



 **4**
 **2**
 **2**

NSW HOUSE & LAND

ABERGLASSLYN- ABERLYN ESTATE
LOT 319 SHORTLAND DRIVE ABERGLASSLYN NSW 2320

Aberglasslyn offers a number of public transport services, with both Bus & Trains services close by. Access to the Maitland CBD is quick and easy, while the Hunter Valley and its amazing wine region is just waiting to be explored.

Darlington Plantation

HOUSE AREA	207 m ²
BUILD PRICE	\$458,828
LAND AREA	500.0 m ²
LAND PRICE	\$380,000
EST. REGISTRATION	October 2022
EST. YIELD	3.29% - 3.60%
EST. RENTAL P/W	\$530 - \$580

PREMIUM INCLUSIONS

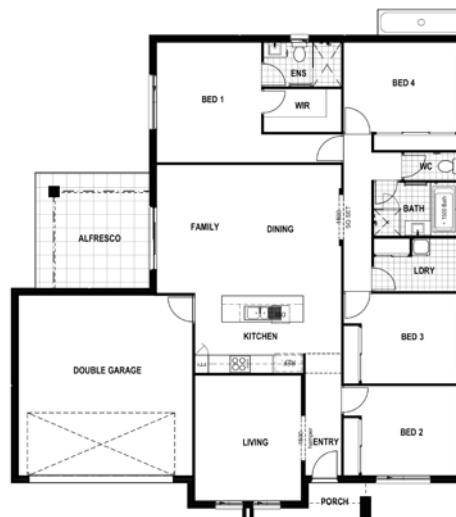
- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ Colorbond roof
- ✓ 2550mm high ceilings
- ✓ 20mm manufactured stone kitchen benchtop
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ Approximately 1.8kw solar power system
- ✓ Cold water to fridge space
- ✓ Stainless steel kitchen appliances
- ✓ Roller blinds throughout
- ✓ Ceiling fans
- ✓ Undercover tiled alfresco area

LIVING SPACES

Living	150.89
Garage	38.75
Alfresco	14.59
Porch	3.67

Full Turn Key

\$838,828



The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.



DEVELOPMENTS P/L

BUILDING A SHARED VISION



New South Wales 2021 SPECIFICATIONS

Building a shared vision

PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

BASIX / ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units.

- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

EXTERNAL FINISHES

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white mortar.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft Close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Electric Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- Base MKII double bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.



New South Wales

2021 SPECIFICATIONS

Building a shared vision

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Soft close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- Kitchen tiled splashback 600mm high off bench.
- Toilet & Laundry floors, and:
 - 400mm splash back over laundry tub
 - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external paraflood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.

- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
 - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work.
 - Two (2) coats to ceiling to Paint Manufacturers standard specifications.
 - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- 6-month maintenance period.
- Statutory structural guarantee period.



New South Wales 2021 SPECIFICATIONS

Building a shared vision



Stainless steel kitchen sink



Electric ceramic cooktop

STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

QUALITY

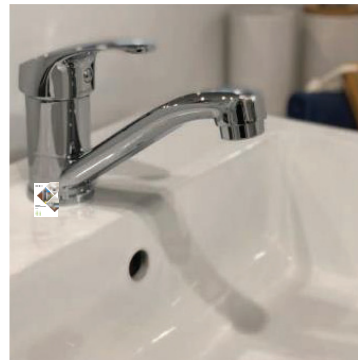
All products are high quality and sourced from reputable Australian suppliers.

FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek and practical.



Underbench oven



Acrylic bathroom basin and mixer



Stainless steel dishwasher



Double Towel Rail



White bath



Vitreous china toilet suit



Rail Shower Mixer



New South Wales

2021 SPECIFICATIONS

Building a shared vision

TURNKEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.
- Powder coated aluminium windows with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60m² of Coloured Concrete trowelled driveway, front path and porch.

- Provide up to 300 m² of A-Grade turf.
- Provide one (1) 15m² garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.
- Water tank.



