



ONE CENTRAL PROPERTY

Charmhaven

ESTATE PROFILE



This brand new development of superior homes has so much to offer families and investors alike. Located close to the tranquil shores of Budgewoi Lake on the Central Coast NSW, residents of this exciting new development will enjoy the ultimate in easy access to retail, local schools, hospitals, transport and all the lakeside leisure facilities and beaches the Central Coast has to offer.



Discover the Charmed life

Discover a vibrant Central Coast lifestyle and super convenient living.

This Community title, master planned estate will join Charmhaven's thriving lakeside community. Its level blocks are available to suit couples, seniors, and growing families. The estate will feature double storey duplex homes and townhouses.

This estate is conveniently located just off the Pacific Highway, and M1 Motorway which gives residents easy access to Newcastle and Sydney. Closer to home, locals are just minutes from major shopping centres, local schools and a wealth of community facilities.

Education

The region offers several council-owned child care centres in addition to private centres and established family daycare providers giving young families loads of choice.

There are over 45 primary and high schools located in the region for the kids as they get older, including coeducational establishments, primary and secondary schools, special education facilities, selective schools, as well as schools educating students from kindergarten to year 12 on the one campus.

Charmhaven students from kindergarten to year 12 can enjoy a private education at two local schools: MacKillop Catholic College and Lakes Grammar and a public school education at Northlakes Primary and High School, located in nearby San Remo. Additionally, "NSW Best Public School" award winner - Blue Haven Public School is also close-by. Specialised options further afield include; Wadalba Community School, Gorokan Selective High School, International Football & Tennis School, Central Coast Sports College, Central Coast Steiner School, Glenvale Specialist School and The Grove Studios Academy.

The Central Coast offers a diverse range of tertiary education options for mature students. The Ourimbah University Campus located in the heart of the Central Coast is a multisector campus which offers University, TAFE and Community College courses. This state-of-the-art facility is a partnership of The University of Newcastle and Hunter Institute of TAFE. Affiliates are the Central Coast Community College and the Central Coast Conservatorium of Music.



Medical

The Central Coast has two major public hospitals with emergency departments and is complemented by additional, private hospitals around the Central Coast. The region is also home to 21 aged care facilities.

The Ambulance Service of NSW has stations on the Central Coast located at Bateau Bay, Doyalson, Ettalong, Point Clare, Terrigal, Toukley and Wyong.

Wyong Public Hospital is one of two major acute care facilities located at Kanwal with 274 beds. Healthcare services include; Alcohol and drug unit, Coronary care unit, Diabetes Unit, Emergency department, Epilepsy centre, Geriatric assessment unit, Maintenance renal dialysis unit, Obstetric services, Oncology unit, Paediatric service, Psychiatric unit and a Rehabilitation unit.

The recently funded \$200 million upgrade will provide an improved emergency department, maternity and mental health units, more in-patient beds, improved intensive care services and additional parking.

Brisbane Waters Private Hospital provides an excellent range of surgical, medical, rehabilitation and mental health services to the Central Coast community.

