



hilltop park

EXCLUSIVE COASTAL LIVING



# coastal living at your fingertips

Discover the vibrant Central Coast where tranquil bushland, lakes and oceans meet, with its relaxed coastal lifestyle and metropolitan conveniences.

Hilltop Park offers a master planned community with growing families, couples and seniors in mind.

Hilltop Park is conveniently located adjacent to major transport corridors, rail, Pacific Highway and the M1 Pacific Motorway giving residents super-convenient access to NSW capital, Sydney to the south and regional capital Newcastle, to the north.

Hilltop Park is ideally positioned within 5 minutes drive from major hospitals and medical centres and minutes from major shopping centres, a range of independent, state and Catholic schools and sporting facilities.



# upgrade schedule

Hilltop Park, Woongarrah NSW 2259.

All single dwelling lots. Central Coast Council.

- ✓ Provide hinged security screen door to rear entry laundry door
- ✓ Provide a single 2.5hp (6kw) split system air conditioner
- ✓ Provide and install upgraded front feature door in lieu of standard inclusion
- ✓ Provide alfresco under main roof with decorative spray finished concrete floor
- ✓ Provide additional floor tiling ( square pattern) as per attached footprint
- ✓ Provide & Install slimline water tank where shown on plan drawings
- ✓ Meet the requirements of the bushfire risk assessment in accordance with the AS3959 or as modified by the Principcal Certifying Authority
- ✓ Provide & lay reconstituted Stone kitchen benhtop to main dwelling only
- ✓ Provide and install LED downlights throughout main dwelling
- ✓ Meet the acoustics control as noted under the 88B instrument or as determined by the Principal Certifying Authority









hilltop park



## Shortland Property Management

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To whom it may concern,

### **RENTAL APPRAISAL: Woongarra NSW 2259 (Hilltop Park Estate)**

We submit the following rental appraisal for a new four bedroom home featuring two bathrooms, dual family areas and double lock up garage.

This appraisal considers the following:

- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, i.e. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$500 - \$530 per week.**



We stress that it is an estimate only and not to be taken as a valuation. This forecast is subject to change based upon any fluctuation in the future market conditions.

