

NORTH THORNTON

spread your wings





NORTH THORNTON





Become part of a tight-knit community at North Thornton, a brand new development in the Newcastle area.

This new and exciting Torrens Title estate features affordable parcels of land in a range of sizes to suit seasoned investors, growing families and first-home buyers alike.

North Thornton Estate residents enjoy the bustling suburban life, while being just a short drive to local schools, shops, and healthcare facilities

The city of Maitland and Raymond Terrace are both less than 15 minutes away. The estate is also just minutes from the New England Highway, and the M1 Pacific Motorway for easy access to Sydney. The drive to Newcastle's beaches and business facilities takes just 30 minutes or 19 minutes by rail, while Pokolbin's famed restaurants and tourist attractions are only 40 minutes away. Newcastle's internationally recognised University is just 20 minutes drive.

Thomas Paul Constructions has exclusive access to all 18 house and land packages in this dynamic Thornton estate, registering late May 2017.

Key Features

- » 4 bedroom homes with two bathrooms and double garages.
- » 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.
- » Versatile alfresco area for outdoor entertaining and dining.

NORTH
THORNTON

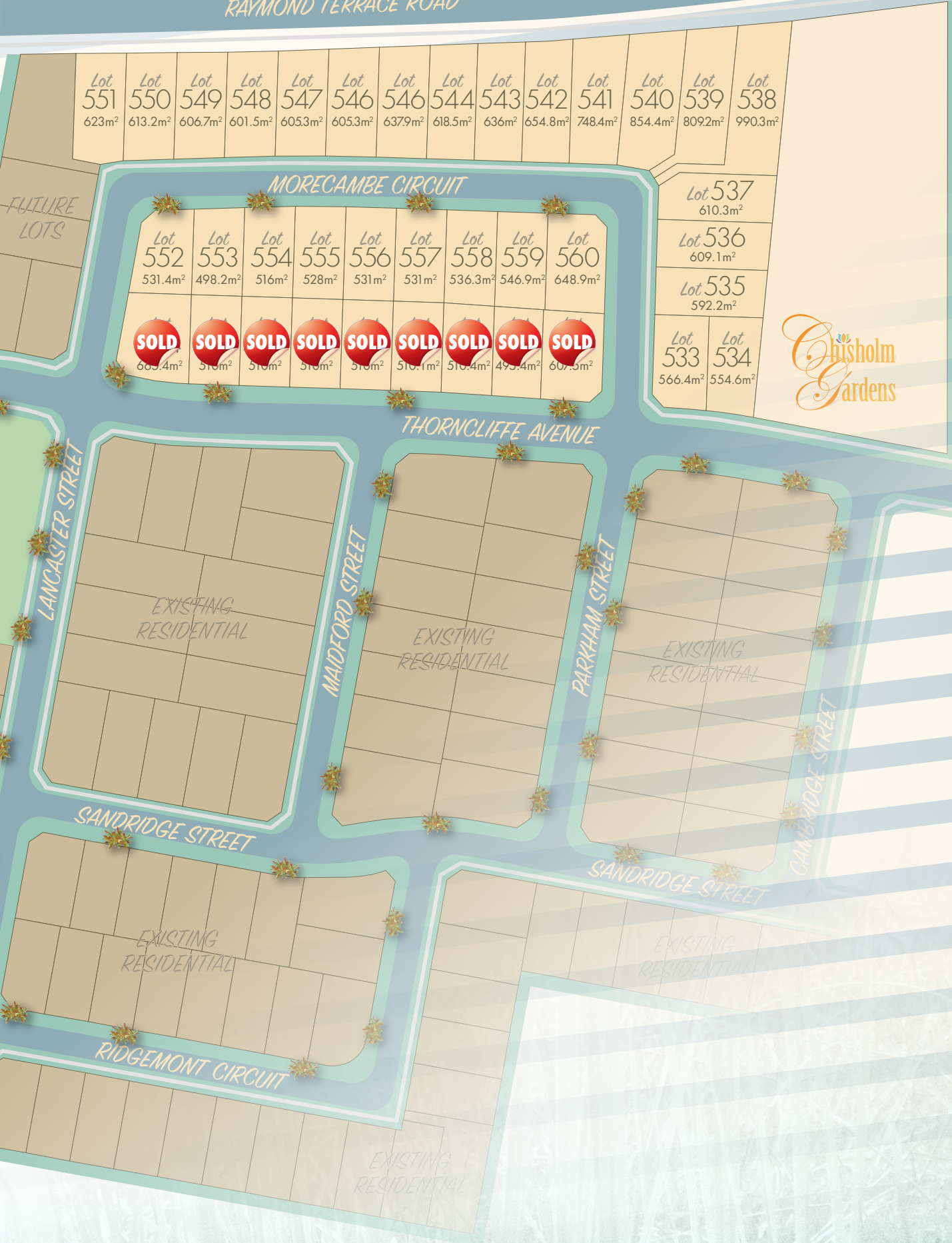
Site Map



PARK

LANCASTER STREET

RAYMOND TERRACE ROAD



Rental Appraisal



Shortland Property Management

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10th March 2017

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Thornton, NSW 2322 - North Thornton Estate

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 - \$470 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

Upgrade Schedule



