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NSW HOUSE & LAND

BELLBIRD - NORTH RIDGE ESTATE

North Ridge is a landmark new residential estate in Bellbird, Cessnock. The carefully designed masterplan takes advantage of the existing natural terrain and ensures that many homes in North Ridge will enjoy expansive views of adjoining bushland and the greater Hunter Valley. Only a short commute to employment and schools during the week and with the vineyards and lifestyle options of the Hunter Valley at your fingertips on the weekend, North Ridge is the ideal choice for your new home.

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 | 150.4
 Garage | 37.22
 Alfresco | 15
 Porch | 3.92

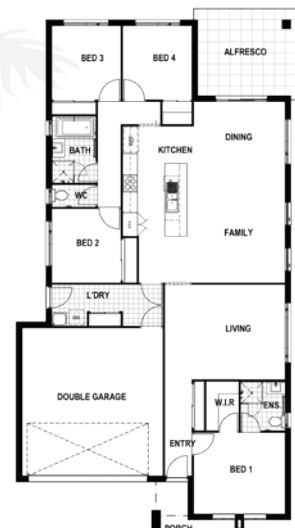
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Scarborough Plantation

HOUSE AREA	206 m ²
BUILD PRICE	\$394,119
LAND AREA	754.3 m ²
LAND PRICE	\$395,000
EST. REGISTRATION	March 2022
EST. YIELD	3.62% - 3.82%
EST. RENTAL P/W	\$550 - \$580

Full Turn Key

\$800,619



First Floor Plan



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 para flood 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

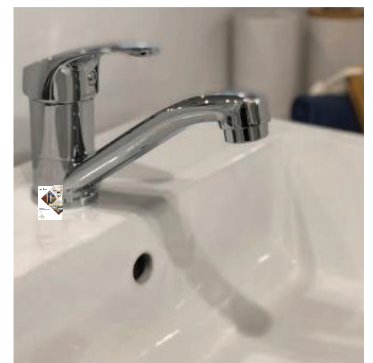
All products are high quality and sourced from reputable Australian suppliers.

FUNCTIONALITY

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



Underbench oven



Acrylic bathroom basin and mixer



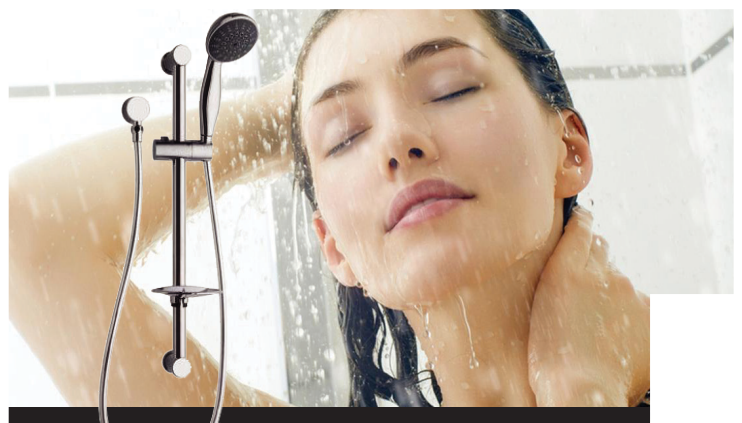
Stainless steel dishwasher



Double Towel Rail



White bath





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 broom finished coloured concrete driveway, front path and porch.

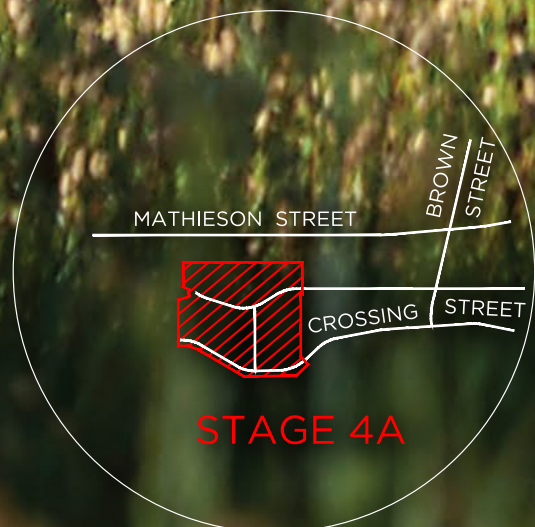
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

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.



