



Scarborough
ESTATE



EXPERIENCE THE EXCEPTIONAL



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BONNELLS BAY, NSW

Bonnells Bay is a suburb of the City of Lake Macquarie in NSW, residing on a peninsula east of the town of Morisset on the lower western shores of Lake Macquarie. Complete with its own secluded bays, sandy inlets and clear blue water to enjoy.

Bonnells Bay is a water playground where you can cruise at your own pace or enjoy an abundance of activities. Go boating and

explore the lake with state of the art boating facilities and marinas, or test your angling prowess with over 280 species of fish to catch. Take your kayak for a light morning paddle or sit back, relax and soak up the lake views.

The local shopping centre at Bonnells Bay hosts a Coles Supermarket, Medical Centre, Chemist, Bottle shop, Newsagent, Bank, Specialty Stores and the Post Office.



REGIONAL OVERVIEW LAKE MACQUARIE

Take the opportunity to live and play in a unique, thriving city made with a diverse range of beautiful natural surroundings, beach, lake and mountains.

Lake Macquarie City has a population in excess of 204,166 residents making it, by population, the third largest regional city in New South Wales. Population is expected to grow by 24,450 people by 2036 creating demand for 13,700 new dwellings and 11,741 new jobs. There are more than 13,000 businesses in the City, with around 6200 new businesses established in the past five years.

The city's centrepiece is a vast blue water expanse, twice the size of Sydney Harbour.

Food

Lake Mac is home to over 100 à la carte Restaurants Cafés and Bistros from a casual breakfast to a romantic waterfront dinner.

Retail

Lake Macquarie is a fantastic destination for those looking to bring home a bargain. The nearby Morisset Square is homes to Coles and Woolworths Supermarkets, Target Chemists, Banking institutions and specialty stores.

Add in markets held each weekend in surrounding suburbs and you have countless shopping choices.

