
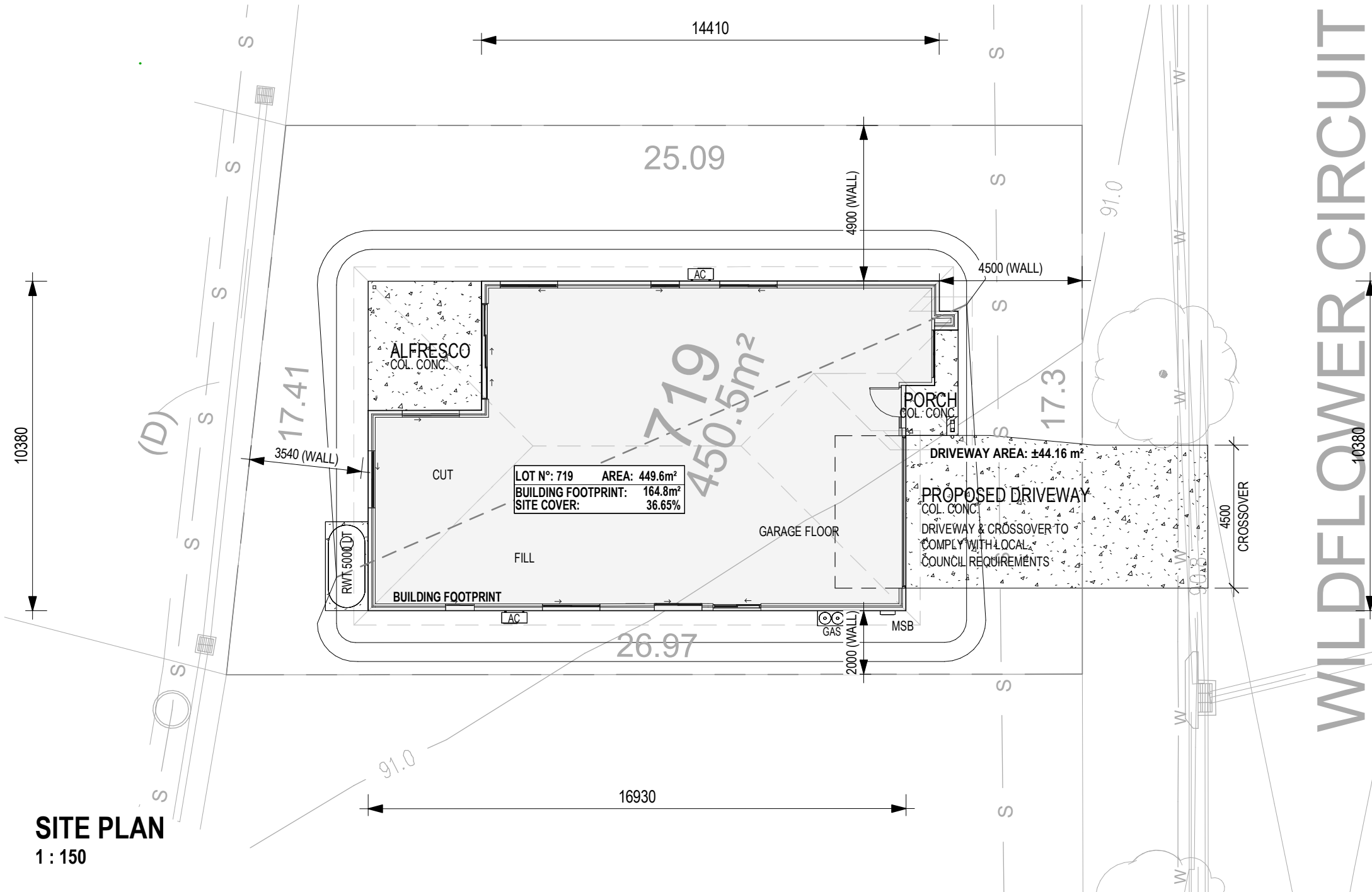




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DUE TO COUNCIL REQUIREMENTS, SITE CONDITIONS AND THE LIKE. IF THIS SHOULD OCCUR DWELLING
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- SITE LEGEND:**
- AC AIR CONDITIONING UNIT
 - CL CLOTHES LINE
 - GD GRATED DRAIN
 - HWS GAS HOT WATER SYSTEM
 - LB LETTER BOX
 - LP LIGHT POLE
 - LS LANDSCAPE
 - NBN NBN PIT
 - MSB MAIN SWITCH BOARD
 - OMP OUTER MOST PROJECTION
 - *SL EXT. SPOT LEVEL
 - SM SEWER MANHOLE
 - TBM TEMPORARY BENCH MARK
 - PB POWER BOX
 - PGM PREFERRED GAS METER
 - LOCATION
 - POS PRIVATE OPEN SPACE
 - PP POWER POLE
 - WM WATER METER

NOTES:
ALL ITEMS AND LEVELS SHOWN ARE INDICTIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

STORMWATER TAKEN TO STREET OR NEAREST PIT AS PER LOCAL AUTHORITIES REQUIREMENTS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTIONS CODES AND LOCAL AUTHORITY REGULATIONS.

INSTALLATION OF PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTE: STORMWATER TO INTER-ALLOTMENT DRAINAGE SYSTEM OR STREET KERB & CHANNEL AS PER LOCAL AUTHORITY REQUIREMENTS

SITE PLAN
1 : 150

NOTE: BAL-12.5 AS PER AS3959:2018
REFER SECTION 3 AND 5 FOR REQUIREMENTS

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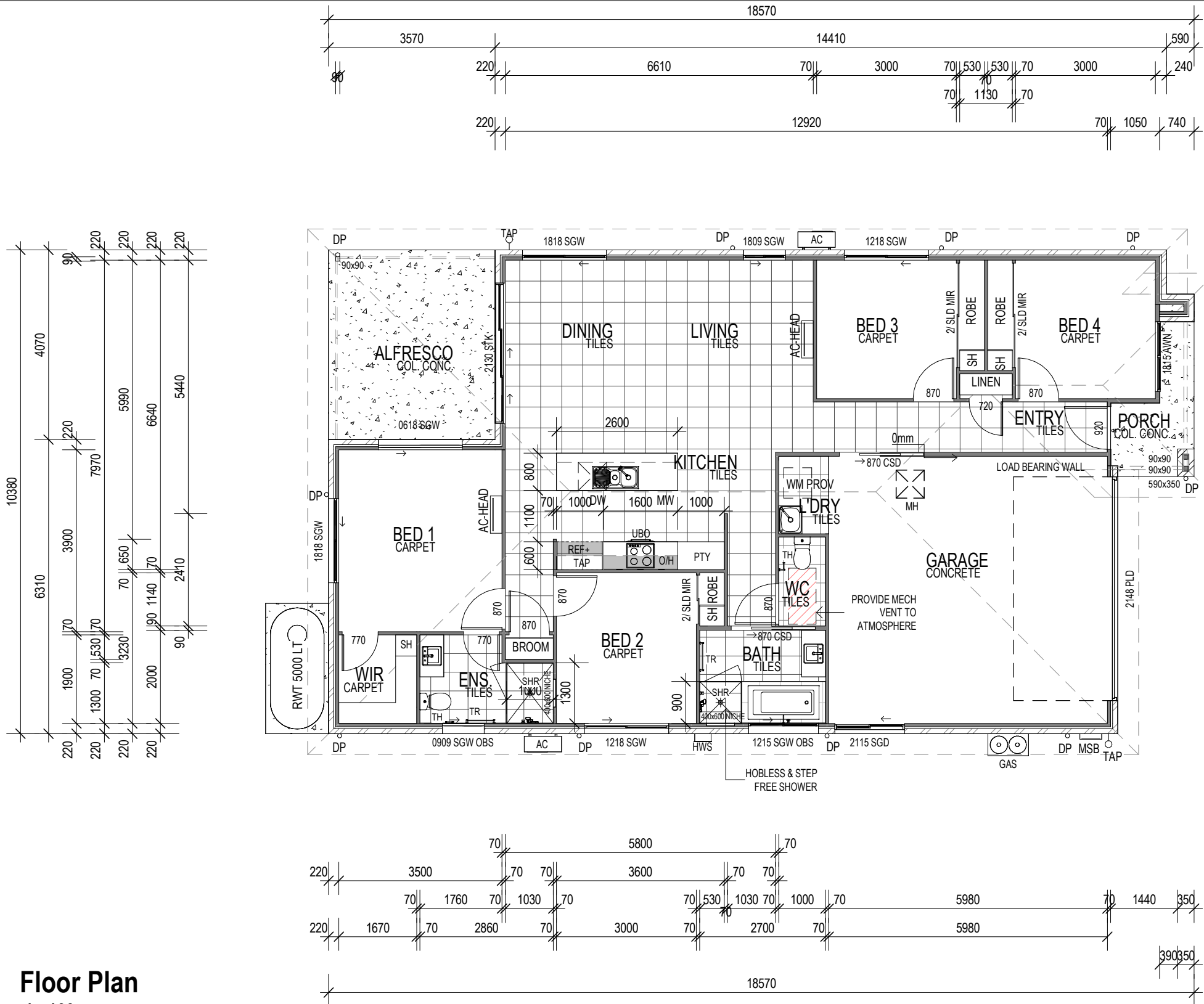
REV	DATE	DESCRIPTION	DRAWN BY
A	25.02.25	PRELIMINARY ISSUE	DC

