

Indicative Image Only



3+3 2+2 1+1

NSW HOUSE & LAND

LOCHINVAR - PRINCETON GRANGE
LOT 3 GUARDSMAN GROVE LOCHINVAR NSW 2321

Midvale - Plantation

HOUSE AREA	290 m ²
BUILD PRICE	\$660,926
LAND AREA	544.5 m ²
LAND PRICE	\$399,000
EST. REGISTRATION	January 2023
EST. YIELD	4.42% - 4.91%
EST. RENTAL P/W	\$900 - \$1000

Approximately 10 minutes' drive to the everyday conveniences of Rutherford Coles, Woolworths, Approximately 15 minutes' drive to the restaurants, vineyards and concert venues of Wine Approximately 17 minutes' drive to Maitland for Bunnings and K-Mart Approximately 20 minutes' drive to the major shopping hub of Stockland Greenhills Approximately 50 minutes' drive to Newcastle.

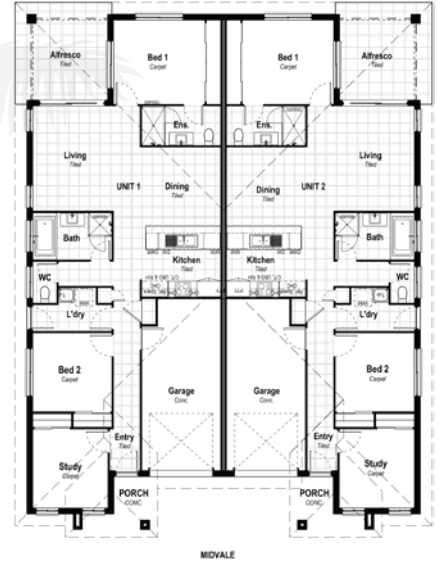
PREMIUM INCLUSIONS

- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ Colorbond roof
- ✓ 2550mm high ceilings
- ✓ 20mm manufactured stone kitchen benchtop
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ Approximately 1.8kw solar power system
- ✓ Cold water to fridge space
- ✓ Stainless steel kitchen appliances
- ✓ Roller blinds throughout
- ✓ Ceiling fans
- ✓ Undercover tiled alfresco area

