



# clifleigh meadows



estate profile  
CLIFLEIGH - NSW

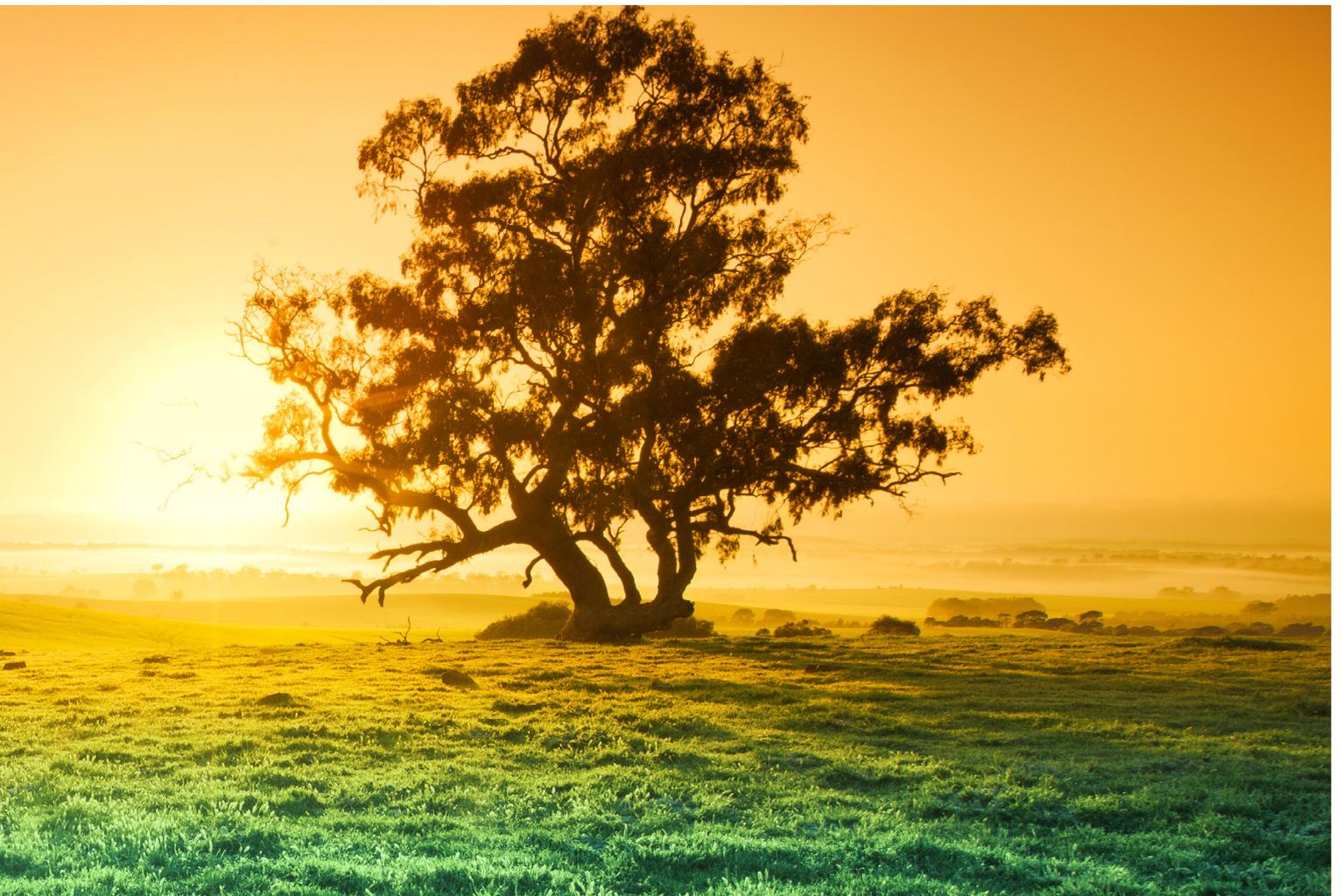




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### It makes perfect sense

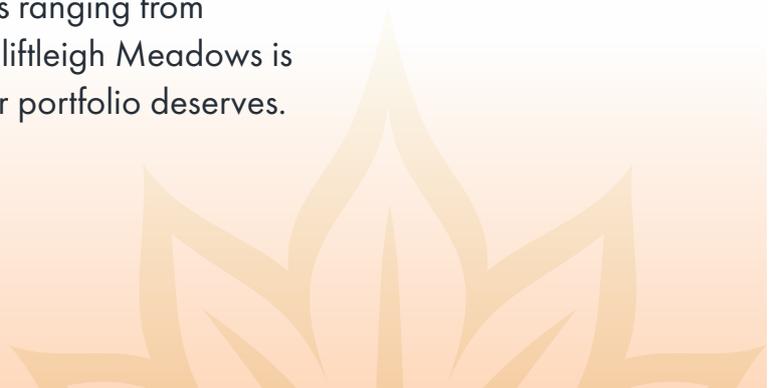
Nestled in the fringes of the internationally renowned Hunter Valley, just 10 minutes from the main town of Maitland, Cliftleigh Meadows offers a contemporary parkland living environment in a traditional rural setting. Surrounded by natural wonders and wide open spaces, this contemporary masterplanned community will facilitate a modern family lifestyle with convenience.



## It's the life you want to live

The estate will feature a community centre with function rooms, a child care centre, 125 acres of parkland, 2 large multi-purpose sporting fields with a pavilion and facilities and a number of fully landscaped parks complete with playground equipment and barbecue areas. Thoughtfully designed cycleways will wind through the estate creating an idyllic living environment.

A selection of level, parkland homesites ranging from 450m<sup>2</sup> to 685m<sup>2</sup> are now available. Cliftleigh Meadows is the dynamic and sound investment your portfolio deserves.





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## **CLIFBLEIGH NSW**

**Cliftleigh Meadows is a development of quality residential homes in the peaceful suburb of Cliftleigh, part of the Cessnock Shire.**

The community's rural surroundings give it plenty of character, but it is within easy reach of the major townships of Cessnock, Maitland, and Kurri Kurri.

Cliftleigh Meadows features generously sized blocks of level land designed to appeal to investors and growing families. The estate's manicured parklands and playing fields provide an abundance of recreational opportunities for residents.

Thomas Paul Constructions has access to a selected number of house and land packages in this idyllic Cliftleigh Estate.

## **KEY FEATURES**

- ✦ 4 bedrooms/2 bathrooms/double garage.
- ✦ Quality brick construction.
- ✦ Upgraded front feature door.
- ✦ 2.5 hp split system air conditioner.
- ✦ Gourmet kitchen including stainless steel cook-top, range hood, fan forced under bench oven and stainless steel dishwasher. Laminated kitchen cupboards.
- ✦ Motorised panel lift garage door.
- ✦ Stencilcrete driveways, footpaths and patios.
- ✦ Alfresco outdoor living area.



