

# NSW HOUSE & LAND PACKAGE

## FIXED PRICE, TURN KEY

**DUAL KEY  
PACKAGE**



NOTE: Colorbond roof a standard inclusion from 5 August 2019

# \$722,170

LAND (450m<sup>2</sup>) | \$312,000

HOUSE (236m<sup>2</sup>) | **\$410,170**

RENTAL INCOME | \$490 & \$410

## Lot 43 Bateup Drive, The Vale on Virginia, Hamlyn Terrace

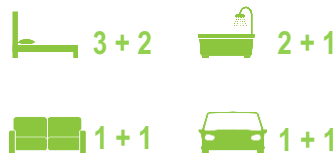
The Vale on Virginia is one of the Central Coasts most exciting locations to live, close to the waterside lifestyle of Tuggerah Lake and coastal beaches.

The Vale has plans for retail and commercial supermarkets, long-term day care centre, child play centre, medical centre and pharmacy, family tavern, various shops and professional offices. Beautiful Parklands will offer a huge open space with a cycling track, walking/jogging tracks, playing fields, proposed netball courts, multiple barbecue and recreational facilities, together with a viewing platform to take in the views of the entire region.

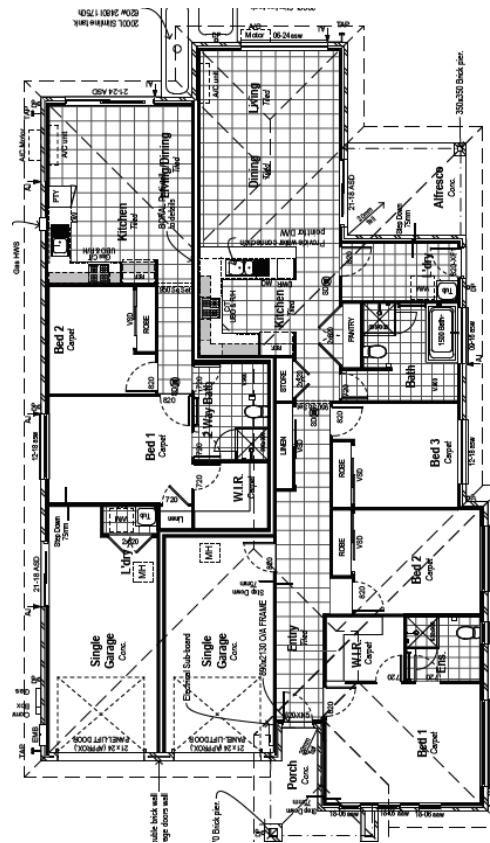
### INCLUSIONS

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

### DUAL KEY CUSTOM DESIGN



LIVING	118.4 + 59.9
GARAGE	20.4 + 23.9
ALFRESCO	8.0
PORCH	5.6
<b>TOTAL</b>	<b>  236.2</b>



NOTE: Ceiling height standard 2550mm as at 5 August 2019

**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.

*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 600m<sup>2</sup> 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.

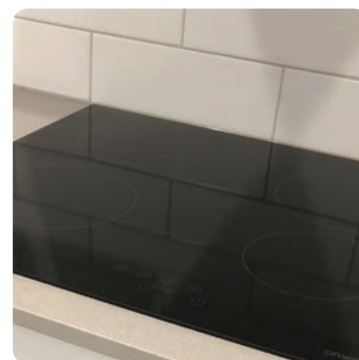
DISCLAIMER: the below images are



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

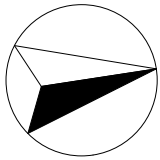
- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to openable windows.