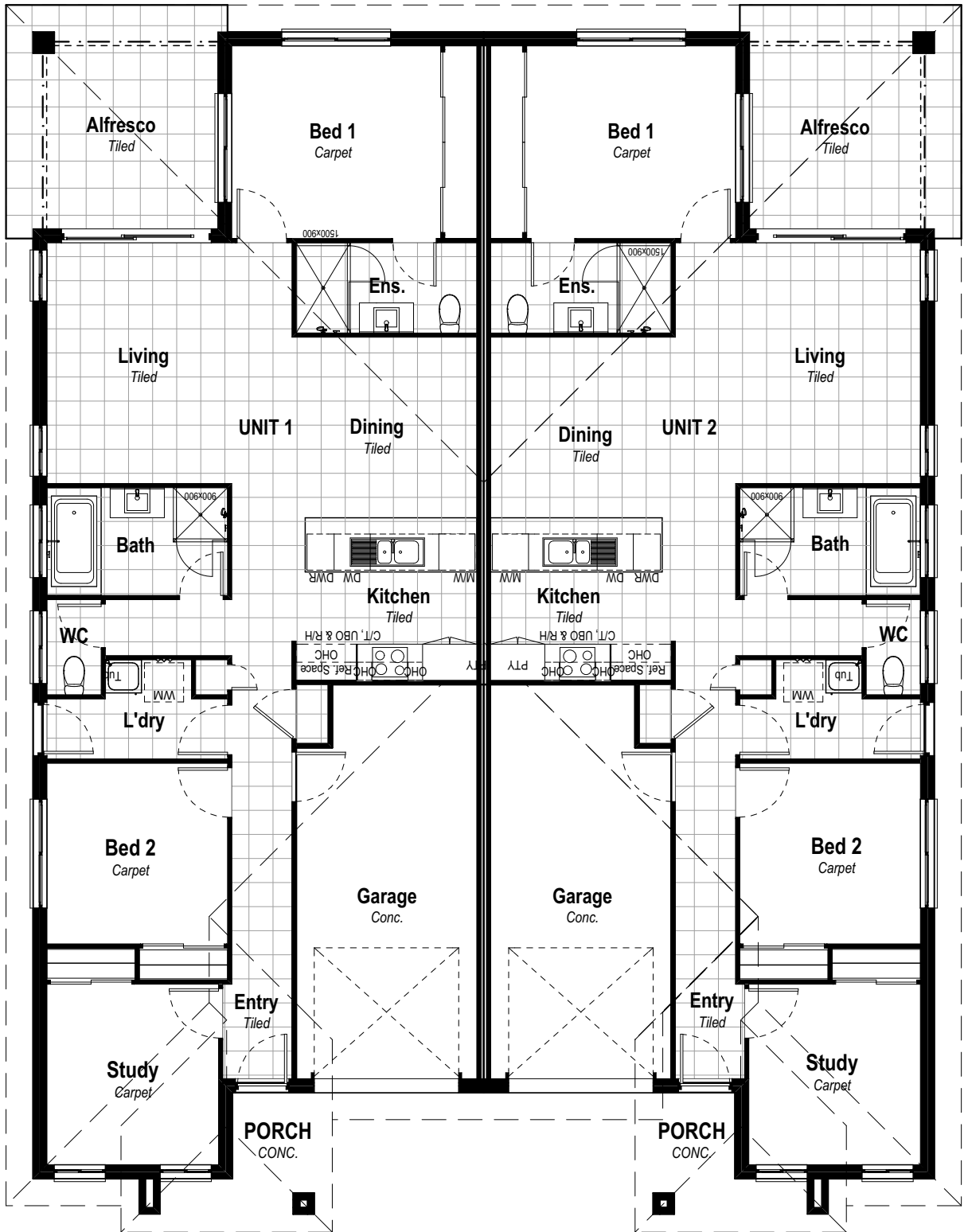
LIVING SPACES

Unit 1 - Living 106.1	Unit 2 - Living 106.1
Unit 1 - Garage 20.5	Unit 2 - Garage 20.5
Unit 1 - Alfresco 13.2	Unit 2 - Alfresco 13.2
Unit 1 - Porch 5.5	Unit 2 - Porch 5.5

Full Turn Key
\$1,059,926



MIDVALE



MIDVALE



New South Wales 2021 SPECIFICATIONS

Building a shared vision

PRE-CONSTRUCTION

- HIA fixed site works.
- 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 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.

BASIX / 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.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

EXTERNAL FINISHES

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white 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.
- Soft Close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Electric Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- Base MKII double bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.



New South Wales

2021 SPECIFICATIONS

Building a shared vision

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Soft close cabinetry to cupboards.
- 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 laundry 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 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.
- USB/double power point to the end of kitchen cabinetry.

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.



New South Wales
2021 SPECIFICATIONS
Building a shared vision



Stainless steel kitchen sink



Electric ceramic cooktop

STYLE

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

QUALITY

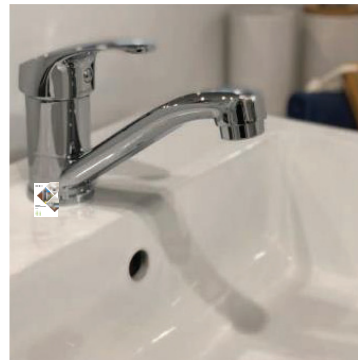
All products are high quality and sourced from reputable Australian suppliers.

FUNCTIONALITY

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



Underbench oven



Acrylic bathroom basin and mixer



Stainless steel dishwasher



Double Towel Rail



White bath



Vitreous china toilet suit



Rail Shower Mixer



New South Wales

2021 SPECIFICATIONS

Building a shared vision

TURNKEY 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 non-mountable kerb exists.

WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening 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 60m² of Coloured Concrete trowelled 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 Roller blinds throughout. (Excluding Wet rooms)
- 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.



Jurds

48 Station Lane, Lochinvar

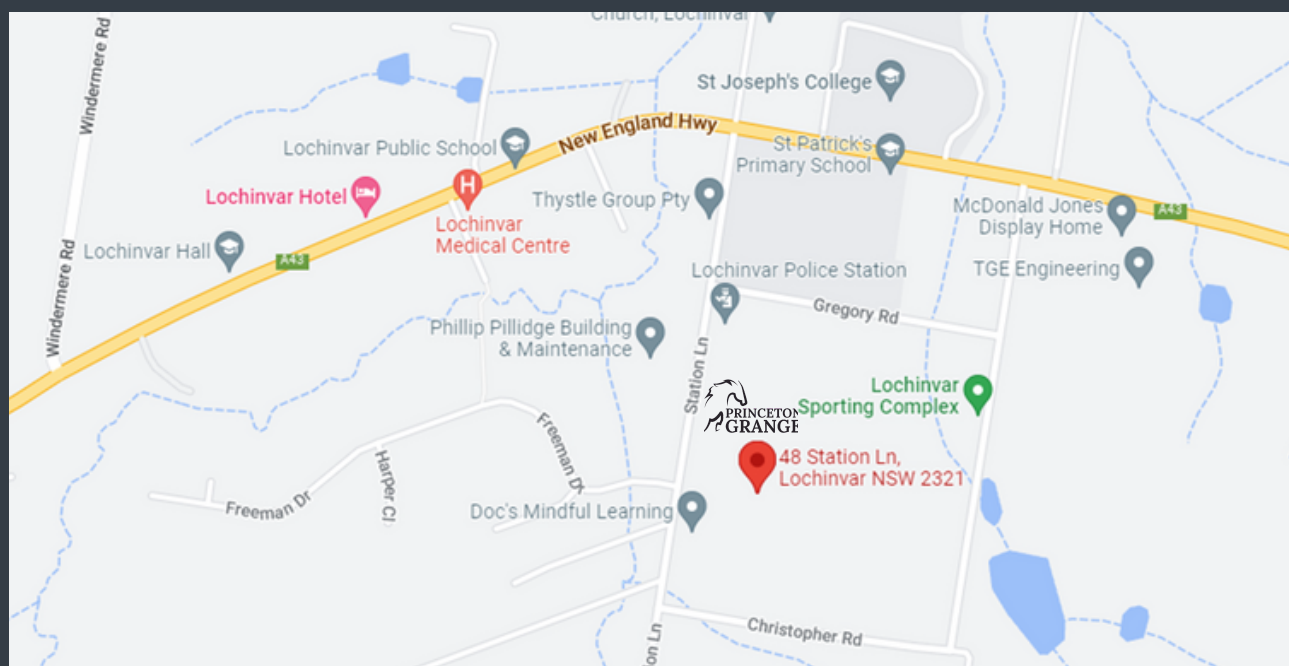




48 Station Lane, Lochinvar

Jurds

The recently released Princeton Grange Estate offers new home buyers a chance to build their dream home in the country or invest in a high-growth, high yield location.



