

Indicative Image Only



 **3+2**
 **2+1**
 **1+1**

NSW HOUSE & LAND

WARNERVALE - IVORY ESTATE

LOT 112 CELESTIAL DRIVE, STAGE 1 WARNERVALE NSW 2259

Positioned strategically in the rapidly growing North Lakes region of the beautiful central coast, Ivory is a prestigious development offering generous sized building blocks close to schools, shopping and health care facilities, with easy access to public transport and major road infrastructure. Amazing parklands and beaches are only minutes away, and only 1 hour to Sydney and an hour to the Hunter valley wine region. Be sure to secure your family's future today.

Dual Living Plantation

HOUSE AREA	221 m ²
BUILD PRICE	\$560,544
LAND AREA	458.0 m ²
LAND PRICE	\$589,000
EST. REGISTRATION	January 2023
EST. YIELD	4.52% - 4.98%
EST. RENTAL P/W	\$1000 - \$1100

PREMIUM INCLUSIONS

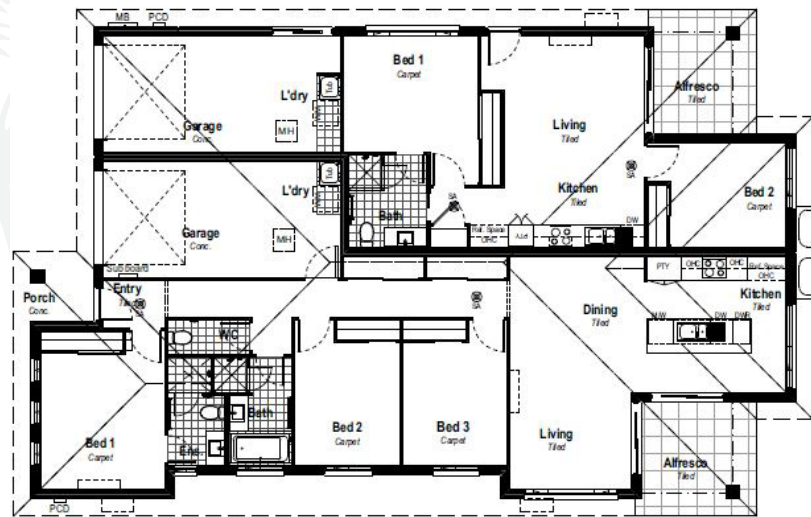
- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ Colorbond roof
- ✓ 2550mm high ceilings
- ✓ 600mm Stainless steel kitchen appliances
- ✓ 20mm manufactured stone kitchen benchtop
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ Approximately 1.8kw solar power system
- ✓ Cold water to fridge space
- ✓ Roller blinds throughout (exc wet rooms)
- ✓ Ceiling fans to bedrooms
- ✓ Undercover tiled alfresco area

LIVING SPACES

U1 Living 102.8	U2 Living 59.1
U1 Garage 20	U2 Garage 20
U1 Alfresco 8.8	U2 Alfresco 8.6
U1 Porch 2.2	

Full Turn Key

\$1,149,544



The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.

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 piercing (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.

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.

BRICKS, WINDOWS, ROOF AND GARAGE

- 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.
- 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 bench top.
- Soft close cabinetry to cupboards.
- 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.
- Electric 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

DISCLAIMER: G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Initial _____

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 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 heights throughout (ground level only in 2 storey homes).
- 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,

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Initial _____

- 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

TURN KEY 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.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60m2 of broom finished coloured 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 & 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.
- Provide up to 60m2 of broom finished coloured concrete driveway, front path and porch.

