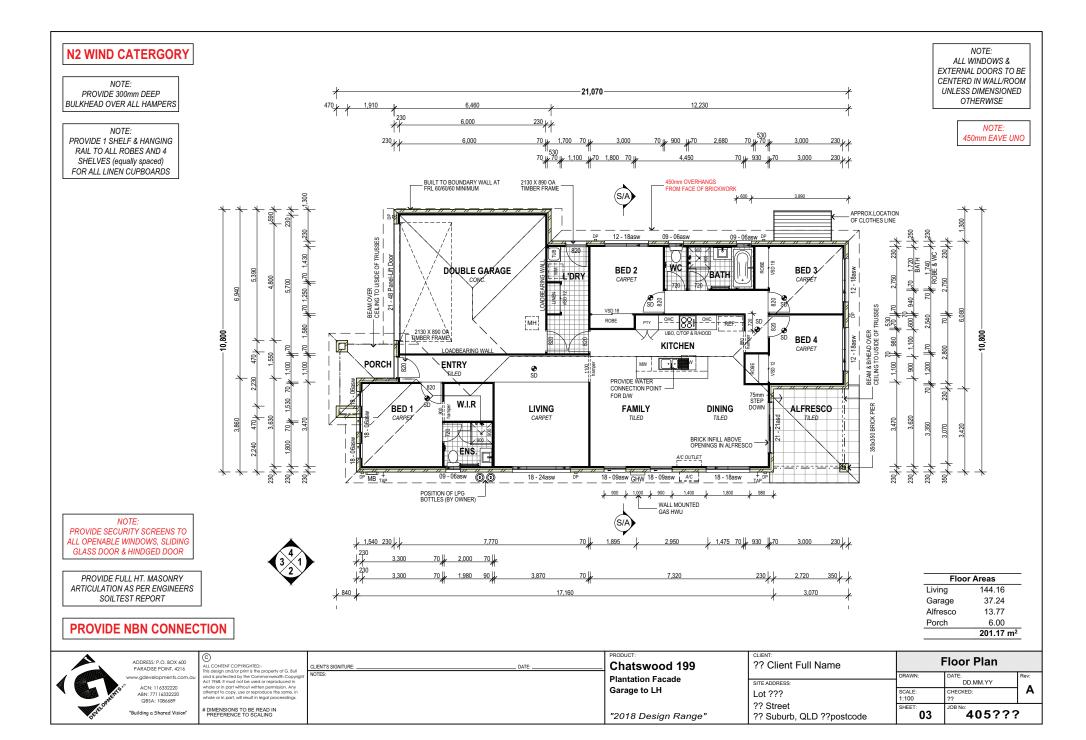
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

ALL CONTENT COPYRIGHTED: This design and/or print is the property of G. Bull and is profected by the Commonwealth Copyligh Act 1988. If must not be used or reproduced in whole or in part without withen permission. Any aftermpt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.

CLIENT'S SIGNITURE:

Chatswood 199 Plantation Facade Garage to LH "2018 Design Range"

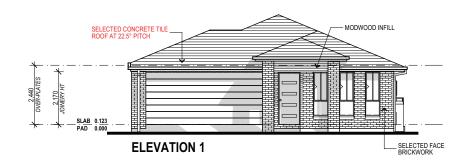
CLIENT: Site Plan ?? Client Full Name SITE ADDRESS DD.MM.YY Α Lot ??? SCALE: 1:200 ?? Street 02 405??? ?? Suburb, QLD ??postcode

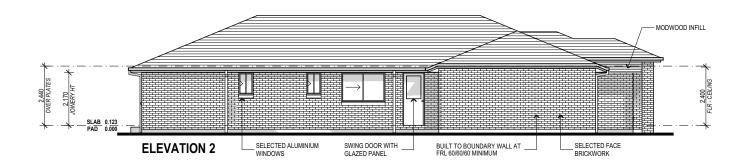


N2 WIND CATERGORY

NOTE: PROVIDE SECURITY SCREENS TO ALL OPENABLE WINDOWS, SLIDING GLASS DOOR & HINDGED DOOR ENTRY DOOR NOTE: ENTRY DOOR STYLE SHOWN IS INDICATIVE ONLY. REFER TO THE CONTRACT FOR FURTHER DETAILS

> NOTE: 450mm EAVE UNO





PROVIDE NBN CONNECTION

PROVIDE FULL HT. MASONRY ARTICULATION AS PER ENGINEERS SOILTEST REPORT



C)
ALL CONTENT COPYRIGHTED:
This design and/or print is the property of G. Bull and is protected by the Commonwealth Copyright Act 1988. It must not be used or reproduced in whole or in part which written permission. Any attempt to copy, use or reproduce the same, in whole or in part with result in legal proceedings.