Yours faithfully,

Lorraine Howes  
**Director / Licensee**  
SHORTLAND PROPERTY MANAGEMENT



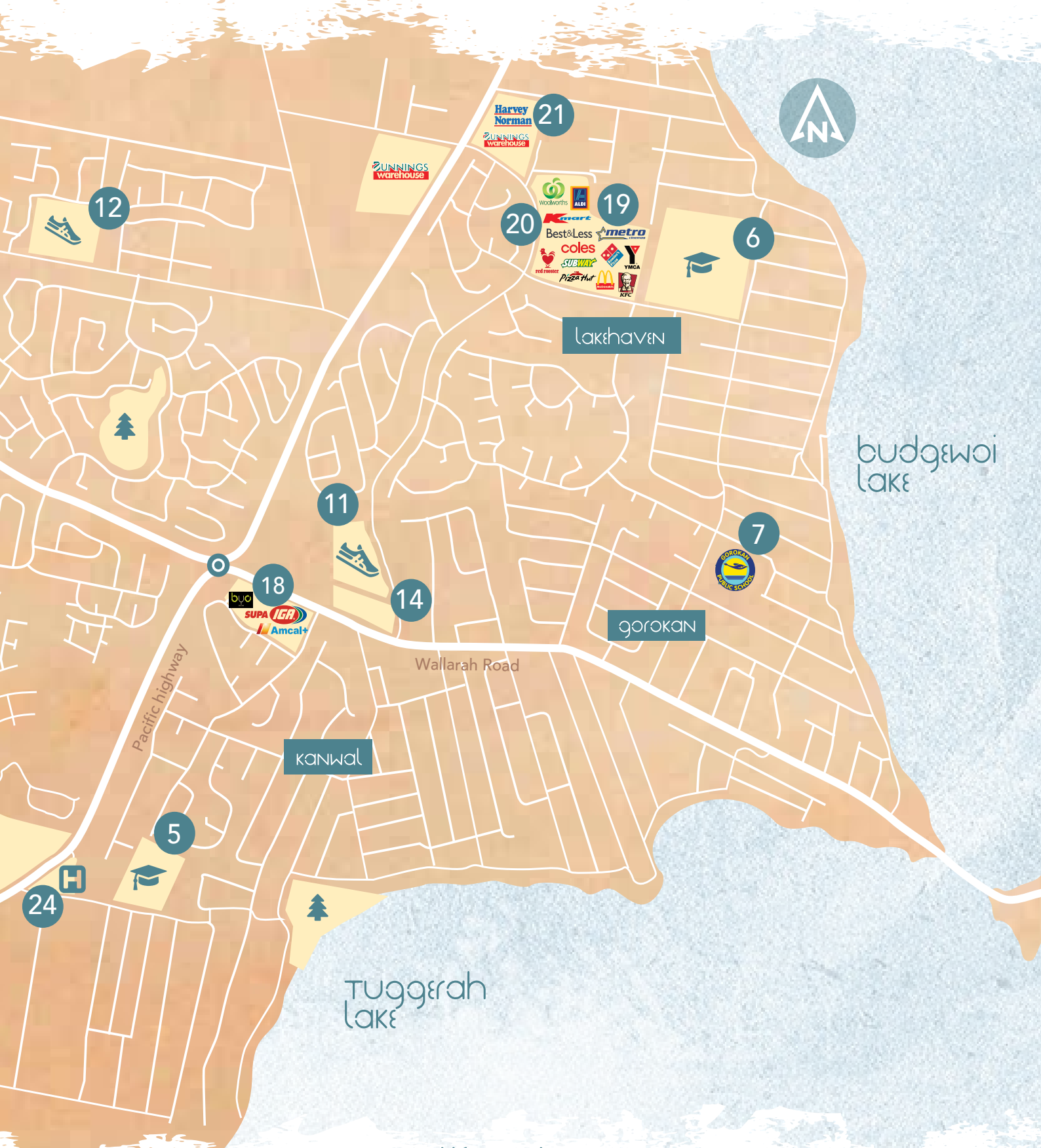
## Transport

-  Warnervale Train Station
-  Bus Stops

## Medical

-  Warnervale GP Super Clinic
-  Wyong Hospital & Medical Centre
-  Tuggerah Lakes Private Hospital





## retail

- 17 Coles Wadalba
- 18 Kanwal Village Shopping Centre
- 19 Woolworths Lake Haven
- 20 Lake Haven Shopping Centre
- 21 Homemaker Lake Haven

## lifestyle

- 8 Warnervale Athletic Field
- 9 Hamlyn Terrace Sports Complex
- 10 Wyong Golf Practice Range
- 11 Mary Breen Oval
- 12 Woongarra Sports Facility
- 13 Wadalba Sports Complex
- 14 Wyong Rugby Leagues Club

## education

- 1 Lakes Grammar
- 2 Mackillop Catholic College
- 3 Warnervale Primary School
- 4 Wadalba Community School
- 5 Kanwal Public School
- 6 Gorokan High School
- 7 Gorokan Public School

# regional overview

Situated in close proximity to the NSW capital city Sydney to the south and Newcastle to the north, Wyong is a cozy seaside shire on the NSW Central Coast. Boasting stunning lakes and water ways enveloped within native bushland and fringed by pristine beaches.

The region is highly popular and alluring to residents and visitors alike. The extensive shared pathways which explore the surrounding lakes and parklands make for a delightful daily stroll or bike ride.

Explore the Yarramalong Valley, enjoy bushwalking in Munmorah State Conservation Area, or take the family canoeing, fishing or picnicking on the stunning Tuggerah Lakes district.