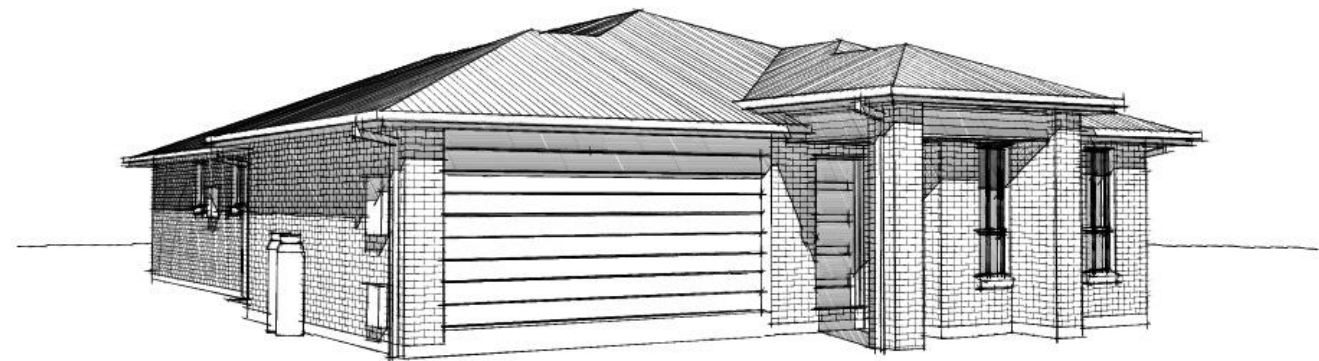
LOCALITY PLAN



(A) - EASEMENT TO DRAIN WATER 1.5 WIDE

GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS ALL AREAS, DIMENSIONS & EASEMENTS ARE SUBJECT TO FINAL SURVEY

CONTOURS SHOWN AT 1 M INTERVAL



NOTES:
IMAGES ARE DIAGRAMATIC ONLY
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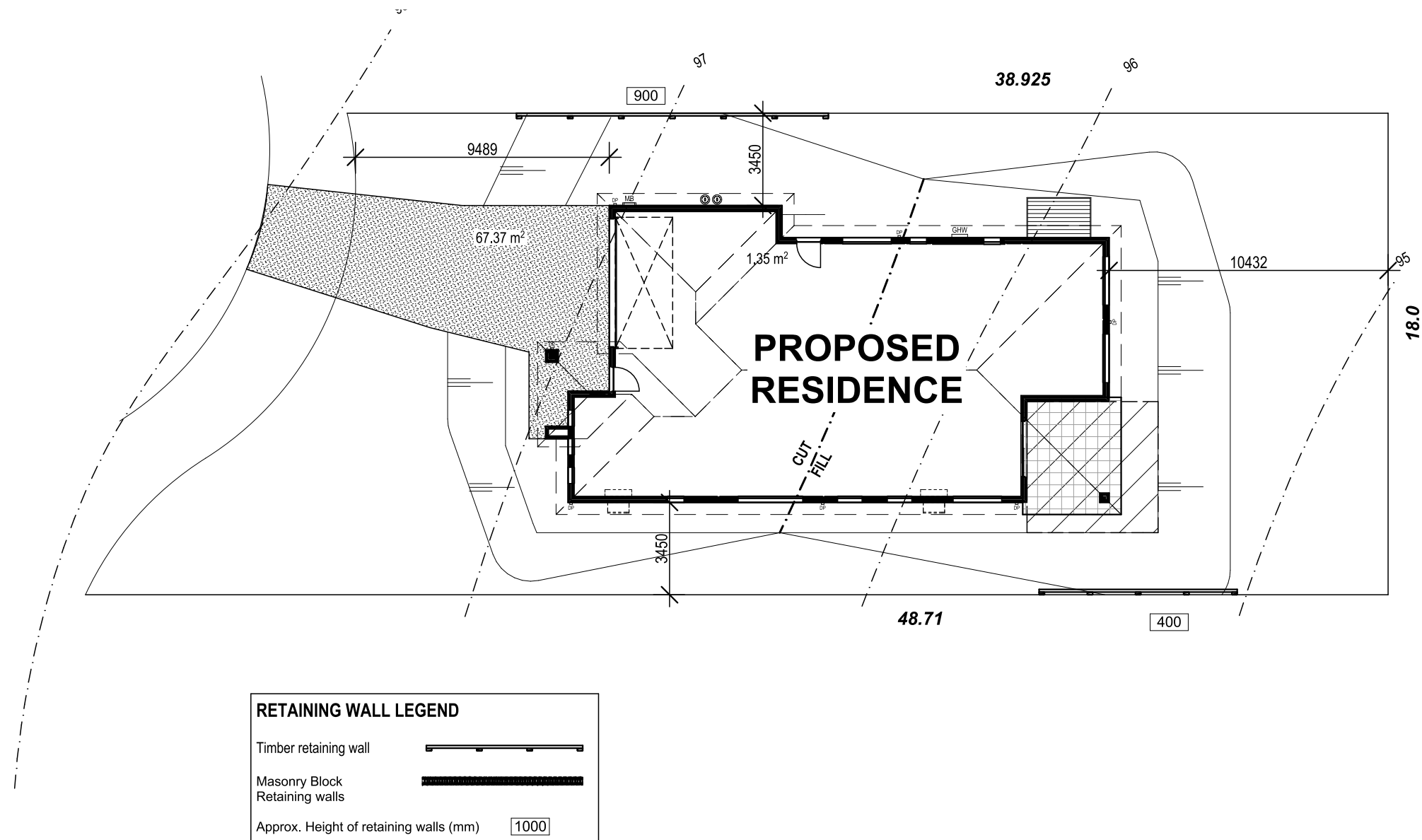
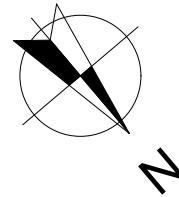
PRODUCT:
Scarborough
Plantation Facade
Garage to LH
"North Ridge Estate"
"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
Lot 133
Pillar Street
BELLBIRD, NSW 2325

