

NSW HOUSE & LAND PACKAGE FIXED PRICE TURN KEY



\$749,232

LAND 463.90 M2 | \$320,000
HOUSE 201.4M2 | \$429,232
RENTAL INCOME | \$400-\$450 & \$350-\$400 per week

LOT 409 HAMLYN GROVE, HAMLYN TERRACE NSW

Located in Hamlyn Terrace upon a gently undulating site with district views and edged by woodland, is an opportunity to live close to schools, transport, sporting facilities, lakes & beaches. Central Coast is popular with young families, singles and retirees.

INCLUSIONS

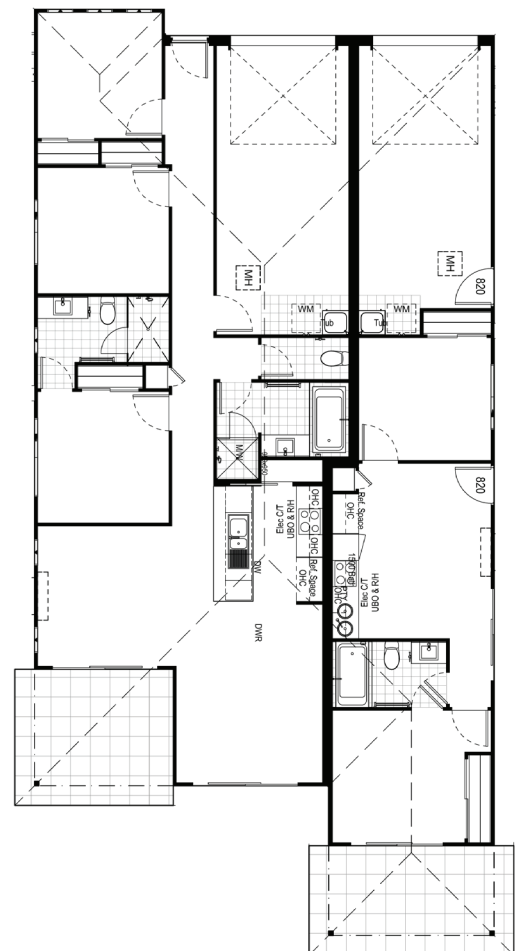
- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high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

DUAL LIVING

3+2 | 2+1

1+1 | 1+1

LIVING		92.5
GARAGE		21.4
ALFRESCO		11.3
AUX ALFRESCO		11.7
AUX LIVING		43.6
AUX. GARAGE		20.9
TOTAL	 	201.4



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.



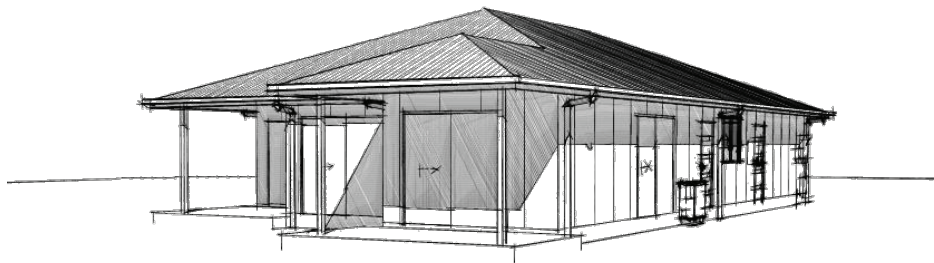
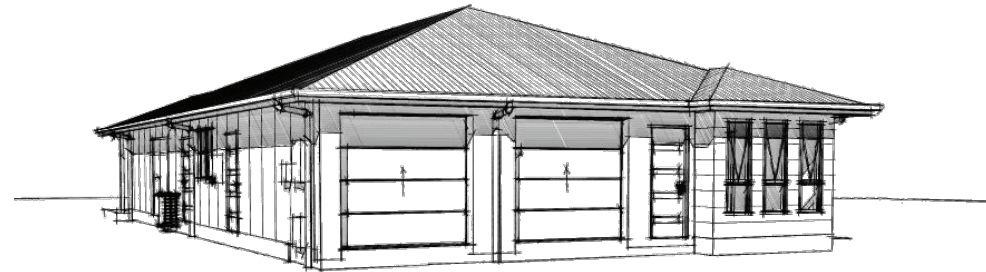
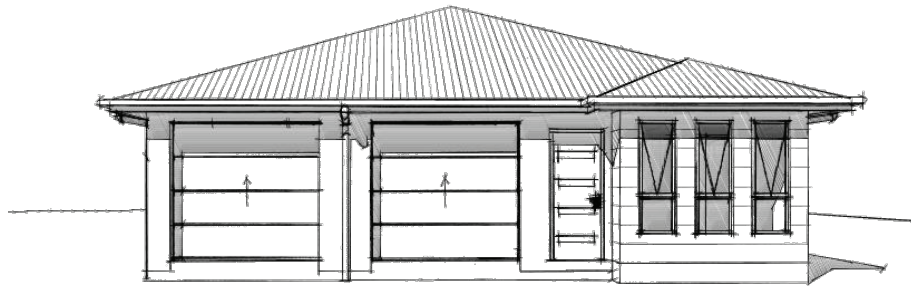
BUILD YOUR NEW HOME
IN CENTRAL COAST'S HIDDEN GEM