## LANDSCAPING

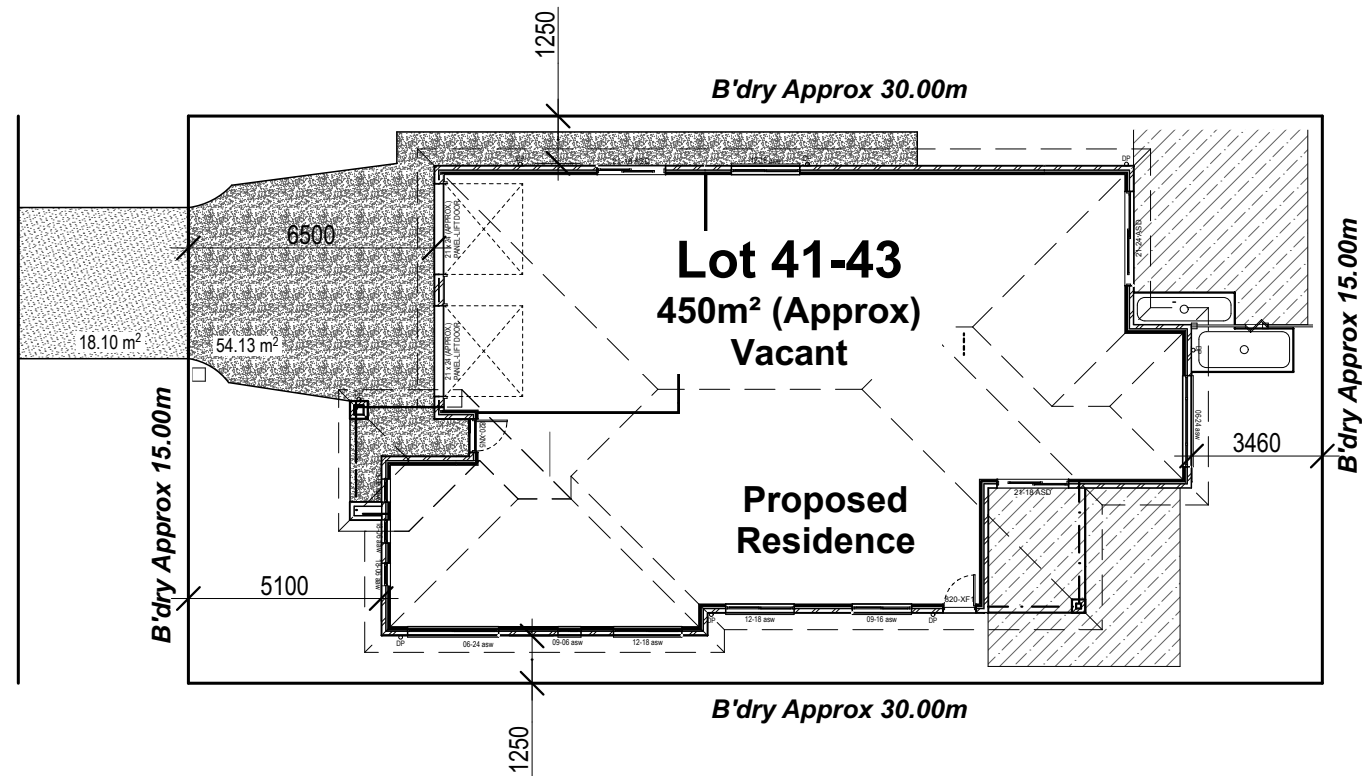
- Provide up to 70 lineal meters of 1800mm high colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60 m2 of plain concrete driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

## 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



?? Street



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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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 236**  
**(3 bed - 2 bed)**  
**Coastal Facade**  
**Garage to Left**

Site Address:  
Lot 41-43  
- ?? Street  
  
HAMLYN TERRACE NSW 2259  
  
LGA: Central Coast Council

### SALES - Site Plan

Plot Date: 27/08/2019	Drawn: M.F.	Rev: <b>A</b>
Scale: 1:200		
Sheet: <b>2</b>	Job No: <b>TBA</b>	

