

A close-up photograph of several white magnolia flowers in various stages of bloom, set against a soft, out-of-focus background. The flowers have large, delicate petals and prominent yellow stamens. Dark brown branches are visible, some with small green leaves and buds.

Magnolia

HAMLIN
TERRACE

CLASSIC
COASTAL
LIVING

A flourishing new coastal community

INSPIRED BY RICH LOCAL HISTORY AND THE CLASSICAL ARCHITECTURE OF SOUTHERN AMERICA, MAGNOLIA HAMLYN TERRACE IS A UNIQUE MASTER PLANNED COMMUNITY IN THE HEART OF THE PICTURESQUE CENTRAL COAST.

Perfectly positioned just north of Gosford and south of Newcastle, Magnolia is only 80 minutes drive from Sydney's CBD. It's also moments from well-established neighbourhood amenities such as schools, shopping centres and transport.

It's quiet charm and relaxed spirit makes you feel like every day is a holiday. A celebration of life the way it should be lived. Explore hectares of parklands on your doorstep, or visit local beaches and lakes just a short drive away.





Where life blossoms

STROLL THE STREETS OF HAMLYN TERRACE, AND SURROUNDING SUBURBS, YOU'LL SEE REFERENCES TO AMERICA. THIS IS THE LEGACY OF THE REGION'S MOST NOTABLE PIONEER, ALBERT HAMLYN WARNER, WHO JOURNEYED THROUGH THE UNITED STATES IN THE EARLY 1900s.

A century later, his vision endures. Magnolia, Hamlyn Terrace is named for Louisiana's state flower, an icon epitomising grace and beauty. And its architectural design takes cues from the classical elegance of southern American style to create a unique character and visual environment. Magnolia will redefine coastal style on the NSW Central Coast.

Sprawling over 40 hectares, life here embraces a sense of belonging, neighbourhood connection and the joy of the outdoors. A community of only 470 home sites, Magnolia offers a diverse selection of contemporary homes, terraces and land allotments. Once it is complete, close to 1,200 residents will call Magnolia home.





The heart of the coast



YOUR COASTAL LIFE

Magnolia is located at the heart of it all; just a short drive from Lakes Beach and Soldiers Beach, both popular with surfers, swimmers and sandcastle-builders. It's also just seven minutes drive to Tuggerah Lake where boating and fishing beckon year round.



STUNNING BEACHES, GLORIOUS LAKES AND BEAUTIFUL RURAL VALLEYS, ALL EASILY CONNECTED TO SYDNEY. THE CENTRAL COAST IS ONE OF NSW BEST KEPT SECRETS - ONCE YOU DISCOVER ITS CHARM YOU'LL WANT TO MAKE IT YOUR HOME.



SHOPPING

Good shopping is close to home. In less than 10 minutes, Westfield Tuggerah brings together all the shopping essentials, cafes, restaurants and cinemas. The proposed Warnervale Town Centre is only a short stroll away, providing even more convenient amenity in the near future for Magnolia residents.



YOUR NEIGHBOURHOOD

THE AREA OFFERS MANY ADVANTAGES AND MAKING YOUR WAY AROUND COULDN'T BE SIMPLER. YOU'RE MINUTES FROM WARNERVALE TRAIN STATION, WITH DIRECT SERVICES TO GOSFORD, SYDNEY AND NEWCASTLE. WITH EASY ACCESS TO THE M1, SYDNEY CBD IS A SCENIC 90 MINUTE DRIVE SOUTH OR IF YOU'RE COMMUTING TO NEWCASTLE ITS JUST 50 MINUTES AWAY.

LEGEND

- | | | |
|--------------------------------------|--------------------------------------|---|
| 1 NORTH WYONG AQUA CENTRE | 8 WARNERVALE PRIMARY SCHOOL | 15 BREEN OVAL |
| 2 LAKES GRAMMAR SCHOOL | 9 HAMLYN TERRACE SPORTS COMPLEX | 16 WOONGARRAH PUBLIC SCHOOL |
| 3 WARNERVALE TOWN CENTRE | 10 UNITINGCARE AGEING NAREEN TERRACE | 17 LAKE HAVEN SHOPPING CENTRE |
| 4 WARNERVALE ATHLETIC FIELD | 11 COLES WADALBA | 18 LAKE HAVEN RECREATION CENTRE & HEALTH CLUB |
| 5 MACKILLOP CATHOLIC COLLEGE | 12 MASCORD PARK | 19 GOROKAN HIGH SCHOOL |
| 6 ST. MARY MACKILLOP CATHOLIC CHURCH | 13 WYONG HOSPITAL | 20 WALLARAH BAY RECREATION CLUB |
| 7 OUR LADY OF LORETO GARDENS | 14 CRAIGIE PARK | |



MAGNOLIA SITE

TRAIN TRACKS



HAMLYN TERRACE



WARNERVALE TRAIN STATION

Community

BE PART OF THE NEIGHBOURHOOD

Hamlyn Terrace is part of the Wyong Shire – a thriving community with so many things to do and a diverse choice of local groups catering to all interests and ages.



YOUR LIFE, COASTAL STYLE

Magnolia, Hamlyn Terrace is close to many excellent schools and child care centres, including Warnervale Primary School on Minnesota Rd in Hamlyn Terrace. Lakes Grammar and Mackillop Catholic College, both catering for Kindergarten to Year 12, are close by. It's also reassuring to know the excellent medical facilities of Wyong Hospital are less than 10 minutes drive away.



MORE TIME FOR YOU

Enjoy a quiet game of golf? Choose from Wyong Golf Club, Magenta Shores or Toukley. You could while away a tranquil few hours on Tuggerah Lake with a fishing line, paddle through clear waters in a canoe - or even try jet skiing. It's all on your doorstep.