North Thornton Estate NSW

- ✓ 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
- ✓ Meet the requirements of AS3959 as modified by the Principal Certifying Authority
- ✓ Provide and install slim line water tank where shown on drawings



Investment Overview

Thornton is a burgeoning suburb of Greater Newcastle, part of the booming Hunter Region's economy. Thornton and its surrounds are flourishing with the area's population growing at 5% and Jobs growth at 8%. Locals enjoy easy access to the City of Maitland and Raymond Terrace as well as Thornton's own excellent amenities.

Thornton is under 30 minutes from Newcastle's beaches and cultural venues and 35 minutes from the Hunter Valley Wine Trail. The New England Highway connects to the Pacific Highway, making day trips to Port Stephens and Sydney simple.

Owner-occupiers and tenants alike have found the balance they've been looking for in Thornton.

Key Features

- » Close to schools, public transport and retail facilities.
- » Nestled in safe, friendly Greater Newcastle suburb.
- » Located within minutes of the New England Highway.

With a high rate of owner occupancy in Thornton and an enviable vacancy rate of 0.97%, North Thornton is highly attractive to investors.



Groovin the Moo Music Festival

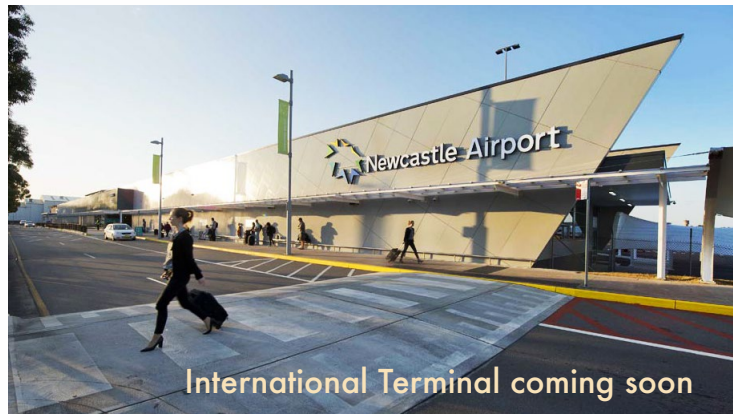


Riverlights Festival



Riverlights Festival





Transport

Newcastle Airport is less than 30 minutes' drive from North Thornton Estate. More than a million passengers travel from this regional airport to the east coast capitals, Canberra, Ballina, and the Gold Coast. A new arrivals hall and dedicated customs, quarantine, and immigration facilities give Newcastle Airport the potential to receive international flights.