ABERLYN ESTATE

Stage 2



Lot 323
605m²

Lot 322
600m²

Lot 321
642m²

Lot 320
570m²

Lot 319
500m²

Lot 318
454m²

Lot 317
450m²

Lot 316
460m²

Lot 324
731m²

Lot 325
723m²

Lot 326
731m²

Lot 327
730m²

Lot 328
680m²

Lot 329
738m²

Lot 330
695m²

Lot 331
694m²

SHORTLAND DRIVE



?? Wind Category

Communications Pre-wired



NOTES:
IMAGES ARE DIAGRAMATIC ONLY
REFER TO ELEVATIONS FOR DETAILS

16	Landscape Plan
15	BASIX Commitments
14	BASIX Commitments
13	Tiedown Details
12	Tiedown Details
11	Bracing Plan
10	Waste Layout
09	Slab Plan
08	Electrical Plan
07	Internal Elevations
06	Section AA
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet

A	25.01.19	PRE CONSTRUCTION COPY	??.
REV	DATE	AMENDMENTS	BY



Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

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GENERAL NOTES:
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.

DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

A	25.01.19	PRE CONSTRUCTION COPY	??.
REV	DATE	AMENDMENTS	BY

Client:
Mr & Mrs #Client Family Name

Product:
**Darlington
Traditional Facade
Garage to ??**

Site Address:
**Lot ???
- Street Name
Estate Name
SUBURB State ????
DP: Unregistered
LGA: COUNCIL**

Cover sheet

Plot Date: 10/09/2021	Drawn: ????	Rev: A
Scale: 1:1	Checked: -	Checked Date: -/-/-
Sheet: 01	Job No: N40####	

Once this set of plans has been signed off, G Developments will not accept any more changes

Date: _____
Client's Signature: _____

Unconditioned FloorArea (m2)

WC	1.66
LAUNDRY	4.91
BATH	4.97
	11.54 m²

NOTE:
PROVIDE 300mm DEEP BULKHEAD OVER ALL HAMPERS

NOTE:
PROVIDE 1 SHELF & HANGING RAIL TO ALL ROBES AND 4 SHELVES (equally spaced) FOR ALL LINEN CUPBOARDS

NOTE:
PROVIDE FLY SCREENS TO ALL OPENABLE WINDOWS & SLIDING GLASS DOORS.