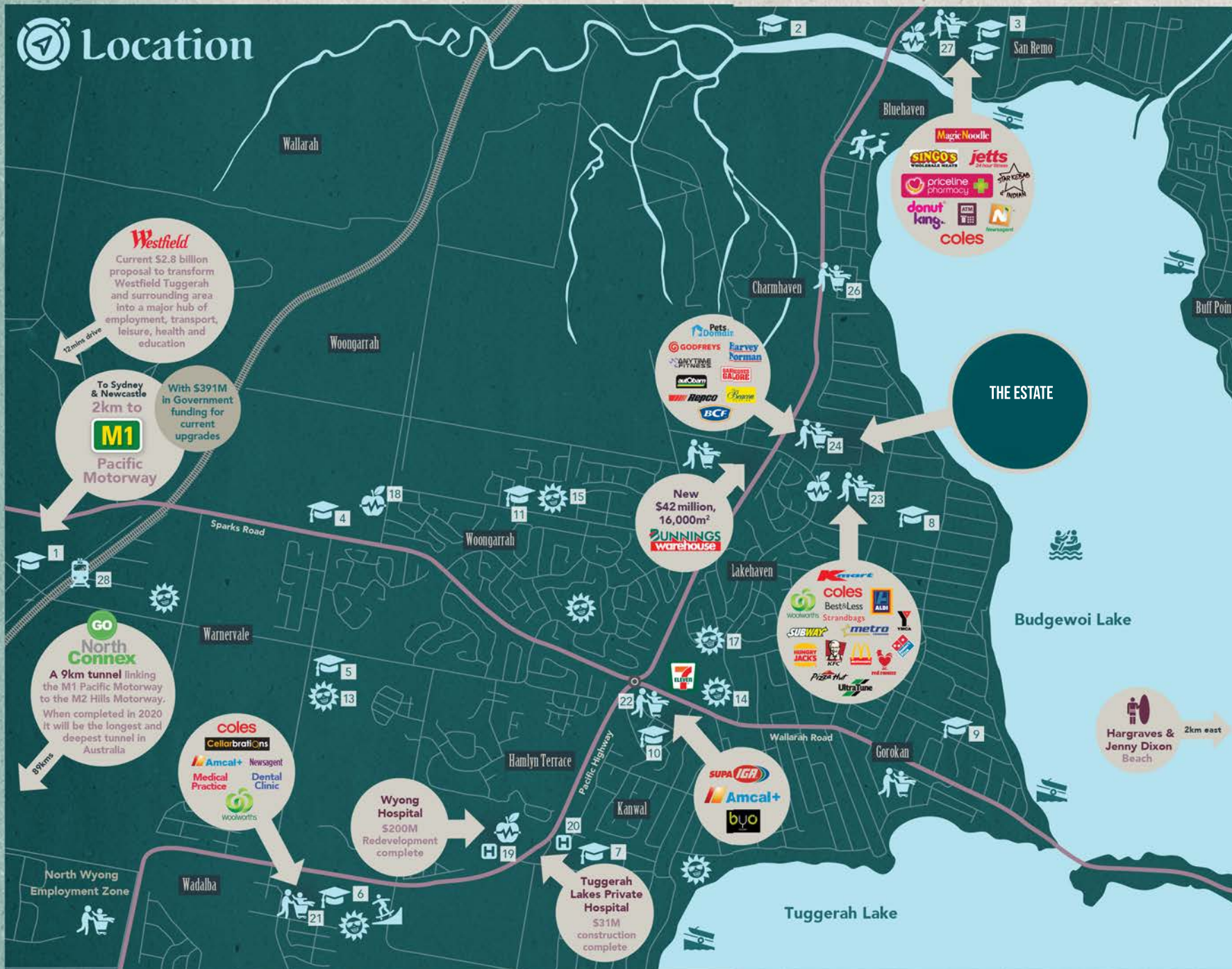
Tuggerah Lakes Private - Opened in 2019, Tuggerah Lakes Private Hospital is a key addition to the region's private health care facilities. Facilities include 9 operating theatres and 60 inpatient beds. Located opposite Wyong Public Hospital.

S.A.S.H. Central Coast - a world-class Emergency and Specialist Veterinary Hospital in Tuggerah. Open 24 hours a day, so if your pet needs emergency care, and your usual veterinarian is closed, there is a dedicated emergency team right here on the Coast, that you can always call.



The Clever Coast

Location



Education

- 1 Lakes Grammar
- 2 Blue Haven Public School
- 3 Northlakes High School
- 4 Mackillop Catholic College
- 5 Warnervale Primary School
- 6 Wadalba Community School
- 7 Kanwal Public School
- 8 Gorokan High School
- 9 Gorokan Public School
- 10 St Aloysius Catholic Primary
- 11 Woongarah Public School

Lifestyle

- 12 Warnervale Athletic Field
- 13 Hamlyn Terrace Sports Complex
- 14 Morry Breen Reserve
- 15 Woongarah Sports Facility
- 16 Wadalba Sports Complex
- 17 Wyong Rugby Leagues Club

Medical

- 18 Warnervale GP Super Clinic
- 19 Wyong Hospital and Medical Centre
- 20 Tuggerah Lakes Private Hospital

Retail

- 21 Wadalba Shopping Village
- 22 Kanwal Village Shopping Centre
- 23 Lake Haven Shopping Centre
- 24 Homemaker Lakehaven
- 25 Westfield Tuggerah
- 26 Charmy Shopping Village
- 27 North Lakes Shopping Centre

Transport

- 28 Warnervale Train Station
- 29 M1 Pacific Motorway
- 30 North Connex

Retail

The local shopping strip at 'Charmy Villiage' has the daily essentials required for perfect convenience.

Just a short stroll from _____, you'll find Lake Haven Shopping Centre in neighbouring Gorokan. This retail centre features Coles, Aldi and Woolworths supermarkets, K-Mart, 120 speciality stores and a great range of services including 7 banks and financial institutions, Medicare office, Medical Centre and a Library. The centre also has a new cinema, fitness centre, as well as an automotive precinct and fast food outlets. A well-located bus interchange and taxi rank provide excellent public transport access.

