

GREENHILL

Wadalba



ESTATE PROFILE






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Wadalba





This brand new development of superior homes has so much to offer families and investors alike. Located on the Central Coast NSW, residents of this exciting new community 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.

Free yourself

Discover the vibrant Central Coast lifestyle and convenient living. Greenhill Estate offers a lifestyle development at Wadalba, NSW.

This new Torrens Title, master planned estate will grow into a thriving community. Its level blocks are available to suit couples, seniors and growing families. The estate will feature stunning Dual Key homes, that are perfect for the Investor and Tenants alike.

Greenhill Estate is conveniently located just off the Pacific Highway, and M1 motor way which gives residents easy access to Newcastle and Sydney. Closer to home, locals are just minutes from major shopping centres, local schools, and other community facilities.



Estate plan

**Greenhill Estate features
spacious Dual Key homes
in family friendly Wadalba.**



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Johns Road

203	19.6	19.6	19.6	19.6	22.185
	34.02 101 666.8m ² 34.025	34.03 102 666.9m ² 34.03	34.035 103 667m ² 34.035	34.035 104 667m ² 34.035	34.04 105 755.1m ² 34.04
204	16.825	16.765	16.765	16.765	16.705
	16.83 111 572m ² 33.995	16.765 110 569.8m ² 33.995	16.765 109 569.8m ² 33.995	16.765 108 569.8m ² 33.99	16.7 107 569.7m ² 33.99



Voyager Street

207	30.6	15.25	15.25	15.25	15.25	15.25	12.27
	51.285 112 699.3m ² 37.235	41.065 113 568.6m ² 34.015	15.25 114 518.7m ² 34.015	15.25 115 518.7m ² 34.015	15.25 116 518.6m ² 34.01	16.78 117 560.5m ² 28.15	28.15
215	48.32	18.16	5.195	27.53	35	16	16
	48.32 126 536.7m ² 18.345	18.16 127 625.6m ² 18.276	5.195 128 645.9m ² 18.155	27.53 129 522.4m ² 25.605	35 118 560m ² 35	16 119 525m ² 35	16 120 545.3m ² 21.88
216	48.545	18.345	18.276	18.155	18.155	18.07	15
	48.545 125 571.7m ² 32	18.345 124 569.6m ² 32	18.276 123 565.7m ² 32	18.155 122 579.8m ² 32	18.155 121 638.6m ² 23.425	18.07 120 545.3m ² 21.88	15 121 638.6m ² 23.425
227	48.545	18.345	18.276	18.155	18.155	18.07	15
	48.545 125 571.7m ² 32	18.345 124 569.6m ² 32	18.276 123 565.7m ² 32	18.155 122 579.8m ² 32	18.155 121 638.6m ² 23.425	18.07 120 545.3m ² 21.88	15 121 638.6m ² 23.425

Melbourne Road

Durian Road

Creswell Street

130

165.61



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Feature package

Wadalba is located on the NSW Central Coast, 100 kms north of Sydney. The Central Coast is the third largest urban area in NSW and the ninth largest district in Australia, and it's set to get a lot bigger.

Each property features either a single or dual key home, perfect for housing a growing family or establishing a home office.

The master bedrooms all feature ensuite bathrooms for total privacy. Built-in wardrobes with superior aluminium frames are fitted to all bedrooms.

The kitchens are fitted with contemporary appliances including stainless steel gas cooktops, built-in rangehoods and under-bench ovens & dishwashers.

You'll be delighted to discover even more quality features in your new Greenhill Estate dual key home like:

- ✓ Superior brick and tile construction
- ✓ Five Bedroom Dual Key Designs
- ✓ Spacious master bedroom with ensuite
- ✓ Stainless steel kitchen appliances
- ✓ Reverse cycle air conditioning system
- ✓ Sprayed concrete finish patio & drive



Lot data

Lot Number	107
Lot Size	569.7m ²
Land Price	\$365,000
Build Price	\$445,000
Package Price	\$810,000

Living areas

	Unit 1	Unit 2
Living	103.1m ²	60.0m ²
Garage	21.3m ²	22.5m ²
Alfresco	7.6m ²	11.8m ²
Patio	1.4m ²	1.0m ²
Total	133.4m ²	95.3m ²

Disclaimer: Photographs and other images in this brochure may show fixtures, fittings or finishes which are not supplied by Thomas Paul Constructions, or which are only available in some designs when selected as upgrades from the standard design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items which are shown as examples only. Please speak to one of our sales consultants to discuss detailed home pricing for different designs and inclusions.