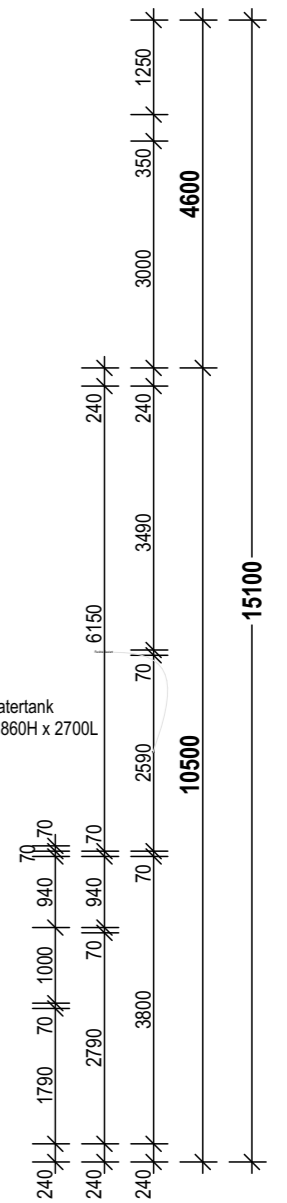
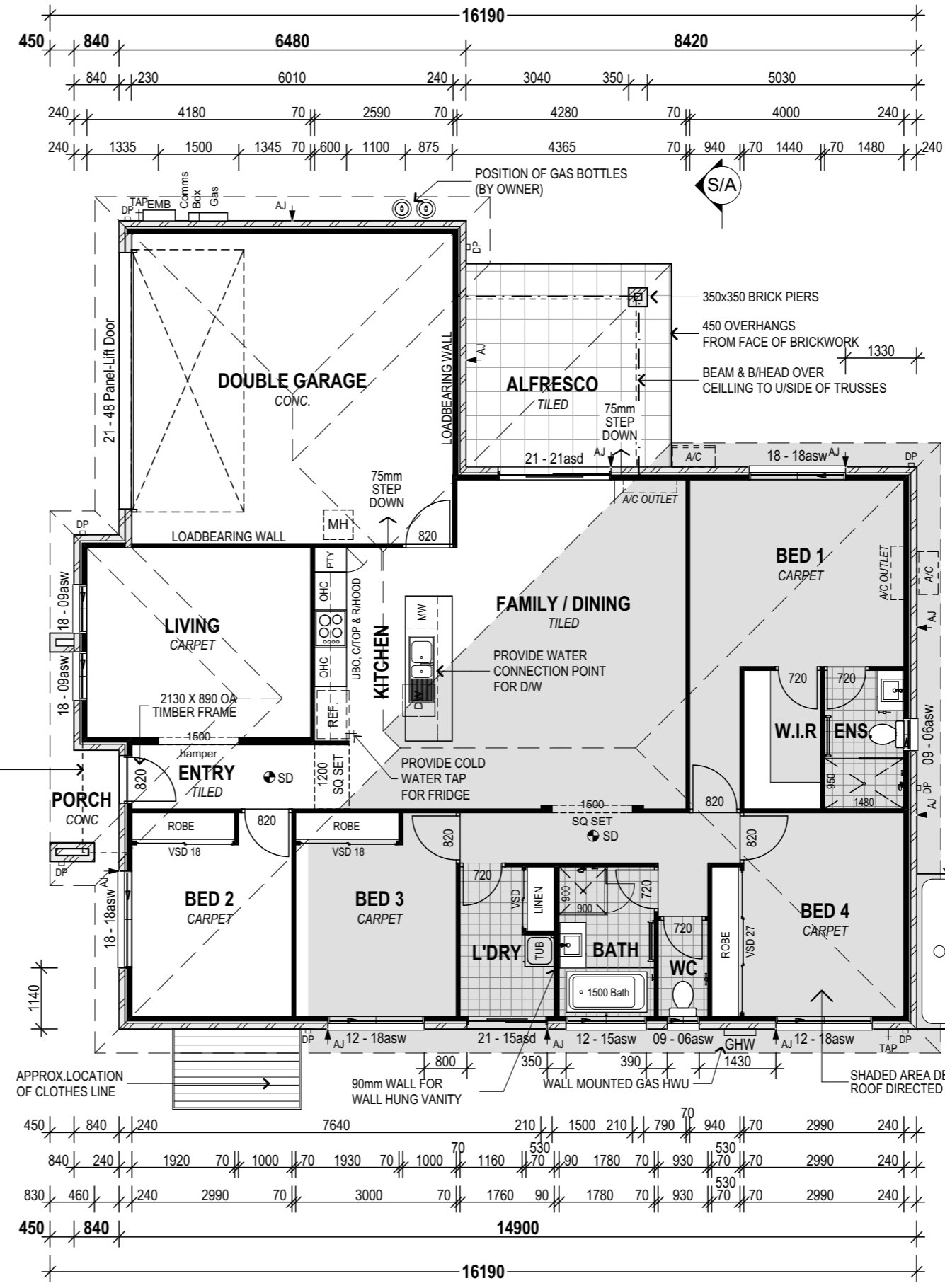
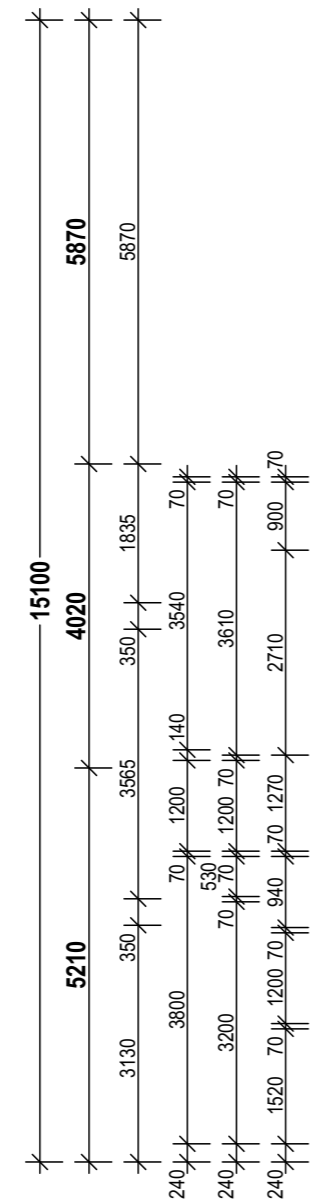
PROVIDE FULL HT. MASONRY ARTICULATION AS PER ENGINEERS SOILTEST REPORT