Name _____ Signature _____ Date _____

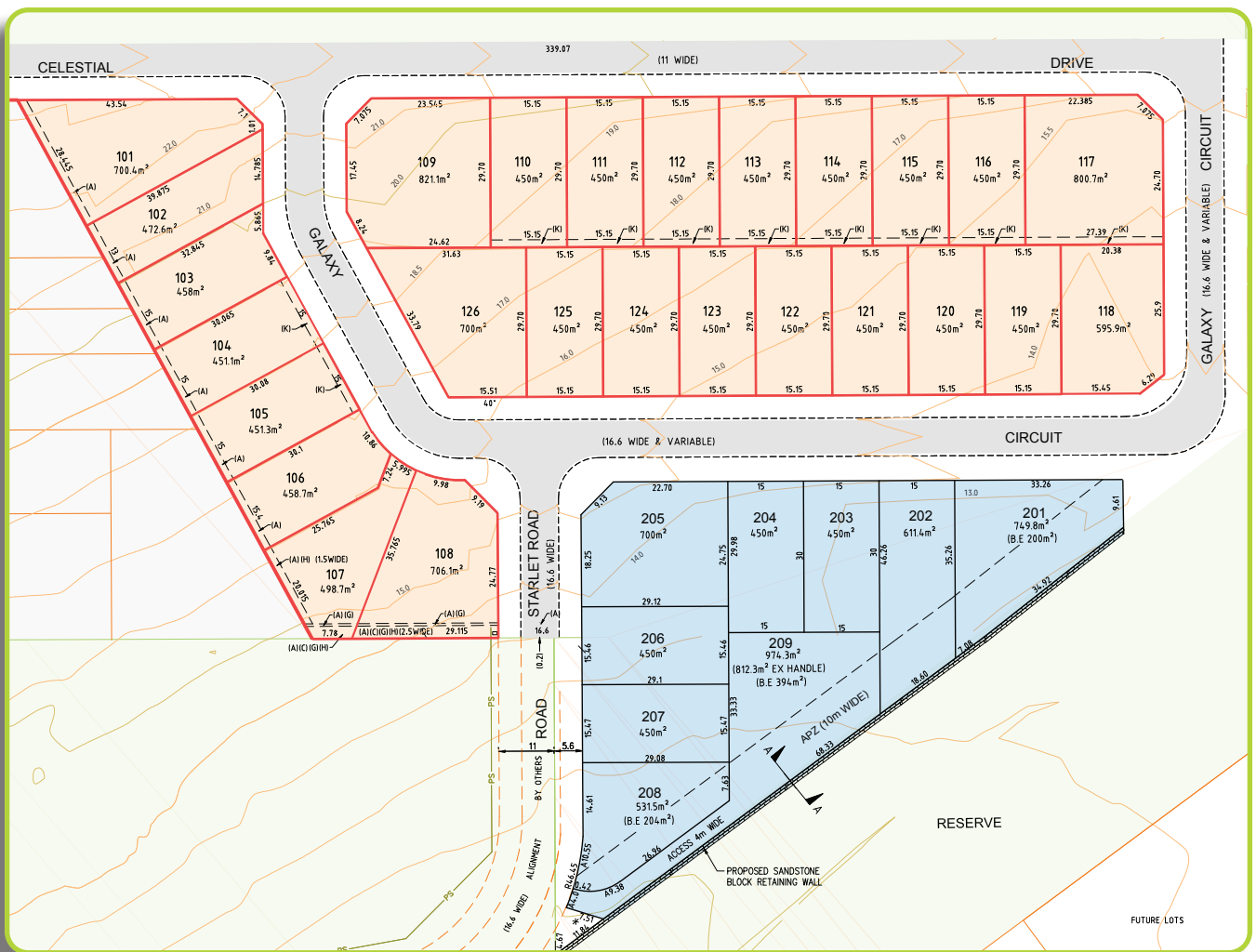
Name _____ Signature _____ Date _____

Name GDevelopments Signature _____ Date _____

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IVORY ESTATE WARNERVALE

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MASTERPLAN

A Place to Call Home



SPACE FOR LIVING

Designed for quality living, Ivory offers generous building blocks ranging from 450sqm through to 821sqm, giving you flexibility in choosing the right home design to suit your lifestyle.

Ivory is strategically positioned close to schools, shopping and health care facilities, with easy access to public transport and major road infrastructure.

LIFESTYLE

Within minutes to amazing parklands and beaches, and under an hour to Sydney and an hour to Newcastle and the Hunter Valley, take advantage of all the lifestyle benefits the region has to offer.



BENEFITS

- Benched, fully serviced blocks
- Freedom to choose your own builder
- No time limits to commence construction
- No strata levies or fees
- Close to major services and amenities
- 10 mins to Westfield Tuggerah and Lakehaven Shopping Centre
- Easy access to bus, rail and road networks
- Under 1 hour drive to Sydney