PRELIMINARY SITE PLAN ONLY - 27/08/2019

Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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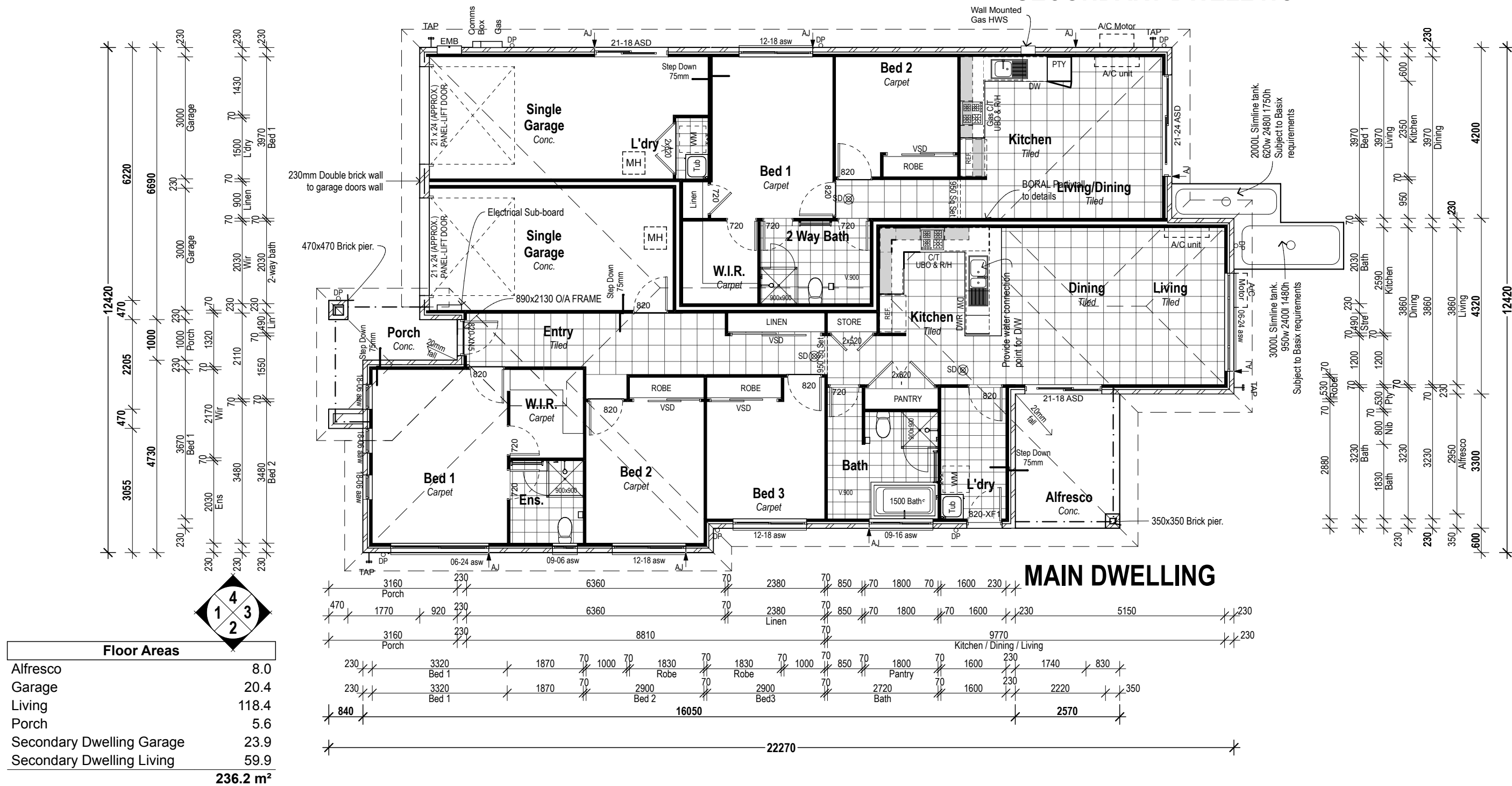
## SALES - Floor Plan

Plot Date: 27/08/2019	Drawn: M.F.	Rev:
Scale: 1:100		<b>A</b>
Sheet: <b>3</b>	Job No: <b>TBA</b>	