FAMILY FUN

Whether they're into the surf or sports fields, there are so many ways to get the kids outdoors. Lakes Beach boasts an active nippers club as well as a stunning beachfront function venue. There are many playing fields that play host to the local sports teams, including junior rugby league team the Warnervale Bulls and the Warnervale Wild Cats netball, cricket and rugby union teams.



POSITIONED FOR FUTURE GROWTH

HAMLYN TERRACE IS PART OF THE WYONG LOCAL GOVERNMENT AREA AND WAS ONCE PART OF WARNERVALE, NOW A NEIGHBOURING SUBURB. IT HAS BEEN TARGETED FOR GROWTH, WITH SIGNIFICANT INFRASTRUCTURE AND COMMERCIAL DEVELOPMENT PROPOSALS ALREADY IN THE PIPELINE. NOW IS THE IDEAL TIME TO INVEST IN THIS REGION, WITH MANY MORE SERVICES AND EMPLOYMENT OPPORTUNITIES YET TO COME.

LEGEND

- 1 WARNERVALE ROAD
- 2 SPARKS ROAD
- 3 MINNESOTA ROAD
- 4 LOUISIANA ROAD
- 5 PACIFIC HIGHWAY

- 6 BUDGEWOI LAKE
- 7 LAKE HAVEN
- 8 TOUKLEY
- 9 TUGGERAH LAKE

- ▶ GOSFORD 38 MINS
- ▶ SYDNEY 80 MINS





Explore your new neighbourhood



LIFE IN MAGNOLIA MEANS MUCH MORE THAN A NEW HOME. IT'S THE ENJOYMENT OF RESIDING AMONG NEIGHBOURS WHO WILL SOON BECOME FRIENDS.

It's the pleasure of being a part of a community that embraces the joy of life outdoors. The generous expanses of open space and carefully planned parklands are an invitation to explore and encourage activity and movement throughout the year.

Stroll, cycle or run along the pathways or join a fitness group in the park, and take advantage of the opportunities for an active lifestyle. Take a comfortable seat under the trees with a book – or meet the neighbours for relaxed picnic and enjoy the sunshine.



MASTERPLAN

THE SPACIOUS OPEN PARKLANDS, QUIET STREETSCAPES AND GENEROUS LOT SIZES ARE THE ESSENTIAL INGREDIENTS OF THIS ATTRACTIVE NEW NEIGHBOURHOOD. IT'S DESIGNED FOR CAREFREE COASTAL LIVING, WITH SPACE TO BREATHE AND ROOM TO RELAX. BUILD THE HOME YOU'VE ALWAYS WANTED, OR SELECT FROM A RANGE OF CONTEMPORARY AVJENNINGS HOMES AND TERRACES - THE CHOICE IS YOURS AT MAGNOLIA.

LEGEND

- STAGE 1 - 83 LOTS
- NORTHERN PRECINCT
FUTURE RESIDENTIAL
- PARKS
- SOUTHERN PRECINCT
FUTURE RESIDENTIAL
- SALES & INFORMATION CENTRE

Classic detailing, quality finishes

MAGNOLIA IS UNLIKE ANY OTHER RESIDENTIAL DEVELOPMENT ON THE CENTRAL COAST. WITH DISTINCT ARCHITECTURAL CHARACTER AND INSPIRED STREETSCAPE DESIGN, MAGNOLIA'S RESIDENCES COMBINE STRIKING VISUAL ATTRIBUTES WITH REFINED COMFORT AND OFFER FLOOR PLANS ATTUNED TO THE NEEDS OF MODERN FAMILIES.

Contemporary yet comfortable, inviting and inclusive, boasting well considered spaces and attention to detail – AVJennings offers a diverse choice of quality living options. Our generously proportioned freestanding homes and terraces incorporate the best of modern design and incorporate a wonderful sense of space.

You can choose your own land and build your dream home. With a number of home sites available as land only, configure living just as you like it - a blank canvas where you can let your vision for coastal living flourish.

Alternatively, you can purchase a house and land package, with a range of leading builders to choose from.



Quality homes for the way we live



AVJENNINGS HAS MADE THE DREAM
OF HOME OWNERSHIP A REALITY FOR
GENERATIONS OF AUSTRALIANS.

For more than 80 years, we have created sought-after communities and quality homes – all designed to provide exceptional value for money.

Today we are known for proving a diverse range of quality housing options to suit everyone. Whatever your needs, budget or desires, we are confident we have a home to suit you.

We not only design and construct homes, we also shape neighbourhoods of the future. It is through the creation of communities such as these that we have developed a reputation for three core values: quality, trust and reliability.

What goes into every AVJennings® home?

EXPERIENCE

Having built homes and communities for more than 80 years, our people approach every new project with expertise and knowledge.

LIFESTYLE

Our convenient locations are selected to provide a range of lifestyle benefits – now and well into the future. This makes them places to enjoy living in, and practical investment opportunities.

DESIGN

Through visionary planning we design contemporary communities and homes to enjoy for years to come.

QUALITY

Our commitment to the highest quality standards can be seen in everything we do. It's a quality you'll value every day.

VALUE

Our residential homes are competitively priced to provide exceptional value and solutions to suit most budgets.

Magnolia

HAMLYN
TERRACE

SEE YOUR LIFE BLOSSOM
AT MAGNOLIA

REGISTER YOUR INTEREST TODAY

visit livemagnolia.com.au or avjennings.com.au

SALES & INFORMATION CENTRE

Louisiana Road, Hamlyn Terrace
Saturday to Wednesday 10am - 5pm

SALES CONSULTANT

Brett Croucher 0412 959 022

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