ivory

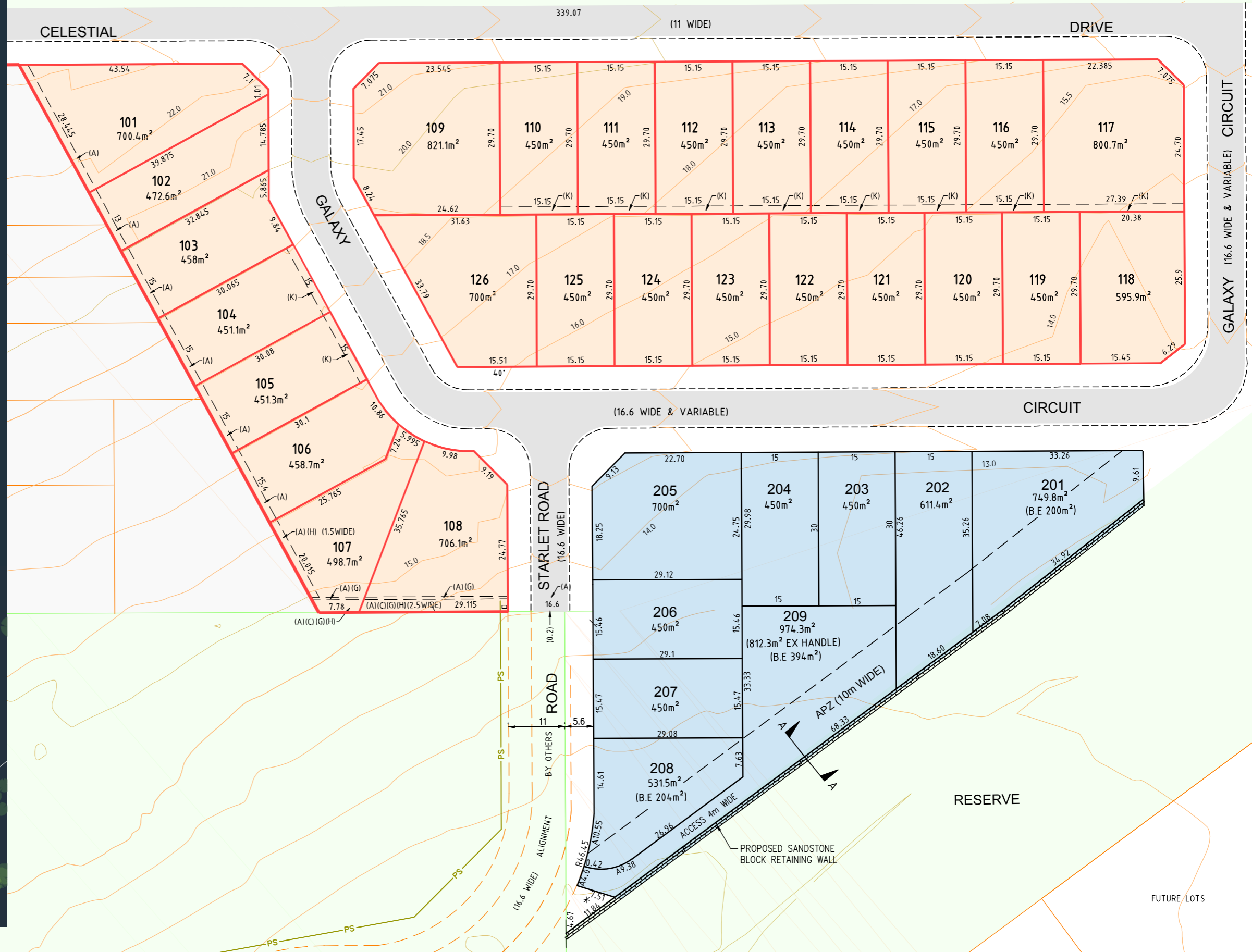
BY AUSTRALIS PROPERTIES

Stage 1
Lots 101 to 126

Stage 2
Coming Soon

Key

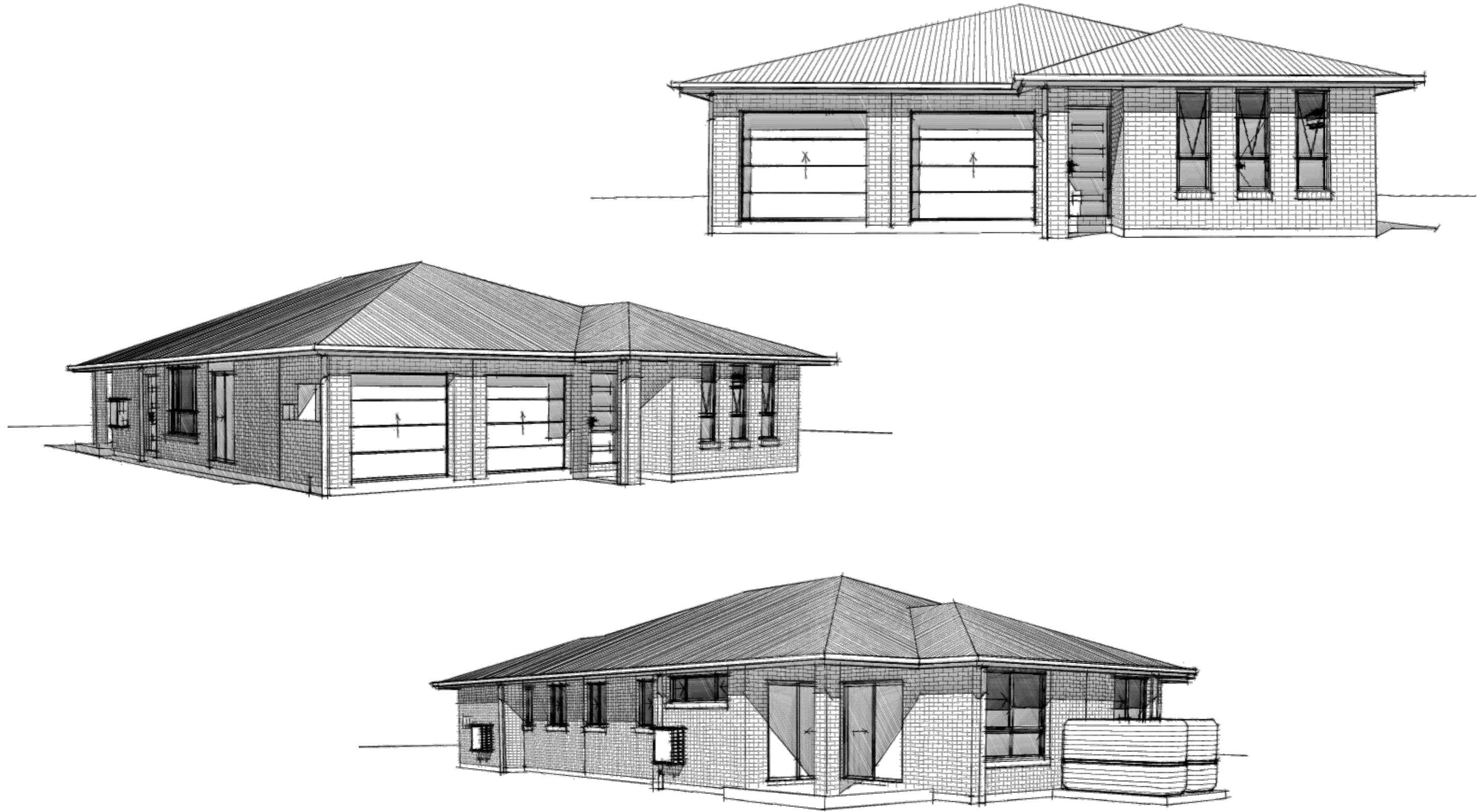
- (A) easement to drain sewer 1.5 wide & 3 wide
- (C) easement to drain water 2.5 wide
- (G) proposed easement for overland flow path 3.0 wide
- (H) proposed easement to drain water 1.5 & 2.5 wide
- (K) proposed easement to drain water 1.5 wide



Stage 1 Release

 **ivory**
www.ivorycentralcoast.com.au

australis
PROPERTIES



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

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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 221
Plantation Facade
Garage to LH

Site Address:
Lot
Street
Estate
Suburb NSW 2???