DIMENSIONS TO BE READ IN PREFERENCE TO SCALING DATE: Chatswood 199
Plantation Facade
Garage to LH

"2018 Design Range"

	CLIENT: ?? Client Full Name	Elevations		
		DRAWN:	DATE:	Rev:
	SITE ADDRESS:		DD.MM.YY	
	Lot ???	SCALE: 1:100	CHECKED:	Α
- 1	?? Street	SHEET:	JOB No:	
	?? Suburb, QLD ??postcode	04	405???	•

N2 WIND CATERGORY

NOTE:

PROVIDE SECURITY SCREENS TO ALL OPENABLE WINDOWS, SLIDING GLASS DOOR & HINDGED DOOR







PROVIDE NBN CONNECTION

PROVIDE FULL HT. MASONRY ARTICULATION AS PER ENGINEERS SOILTEST REPORT



ALL CONTENT COPYRIGHTED:
This design and/or pini is the property of G. Bull
and is protected by the Commonwealth Copyright
Act 1986. It must not be used or reproduced in
whether of in port without written permission-onwhether of in port without written permission-onin
whole or in part, will result in legal proceedings.

DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

GNITURE:	DATE:	Chatswood 199	
		Plantation Facade Garage to LH	
		"2018 Design Range"	

	?? Client Full Name	Elevations		
		DRAWN:	DATE:	Rev:
	SITE ADDRESS:		DD.MM.YY	
	Lot 222	SCALE:	CHECKED:	Α
	?? Street ?? Suburb, QLD ??postcode	1:100	??	
		SHEET: 05	JOB No: 405???	>
	:: Odbarb, QLD ::postcode		1	





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 piering (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.
- 13/4 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.



HOUSE SPECIFICATIONS NSW

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 STEAL KITCHEN SINK



ACRYLIC BATHROOM BASIN & MIXER



RAIL SHOWER MIXER

QUALITY

All products are high quality and sourced from reputable Australian suppliers.



UNDER-BENCH OVEN



WHITE BATH



DOUBLE TOWEL RAIL

FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek, practical and tactile.



CERAMIC COOKTOP



CHROME BATH TAPWARE



VITREOUS CHINA TOILET SUITE



HOUSE SPECIFICATIONS NSW

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 paraflood 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. 1colour 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.

WARRANITES

- · 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.



TURN KEY PACKAGE

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 nonmountable 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.

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.

MENU

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

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!

PHOTO GALLERY

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

MILESTONES

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







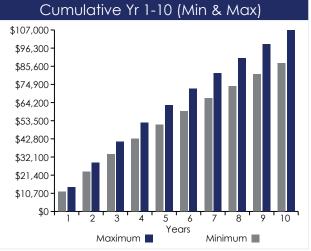


Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	7,376	14,282
2	7,129	7,376	14,505
3	5,095	7,376	12,471
4	3,705	7,376	11,081
5	2,897	7,376	10,273
6	2,322	7,376	9,698
7	1,849	7,376	9,225
8	1,296	7,376	8,672
9	1,143	7,376	8,519
10	770	7,376	8,146
11+	1,880	221,253	223,133
Total	\$34,992	\$295,013	\$330,005



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	6,035	11,685
2	5,833	6,035	11,868
3	4,169	6,035	10,204
4	3,031	6,035	9,066
5	2,371	6,035	8,406
6	1,900	6,035	7,935
7	1,513	6,035	7,548
8	1,060	6,035	7,095
9	935	6,035	6,970
10	630	6,035	6,665
11+	1,538	181,025	182,563
Total	\$28,630	\$241,375	\$270,005



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

 $^{^{}st}$ assumes settlement on 1 July in any given year.

EOI EXPRESSION OF INTEREST



PROPERTY SALE DATE		
AGENT DETAILS		
Selling Agent:		
Address:		
Mobile:	Work Phone:	
Email:	Fax:	
VENDODS DETAILS		
VENDORS DETAILS Vendor:		
Address:		
Phone:	Fax:	
Solicitor:	Contact:	
Address:		
Phone:	Fax:	
Email:	Ref:	
PURCHASERS DETAILS		
Purchaser 1:		
Purchaser 2:		
Address:		
Home Phone:	Walt Dagg	
Mobile 1:	Work Phone: Mobile 2:	
Solicitor:	Contact:	
Address:	Contact.	
Phone:		
Email:	Fax:	
	Investor:	
Owner Occupier:	ilivestoi.	
HOUSE DETAILS		
House Price:	Site Costs:	
TOTAL BUILD:		
Deposit:		
House Design:	Façade:	
Inclusions:	Internal Scheme:	
	External Scheme:	
LAND DETAILS		
Land Status:	Land Price:	
Deposit:	Land File.	
TOTAL PACKAGE:		
LENDERS DETAILS		
Institution:	Branch:	
Contact:	Mobile:	
Phone:	Fax:	
Address:		
Email:		
SPECIAL CONDITIONS		
1.		
2		