Future Stage

101 509m<sup>2</sup>

102 541m<sup>2</sup>

133 514m<sup>2</sup>

Drive

Street

Proposed Development

Woongarra Rd

103 631m<sup>2</sup>

104 451m<sup>2</sup>

105 451m<sup>2</sup>

106 451m<sup>2</sup>

107 451m<sup>2</sup>

108 450m<sup>2</sup>

109 450m<sup>2</sup>

129 450m<sup>2</sup>

130 450m<sup>2</sup>

131 450m<sup>2</sup>

132 450m<sup>2</sup>

133 450m<sup>2</sup>

134 450m<sup>2</sup>

135 450m<sup>2</sup>

136 450m<sup>2</sup>

137 450m<sup>2</sup>

138 450m<sup>2</sup>

Dimensions: 15.01, 17.51, 12.51, 38.11, 38.105, 38.106, 38.107, 38.108, 38.109, 38.110, 38.111, 38.112, 38.113, 38.114, 38.115, 38.116, 38.117, 38.118, 38.119, 38.120, 38.121, 38.122, 38.123, 38.124, 38.125, 38.126, 38.127, 38.128, 38.129, 38.130, 38.131, 38.132, 38.133, 38.134, 38.135, 38.136, 38.137, 38.138, 38.139, 38.140, 38.141, 38.142, 38.143, 38.144, 38.145, 38.146, 38.147, 38.148, 38.149, 38.150, 38.151, 38.152, 38.153, 38.154, 38.155, 38.156, 38.157, 38.158, 38.159, 38.160, 38.161, 38.162, 38.163, 38.164, 38.165, 38.166, 38.167, 38.168, 38.169, 38.170, 38.171, 38.172, 38.173, 38.174, 38.175, 38.176, 38.177, 38.178, 38.179, 38.180, 38.181, 38.182, 38.183, 38.184, 38.185, 38.186, 38.187, 38.188, 38.189, 38.190, 38.191, 38.192, 38.193, 38.194, 38.195, 38.196, 38.197, 38.198, 38.199, 38.200, 38.201, 38.202, 38.203, 38.204, 38.205, 38.206, 38.207, 38.208, 38.209, 38.210, 38.211, 38.212, 38.213, 38.214, 38.215, 38.216, 38.217, 38.218, 38.219, 38.220, 38.221, 38.222, 38.223, 38.224, 38.225, 38.226, 38.227, 38.228, 38.229, 38.230, 38.231, 38.232, 38.233, 38.234, 38.235, 38.236, 38.237, 38.238, 38.239, 38.240, 38.241, 38.242, 38.243, 38.244, 38.245, 38.246, 38.247, 38.248, 38.249, 38.250, 38.251, 38.252, 38.253, 38.254, 38.255, 38.256, 38.257, 38.258, 38.259, 38.260, 38.261, 38.262, 38.263, 38.264, 38.265, 38.266, 38.267, 38.268, 38.269, 38.270, 38.271, 38.272, 38.273, 38.274, 38.275, 38.276, 38.277, 38.278, 38.279, 38.280, 38.281, 38.282, 38.283, 38.284, 38.285, 38.286, 38.287, 38.288, 38.289, 38.290, 38.291, 38.292, 38.293, 38.294, 38.295, 38.296, 38.297, 38.298, 38.299, 38.300, 38.301, 38.302, 38.303, 38.304, 38.305, 38.306, 38.307, 38.308, 38.309, 38.310, 38.311, 38.312, 38.313, 38.314, 38.315, 38.316, 38.317, 38.318, 38.319, 38.320, 38.321, 38.322, 38.323, 38.324, 38.325, 38.326, 38.327, 38.328, 38.329, 38.330, 38.331, 38.332, 38.333, 38.334, 38.335, 38.336, 38.337, 38.338, 38.339, 38.340, 38.341, 38.342, 38.343, 38.344, 38.345, 38.346, 38.347, 38.348, 38.349, 38.350, 38.351, 38.352, 38.353, 38.354, 38.355, 38.356, 38.357, 38.358, 38.359, 38.360, 38.361, 38.362, 38.363, 38.364, 38.365, 38.366, 38.367, 38.368, 38.369, 38.370, 38.371, 38.372, 38.373, 38.374, 38.375, 38.376, 38.377, 38.378, 38.379, 38.380, 38.381, 38.382, 38.383, 38.384, 38.385, 38.386, 38.387, 38.388, 38.389, 38.390, 38.391, 38.392, 38.393, 38.394, 38.395, 38.396, 38.397, 38.398, 38.399, 38.400, 38.401, 38.402, 38.403, 38.404, 38.405, 38.406, 38.407, 38.408, 38.409, 38.410, 38.411, 38.412, 38.413, 38.414, 38.415, 38.416, 38.417, 38.418, 38.419, 38.420, 38.421, 38.422, 38.423, 38.424, 38.425, 38.426, 38.427, 38.428, 38.429, 38.430, 38.431, 38.432, 38.433, 38.434, 38.435, 38.436, 38.437, 38.438, 38.439, 38.440, 38.441, 38.442, 38.443, 38.444, 38.445, 38.446, 38.447, 38.448, 38.449, 38.450, 38.451, 38.452, 38.453, 38.454, 38.455, 38.456, 38.457, 38.458, 38.459, 38.460, 38.461, 38.462, 38.463, 38.464, 38.465, 38.466, 38.467, 38.468, 38.469, 38.470, 38.471, 38.472, 38.473, 38.474, 38.475, 38.476, 38.477, 38.478, 38.479, 38.480, 38.481, 38.482, 38.483, 38.484, 38.485, 38.486, 38.487, 38.488, 38.489, 38.490, 38.491, 38.492, 38.493, 38.494, 38.495, 38.496, 38.497, 38.498, 38.499, 38.500, 38.501, 38.502, 38.503, 38.504, 38.505, 38.506, 38.507, 38.508, 38.509, 38.510, 38.511, 38.512, 38.513, 38.514, 38.515, 38.516, 38.517, 38.518, 38.519, 38.520, 38.521, 38.522, 38.523, 38.524, 38.525, 38.526, 38.527, 38.528, 38.529, 38.530, 38.531, 38.532, 38.533, 38.534, 38.535, 38.536, 38.537, 38.538, 38.539, 38.540, 38.541, 38.542, 38.543, 38.544, 38.545, 38.546, 38.547, 38.548, 38.549, 38.550, 38.551, 38.552, 38.553, 38.554, 38.555, 38.