Education

- ## Lifestyle 🏖️

- ## Retail

- 17 Wadalba Shopping Village
- 18 Kanwal Village Shopping Centre
- 19 Woolworths Lake Haven
- 20 Lake Haven Shopping Centre
- 20 Lake Haven Home Mega Centre



Medical

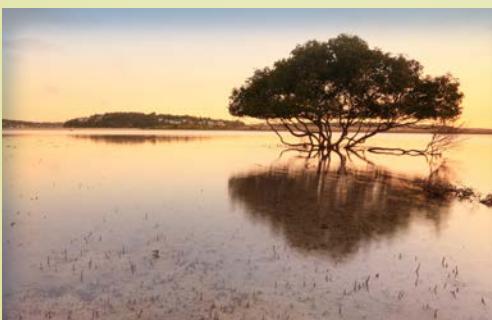
- 15** Warnervale GP Super Clinic
- 16** Wyong Hospital & Medical Centre

Transport

- 21** Warnervale Train Station
- 22** Proposed New Train Station

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Enjoy the nature of the Central Coast

Situated in close proximity to both Sydney and Newcastle, the NSW Central Coast is a relaxed seaside delight surrounded by stunning lakes, pristine bushland and patrolled beaches.

The region is a popular and alluring place to live. The extensive shared pathways which explore the surrounding beaches and parkland make for a delightful daily stroll or bike ride.

Explore the Yarramalong Valley, enjoy bush walking in Munmorah State Recreation area or take the family boating or fishing on the weekend in the beautiful Tuggerah Lakes precinct.

Head to nearby Norah Head Light House to take in the panoramic views and watch whales swimming past on their northern migration.

Regional overview

Jilliby State Conservation Area is a popular place for 4WDs, mountain biking, horse riding and long bush walks 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. For Golfers, Wyong Golf Club and Kooindah Waters are both just up the road.

Improved infrastructure and a convenient location combined with population growth have made Greenhill Estate Wadalba genuinely attractive to investors.



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Community Facilities

Wyong Hospital, located in the neighbouring suburb of Kanwal, takes care of the health needs of Wadalba's residents. Featuring an emergency room, cancer care centre, coronary care and dialysis units, obstetrics department, psychiatric ward, rehabilitation clinic and outpatient services. Wyong Hospital's comprehensive facilities are complemented by the health services on offer at the nearby Kanwal Medical Complex, Lake Haven Community Health Centre and Wyong Central Community Health Centre and there is also a new private hospital under construction across the road.

Students from kindergarten to year 12 enjoy a private education at two local schools: MacKillop Catholic College and Lakes Grammar and a public school education at Wadalba Community School, which is conveniently located in Wadalba.

Wadalba is just a short car trip away from many of the Central Coast's facilities and attractions, but it's also well-serviced by public transport.

Retail Services

Located just up the street from Greenhill Estate is the Wadalba Shopping Village featuring a new Woolworths (under construction), Coles, Amcal and specialty shops for daily shopping needs.

Five minutes' drive from Wadalba you'll find Lake Haven Shopping Centre. This retail centre features Coles and Woolworths supermarkets, K-Mart and K-Mart auto outlets, and a comprehensive homemaker and fast food precinct.

A 12-minute car trip will take you to Tuggerah and its massive 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.



Standard NSW inclusions

For 3 and 4 Bed Dwelling House, Dual Occupancy & Granny Flat.

Site Preparation

- ✓ Site clearance and preparation
- ✓ Bulk earthworks over affected area of site to achieve levels
- ✓ Remove existing trees and rubbish

Building Works

- ✓ Engineered designed concrete waffle pod slab
- ✓ Dropped Edge beams where applicable
- ✓ Under slab piling where applicable
- ✓ Under slab plumbing
- ✓ Under slab drainage
- ✓ Termite protection

Columns

- ✓ Brick Columns - from nominated supplier
- ✓ Brick Piers - from nominated supplier

