



4+2 2+1 1+1

NSW HOUSE & LAND

LOCHINVAR - ARROWFIELD ESTATE
LOT 318 TREVALLYN AVENUE LOCHINVAR NSW 2321

Arrowfield Estate offers you the chance to design your ideal life surrounded by rural landscapes, with all the benefits of a thriving city centre just minutes away. Nestled amongst the picturesque surrounds of Lochinvar at the heart of the Hunter Valley, this boutique new development lies just 12 minutes west of Maitland's revitalised CBD, with its bustling shopping precincts, growing culinary reputation and top class cultural and sporting facilities.

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

U1 Living | 118.8
U1 Garage | 20.5
U1 Patio | 10.8
U1 Porch | 2.6

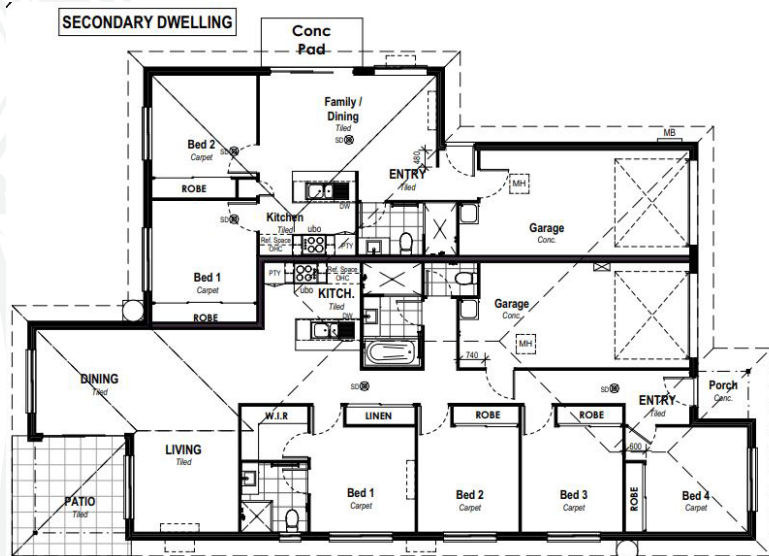
U2 Living | 56.8
U2 Garage | 20.8

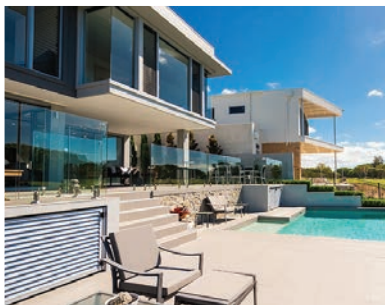
Dual Living Traditional

HOUSE AREA	230 m ²
BUILD PRICE	\$591,298
LAND AREA	611.9 m ²
LAND PRICE	\$405,000
EST. REGISTRATION	June 2023
EST. YIELD	4.46% - 4.72%
EST. RENTAL P/W	\$850 - \$900

Full Turn Key

\$996,298





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 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.
- 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

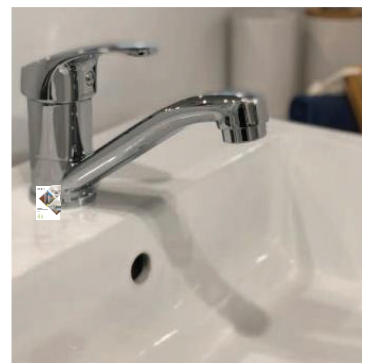
All products are high quality and sourced from reputable Australian suppliers.

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.

Lochinvar



A quiet and charming village characterised by gently undulating countryside and distant mountain views, Lochinvar is a tree-changer's paradise, offering rural surrounds within easy reach of larger city centres. Home to a quietly growing population of almost 800 people, it features a mix of suburban blocks, larger rural allotments and a compact village centre comprising of a local post office and general store, takeaway shop and traditional country pub. A large country department store is located towards its eastern border, selling well-known country clothing and footwear brands including Akubra, Driza-Bone, RM Williams and Blundstone.