# Feature package

## Carnavon G11-F4.1 Lot 604 Moorebank Rd

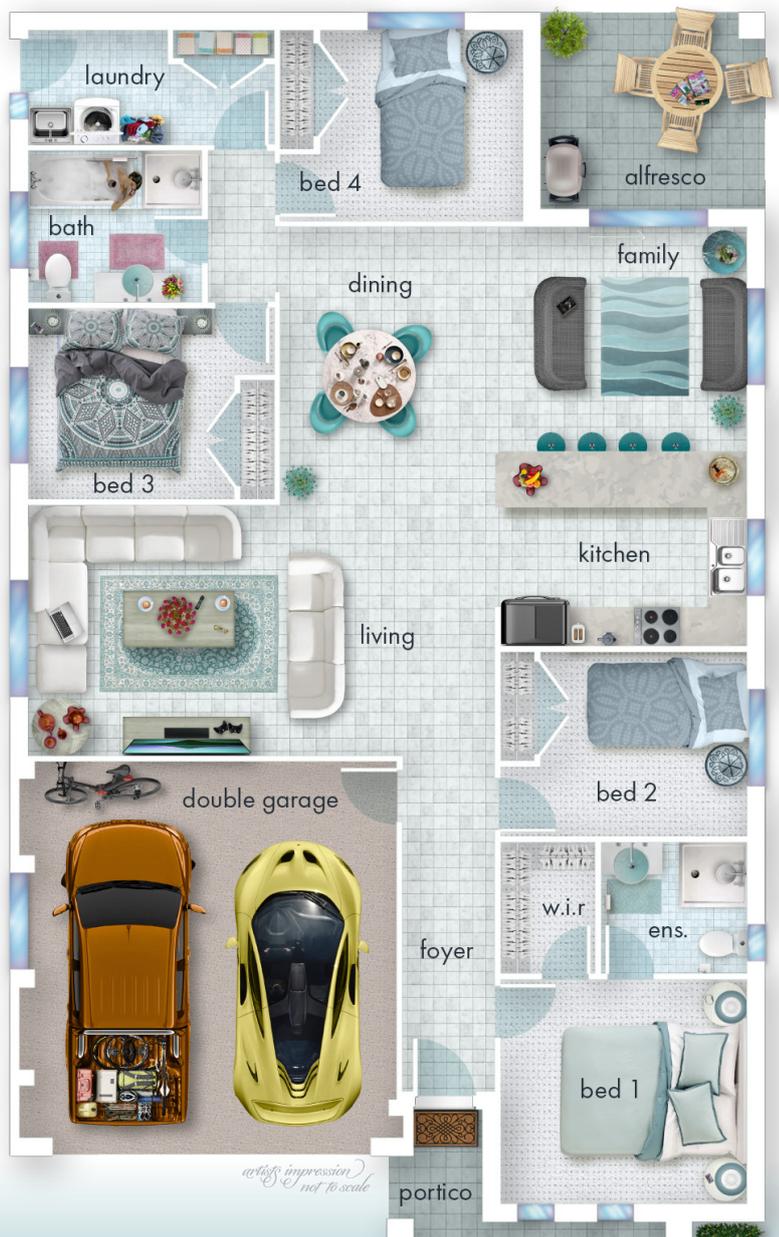


Living	162.6m <sup>2</sup>
Garage	34.4m <sup>2</sup>
Patio	3.7m <sup>2</sup>
<b>Total</b>	<b>200.7m<sup>2</sup></b>

Overall Width	11.3m
Overall Length	15.0m
Lot Size	18.6m <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.



*artist's impression  
not to scale*



clifleigh  
meadows



# Regional Overview

## THE HUNTER

- ✦ Just 10 minutes from Maitland
- ✦ Nestled in picturesque Hunter Valley
- ✦ Close to retail outlets and public transport

Cliftleigh offers country living without being isolated from big city conveniences. The 2014 opening of the Hunter Expressway puts the Newcastle CBD less than 40 minutes away and the recently upgraded Main Road connects Cliftleigh to Cessnock, Kurri Kurri, and Maitland.

The opening of the Hunter Expressway is fuelling a population boom in Cliftleigh. While it's never likely to lose its rural charm, 1000 new homes are expected to be built in the area within the next decade. This population explosion should see this rural community receive new and improved infrastructure.

Investors are expected to snap up properties in Cliftleigh ahead of a predicted population boom.



# Infrastructure

## CLIFBLEIGH NSW

### Transport



Clifbleigh's close proximity to the Hunter Expressway means that locals can be zooming towards the beaches of Newcastle or the Hunter Valley's boutique wineries within minutes.

Maitland train station is an easy seven-minute drive from Clifbleigh. Trains on the Hunter line take commuters to Newcastle, Muswellbrook, Scone, Telarah, and Dungog. This historic train station is also serviced by NSW Trainlink Xplorer and XPT long-distance services which take travellers to Sydney, Armidale, Moree, Grafton, Casino, and Brisbane.

Rover Wine Country Coaches runs daily services from Clifbleigh to Maitland train station and the shops of neighbouring townships including Cessnock, Weston, and Kurri Kurri.