SALES - 3D images

DRAWN: M.F.	DATE: 29.10.21	Rev: A
SCALE:	CHECKED: ??	
SHEET: 1	JOB No: N406888	



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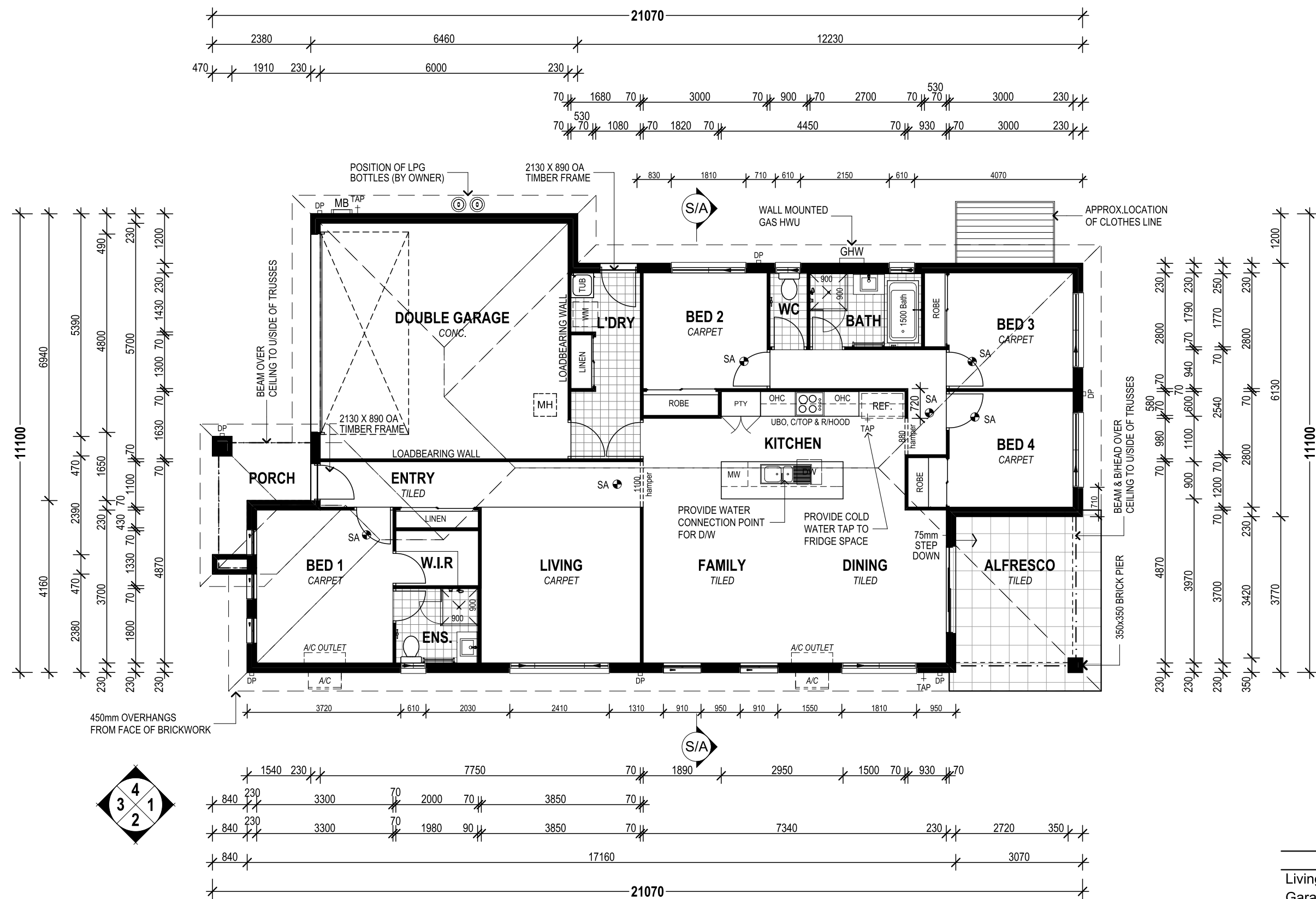
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Lot 133
Pillar Street
BELLBIRD, NSW 2325

SALES - Site Plan