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age

Woongarra Rd

Sparks Road







# hilltop park

- > Relaxed coastal living
- > Located within the rapidly growing Warnervale Development precinct
- > Close to the rail, the M1 Pacific Motorway and the Pacific Highway
- > Close to hospitals, schools and retail centres
- > Torrens title
- > Complete turn key
- > Returning 8% annual growth

Hilltop Park is the right investment opportunity for first time home buyers and investors. We invite you to be part of this exceptional development on the Central Coast NSW.

With the essentials on your doorstep, ocean beaches just a short car ride away and surrounded by inviting bushland, Hilltop Park offers relaxed coastal living on the picturesque NSW Central Coast.

# quality NSW inclusions

## Site Preparation

- ✓ Site clearance and preparation
- ✓ Bulk earthworks over affected area of site to achieve levels
- ✓ Remove existing trees and rubbish

## Building Works

- ✓ Engineered designed concrete waffle pod slab
- ✓ Dropped Edge beams where applicable
- ✓ Under slab piling where applicable
- ✓ Under slab plumbing
- ✓ Under slab drainage
- ✓ Termite protection

## Columns

- ✓ Brick Columns - from nominated supplier
- ✓ Brick Piers - from nominated supplier

## Staircases

- ✓ Internal step / steps to garage (if applicable) where drawn

## Roof

- ✓ Timber truss roof framing
- ✓ Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing
- ✓ FC soffits including paint finish
- ✓ Insulation for thermal protection - R1.5 medium external walls R3 ceilings
- ✓ Fascia/barge board
- ✓ Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

## External Walls

- ✓ Preselected Brick Veneer Wall from nominated supplier
- ✓ Preassembled radiata pine wall frames and trusses

- ✓ Preselected coloured mortar and joint finishes
- ✓ Single skin brick wall
- ✓ Preselected lightweight feature walls where shown on plan

## Windows

- ✓ Preselected coloured aluminium window framed glazed windows and sliding doors from nominated supplier
- ✓ Insect screens to all openable windows
- ✓ Keyed window locks
- ✓ Quality Vertical Blinds to all clear glazed windows & family sliding door

## External Doors

- ✓ Single door with side panel included frame, hardware and painted
- ✓ Single door including frame, hardware (where drawn) and painted
- ✓ Security door to external glass slider from nominated supplier
- ✓ Automatic electric panel lift door with remotes (Where Drawn)
- ✓ Obscured glass to entry frame sidelights if applicable
- ✓ Preselected front feature door. Timber entry frames (front & back suitable for painting to compliment our facades - hardware (Gainsborough - Terrace)
- ✓ Provide & Install draught excluders to front & rear laundry doors
- ✓ External garage access door (steel frame suitable for painting - if drawn)
- ✓ Quality entry door knobs - locks keyed alike to front & rear doors (Gainsborough - Terrace)
- ✓ Quality entry door deadlocks keyed alike to front and rear laundry doors (Gainsborough - Terrace)Internal Doors

- ✓ Single door including frame, hardware (LANES) and painting
- ✓ Single sliding door including frame, hardware (LANES) and painting (where drawn)Internal
- ✓ Stud framed walls
- ✓ Wall insulation for thermal protection R1.5 Batts
- ✓ Plasterboard / Villabond walls & ceilings with 90mm cornice
- ✓ Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)
- ✓ Skirtings & architraves are pencil round pine suitable for painting
- ✓ Two coats of premium grade washable wall paint
- ✓ Hinged swing flush panel internal doors to the built in cupboards (suitable for painting) in the bedrooms & linen
- ✓ White melamine (low maintenance) shelving to linen cupboard