Located in Hamlyn Terrace upon a gently undulating site with district views and edged by woodland, is an opportunity to live close to schools, transport, sporting facilities, lakes & beaches. Central Coast is popular with young families, singles and retirees.

Adjoining Wetlands; cycle-way and park-lands, this growing suburb is surrounded with quality homes already under construction.





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

PRELIMINARY SITE PLAN ONLY - 14/05/2020



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: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incomplete inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or otherwise items or services as a result of such errors. The inclusions or omitted details shall be subject to subsequent correction by the building company and documentation re-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.

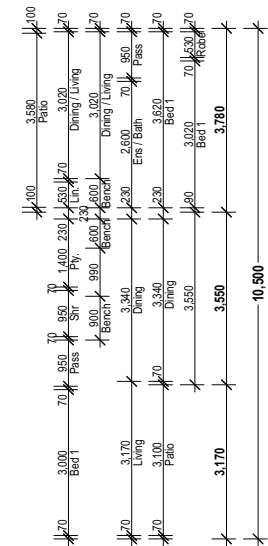
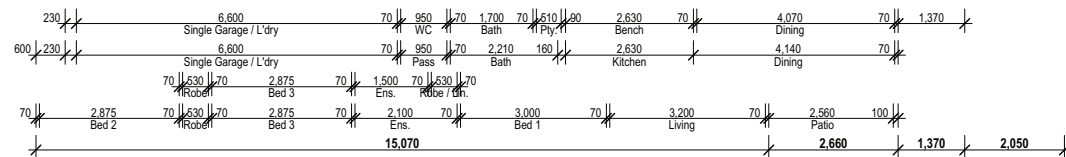
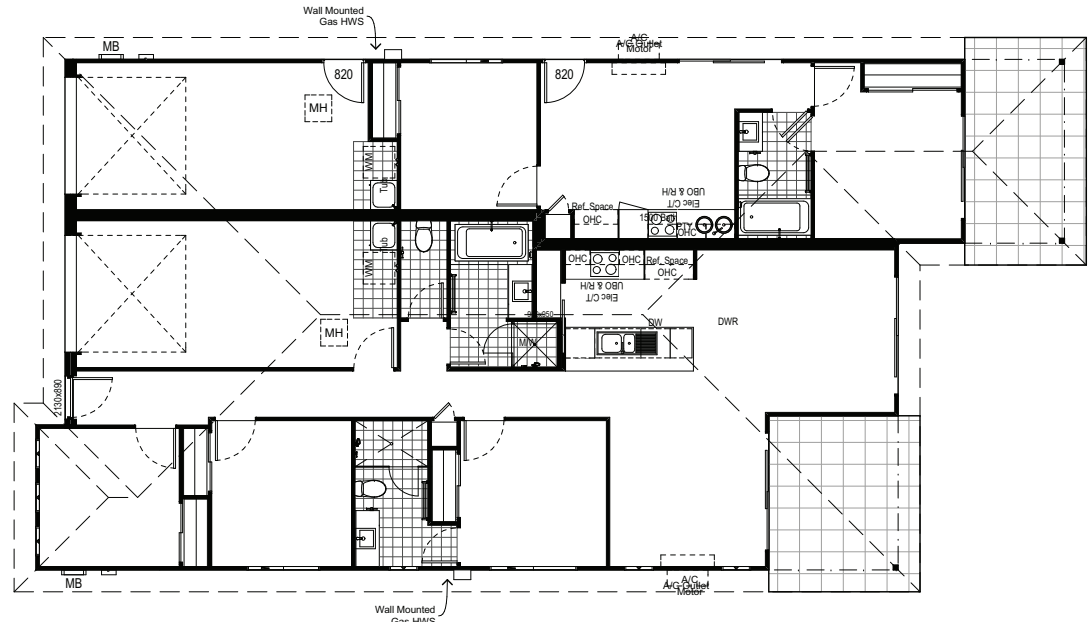
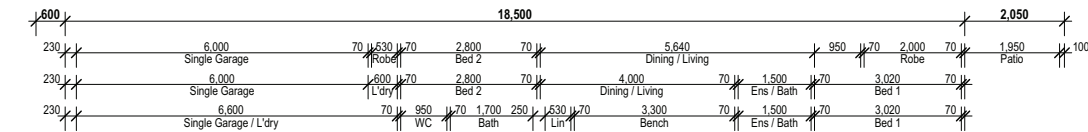
This siting based on preliminary disclosure information plan pending on soil test,
survey and as-constructed information to finalise locations / earthworks