DRAWN: M.F.	DATE: 29.10.21	Rev: A
SCALE: 1:200	CHECKED: ??	
SHEET: 2	JOB No: N406888	



Floor Areas	
Living	150.40
Garage	37.22
Alfresco	15.00
Porch	6.18
208.80 m²	

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CLIENT:

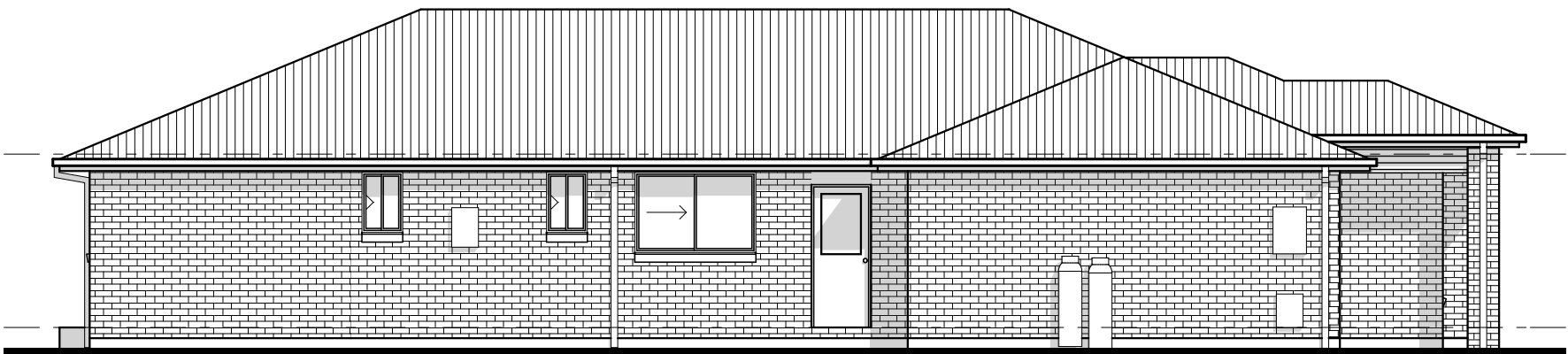
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SITE ADDRESS:


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Pillar Street
BELLBIRD, NSW 2325

SALES - Floor Plan

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					M.F.	29.10.21	
					SCALE:	CHECKED:	
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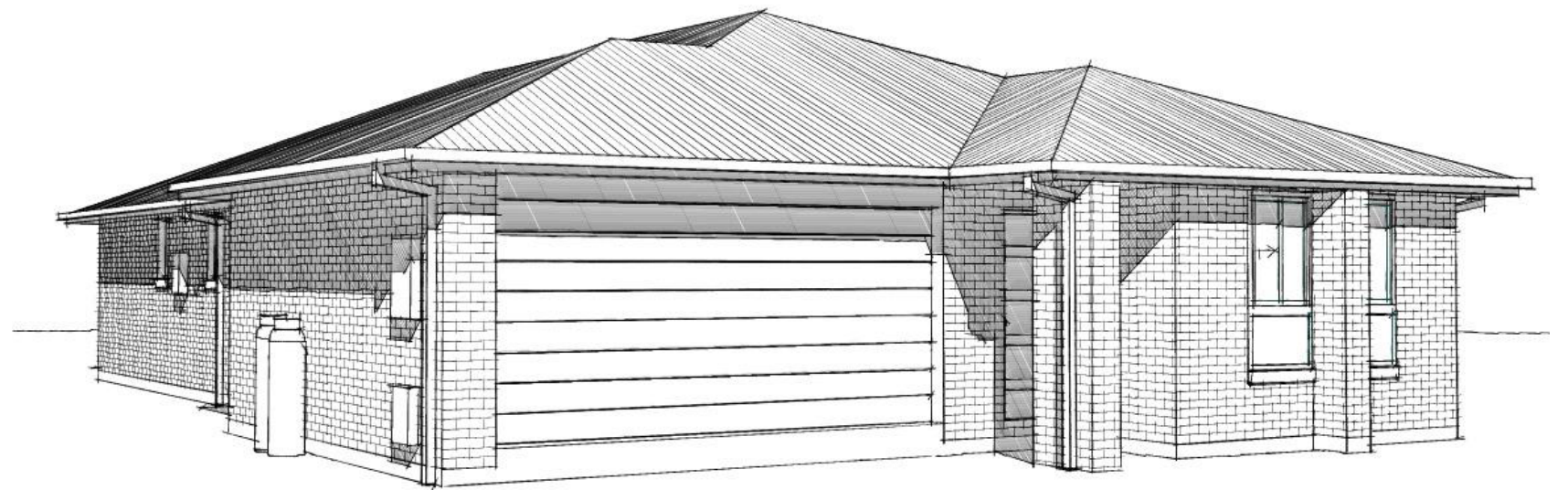
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CLIENT:
?? Client Full Name

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SALES - Elevations

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NOTES:

PRODUCT:
**Scarborough
Traditional Facade
Garage to LH**

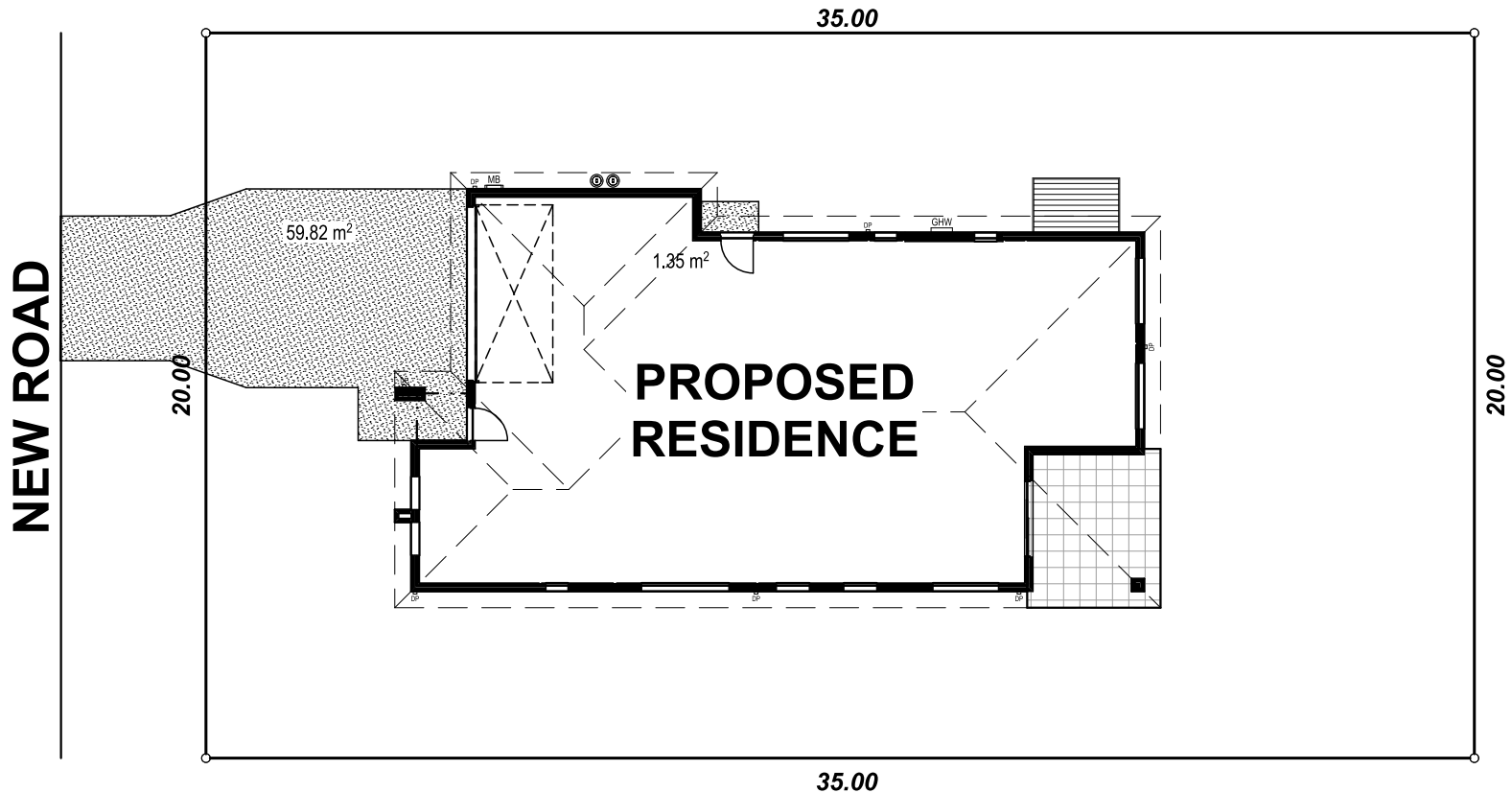
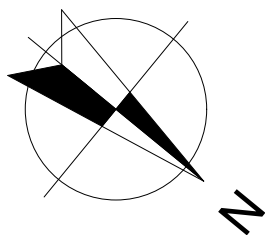
"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - 3D images

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CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

PRODUCT:
Scarborough
Traditional Facade
Garage to LH

"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
Lot ???
?? Street
?? Suburb, QLD 4???

SALES - Site Plan		
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