?? Wind Category

Communications Pre-wired

NOTE:
ALL WINDOWS & EXTERNAL DOORS TO BE CENTERED IN WALL/ROOM UNLESS DIMENSIONED OTHERWISE

NOTE:
450 EAVE UNO



Floor Areas	
Living	150.89
Garage	38.75
Alfresco	14.59
Porch	3.67
	207.90 m²

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Floor Plan			
Plot Date: 10/09/2021	Drawn: ?????	Rev: A	
Scale: 1:100, 1:1	Checked: ---	Checked Date: ---	
Sheet: 03	Job No: N40####		

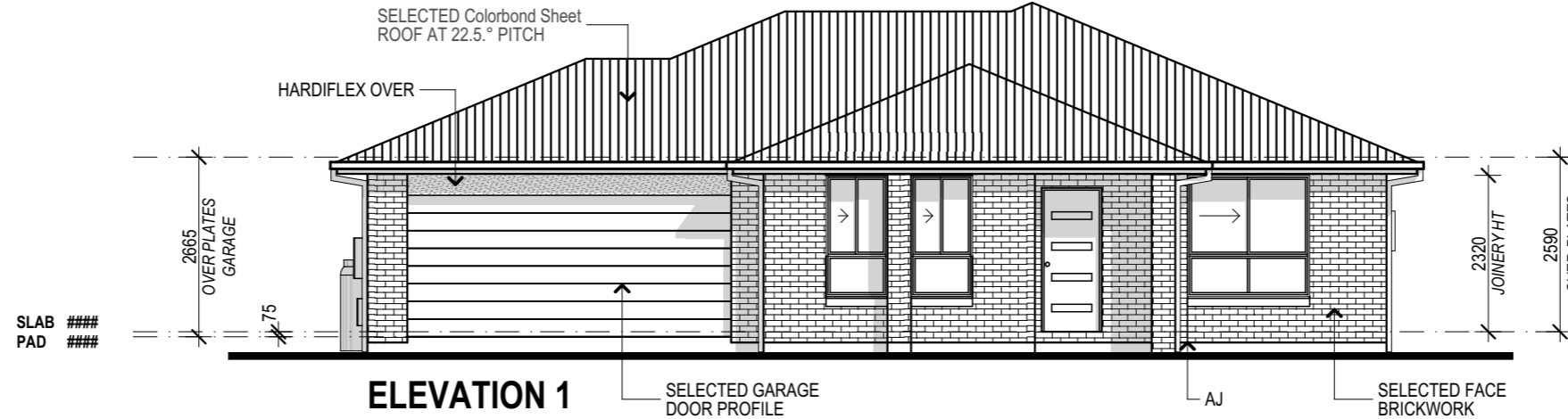
NOTE:
PROVIDE FLY SCREENS TO ALL
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GLASS DOORS.