Lot Sizes 487sqm - 1,012sqm



Price Range:
\$379,000 - \$469,000



Forecast for Construction
Completion: August 2022



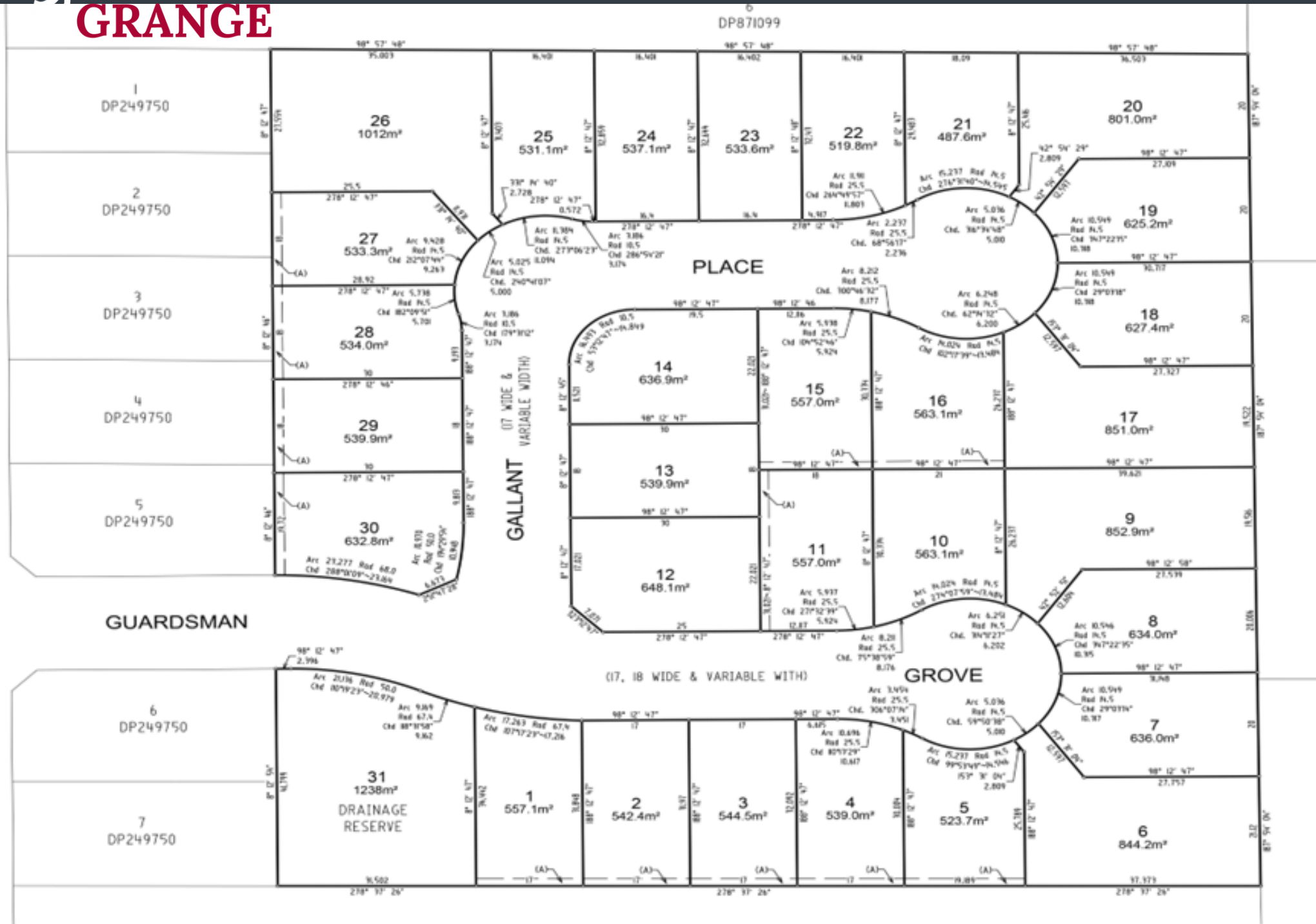
Forecast for Registration
Completion: November 2022

With limited blocks available, purchasers should move quick to seize the opportunity in this beautiful new estate.



MARKETING PLAN

Lots Sizes: 487.6sqm - 1,012sqm





Jurds

48 Station Lane, Lochinvar

Located in one of the fastest growing residential corridors in Australia, these exceptionally rare blocks are very close to being ready to build on and offer a country lifestyle with city conveniences.

The blocks range in size from 487m² to 1,012m² and have few design restrictions giving you the freedom to build exactly what you want.