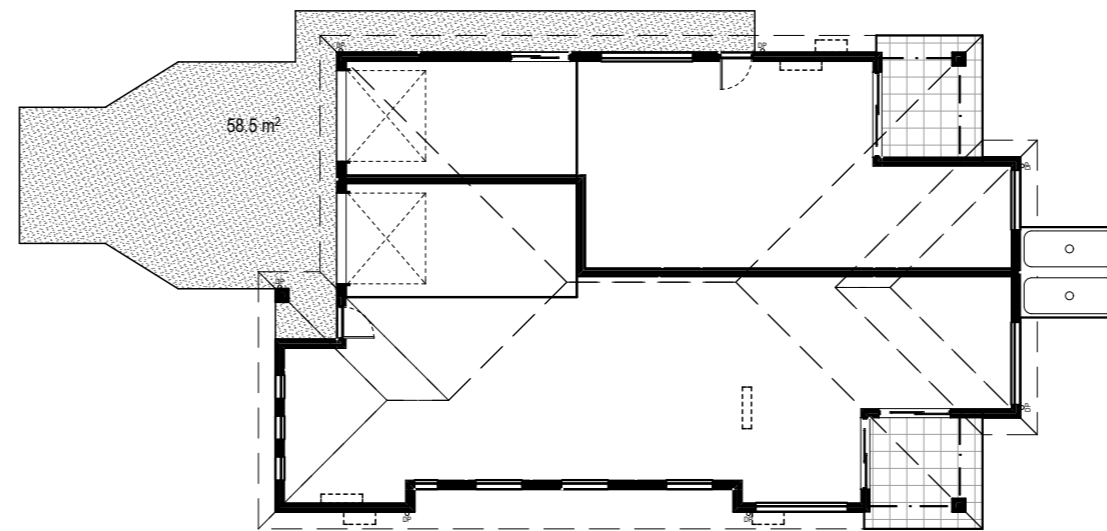
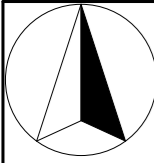
LGA: Council