?? Wind Category

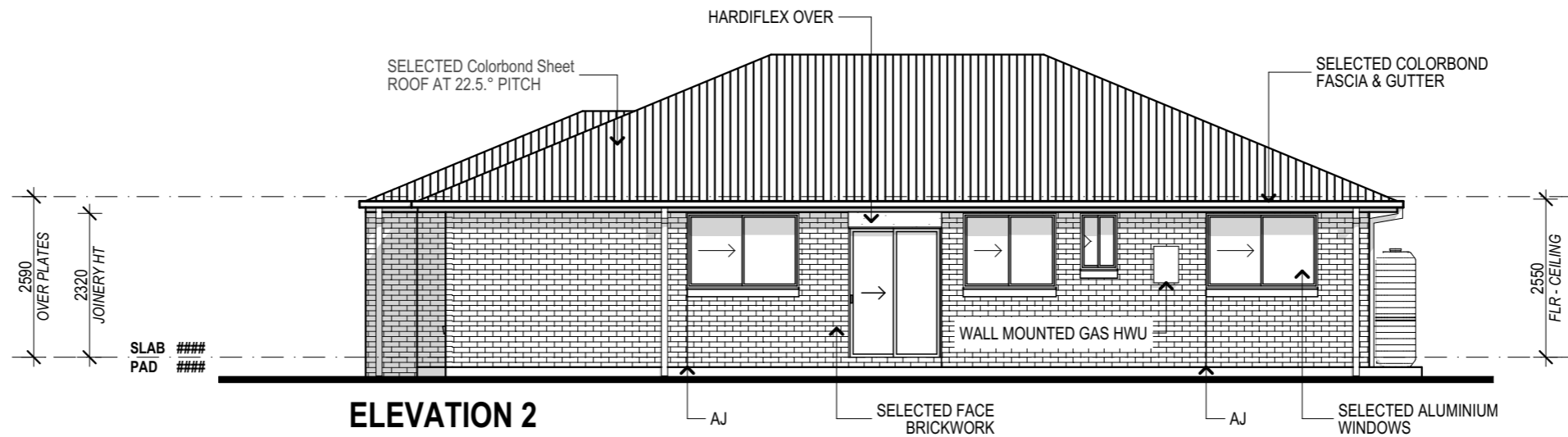
Communications Pre-wired

ENTRY DOOR NOTE:
ENTRY DOOR STYLE SHOWN IS INDICATIVE ONLY.
REFER TO THE CONTRACT FOR FURTHER DETAILS

NOTE:
450 EAVE UNO



ELEVATION 1



ELEVATION 2

PROVIDE FULL HT. MASONRY
ARTICULATION AS PER ENGINEERS
SOILTEST REPORT

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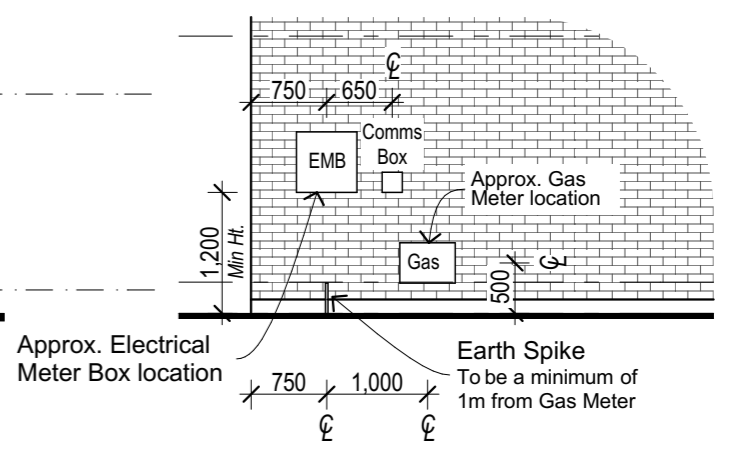
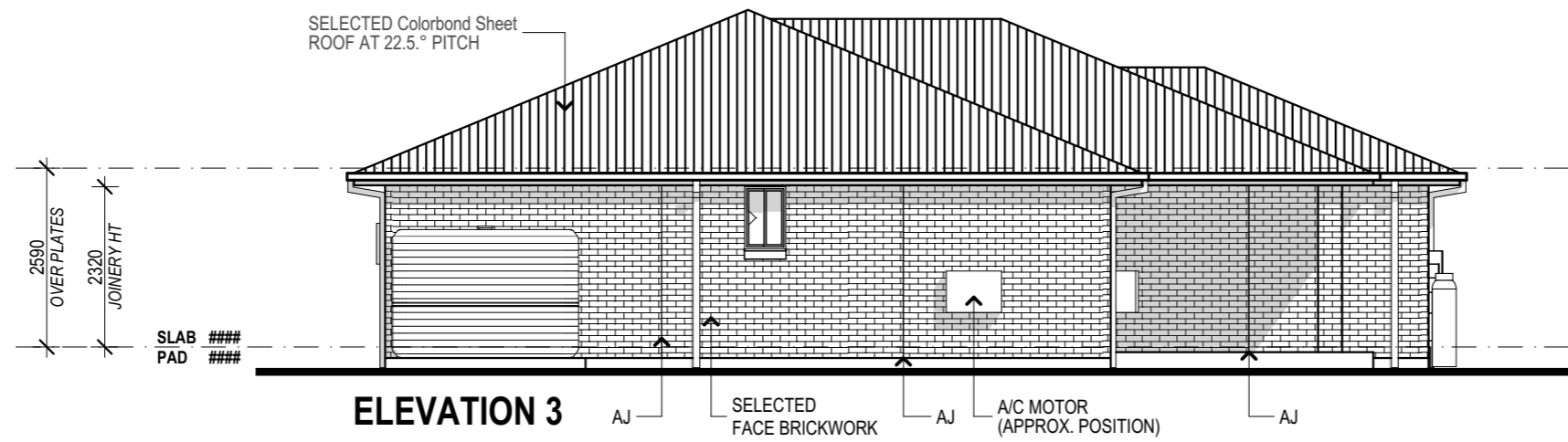
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Scale: 1:100	Checked: -	Checked Date: - - - -	
Sheet: 04	Job No: N40####		