Combining all the benefits of country living, Princeton Grange still maintains access to the necessities families require such as schools and shopping facilities:

- Located in quiet Station Lane, just 2 mins drive to St Joseph's College, St Patricks Primary and St Nicholas Early Education
- Services include electricity, town water, sewer, and NBN
- Choose your own builder and build your dream home with low restrictions and covenants

The estate is close to major centres, conveniences and shopping facilities:

- Approximately 10 minutes' drive to the everyday conveniences of Rutherford Coles, Woolworths, Aldi etc
- Approximately 15 minutes' drive to the restaurants, vineyards and concert venues of Wine Country
- Approximately 17 minutes' drive to Maitland for Bunnings and K-Mart
- Approximately 20 minutes' drive to the major shopping hub of Stockland Greenhills
- Approximately 50 minutes' drive to Newcastle



Location Shot



Location Shot



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

Client's Signature: _____ Date: _____

PRELIMINARY SITE PLAN ONLY - 27/09/2021

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

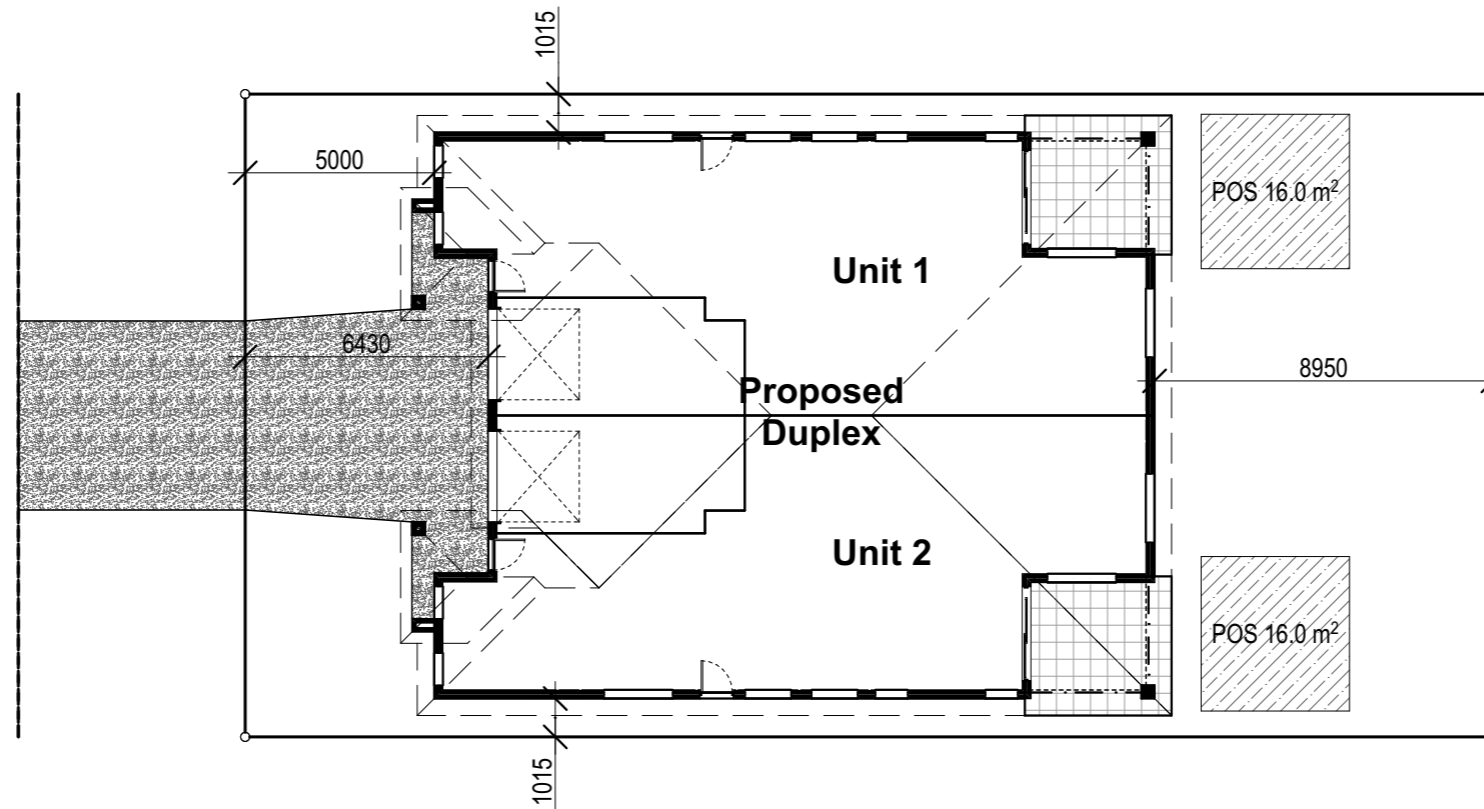
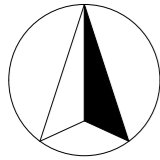
Product:
**Midvale
Plantation Facade**

Site Address:
Lot
Estate
Street
Suburb QLD 4???