Product:

Dual Living 210
Custom Facade
Garage to LH

SALES - 3D images

Plot Date: 14/05/2020	Drawn: W.G.P.	Rev: A
Scale:		
Sheet: 1	Job No: TBA	



Floor Areas	
Living	92.5
Secondary Dwelling Living	43.6
Garage	21.4
Secondary Dwelling Garage	20.9
Secondary Dwelling Patio	11.7
Patio	11.3
201.4 m²	

Date: _____ Client's Signature: _____

PRELIMINARY SITE PLAN ONLY - 14/05/2020



Address: P.O. BOX 400
PARADISE POINT, 4216
www.gdevelopments.com.au
ACN: 114332220
ABN: 77114332220
QBSA: 1086489
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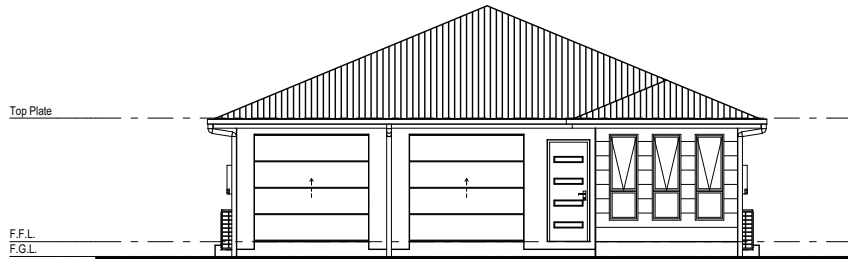
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Product:

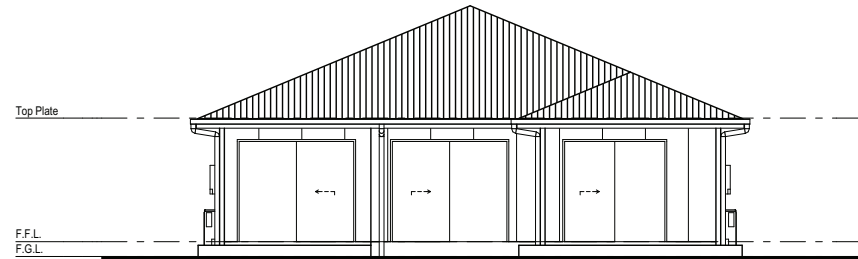
Dual Living 210
Custom Facade
Garage to LH