?? Wind Category

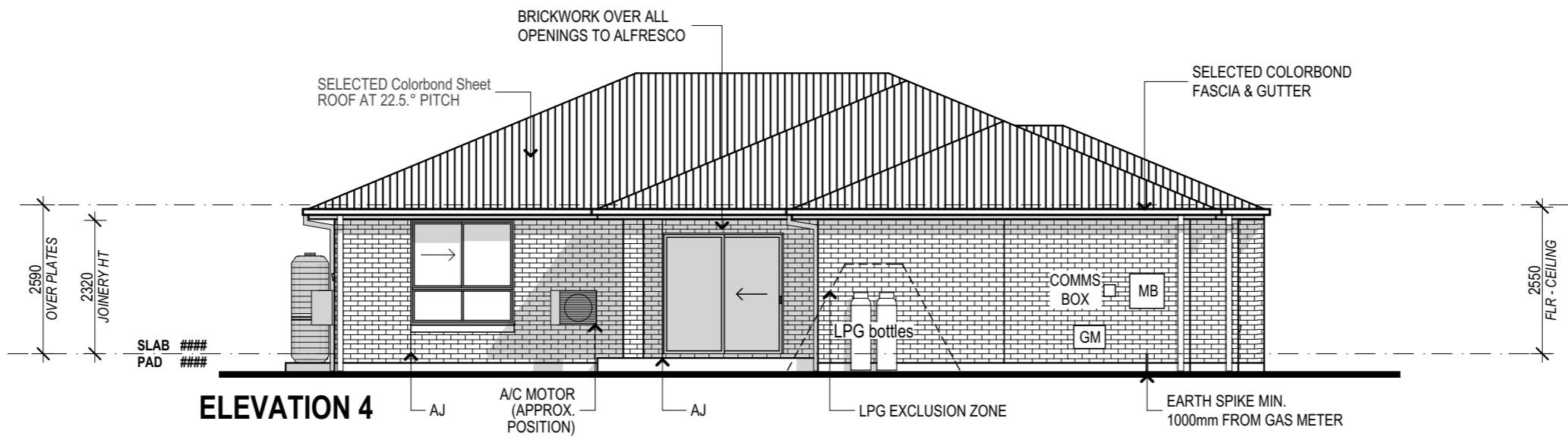
Communications Pre-wired

NOTE:
450 EAVE UNO

NOTE:
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TYP. SERVICES DETAIL
NTS