LGA: Council

SALES - 3D images

Plot Date: 27/09/2021	Drawn: X.X.	Rev: A
Scale:		
Sheet: 1	Job No: TBA	



Date: _____
Client's Signature: _____

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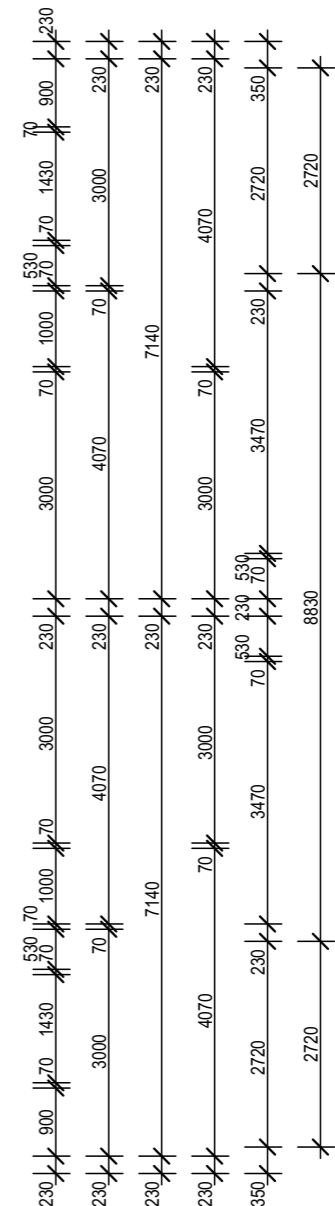
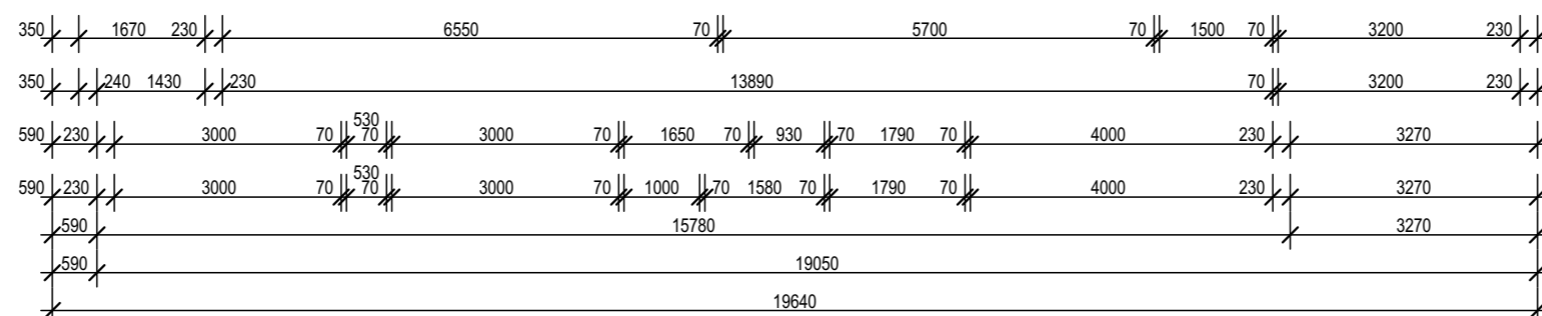