SALES - Floor Plan

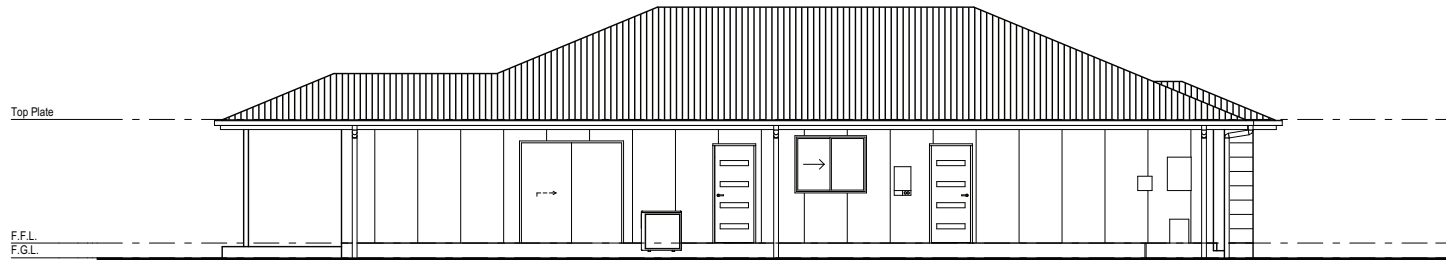
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Scale: 1:100		
Sheet: 3	Job No: TBA	



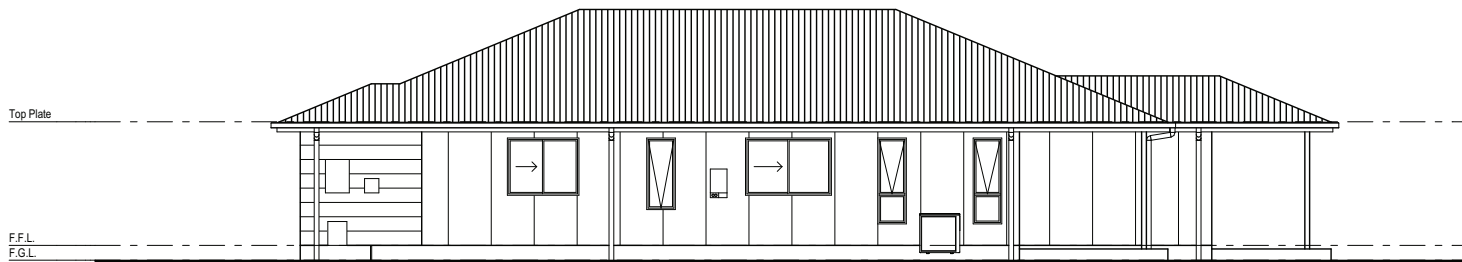
Elevation 1



Elevation 3



Elevation 2



Elevation 4

Client's Signature _____ Date _____

PRELIMINARY SITE PLAN ONLY - 14/05/2020



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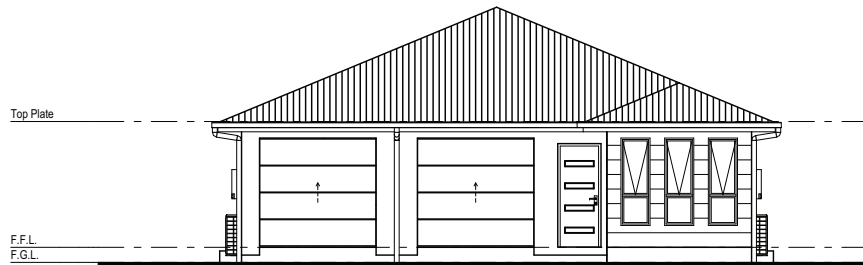
**Dual Living 210
Custom Facade
Garage to LH**

SALES - Elevations

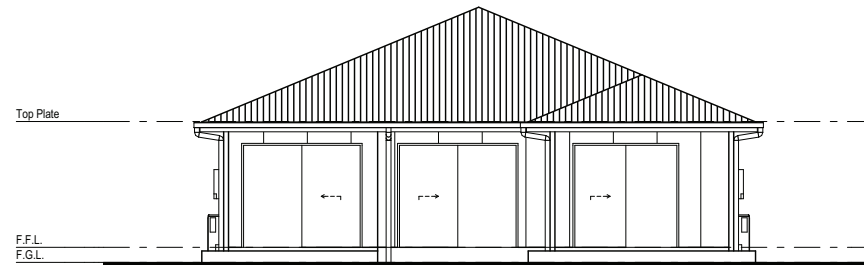
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Scale: 1:100	Job No:	
Sheet: 4		TBA