The suburb is bisected by the New England Highway, a regionally significant transport link providing easy connection between urban centres throughout the Hunter Valley with major localities including Maitland and Newcastle. Lochinvar is also in close proximity to

the local train station and the link to the Hunter Expressway, providing accessible public or private transport connections to Newcastle, Sydney and Upper Hunter areas.

This boutique residential development is located at the heart of the suburb, directly opposite the local sporting complex and future \$13million Local Planning Area Sportsground Hub. The estate is also south of the major educational precinct, which includes a public primary school as well as Catholic Child care, primary and secondary school campuses.

It is also situated on the doorstep to the renowned Hunter vineyard region, where you can spend your weekends exploring the boutique cellar doors and fine dining venues just 10 minutes away in Lovedale, while the world-class wineries and hatted restaurants of Pokolbin are less than a 20-minute drive. Arrowfield Estate lies just 12 minutes west of Maitland's revitalised CBD, with its bustling shopping precincts, growing culinary reputation and top class cultural and sporting facilities.

Maitland's Levee precinct offers a cosmopolitan café lifestyle on the banks of the Hunter River, with a range of boutique stores, major supermarkets and local businesses creating a thriving city centre, while a sophisticated range of cafes, bars and restaurants are attracting acclaim from outside the region. The city has a strong cultural community centred around the renowned Maitland Regional Art Gallery, while millions of dollars have been poured into creating a network of top-class sporting and recreational facilities within the city, from a regionally significant children's playground to indoor and outdoor swimming pool complexes, a 1000-seat multi-use sportsground and expanding athletics complex.

The larger regional centre of Newcastle is also within easy reach of Arrowfield Estate, with the Hunter Expressway keeping the beaches, bars and restaurants of the coastal city within less than an hour's drive, while multiple southern routes keep the commute to Sydney to just over two hours.



ARROWFIELD





NOTE: Measurements are a guide only and may not be absolutely accurate.

Site Plan



Arrowfield

Make 2020 your year to take aim at a new lifestyle, where clean country air and peaceful rural landscapes encourage you to slow down, breathe deeply and enjoy the simple pleasure of living in Arrowfield Estate.