Newcastle Airport less than a 40-minute drive from Clifbleigh Meadows. This regional airport is serviced by all major domestic air carriers. Regular flights take passengers to the East Coast capitals and major tourist destinations.



## Retail



Most Cliffeigh residents head to Maitland and East Maitland for their shopping needs. Maitland City Centre is located in Maitland, eight minutes from Cliffeigh Meadows. This open-air mall features quirky boutiques, antique shops, and friendly cafes housed in historic buildings. The mall comes alive when it hosts Maitland Aroma, Coffee, Chocolate, and Fine Food Festival, the Riverlights Multicultural Festival, and Maitland Taste Festival. Maitland City Centre is complemented by Pender Place Shopping Centre, Maitland's undercover shopping complex. It's a small centre, with a Woolworths supermarket, pharmacy, Medicare branch, and small number of fresh food outlets and specialty stores which is ideal for quick shopping trips.

A further 2 minutes down the road, is Stockland Green Hills in East Maitland. The centre boasts nearly 100 stores, including Coles, Woolworths, Big W, and Dan Murphy's. Renovations are seeing 100 new stores added to the complex, including a David Jones outlet.

## Major Education Facilities



As a small suburb, Cliffeigh is just a short drive to the following educational institutions:

- ✦ Gillieston Public School
- ✦ Kurri Kurri Public School
- ✦ Kurri Kurri High School
- ✦ Holy Spirit Primary School
- ✦ Pelaw Main Public School
- ✦ TAFE NSW Hunter Institute (Kurri Kurri Campus)

You'll love the community spirit of Cliffeigh, join this growing Hunter Valley neighbourhood today.



## Medical Services



Cliffleigh Meadows is just minutes from - Kurri Kurri Community Health Care Centre and Kurri Kurri Medical & Dental Practice. For more serious health concerns, Maitland's public and private hospitals are less than 10 minutes from the estate. Maitland Public Hospital features a maternity ward, mental health centre, surgical and rehabilitation services, and a 24-hour emergency department. A newer, more modern Maitland Public Hospital is set to replace the current 158-bed facility by 2019.

Maitland also has the only private hospital between Taree and Newcastle. Maitland Private Hospital offers medical, surgical, mental health, and allied health services to private patients through the Hunter Region. After recent renovations, the hospital expanded its clinical services and improved its patient accommodation facilities.

## Lifestyle



Cliffleigh Meadows' pristine gardens and expansive playing fields give the young and young at heart space to play and enjoy the great outdoors. Outside the estate, locals can enjoy the best that the Hunter Valley has to offer. Residents are just a short drive from the historic buildings of Maitland, unusual boutique stores of Morpeth, and acclaimed restaurants and wineries dotted through the region.

Cliffleigh's close proximity to major highways also makes it perfect for day trips to Newcastle, Port Stephens, the Central Coast, and Sydney.





21st November 2016

Thomas Paul Constructions  
9 Reliance Drive  
TUGGERAH NSW 2259

To whom it may concern,

**RENTAL APPRAISAL: Cliffleigh, NSW 2321 – Cliffleigh Meadows**

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 \$400-\$420 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

## CLIFBLEIGH NSW

### CESSNOCK CITY COUNCIL

- ✓ 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
- ✓ Meet the requirements of the bushfire risk assessment in accordance with AS3959 as modified by principal certifying authority
- ✓ Provide additional floor tiling (square pattern) as per attached footprint
- ✓ Provide & install slimline water tank in lieu of the standard inclusion of a round tank



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.



# Standard Inclusions - NSW



## 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 & rubbish

### BUILDING WORKS

Engineered designed concrete waffle pod slab

Dropped Edge beams where applicable

Under slab piercing 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)

## 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 (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 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



# cliftleigh meadows



Some of the region's most admired attractions are just a short drive away including the lush Barrington Tops National Park, the stunning vineyards, the unique dining options of the Hunter Valley and the pristine white beaches of Newcastle and Nelson Bay. The estate provides easy and direct access to the Newcastle CBD in just over half an hour and a simple commute to Sydney by train.

...where you want to be.



**Thomas Paul Constructions**

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