SALES - 3D images

Plot Date: 25/10/2022	Drawn: M.F.	Rev: A
Scale:		
Sheet: 1	Job No: TBA	

Date: _____
Client's Signature: _____

PRELIMINARY SITE PLAN ONLY - 25/10/2022



Date: _____
Client's Signature: _____

PRELIMINARY SITE PLAN ONLY - 25/10/2022

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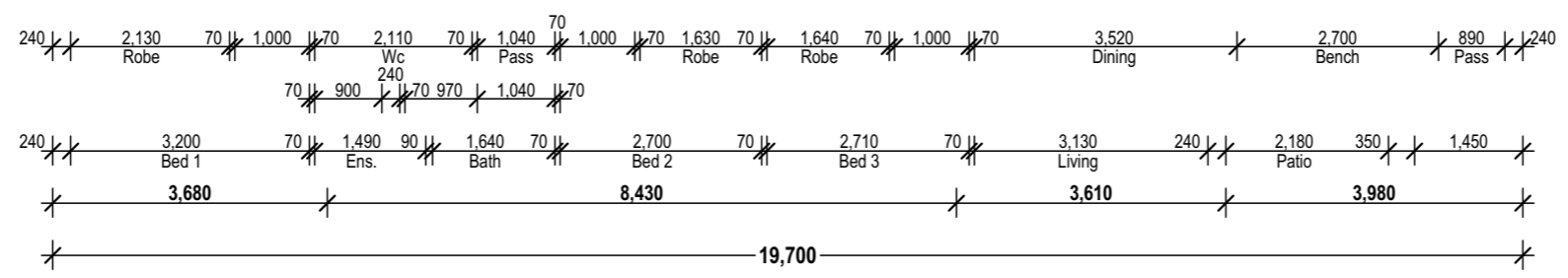