## Internal Screens

- ✓ Shower screens (including doors) to main bathroom
- ✓ Shower screens (including doors) to ensuite (if applicable) Wall Finishes
- ✓ Plasterboard wall lining
- ✓ Paint finish to wall linings
- ✓ Ceramic wall tiling to kitchen splash back
- ✓ Ceramic wall tiling 2000 mm in shower recess to bathroom Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)
- ✓ Waterproofing to wet areas
- ✓ Tile splashbacks above bath and vanities
- ✓ Dado height wall to bathroom where applicable
- ✓ Skirting tiling to bathroom, ensuite & laundry (if applicable)

## Floor Finishes

- ✓ Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)
- ✓ Ceramic Floor tiling to bathrooms, ensuites, laundry,

kitchen & entry (if applicable)

- ✓ Waterproofing to all wet areas
- ✓ Decorative spray finished concrete driveway & paths
- ✓ Plain concrete floor to garage

#### Ceiling Finishes

- ✓ Plasterboard ceiling
- ✓ Paint finish to ceiling

#### Fitments - Kitchen

- ✓ Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.
- ✓ Dishwasher space and laminated free form benchtop
- ✓ Preselected Stainless steel recirculating rangehood
- ✓ Preselected Stainless steel cooktop
- ✓ Preselected Stainless steel fan forced underbench oven
- ✓ Preselected Stainless steel dishwasher
- ✓ Extensive overhead cupboards and shelving (no bulk heads)
- ✓ Melamine fully lined kitchen adjustable cupboard shelving
- ✓ 1 & 1/2 bowl Stainless steel sink (1200mm long)
- ✓ Quality water conserving chrome flickmixer to sink
- ✓ Corner cupboards with folding doors if applicable
- ✓ 600 mm drawers (if possible) with cutlery tray to top drawer
- ✓ Metal draw runners

#### Fitments - Bathrooms/Ensuites

- ✓ Stylish gloss white Vanity Units with moulded top & basin
- ✓ Preselected shower frame with pivot or sliding doors with clear laminated glass
- ✓ Quality white 1500mm acrylic bath
- ✓ Quality water conserving tapware with handles & flanges
- ✓ Quality towel rails, towel rings & toilet roll holders to bathroom & ensuite (if applicable)
- ✓ Multi-directional shower rose heads rating of 3 Star
- ✓ Soap holders (where applicable)
- ✓ Water conserving dual flush white

cistern & pan

- ✓ Framed mirror over vanities
- ✓ Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

#### Fitments

- Bedroom 1, 2, 3 & 4

- ✓ Quality preselected door knobs with privacy locks (LANES)

#### Fitments - Laundry

- ✓ 35(Min) Litre white trough with suds by-pass and cabinet under
- ✓ Preselected water conserving tapware - handles & flanges minimum 3 star rating