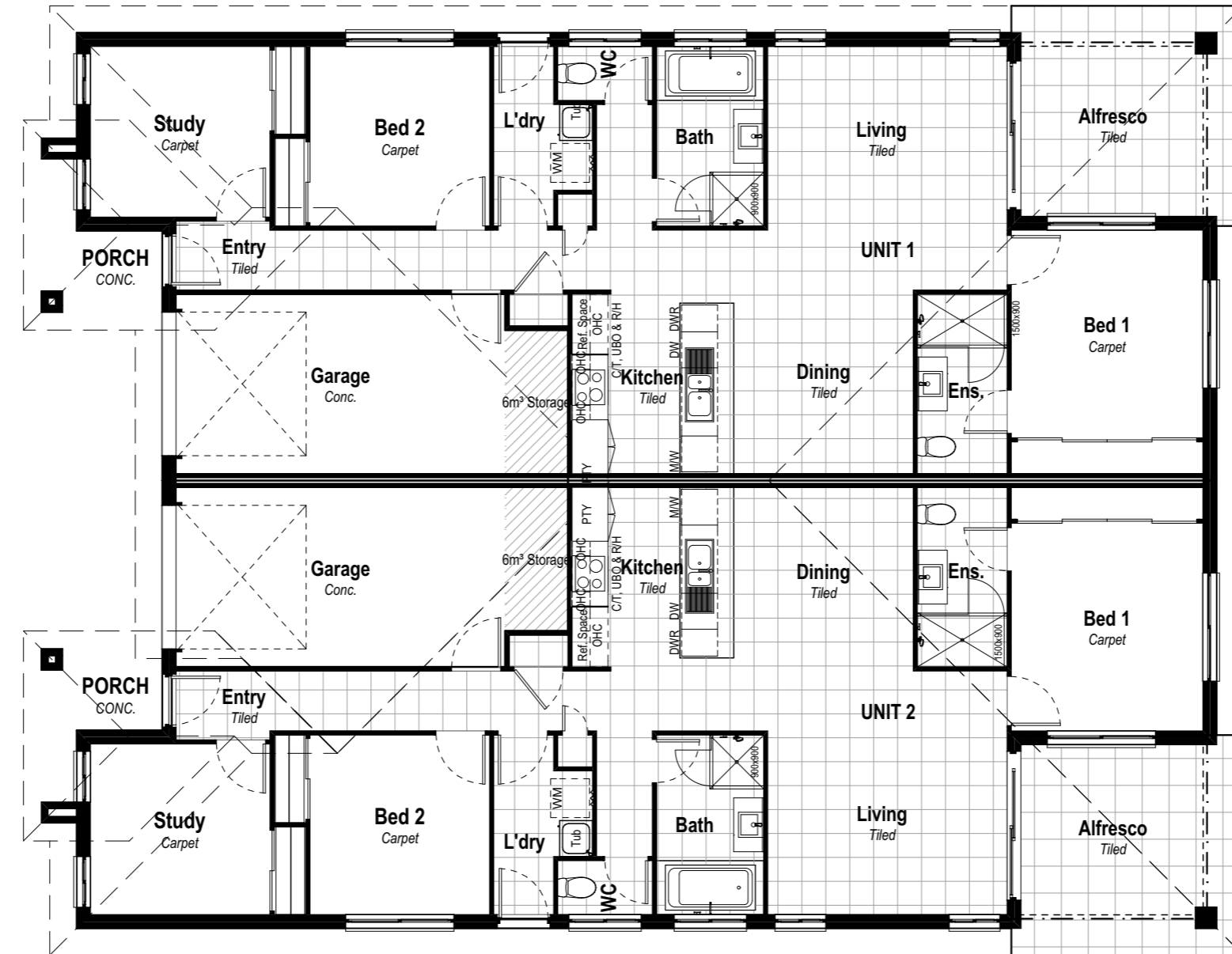
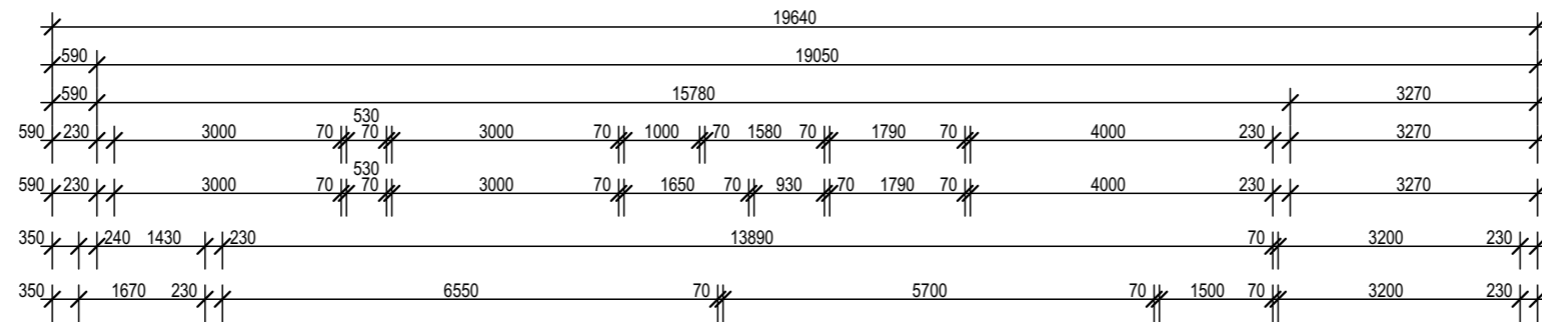
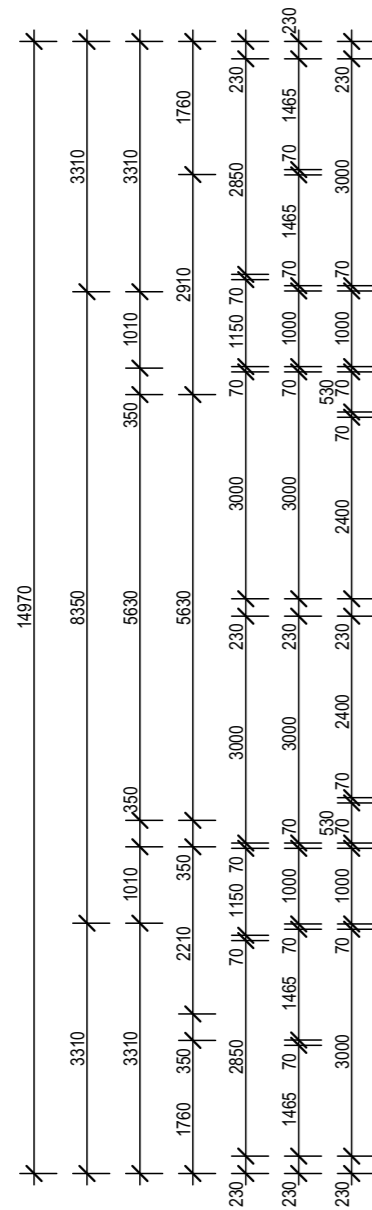
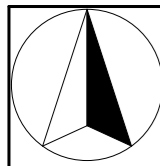
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**Lot
Estate
Street
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SALES - Site Plan