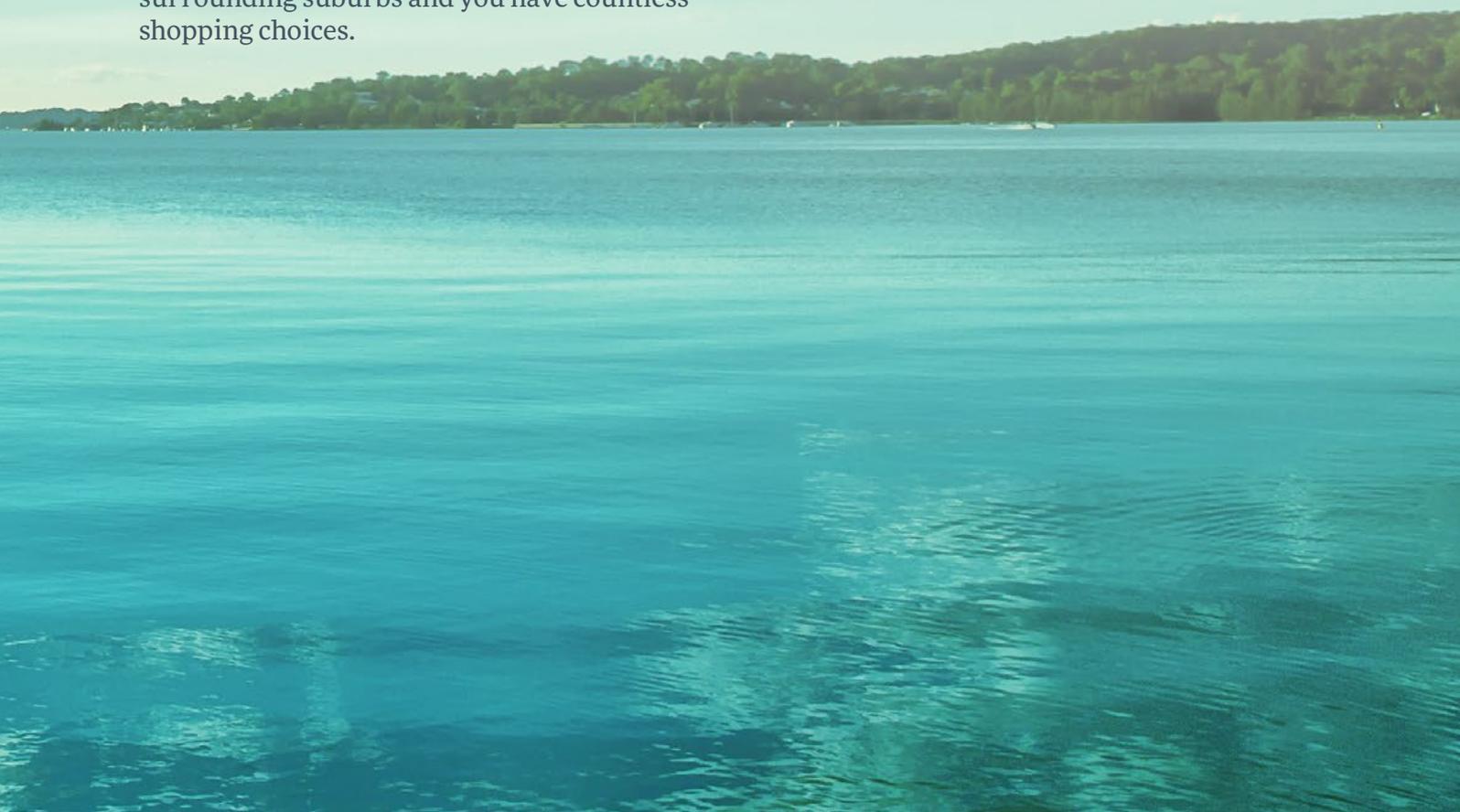
Recreation

Lake Mac is a water lovers heaven with 30 public Boat ramps, 25 public jetties and 110m² of water. A Spectacular aquatic environment for anglers to enjoy with flathead, bream, taylor and whiting an expected catch all year round. Lake Macquarie is also a world renowned sailing destination hosting regattas and international sailing events.

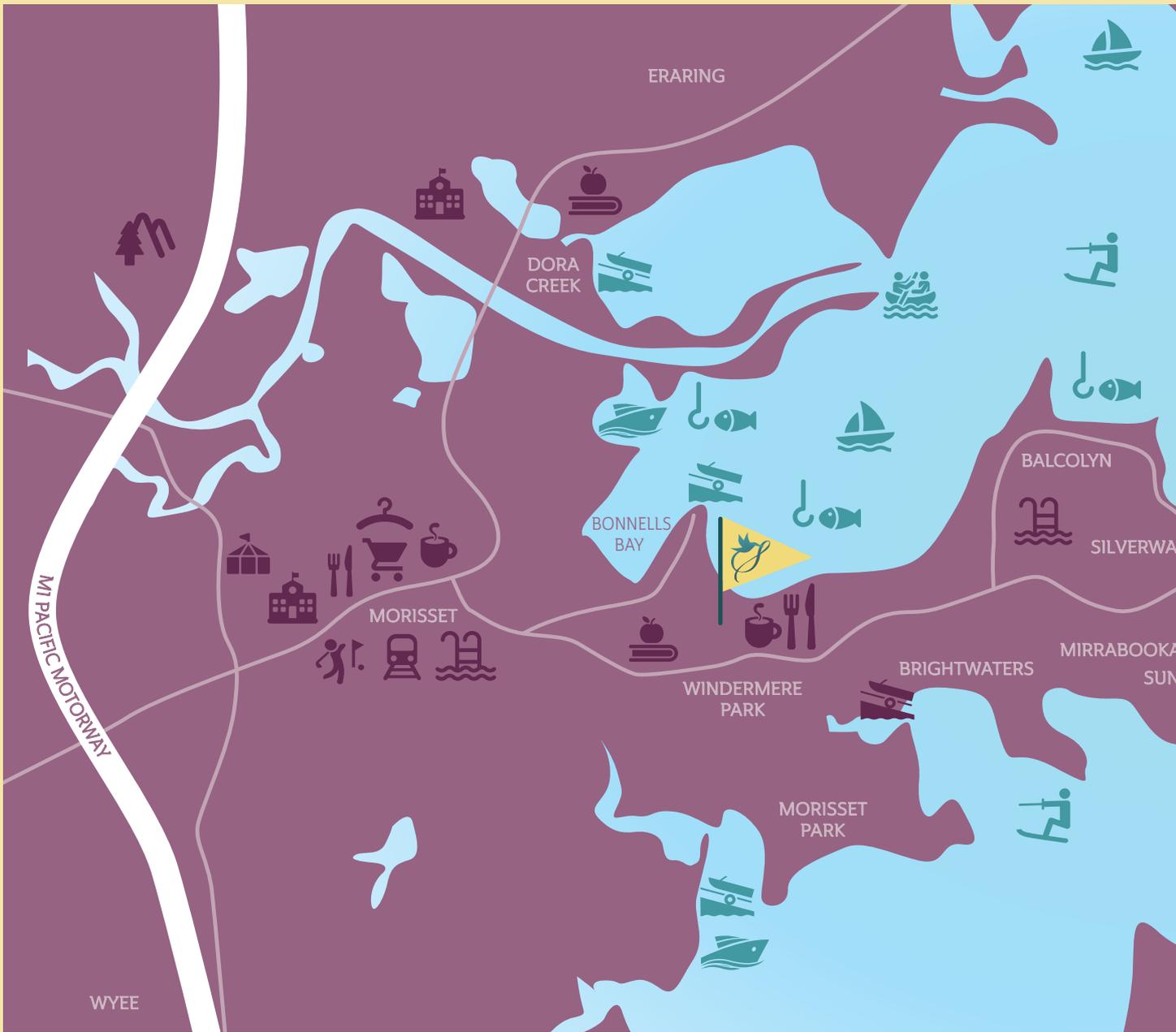
Lake Macquarie LGA is home to four patrolled, family friendly beaches as well as indoor and outdoor heated pools. Lake Macquarie Playground is a must for the kids and was voted 'best play space in Australia'. Golfers are spoiled with choice in Lake Macquarie with 5 breathtaking courses to choose from.