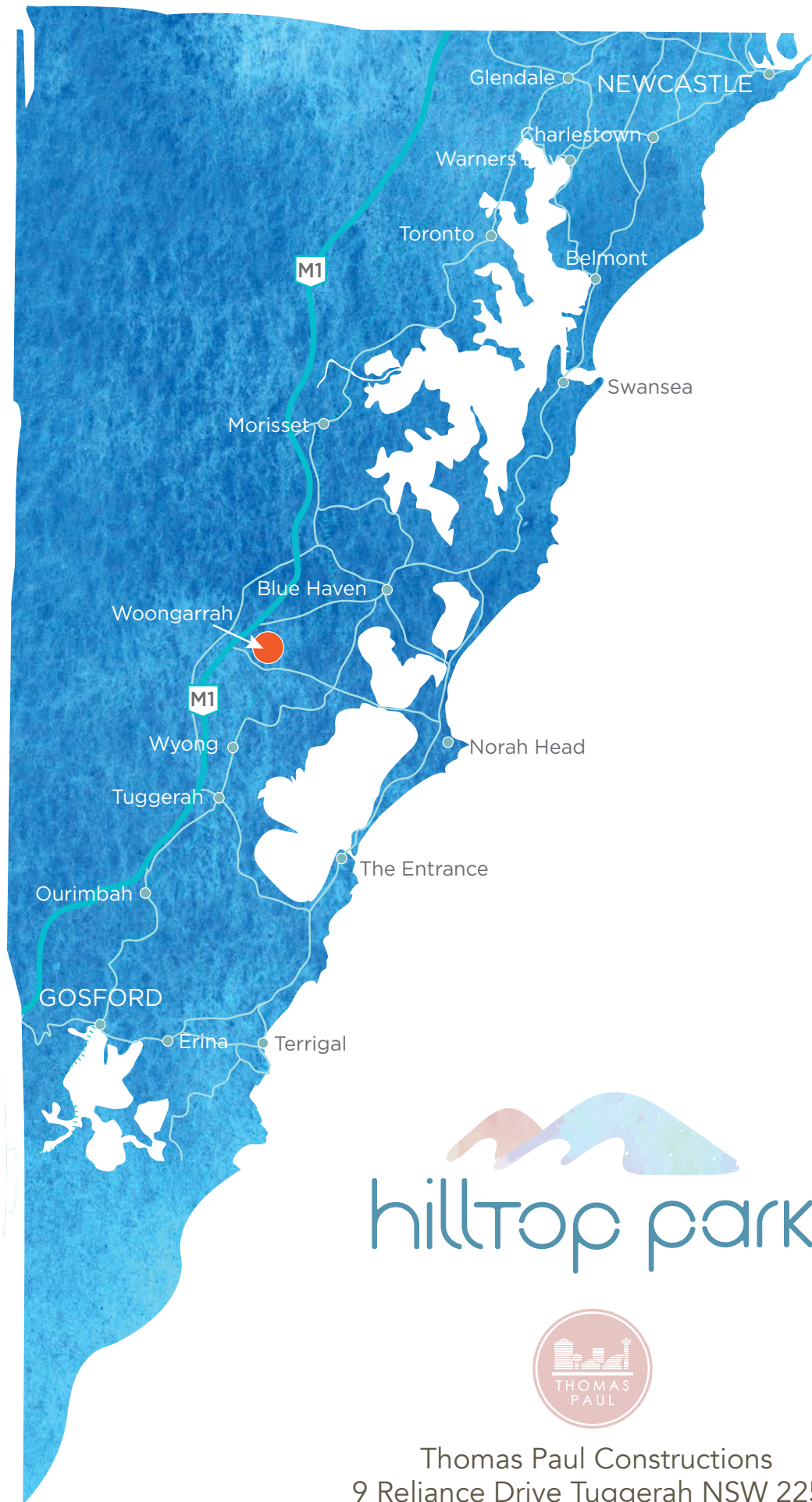
#### Electrical - Safety

- ✓ Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
- ✓ White light switches adjacent to doors
- ✓ Generous number of double power point throughout the house
- ✓ Generous number of single power points throughout the house
- ✓ Quality builders package internal & external light fittings-Alabaster 30 & 40 cm Fluro & Oyster
- ✓ Hard wired smoke detectors with battery backup
- ✓ Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)
- ✓ Two prewired TV points
- ✓ TV aerial with booster (if required)
- ✓ One telephone point
- ✓ Hot water system to comply with basix certificateGeneral
- ✓ 6 Year 0 month structural guarantee to protect your investment
- ✓ Builders all risk insurance
- ✓ Free 3 month maintenance warranty
- ✓ Pest control treatment to comply with AS codes
- ✓ Plan drawings Fees
- ✓ Engineers Drainages Fees
- ✓ Council lodgement Fees
- ✓ Geotechnical Fees
- ✓ Goods & Services Tax (GST)

#### Other External Works & Services

- ✓ Site investigation and test bores for geotechnical reports
- ✓ Rock excavation (if applicable)
- ✓ Treated Pine retaining wall and other necessary structures (only if drawn)
- ✓ Statutory Authorities charges contributions
- ✓ Rural Bushfire Assessment and build costs in Bal fire zone
- ✓ Landscaping
- ✓ Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)
- ✓ Turfing, trees and native shrubs
- ✓ Letterbox & clothesline pending land covenant
- ✓ Front & rear garden taps
- ✓ Above ground polyethylene water tank to comply with basix certificate requirementsCertification
- ✓ Termite Treatments BSA Requirements
- ✓ Smoke Alarms BSA Requirements
- ✓ Certificate of Compliance Electrical BSA Requirements
- ✓ Insulation BSA Requirements
- ✓ Glazing Windows/Doors BSA Requirements
- ✓ Waterproofing BSA Requirements
- ✓ Flammability BSA Requirements





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