Staircases

- ✓ Internal step / steps to garage (if applicable) where drawn

Roof

- ✓ Timber truss roof framing
- ✓ Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing
- ✓ FC soffits including paint finish
- ✓ Insulation for thermal protection - R1.5 medium external walls R3 ceilings
- ✓ Fascia/barge board
- ✓ Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

External Walls

- ✓ Preselected Brick Veneer Wall from nominated supplier
- ✓ Preassembled radiata pine wall frames and trusses
- ✓ Preselected coloured mortar and joint finishes
- ✓ Single skin brick wall
- ✓ Preselected lightweight feature walls where shown on plan

Windows

- ✓ Preselected coloured aluminium

window framed glazed windows and sliding doors from nominated supplier

- ✓ Insect screens to all openable windows
- ✓ Keyed window locks
- ✓ Quality Vertical Blinds to all clear glazed windows & family sliding door

External Doors

- ✓ Single door with side panel included frame, hardware and painted
- ✓ Single door including frame, hardware (where drawn) and painted
- ✓ Security door to external glass slider from nominated supplier
- ✓ Automatic electric panel lift door with remotes (Where Drawn)
- ✓ Obscured glass to entry frame sidelights if applicable
- ✓ Preselected front feature door. Timber entry frames (front & back suitable for painting to compliment our façades - hardware (Gainsborough - Terrace)
- ✓ Provide & Install draught excluders to front & rear laundry doors
- ✓ External garage access door (steel frame suitable for painting - if drawn)
- ✓ Quality entry door knobs - locks keyed alike to front & rear doors (Gainsborough - Terrace)
- ✓ Quality entry door deadlocks keyed alike to front and rear laundry doors (Gainsborough - Terrace)

Internal Doors

- ✓ Single door including frame, hardware (LANES) and painting
- ✓ Single sliding door including frame, hardware (LANES) and painting (where drawn)

Internal

- ✓ Stud framed walls
- ✓ Wall insulation for thermal protection R1.5 Batts
- ✓ Plasterboard / Villabond walls & ceilings with 90mm cornice
- ✓ Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)
- ✓ Skirtings & architraves are pencil round pine suitable for painting
- ✓ Two coats of premium grade washable wall paint
- ✓ Hinged swing flush panel internal doors to the built in cupboards (suitable for painting) in the bedrooms & linen
- ✓ White melamine (low maintenance) shelving to linen cupboard

Internal Screens

- ✓ Shower screens (including doors) to main bathroom
- ✓ Shower screens (including doors) to ensuite (if applicable)

Wall Finishes

- ✓ Plasterboard wall lining
- ✓ Paint finish to wall linings
- ✓ Ceramic wall tiling to kitchen splash back
- ✓ Ceramic wall tiling 2000 mm in shower recess to bathroom Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)
- ✓ Waterproofing to wet areas
- ✓ Tile splashbacks above bath and vanities
- ✓ Dado height wall to bathroom where applicable
- ✓ Skirting tiling to bathroom, ensuite & laundry (if applicable)

Floor Finishes

- ✓ Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)
- ✓ Ceramic Floor tiling to bathrooms, ensuites, laundry, kitchen & entry (if applicable)
- ✓ Waterproofing to all wet areas
- ✓ Decorative spray finished concrete driveway & paths
- ✓ Plain concrete floor to garage

Ceiling Finishes

- ✓ Plasterboard ceiling
- ✓ Paint finish to ceiling

Fitments - Kitchen

- ✓ Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.
- ✓ Dishwasher space and reconstituted stone benchtop
- ✓ Preselected Stainless steel recirculating rangehood
- ✓ Preselected Stainless steel cooktop
- ✓ Preselected Stainless steel fan forced underbench oven
- ✓ Preselected Stainless steel dishwasher
- ✓ Extensive overhead cupboards and shelving (no bulk heads)
- ✓ Melamine fully lined kitchen adjustable cupboard shelving
- ✓ 1 & 1/2 bowl Stainless steel sink (1200mm long)
- ✓ Quality water conserving chrome flickmixer to sink
- ✓ Corner cupboards with folding doors if applicable
- ✓ 600 mm drawers (if possible) with cutlery tray to top drawer
- ✓ Metal draw runners