The Southlake district is a quiet, natural area of Lake Macquarie perfect for Bush walking and picnics or admire the galleries, shops and historical attractions of nearby townships.

Hop on a bike and discover the city's extensive and ever-expanding network of off-road pathways and lakeside board walks or take a bush walk through Wangi Wangi Point Flora and Fauna Reserve that Koalas are known to inhabit, as does protected native plant life and many bird species.



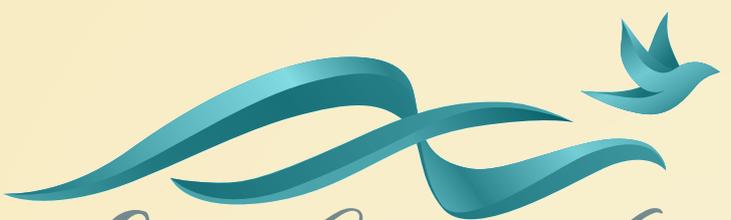
AROUND BONNELLS BAY

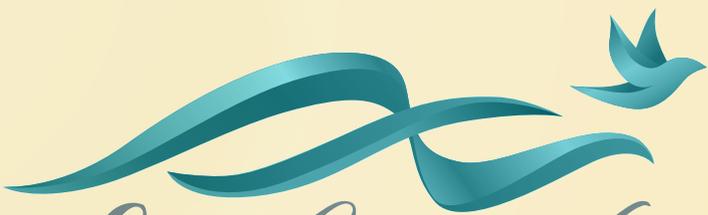


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|---|---|---|
|  Golf Courses |  High Schools |  Fine Dining |
|  Supermarkets |  Primary Schools |  Sailing |
|  Boutiques |  Boat Ramps |  Bush Reserves |
|  Bush walking |  Marinas |  Water skiing |
|  Aquatic Centers |  Fishing |  Kayaking & Canoeing |



-  Cafés and Eateries
-  Surfing Beaches
-  Train Station
-  Airport
-  Showground


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FEATURED PACKAGE

Type C1 - 3 Bedroom Unit

Lot 35/70 Regent Street,
Bonnells Bay NSW 2264

Living: 141.4 m²

Courtyard: 11.3 m²

Garage: 18.6 m²

Entry 2.0 m²

TOTAL: 172.3m²

Key Features:

- » 3 and 4 bedroom homes with two bathrooms and garage.
- » Superior brick construction.
- » Decorative front feature door.
- » Gourmet kitchen featuring modern stainless steel appliances (cooktop, rangehood, dishwasher, fan-forced under-bench oven) and laminated cupboards.
- » 2.5 hp split-system air conditioner.
- » Motorised panel-lift garage door.
- » Contemporary concrete patios, driveways, and footpaths.