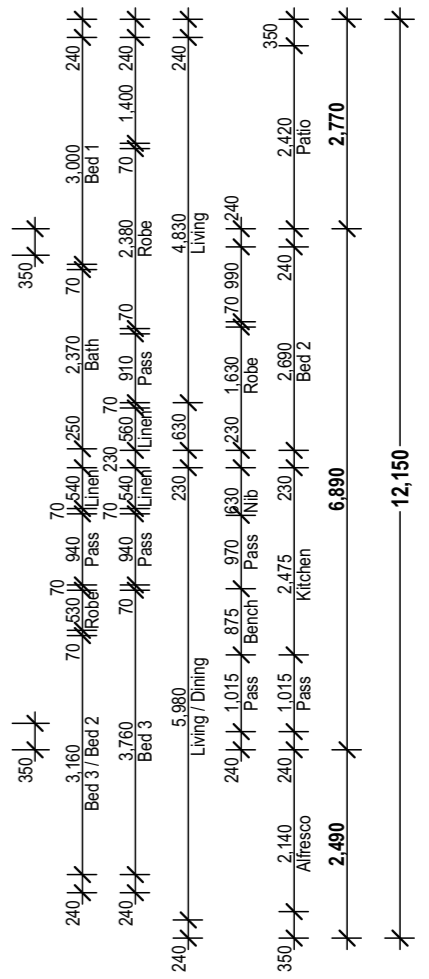
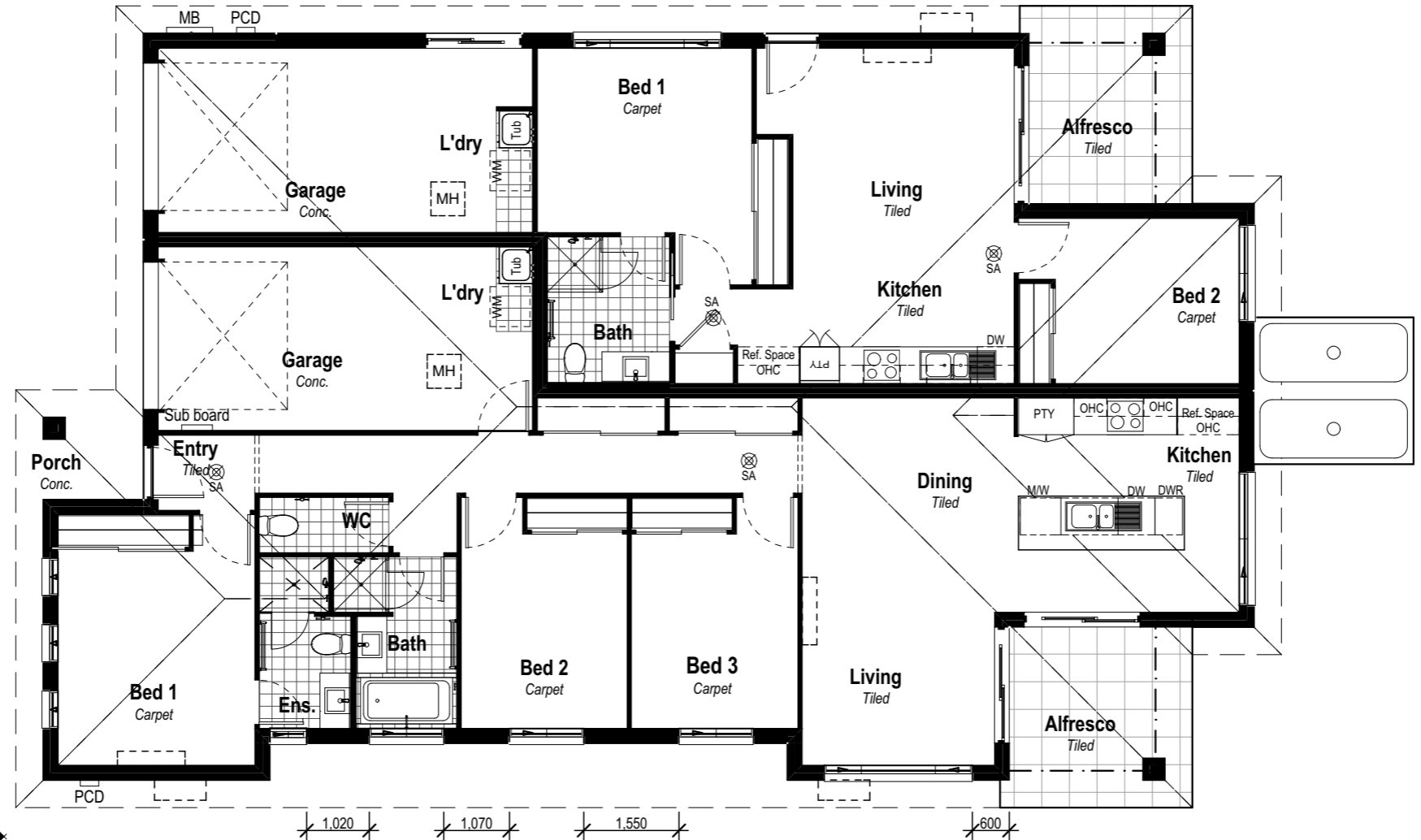
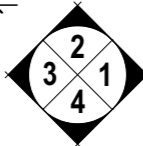
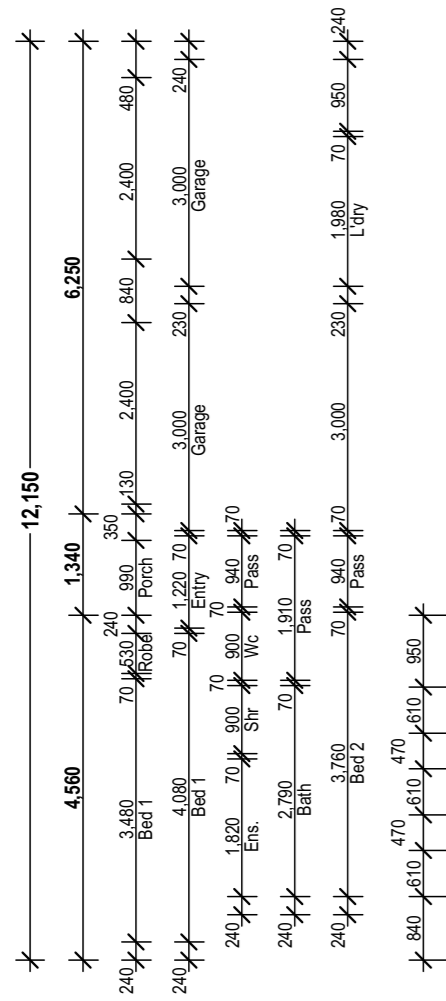
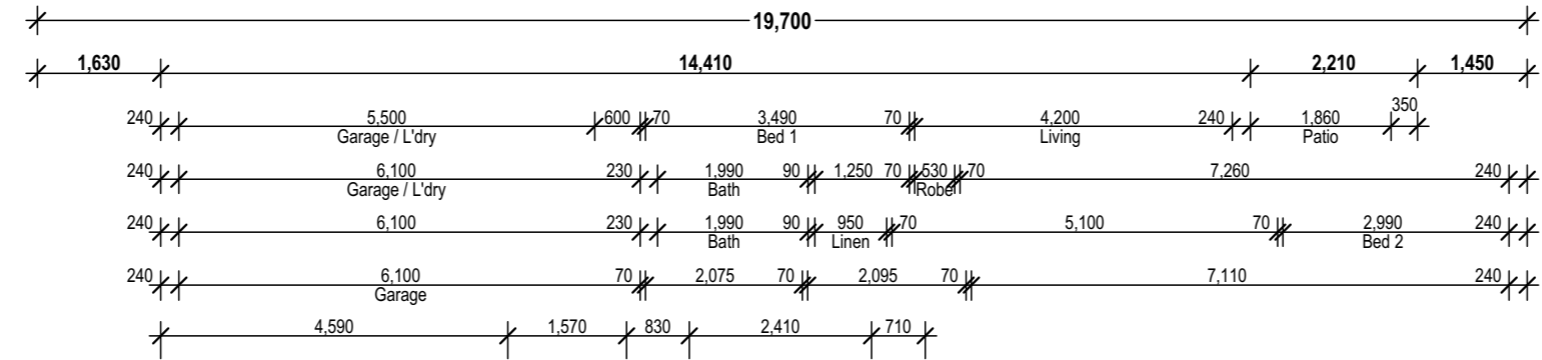
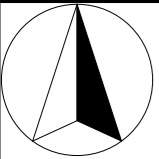
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Plantation Facade
Garage to LH**