Date
Client's Signature

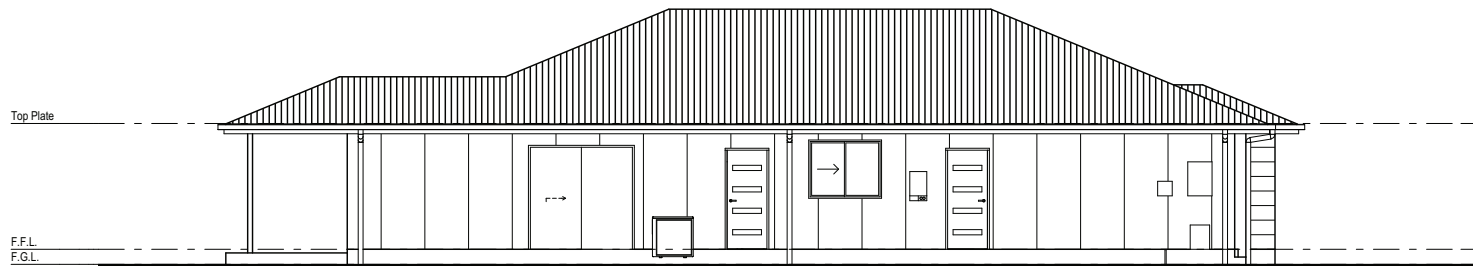
PRELIMINARY SITE PLAN ONLY - 14/05/2020



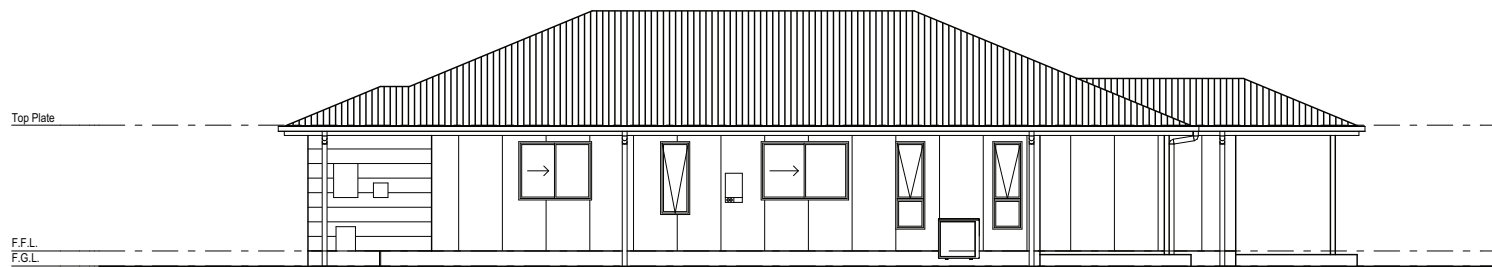
Elevation 1



Elevation 3



Elevation 2



Elevation 4



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Sheet: 4	Job No: TBA	

Building a shared vision



HOUSE SPECIFICATIONS NSW



STYLE

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

QUALITY

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

FUNCTIONALITY

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

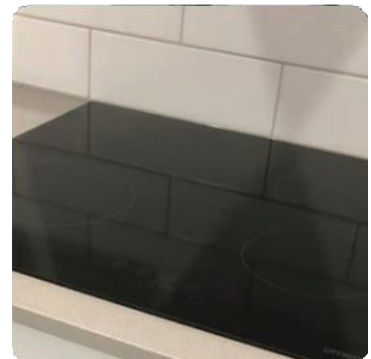
DISCLAIMER: the below images are



STAINLESS STEEL KITCHEN SINK



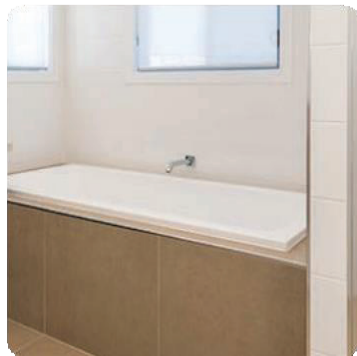
UNDER-BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOI

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.
- Powder coated aluminium windows with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60 m2 of coloured 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) to master bedroom.
- Provide internal & external builders house clean.
- Water tank.

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 piercing (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.

EXTERNAL FINISHES

- 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.
- 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.

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 lever set to front door
- Interior lever set 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.

WARRANITES

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

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 view your build progress, manage your documents and view milestones, 24 hours a day.

G Developments provides you with your login details once your contract is signed enabling you are on board 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!