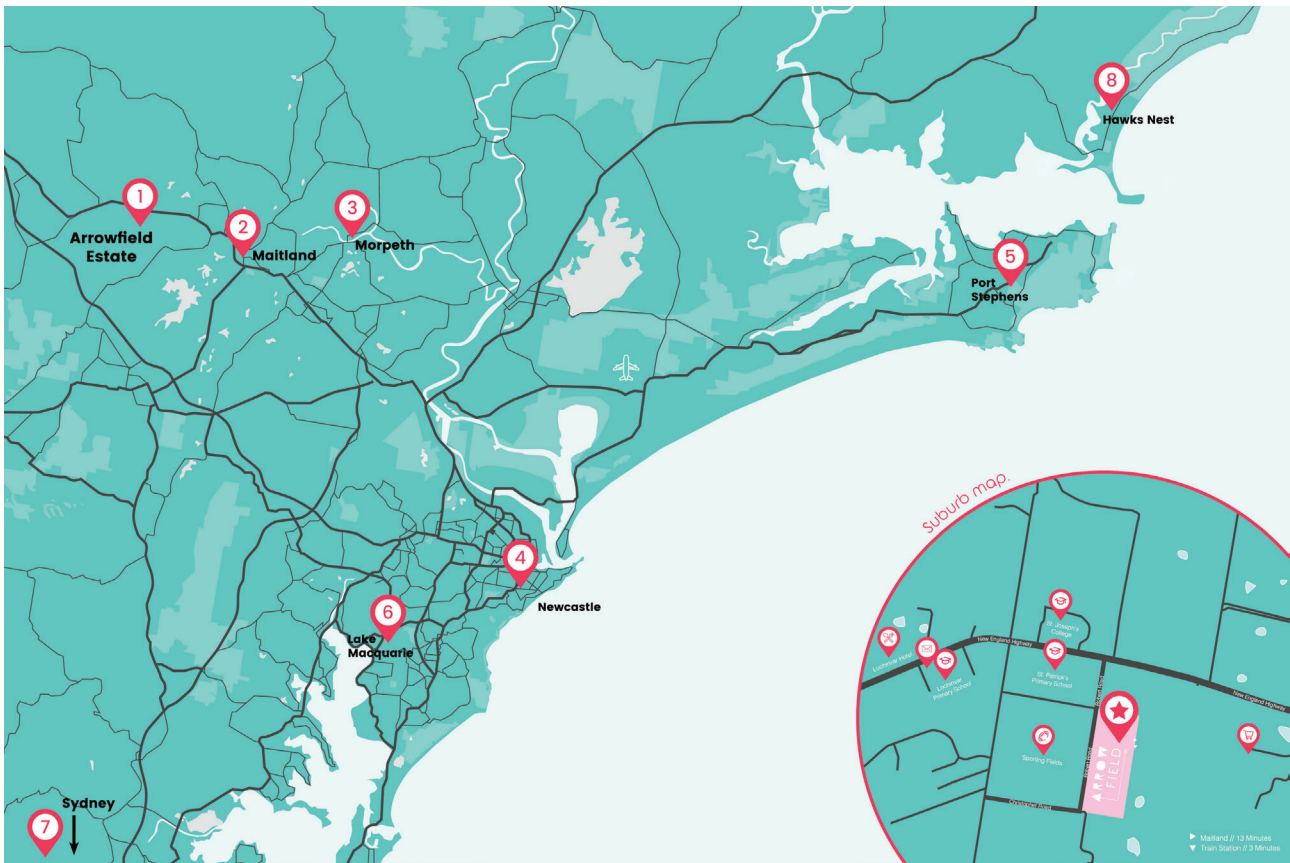
Offering all the charm of a quiet country town with the convenience of Maitland's vibrant city centre just a short drive away, Arrowfield Estate offers you the chance to build a more balanced life amongst a community of like-minded individuals.

Nestled amongst the picturesque surrounds of Lochinvar at the heart of the Hunter Valley, the boutique residential development will provide a premium lifestyle with an affordable price tag, showcasing a selection of level, flat blocks designed to cut construction costs and make building a breeze.

The fully serviced lots also allow ease of connection to key utilities including town water, sewer, gas and the NBN.



Stockland Green Hills Shopping Centre



Location

A quiet and charming village characterised by gently undulating countryside and distant mountain views, Lochinvar is a tree-changer's paradise, offering rural surrounds within easy reach of larger city centres.