Site Address:
**Lot
Street
Estate
Suburb NSW 2???**

LGA: Council

SALES - Site Plan		
Plot Date: 25/10/2022	Drawn: M.F.	Rev: A
Scale: 1:200		
Sheet: 2	Job No: TBA	



Floor Areas	
Living	102.8
Secondary Dwelling Living (incl. L'dry)	59.1
Garage	20.0
Secondary Dwelling Garage	20.0
Alfresco	8.8
Secondary Dwelling Alfresco	8.6
Porch	2.2
Total	221.5 m²

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 Street
 Estate
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LGA: Council

SALES - Floor Plan		
Plot Date: 25/10/2022	Drawn: M.F.	Rev: A
Scale: 1:100, 1:200	Sheet: 3	Job No: TBA

PRELIMINARY SITE PLAN ONLY - 25/10/2022

Date: _____ Client's Signature: _____



Elevation 1



Elevation 3



Elevation 2



Elevation 4

Date: _____
Client's Signature: _____

PRELIMINARY SITE PLAN ONLY - 25/10/2022

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Garage to LH**

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Street
Estate
Suburb NSW 2???

LGA: Council

SALES - Elevations		
Plot Date: 25/10/2022	Drawn: M.F.	Rev: A
Scale: 1:100		
Sheet: 4	Job No: TBA	

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):			