Plot Date: 27/09/2021	Drawn: X.X.	Rev: A
Scale: 1:200		
Sheet: 2	Job No: TBA	



Floor Areas - Unit 1	
Unit 1 - Living	106.1
Unit 1 - Garage	20.5
Unit 1 - Alfresco	13.2
Unit 1 - Porch	5.5
Total	145.3 m²

Floor Areas - Unit 2	
Unit 2 - Living	106.1
Unit 2 - Garage	20.5
Unit 2 - Alfresco	13.2
Unit 2 - Porch	5.5
Total	145.3 m²

Floor Areas - Total	
Total	290.6

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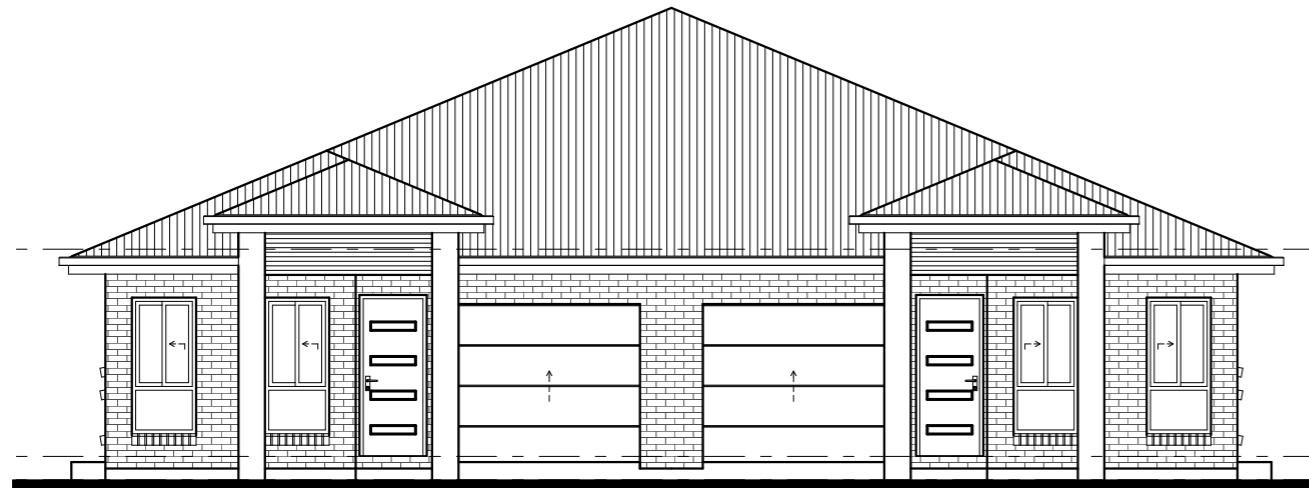
LGA: Council

SALES - Floor Plan

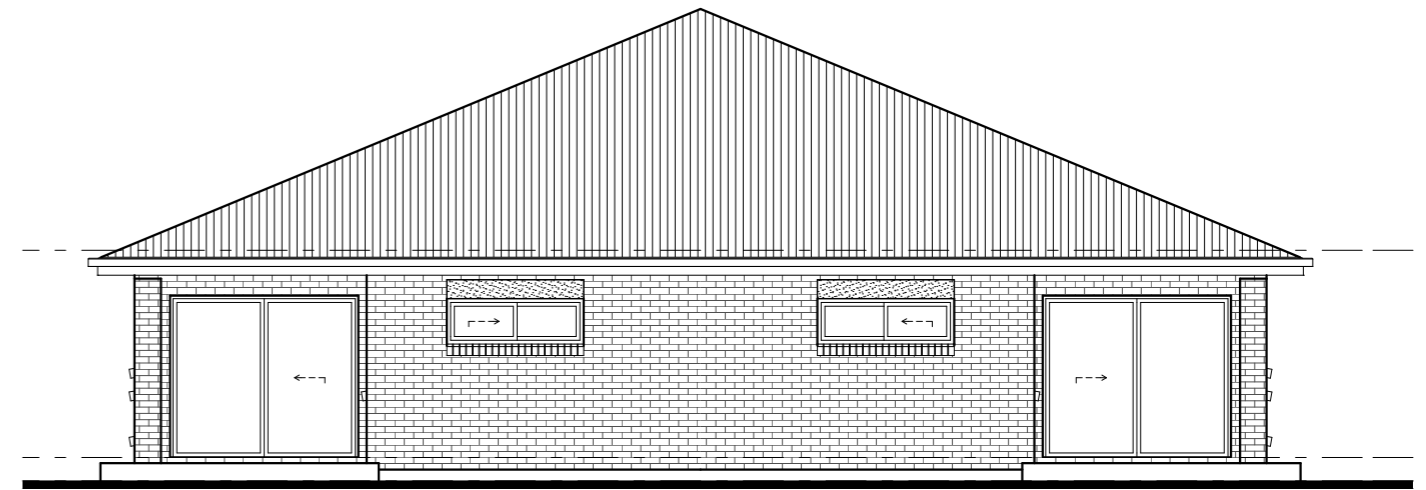
Plot Date: 27/09/2021	Drawn: X.X.	Rev: A
Scale: 1:100, 1:200		
Sheet: 3	Job No: TBA	

PRELIMINARY SITE PLAN ONLY - 27/09/2021

Client's Signature: _____ Date: _____



Elevation 1



Elevation 3



Elevation 2



Elevation 4

Date: _____
Client's Signature: _____

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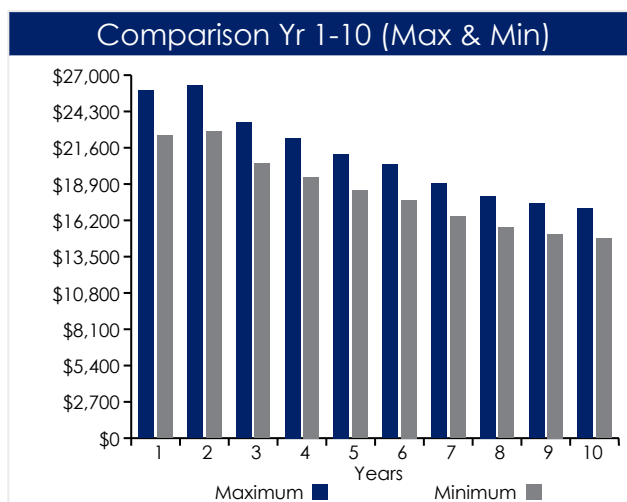
LGA: Council