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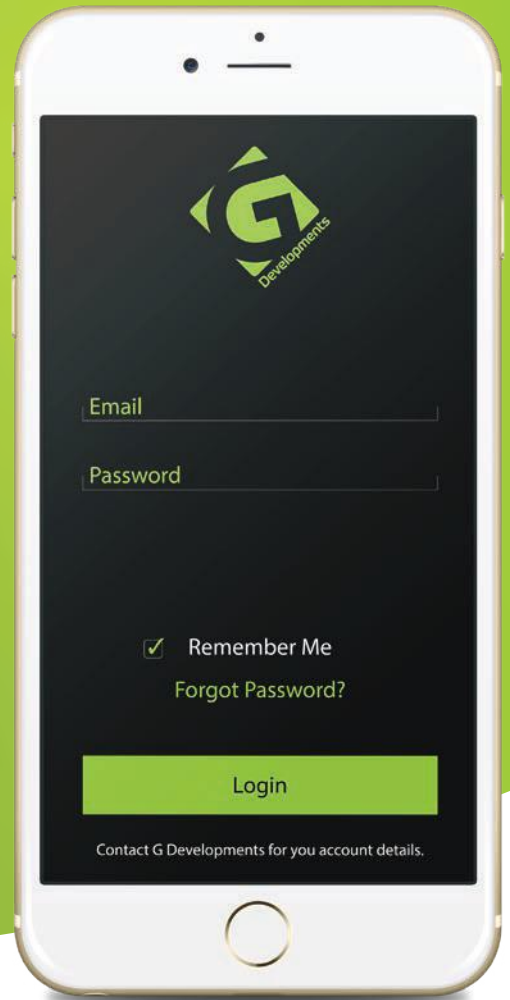
Date: _____
Client's Signature: _____

THE ULTIMATE HOUSE BUILD APP

KEEP UP TO DATE WITH YOUR BUILD INFORMATION AT THE TOUCH OF A FINGER

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



FEATURES

DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

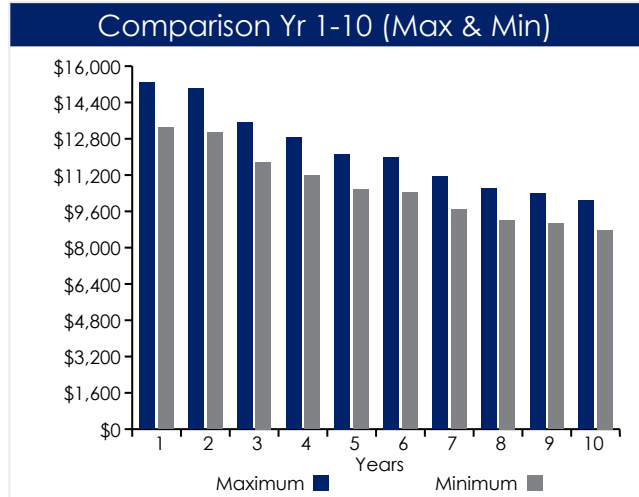
MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.