Even closer to _____ is the Lakehaven homemaker centre featuring Harvey Norman, BBQs Galore, Repco, Beacon Lighting, Autobarn, Repco, Godfreys, Anytime Fitness, Pets Domain and BCF. There is also a new \$40M Bunnings Warehouse directly across the road from the Homemaker Centre.

A 15-minute car trip (or local bus) will take you to Tuggerah and its impressive Westfield shopping centre. The double-level shopping centre features more than 250 stores including an Event Cinemas complex, Coles, Woolworths, and Aldi supermarkets, David Jones, Big W, and Target department stores, and an alfresco dining precinct. A planned \$50 million expansion will see the addition of more car parking spaces and retail stores, including Gmax cinema and Myer outlet, added to one of the Central Coast's key shopping destinations.

Northlakes Shopping Centre is a neighbourhood centre anchored by Coles and 14 speciality retailers including Priceline Pharmacy, Donut King, Jetts Fitness, Medical Centre and the coast's famous Singo's Meats.



The Coast with the most

Lifestyle

The \$23.7 million construction of the Central Coast Regional Sporting and Recreation Complex is now complete. The newly completed 18-hectare complex offers nine playing fields, an amenities building (that includes accessible toilets, change rooms, canteen and storerooms), over 2 kilometres of shared pathways, landscaping, car parks and bus zones for drop-off and turning.

Jilliby State Conservation Area is a popular place for 4WDs, mountain biking, horse riding and long bushwalks through the forest. Slide down the World's longest rollercoaster zip line above the forest floor at the TreeTop Adventure Park. Walk among unique native animals and explore significant Aboriginal sites, in the Australian Walkabout Wildlife Park. Both Kooindah Waters and Wyong Golf Club are both just up the road if you enjoy a round of golf after work.

The Art House is the Central Coast's premier performing arts centre, bringing world-class theatre to Central Coast audiences. The \$1.5 million development hosts a 500-seat theatre, 130-seat studio, exhibition space, meeting facilities and Bar.

In addition to Lakehaven's fast-food precinct, the Charmhaven fine dining strip along the Pacific Highway offers a range of international gastronomic delights all within walking distance



Nearby Soldiers Beach features Lifeguards, Clubhouse and Food kiosk and café. Soldiers Beach is stunning, unspoiled and pristine and the water is clear and clean. Being backed by the bushland of Wyrabalong National Park lends it a care-free relaxed feel. Hargraves Beach is a secluded spot south of Budgewoi. Jenny Dixon Beach is east of Noraville, close to Hargraves House. Budgewoi, nearby to Lakes Beach.

Charmhaven residents are spoilt for choice when it comes to private 24-hour fitness facilities as well as enjoying access to Warnervale Oval, and Canton Beach's free outdoor gyms.

Just Coasting along





Transport

Charmhaven is just a short car trip away from many of the Central Coast's facilities and attractions, but it's also well-served by public transport. The recently upgraded Warnervale train station helps residents take advantage of employment opportunities in Sydney. Trains from Warnervale also take travellers to the Universities and cultural facilities of Newcastle and Sydney. Busways bus services connect Charmhaven with the train station.

The M1 Pacific Motorway is a 127 km stretch of motorway linking Sydney to the Central Coast and Hunter regions of New South Wales. It is part of the AusLink road corridor between Sydney and Brisbane. A large number of Central Coast residents use this motorway for their daily commute. The Motorway has recently benefited from a **\$371 Million upgrade** with new interchanges and 3 lanes from Hornsby to Newcastle.

NorthConnex is a 9-kilometre twin-tube motorway tunnel in northern Sydney, opened on 31 October 2020. It acts as a tunnel bypass of the congested Pennant Hills Road (and 21 sets of traffic lights), connecting the M1 Pacific Motorway to the M2 Hills Motorway and making for an easier Central Coast to Western Sydney commute.

The local area also enjoys access to the latest rapid charging for electric vehicles (2x Tesla Superchargers) located in neighbouring Kanwal and nearby Tuggerah.

THE ESTATE

is only minutes to...



Charmhaven
Population
2551

"The NSW
Central Coast
is home to many of
Greater Sydney's
most affordable
suburbs"

Rental Vacancy
Demand for rental
properties on the
Central Coast is at an all
time high at
0.1% vacancy



Average annual
growth



Occupancy



\$5 Billion
in recent local
infrastructure spending

Including; Shopping centre upgrades,
Rail projects, Pacific Motorway
Upgrade, Public & Private Hospitals,
Mining & Energy Production,
Employment Hubs, Community
recreation facilities & much more!