



*Valley View*  
RAWORTH NSW



# Valley View

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Be part of an exciting new community in Valley View Estate, Raworth, a brand new subdivision in the tranquil Hunter Valley.

Valley View, a new master planned estate is elevated to make the most of its natural surroundings. Level blocks are easy to build on and generously sized to accommodate growing families.

Valley View Estate neighbours historic Morpeth and is just minutes from the Maitland central business district. The suburb's heritage buildings sit comfortably with new developments which make life convenient for residents. Raworth is close to major highways which connect locals to Newcastle, Sydney, Port Stephens, and the rest of the Hunter Valley.

Thomas Paul Constructions offers exclusive access to a number of residential house and land packages in the picturesque Valley View Estate.



Maitland LGA's  
Central District  
Hunter Region NSW

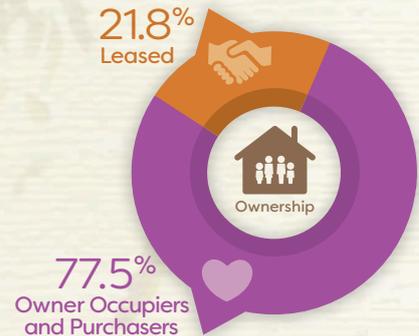


\$572,500



Median House Price<sup>‡</sup>

21.8%  
Leased



77.5%

Owner Occupiers  
and Purchasers



76,607  
Total LGA population\*



4.75%  
Return on  
Investment†



average temperature  
20-23°‡

6.75%  
Capital  
Growth†

*sample package*

Data source: ‡ www.eldersweather.com.au/climate.jsp?lt=site&lc=22008 \* www.abs.gov.au † CoreLogic RP Data, www.communityprofile.com.au/content/maitland/pdfs/infographic-en-US.pdf, www.citipedia.info/city/general/Australia\_Maitland+Municipality\_Raworth\_id\_2152033