Fitments - Bathrooms/ Ensuites

- ✓ Stylish gloss white Vanity Units with moulded top & basin
- ✓ Preselected shower frame with pivot or sliding doors with clear laminated glass
- ✓ Quality white 1500mm acrylic bath
- ✓ Quality water conserving tapware with handles & flanges
- ✓ Quality towel rails, towel rings & toilet roll holders to bathroom & ensuite (if applicable)
- ✓ Multi-directional shower rose heads rating of 3 Star
- ✓ Soap holders (where applicable)
- ✓ Water conserving dual flush white cistern & pan
- ✓ Framed mirror over vanities
- ✓ Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

Fitments - Bedroom 1, 2, 3 & 4

- ✓ Quality preselected door knobs with privacy locks (LANES)

Fitments - Laundry

- ✓ 35(Min) Litre white trough with suds by-pass and cabinet under
- ✓ Preselected water conserving tapware - handles & flanges minimum 3 star rating

Electrical - Safety

- ✓ Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
- ✓ White light switches adjacent to doors
- ✓ Generous number of double power point throughout the house
- ✓ Generous number of single power points throughout the house
- ✓ Quality builders package internal & external LED downlights light fittings
- ✓ Hard wired smoke detectors with battery backup
- ✓ Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)
- ✓ Two prewired TV points
- ✓ TV aerial with booster (if required)
- ✓ One telephone point
- ✓ Hot water system to comply with basix certificate

General

- ✓ 6 Year 0 month structural guarantee to protect your investment
- ✓ Builders all risk insurance
- ✓ Free 3 month maintenance warranty
- ✓ Pest control treatment to comply with AS codes
- ✓ Plan drawings Fees
- ✓ Engineers Drainages Fees
- ✓ Council lodgement Fees
- ✓ Geotechnical Fees
- ✓ Goods & Services Tax (GST)

Other External Works & Services

- ✓ Site investigation and test bores for Geotechnical reports
- ✓ Rock excavation (if applicable)
- ✓ Treated Pine retaining wall and other necessary structures (only if drawn)
- ✓ Statutory Authorities charges contributions
- ✓ Rural Bushfire Assessment and build costs in Bal fire zone

Landscaping

- ✓ Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)
- ✓ Turfing, trees and native shrubs
- ✓ Letterbox & clothesline pending land covenant
- ✓ Front & rear garden taps
- ✓ Above ground polyethylene slimline water tank to comply with basix certificate requirements

Certification

- ✓ Termite Treatments BSA Requirements
- ✓ Smoke Alarms BSA Requirements
- ✓ Certificate of Compliance Electrical BSA Requirements
- ✓ Insulation BSA Requirements
- ✓ Glazing Windows/Doors BSA Requirements
- ✓ Waterproofing BSA Requirements
- ✓ Flammability BSA Requirements

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The region

Between 70,000 to 100,000 people are predicted to move to the Wyong area in the next two decades. This follows a recent population explosion, which has seen the number of Wyong residents grow 31 percent in the five years between 2006 and 2011.



Thomas Paul Constructions

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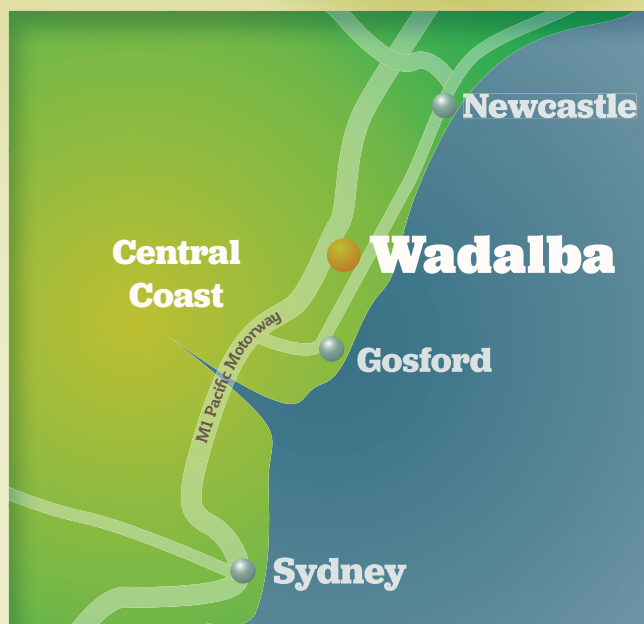
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Escape

**the daily grind and enjoy
the relaxed lifestyle the
Central Coast offers at
Greenhill Estate Wadalba**