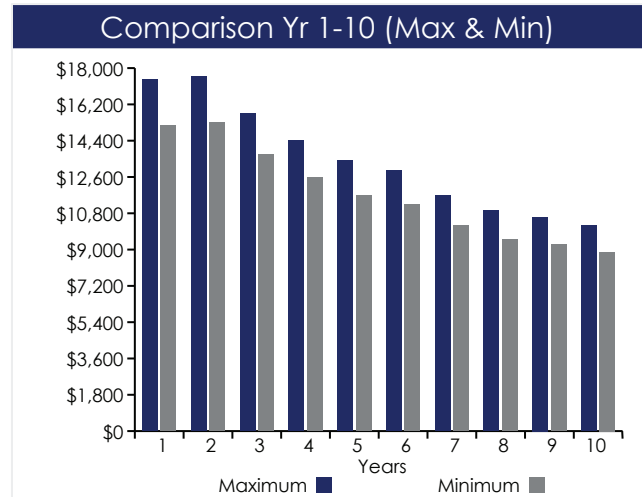
MILESTONES

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

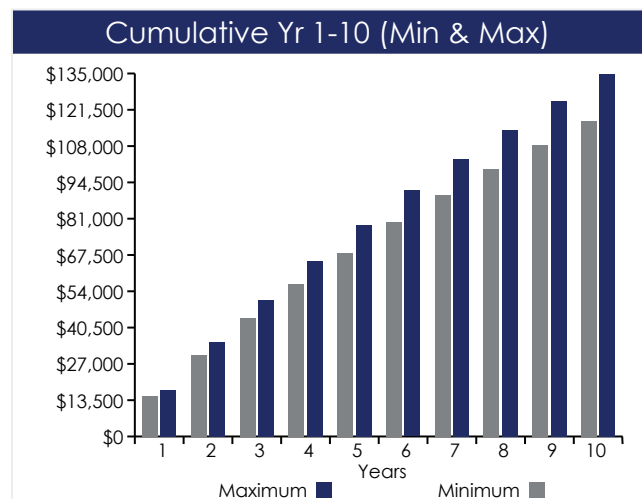


Estimate of Depreciation Claimable Typical Dwelling New South Wales Standard Dual 3+2, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,932	9,503	17,435
2	8,070	9,503	17,573
3	6,242	9,503	15,745
4	4,925	9,503	14,428
5	3,901	9,503	13,404
6	3,402	9,503	12,905
7	2,197	9,503	11,700
8	1,427	9,503	10,930
9	1,117	9,503	10,620
10	700	9,503	10,203
11 +	1,161	285,098	286,259
Total	\$41,074	\$380,128	\$421,202



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,903	8,271	15,174
2	7,024	8,271	15,295
3	5,433	8,271	13,704
4	4,286	8,271	12,557
5	3,395	8,271	11,666
6	2,961	8,271	11,232
7	1,912	8,271	10,183
8	1,242	8,271	9,513
9	972	8,271	9,243
10	609	8,271	8,880
11 +	1,011	248,141	249,152
Total	\$35,748	\$330,851	\$366,599



* 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







Rental Appraisal

RayWhite

APPRAISAL DATE: 15/06/2020

PROPERTY ADDRESS: Lot 409 Hamlyn Grove, Hamlyn Terrace NSW

RENTAL: \$400.00 - \$450.00 / \$350.00-\$400.00 per week

PROPERTY DETAILS: 3  2  1 
2  1  1 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing new build properties for investors, we are one of Australia's leading property management companies managing properties in Victoria, New South Wales and Queensland.

Landlord incentives are available, exclusive to this property. Please contact me for further details.

Warm regards,



Leanne Brown
National Operations Manager
Ray White (IMS) Investment Management Services
E: leanne.brown@raywhite.com
P: +61 431 581 319
W: rwims.com.au



Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales and Victoria

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PROPERTY

SALE DATE

AGENT DETAILS

Selling Agent:

Address:

Mobile:

Work Phone:

Email:

Fax:

VENDORS DETAILS

Vendor:

Address:

Phone:

Fax:

Solicitor:

Contact:

Address:

Phone:

Fax:

Email:

Ref:

PURCHASERS DETAILS

Purchaser 1:

Purchaser 2:

Address:

Email 1:

Email 2:

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.