FROM
\$535,000
COMPLETE TURNKEY PACKAGE



STANDARD INCLUSIONS

70 Regent St Bonnells Bay

EXTERIOR/STRUCTURE

- » Engineer designed concrete ground slab
- » Pre-assembled timber wall frame & roof trusses
- » Preselected face brick, bagged brickwork and/or weatherboard cladding as per approved architectural drawings
- » Preselected concrete tile roofing or colorbond steel roof
- » Colorbond fascia and gutter, metal or PVC downpipes
- » Premium external paint finish as required
- » Preselected aluminium window and patio door, complete with fly-screen and single locking sliding screen respectively

MAIN ENTRY

- » Preselected quality front entry door set in solid timber frame, paint finish, complete with hinged single-locking barrier screen
- » Preselected quality door furniture
- » Preselected ceramic floor tile to porch and entry foyer

INTERIOR

- » Internal doors, flush or cavity sliding door, paint finish
- » Walk-in robe to the main bedroom (if shown on plan)
- » Built-in robe in the main bedroom, fitted with aluminium frame sliding doors
- » 3 tiers of melamine shelves to linen cupboards
- » Preselected quality door furniture
- » Plasterboard/Villaboard internal wall and ceiling linings
- » 90mm cove cornice, 55mm cove inside robes
- » Pencil round skirting & architrave, paint finish
- » Preselected colour to internal walls and ceilings, premium washable paint, two coat system
- » Vertical blinds to all clear glass windows and patio doors
- » Carpet to bedrooms and living areas as per plan

KITCHEN

- » Bench top, preselected laminate finish
- » Cupboard doors with 1mm PVC edge
- » Pantry cupboard (if shown on plan)
- » Extensive overhead cupboard with shelves (no bulkheads)
- » Preselected stainless steel cooktop, underbench oven, built-in rangehood, and underbench dishwasher
- » Stainless steel sink
- » Water conserving chrome tapware
- » One cutlery tray, metal drawer runners
- » Preselected ceramic floor tile, and tiled splashback

LAUNDRY

- » Preselected laundry tub and cabinet
- » Preselected water conserving tapware
- » Preselected quality floor tiling, tiled skirting and splashback



BATHROOM

- » Stylish vanity cupboard, moulded top and basin, gloss white
- » Shower with ceramic tile on floor
- » Aluminium frame shower screen, with safety glazing
- » Bath if shown on plan, acrylic bath tub, white
- » Water conserving dual flush cistern and pan, white
- » Quality water conserving mixer tap
- » Ceramic floor and wall tile as per approved drawing
- » Towel rail (single), towel ring and toilet roll holder, chrome
- » Mirror over vanity

GARAGE

- » Automatic panel lift door each with 2 remote controls
- » Access door as per approved drawing

ELECTRICAL / SAFETY

- » Single phase supply, connection fee paid
- » Automatic circuit breakers with safety switch
- » Light switches as per approved plans, white
- » Generous amount of double power points, white
- » Builder's package internal & external light fittings
- » Hard-wired smoke detector with battery backup
- » Exhaust fan as required
- » One pre-wired TV point, shared TV aerial
- » Two telephone points included

LANDSCAPING

- » Colorbond/timber fencing as per approved plans
- » Concrete driveway and footpath, natural colour
- » Soft landscaping as per approved landscape plan
- » Aluminium letterbox
- » Garden tap
- » Clotheslines as required by Council

GENERAL

- » 6 year structural guarantee to protect capital investment
- » Home Warranty Insurance
- » All building products carry full Manufacturer's warranty
- » Pest control treatment according to Australian Standard
- » Energy conservation to comply with the BASIX certificate
- » Instantaneous gas hot water system
- » Single-phase reverse cycle air conditioning to living area
- » Tank if required according to BASIX Certificate
- » Wall & ceiling insulations to comply with BASIX Certificate

Thomas Paul Property Group reserves the right to alter the designs, specifications & colours and provide alternative products or materials of equal quality to those specified without notice. If items listed on the standard fixtures and fittings do not appear on the plans for this property then they will not be included in the property.







A	4	3	1	2
B1	4	3	NA	2
B2	4	3	NA	2
C1	3	2	NA	1
C2	3	2	NA	1
D1	3	2	1	1
D2	3	2	1	1
D3	3	2	1	1

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Scarborough Estate's affordability and positive financial outlook make investing an exceptionally simple step. Be it for owner occupier, first time investor or the professional looking to include this opportunity in their portfolio.

Thomas Paul Constructions create affordable quality homes in growth locations, which represent straight forward value to the Investor.

Schedule a meeting with your Thomas Paul Constructions Business Development Manager to discuss an outstanding investment opportunity in Scarborough Estate today.



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