Thornton lies 30 minutes north of Newcastle and less than two hours from Sydney. The New England Highway connecting Thornton to the Hunter Valley centres including Maitland, Singleton, Muswellbrook and country towns further afield including Tenterfield and Tamworth.

Hunter Valley Buses which stop in John Arthur Avenue, just outside North Thornton Estate, take residents to Rutherford, the Stockland Green Hills shopping centre in East Maitland, and the local train station.

Thornton train station's NSW TrainLink Hunter Line services transport passengers to Hamilton, a suburb of Newcastle, and the Hunter Valley towns of Maitland, Muswellbrook, Dungog and Scone.

Retail

Thornton is a well-appointed suburb, with a range of stores and eateries. The local shopping complex, Thornton Shopping Centre, meets the everyday needs of residents with over 20 stores including Coles, a butcher, bakery, a pharmacy, a newsagency and Australia Post outlet, fashion & beauty services, banking facilities, a drive through bottle shop and takeaway food outlets.

For leisure shopping, most Thornton residents head to Stockland Green Hills, in East Maitland or the Maitland Town Centre. Stockland Green Hills is a traditional single-level shopping centre featuring more than 100 stores. These include Coles and Woolworths supermarkets, Dan Murphy's, Big W, fashion outlets, cafés, and fast food outlets. The current expansion worth an estimated \$377 million will see many new stores including David Jones and JB Hi-Fi established.

Maitland Town Centre is an open-air mall which provides a more unique shopping experience. An eclectic mix of shops and restaurants occupy its historic buildings. Maitland Town Centre also hosts a number of local events including the Maitland Taste Festival, Riverlights Multicultural Festival, and the Maitland Aroma, Coffee, Chocolate and Fine Food Festival.



Education

- » Hunter Valley Grammar
- » Ashtonfield Public School
- » Maitland Christian School
- » Metford Public School
- » St Aloysius Catholic Primary School
- » Francis Greenway High School
- » University of Newcastle (Callaghan Campus)
- » University of Newcastle (City Presinct Campus)
- » Hunter TAFE (Maitland & Kurri Kurri Campus)

Medical Services

Thornton Medical Centre is a short walk from North Thornton Estate. This practice employs a number of GPs specialising in a range of conditions including paediatrics, counselling, diabetes, cardiovascular conditions, women's health, and travel medicine.

More serious conditions are referred to Maitland's public and private hospitals. Maitland Public Hospital is a major regional paediatrics centre which also features a busy emergency department, an adult coronary care and high dependency unit, a maternity ward, rehabilitation facilities, and mental health services.

Maitland Private Hospital is the only private hospital between Newcastle and Taree. Its medical, surgical, mental health, and allied health departments are all supported by the latest technology.

With boosted infrastructure funding for the region, planning is almost completed for the New \$400,000,000 Lower Hunter Hospital in Metford, less than 5 minutes drive away.

**You'll love the community spirit of North Thornton.
Come and become part of this friendly Hunter Valley suburb today.**



The Local Lifestyle

Thornton is a tight-knit community that will put you instantly at ease. While it's a suburban locale, its recreational facilities are better than you'll find in many big cities. On weekends you can embrace your inner child at the Flip Out trampoline centre or Xtreme Indoor Go Kart track. There's a skate park at Thornton Park and plenty of open spaces for your family to play a game of soccer or cricket. Dogs can have fun stretching their legs off-leash at the designated area at Allan & Don Lawrence Oval.

If you want to venture out of the local area, Thornton is also ideally located for exploring Pokolbin's vineyards, Maitland's historic sites, and the beaches of Newcastle and Port Stephens.

A leafy suburb with excellent access to public transport, employment zones, educational facilities & shopping centres.





Standard Inclusions

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 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 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 fluorescent & oyster
- » Hard wired smoke detectors with battery backup
- » Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)
- » Two pre-wired 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
- » Geo-technical Fees
- » Goods & Services Tax (GST)

Other External Works & Services

- » Site investigation and test bores for geo-technical 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

Go North



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