Glenrock | GEN1 F4

Complete turn-key packages start from **\$529,500**

**Ellie Avenue, Raworth**

Lot Number 224

Lot Size 705.0 m<sup>2</sup>

Land Price \$230,000

Build Price \$299,500

Package \$529,500

Living 149.9 m<sup>2</sup>

Garage 34.3 m<sup>2</sup>

Patio 4.24 m<sup>2</sup>

Total 180.4 m<sup>2</sup>

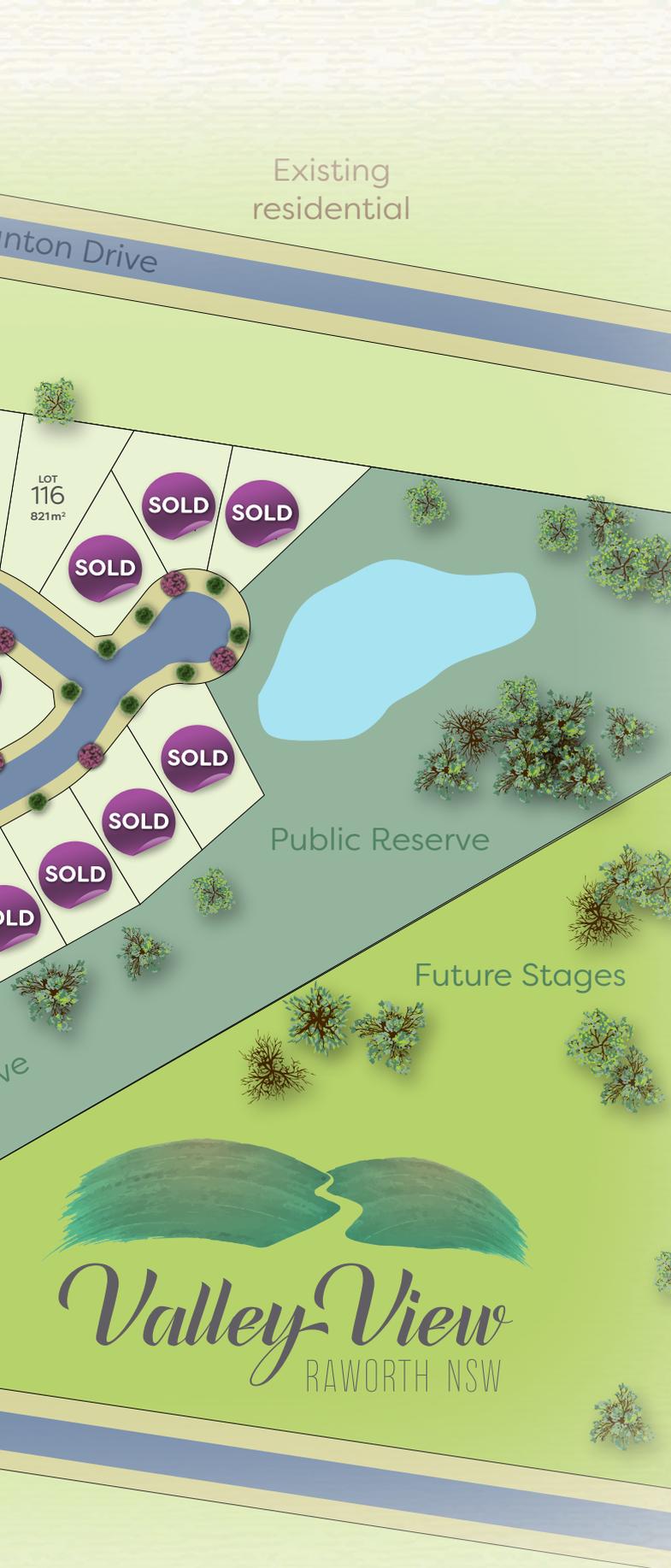
**Disclaimer**

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.





*site map*



Discover Raworth's unique combination of history & country charm secluded in the Hunter Valley's Craft Capital.

## REGIONAL OVERVIEW

Raworth is a well established residential suburb located in the Lower Hunter Valley, between Morpeth and Tenambit. Its northern border lies along the Hunter River, which provides a host of recreational opportunities.

Residents enjoy the conveniences of the Maitland commercial centre just minutes away.

This centrally located township is around half an hour from the vineyards of the Hunter Valley, the beaches of Port Stephens, and the entertainment venues of Newcastle. It's also close to the Pacific Highway, which connects locals to Sydney less than two hours away.

Raworth is an idyllic location which provides a welcome break from the stresses of day-to-day living for owner-occupiers and tenants.

- > **Conveniently located within minutes of Maitland CBD**
- > **Nestled in the tranquil lower Hunter Valley**
- > **Close to public transport, schools, and retail facilities**

*maitland & surrounds*





Wander down  
cobble streets with  
colonial sandstone  
buildings occupied  
by modern cafés,  
galleries, boutiques,  
antique shops and  
local businesses.



20th April 2017

Thomas Paul Constructions  
9 Reliance Drive  
TUGGERAH NSW 2259

To whom it may concern,

## **RENTAL APPRAISAL: Valley View Estate, Raworth**

We submit the following rental appraisal for a new four bedroom home featuring two bathrooms, dual family areas and double lock up garage.

This appraisal considers the following:

- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, ie. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$450-\$480 per week.**

We stress that it is an estimate only and not to be taken as a valuation. This forecast is subject to change based upon any fluctuation in the future market conditions.

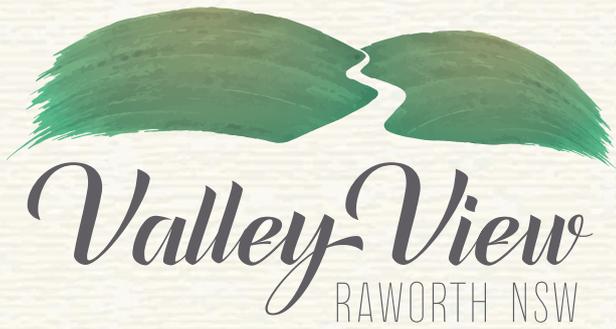
Yours faithfully,

Lorraine Howes

**Director / Licensee**

SHORTLAND PROPERTY MANAGEMENT

*rental appraisal*



## UPGRADE SCHEDULE

- ✓ Provide hinged security screen door to rear entry laundry door
- ✓ Provide a single 2.5hp (6kw) split system air conditioner
- ✓ Provide and install upgraded front feature door in lieu of standard inclusion
- ✓ Provide alfresco under main roof with decorative spray finished concrete floor
- ✓ Provide additional floor tiling (square pattern)
- ✓ Provide upgrade in front façade
- ✓ Provide & Install slimline water tanks in lieu of standard specification of round

Thomas Paul Constructions reserves the right to alter designs, specification & colours and provide alternative products or materials of equal quality to those specified without notice.



## Site Preparation

- › Site clearance and preparation
- › Bulk earthworks over affected area of site to achieve levels
- › Remove existing trees & 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 facades - 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)



*standard inclusions*

## 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 laminated free form 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 Litre (Min) 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 light fittings - Alabaster 30 & 40 cm Fluro & oyster
- » 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 water tank to comply with basix certificate requirements

## Certification Certificates

- » 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



# Valley View

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The convenient location and numerous new infrastructure projects in this boom region, make Valley View, Raworth a popular choice for adept investors.



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