PRELIMINARY SITE PLAN ONLY - 27/08/2019

Date:

Client's Signature: \_\_\_\_\_



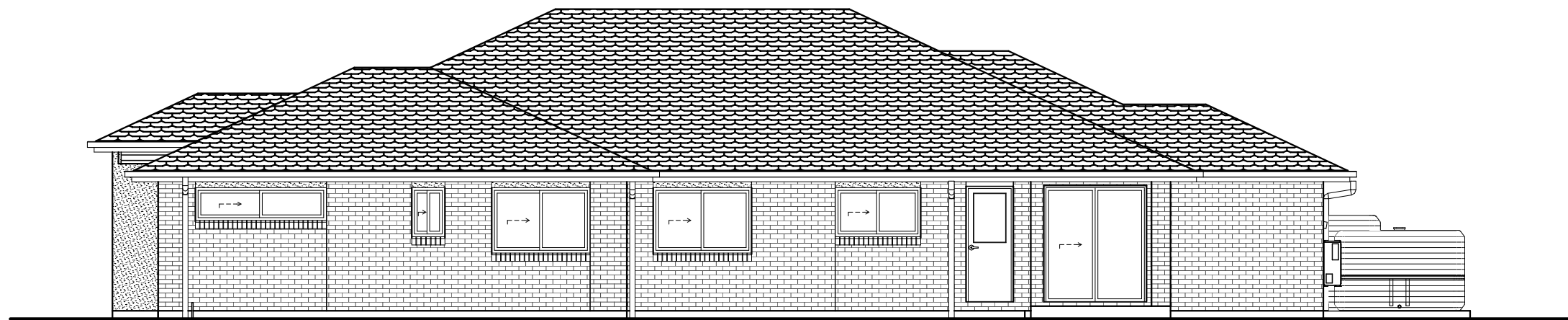




Elevation 1

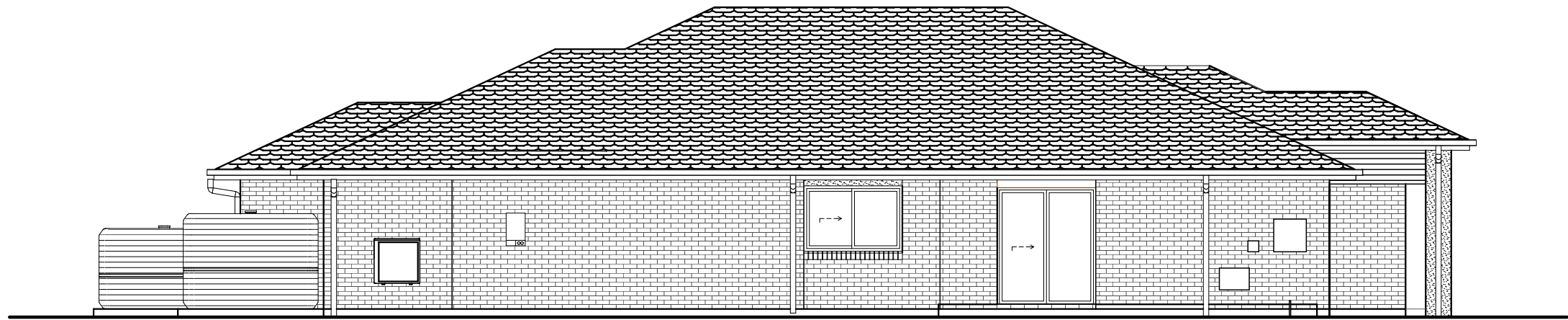


Elevation 3



Elevation 2

450 Eaves @ 25° Pitching Point  
1:1



Elevation 4



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SALES - Elevations

Plot Date: 27/08/2019	Drawn: M.F.	Rev: <b>A</b>
Scale: 1:100		
Sheet: <b>4</b>	Job No: <b>TBA</b>	

PRELIMINARY SITE PLAN ONLY - 27/08/2019

Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Rental Appraisal

Appraised on: 02/09/2019

## DUAL LIVING-Lot 43 The Vale on Virginia, Hamlyn Terrace NSW

3		2		1	
2		1		1	

**Rental: \$440-\$490 and \$360-\$410 per week**

When assessing the rental amount of 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.