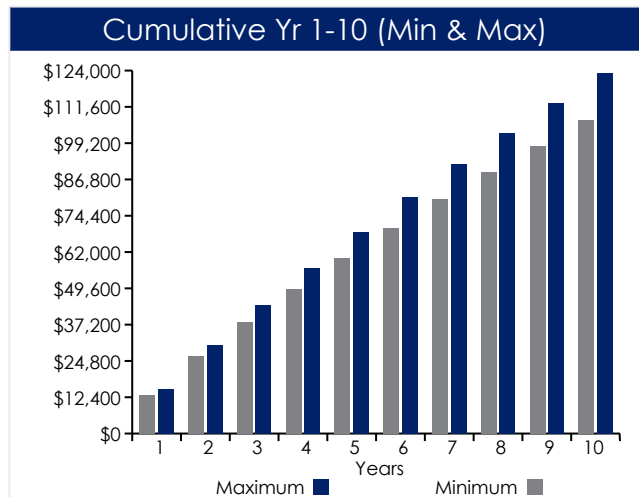


Estimate of Depreciation Claimable Lowset Plan 4 Bed, Double Garage, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,727	9,549	15,276
2	5,481	9,549	15,030
3	3,980	9,549	13,529
4	3,312	9,549	12,861
5	2,584	9,549	12,133
6	2,444	9,549	11,993
7	1,592	9,549	11,141
8	1,045	9,549	10,594
9	854	9,549	10,403
10	536	9,549	10,085
11 +	890	286,460	287,350
Total	\$28,445	\$381,950	\$410,395



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,985	8,311	13,296
2	4,771	8,311	13,082
3	3,464	8,311	11,775
4	2,883	8,311	11,194
5	2,249	8,311	10,560
6	2,127	8,311	10,438
7	1,386	8,311	9,697
8	910	8,311	9,221
9	744	8,311	9,055
10	466	8,311	8,777
11 +	775	249,327	250,102
Total	\$24,760	\$332,437	\$357,197



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 4978 6477

Maximising Property
Tax Depreciation Deductions



Sales Advice

Property Details

Lot Preference	1.	2.	3.	4.	5.
Contract Price:					
Deposit:	\$1000 initial				
Special Conditions:	Exchange on 10% and settlement to occur 21 days from land registering				

Deposit Trust Account Details

Vendor Solicitor:	REID & VESELY Level 2, 35 Spring Street, Bondi Junction NSW 2022 P (02) 93890900
Trust Account:	Robinson Trust Account Commonwealth Bank BSB: 062 814 Account No: 101 77056
Reference:	Lot#ABERLYN{NAME}

Purchaser Details

Purchaser Name:		
	ABN/ACN:	GST Reg. Y/N
Purchaser Address:		
Purchaser Mobile:		
Purchaser Email:		
Conveyancer Name:		
Conveyancer Address:		
Conveyancer Mobile:		
Conveyancer Email:		

DISCLAIMER:

In providing these details I/we confirm that:

- The details I/we have provided are correct.
- If the purchasing entity is a company or trust, I advise that I/we have the authority to act on behalf of that entity.
- I understand that any deposit paid is refundable to me/us at any time up to the exchange of contracts.
- I understand that the property **IS NOT** secured until I/we exchange contracts of sale, regardless of any deposit paid.
- If any agent or employee of TriState has made any representation NOT included in the Contract of Sale, and that representation is important in your decision to purchase the property, then such representation MUST be included in the Contract of Sale. The vendor has the right not to exchange contracts with any party where that party has relied up on representations made by the agent that have been included in the Contract of Sale. - If any agent or employee of TriState has made any representation regarding the property, which can be moved, replaced, altered, adjusted, deleted or in any way changed as permitted by the Contract of Sale, the purchaser shall have no recourse against TriState, its agents or employees in respect of any such representation. Any representation that would otherwise have led you to not purchase the property, pay a lower price or make any other decision MUST BE included in the sale contract to be enforced.

THE PURCHASE PROCESS

1 SECURE FINANCE

- Confirm pre-approval by lender or mortgage broker
- Select a solicitor or conveyancer

2 CHOOSE YOUR BLOCK

- Choose a block that suits your needs with help from your North Ridge Sales Consultant
- Talk to your builder to ensure the block is suitable for your design

3 HOLDING DEPOSIT

- Fill out and return the sales advice form
- Pay a \$1,000 refundable deposit by EFT
- Contract is sent to your solicitor or conveyancer with 14 days to exchange contracts
- Block is taken off the market during this 14-day period

4 UNCONDITIONAL EXCHANGE

- Sign contract, pay 10% deposit (less the initial \$1000 paid) of the total land price and authorise exchange through your conveyancer.

5 SETTLEMENT

- Unregistered land – occurs 21 days from the date of registration of title
- Registered land – occurs 28 days from date of exchange

6 BUILD YOUR DREAM HOME

- Submit Development Application to Maitland City Council *pg 2*