SALES - Elevations

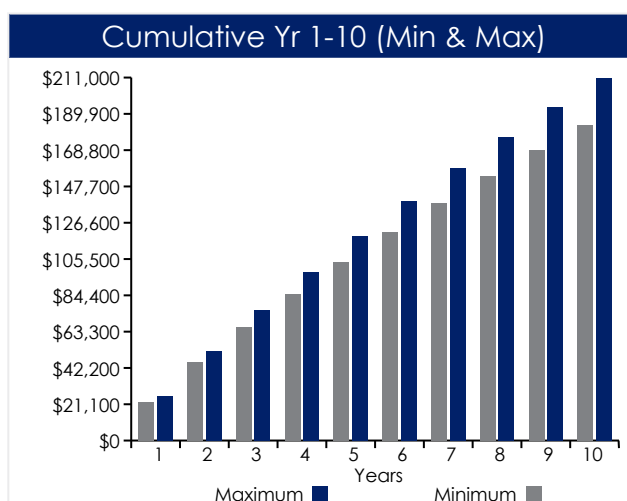
Plot Date: 27/09/2021	Drawn: X.X.	Rev: A
Scale: 1:100		
Sheet: 4	Job No: TBA	

Estimate of Depreciation Claimable Typical 3 + 3 Bedroom Duplex House Plan Duplex, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	9,566	16,312	25,878
2	9,917	16,312	26,229
3	7,166	16,312	23,478
4	6,008	16,312	22,320
5	4,828	16,312	21,140
6	4,042	16,312	20,354
7	2,617	16,312	18,929
8	1,711	16,312	18,023
9	1,128	16,312	17,440
10	753	16,312	17,065
11 +	1,761	489,381	491,142
Total	\$49,497	\$652,501	\$701,998



Minimum			
Year	Plant & Equipment	Division 43	Total
1	8,326	14,198	22,524
2	8,631	14,198	22,829
3	6,237	14,198	20,435
4	5,229	14,198	19,427
5	4,202	14,198	18,400
6	3,518	14,198	17,716
7	2,278	14,198	16,476
8	1,489	14,198	15,687
9	981	14,198	15,179
10	655	14,198	14,853
11 +	1,533	425,943	427,476
Total	\$43,079	\$567,923	\$611,002



* 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 4978 6477

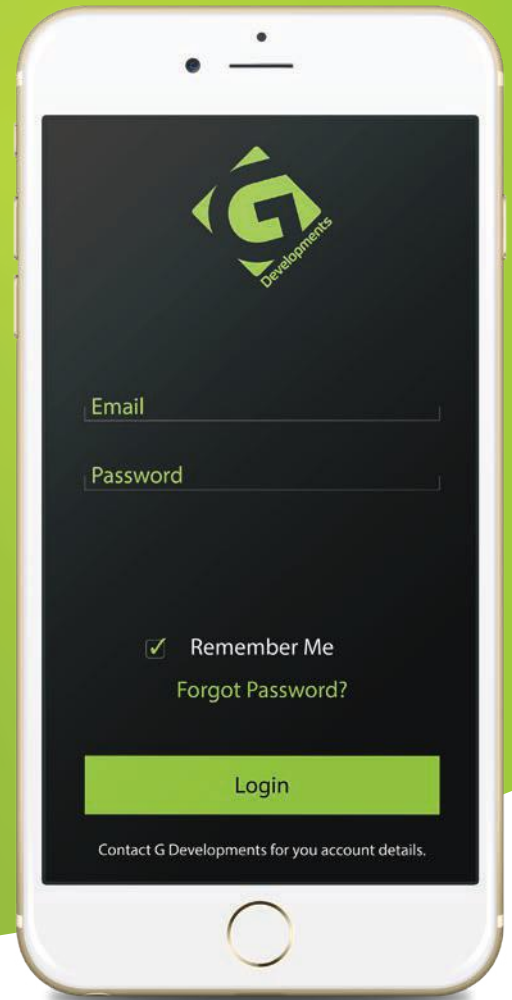
Maximising Property
Tax Depreciation Deductions

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'.



EOI EXPRESSION OF INTEREST

LAND DETAILS			
LOT #		ESTATE:	
STREET:		SUBURB/POSTCODE:	
LAND SIZE:		REGISTRATION ETA:	
LAND PRICE:		LAND DEPOSIT:	
HOUSE DESIGN DETAILS			
HOUSE DESIGN:		FACADE:	
HOUSE PRICE:		DEPOSIT:	
UPGRADE DETAILS			
DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:
PACKAGE DETAILS / SUMMARY			
BUILD PRICE:		BUILD DEPOSIT:	
UPGRADE PRICE:		UPGRADE DEPOSIT:	
LAND PRICE:		LAND DEPOSIT:	
PACKAGE PRICE:		PACKAGE DEPOSIT:	
PURCHASER DETAILS			
OWNER OCCUPIER?			
PURCHASER 1:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
PURCHASER 2:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
CLIENT SOLICITOR / CONVEYANCER DETAILS			
SOLICITOR / COMPANY:		CONTACT NUMBER:	
CONTACT NAME:		CONTACT NAME 2:	
POSTAL ADDRESS:			
EMAIL(S):			
AGENT DETAILS			
SELLING AGENT:			
POINT OF CONTACT:		CONTACT NUMBER:	
POINT OF CONTACT 2:		CONTACT NUMBER 2:	
EMAIL(S):			