Our team would be delighted to manage your investment with your individual needs in mind, and are happy to offer a special package for all new clients.



**Hayden Van**  
National Relationship Manager  
Ray White (IMS) Investment Management Services  
**Rated No. 1 International Property Management Business**  
E: [hayden.van@raywhite.com](mailto:hayden.van@raywhite.com)  
P: 0466 915 410

(#GDE)

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**Ray White (IMS) Investment Management Services**

Southside & Gold Coast Rentals Ray White (IMS) Loganholme Head Office Western Corridor Rentals Ray White (IMS) Springfield

Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in:

QLD: Brisbane, Ipswich, Gold Coast, Toowoomba, Rockhampton, Townsville

NSW: Sydney, Central Coast, Newcastle

VIC: Melbourne, Point Cook, Werribee, Tarneit, Doreen, Cranbourne and surrounds

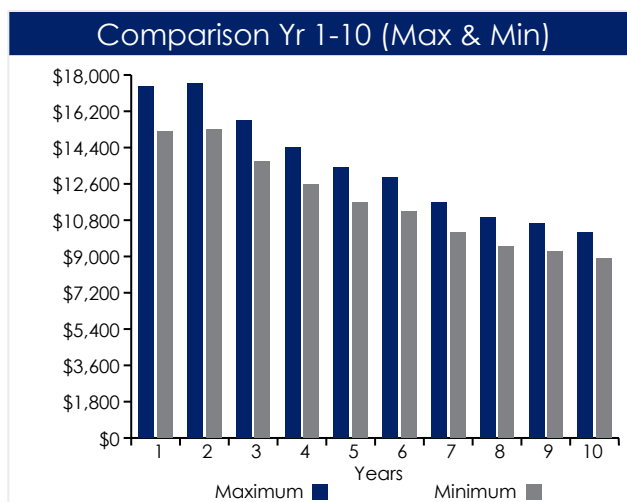
PIMS (QLD) Pty Ltd t/as Ray White (IMS) | ABN 62 167 289 867

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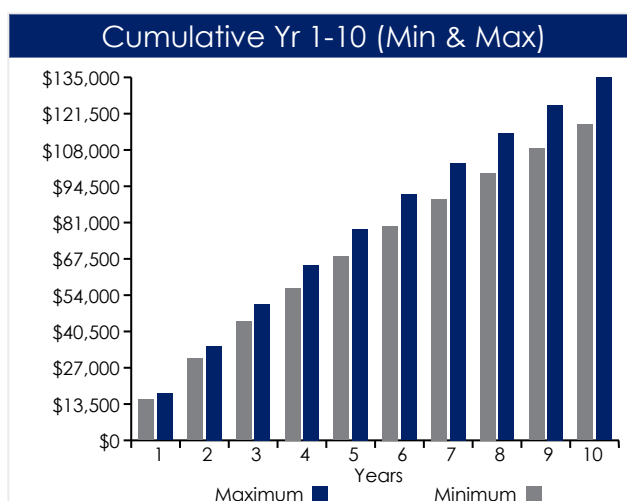
## Estimate of Depreciation Claimable Typical Dwelling

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

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: .....

Home Phone: ..... Work Phone: .....

Mobile 1: ..... Mobile 2: .....

Solicitor: ..... Contact: .....

Address: .....

Phone: ..... Fax: .....

Email: .....

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:** .....

## COMMISSIONS

.....	\$ .....	Timing: .....
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.....	\$ .....	Timing: .....
-------	----------	---------------

.....	\$ .....	Timing: .....
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## LENDERS DETAILS

Institution: ..... Branch: .....

Contact: ..... Mobile: .....

Phone: ..... Fax: .....

Address: .....

Email: .....

## SPECIAL CONDITIONS

1. ....

2. ....