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ARROWFIELD



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COQUUN, Maitland



Lochinvar Public School



'The Levee' Maitland



Lochinvar Hotel Motel



'The Levee' Maitland

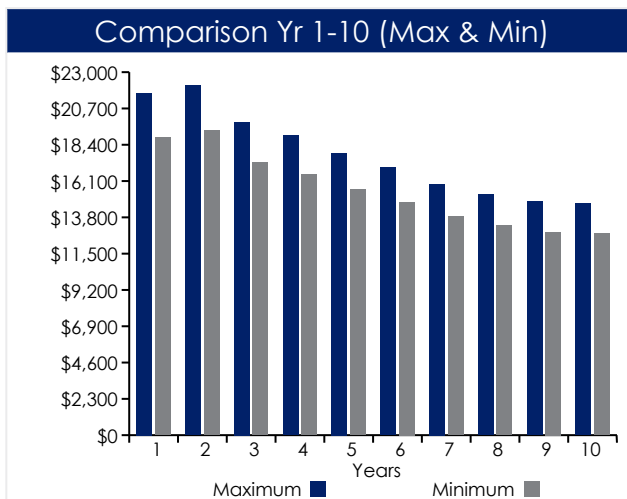


**Based on 5m front setbacks
for new lots in Maitland
urban zoning areas.**

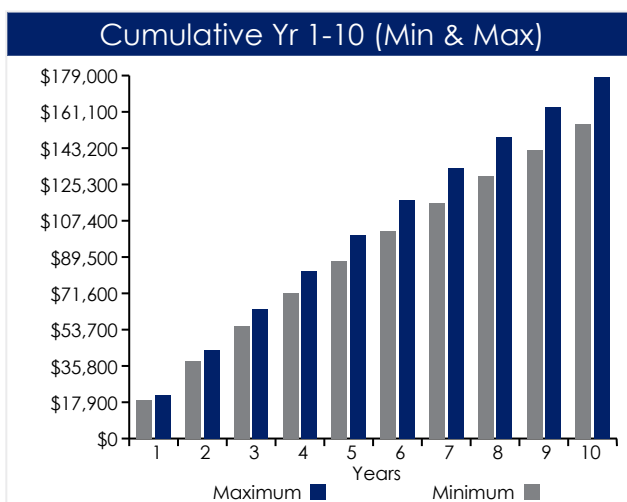
**Based on 5m front setbacks
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Estimate of Depreciation Claimable Typical 3 + 2 Bedroom Dual Living Plan Dual Living, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,897	13,788	21,685
2	8,381	13,788	22,169
3	6,051	13,788	19,839
4	5,197	13,788	18,985
5	4,081	13,788	17,869
6	3,181	13,788	16,969
7	2,132	13,788	15,920
8	1,452	13,788	15,240
9	1,010	13,788	14,798
10	874	13,788	14,662
11 +	2,224	413,638	415,862
Total	\$42,480	\$551,518	\$593,998



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,873	12,001	18,874
2	7,294	12,001	19,295
3	5,267	12,001	17,268
4	4,523	12,001	16,524
5	3,552	12,001	15,553
6	2,768	12,001	14,769
7	1,856	12,001	13,857
8	1,263	12,001	13,264
9	879	12,001	12,880
10	760	12,001	12,761
11 +	1,935	360,018	361,953
Total	\$36,970	\$480,028	\$516,998



* 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

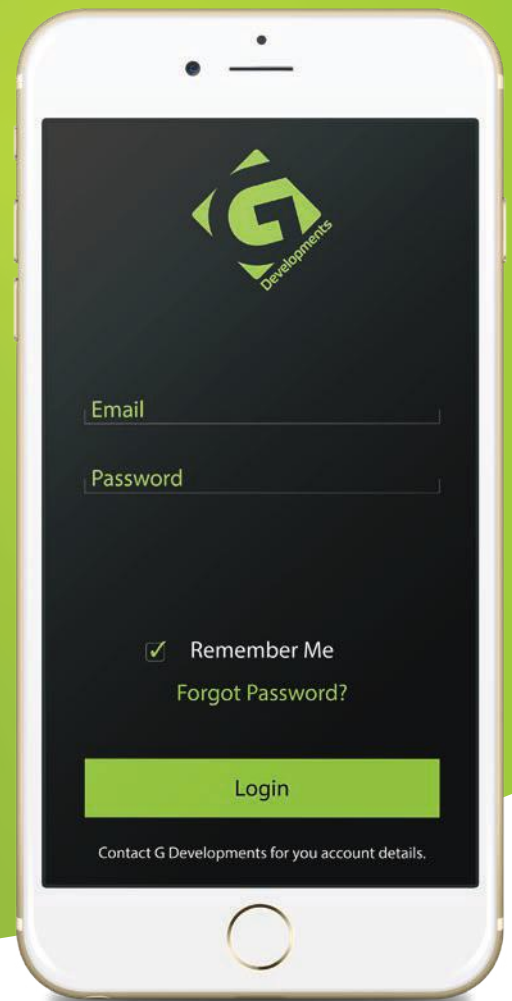
Maximising Property
Tax Depreciation Deductions

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.

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'.



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):			