PRELIMINARY		AREA CALCULATIONS
REAL PROPERTY DESCRIPTION		ORIENTATION
LOT: 719	PLAN:	
PARISH: TBA		
COUNTY: TBA		
LOCAL AUTHORITY:		

NOTE:
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PROJECT COMMENCED:	PROJECT NO:	MVG719
25.02.25	DRAWING NO:	02
DRAWN BY:	SCALE:	As indicated @A3
CHECKED BY:	ISSUE:	A

CLIENT	
PROJECT ADDRESS LOT 719 - MOUNTAIN VIEW GRANGE ESTATE, NSW	
DRAWING TITLE: Site Plan	
HOUSE DESIGN: FLUX* (Brick) - Elwood	NCC COMPLIANCE



Floor Plan
1 : 100

LEGEND

AC	AIR CONDITIONING
BRM	BROOM CUPBOARD
CBD	CUPBOARD
DHR	DOUBLE HANGING RAIL
DP	DOWNPIPE
DW	DISHWASHER SPACE
DR	DRYER
FW	FLOOR WASTE
HR	SINGLE HANGING RAIL
HWS	GAS HOT WATER SYSTEM
MH	MAN HOLE
MSB	MAIN SWITCH BOARD
MT	MIXER TAP
MW	MICROWAVE SPACE
OH	OVER HEAD CUPBOARDS
O/H	OVER HANG
OV	OVEN
PL	PLUMBING DUCT
PTY	PANTRY
RA	HAND RAIL
REF	REFRIGERATOR SPACE
RHC	RANGEHOOD CANOPY
S	SMOKE ALARM
SH	SHELF
SP	SPREADER PIPE
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL/RING
WM	WASHING MACHINE SPACE
WB	WALL BASIN
UBO	UNDER BENCH OVEN

Ⓢ SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

NOTE: SECURE MESH TO UPPER LEVEL OPENABLE WINDOWS.

WHERE THRESHOLDS OF DOORWAYS ARE MORE THAN 230mm ABOVE ADJOINING SURFACE STEPS MUST BE INCORPORATED IN ACCORDANCE WITH NCC SECTION 11.2.6.

LIFT OFF HINGES TO DOORS TO SANITARY COMPARTMENTS IN ACCORDANCE WITH NCC 10.4.2.


ALL EXHAUST SYSTEMS TO BE DUCTED EXTERNALLY TO OUTDOOR AIR IN ACCORDANCE WITH N.C.C.-Volume 2 -13.4.5

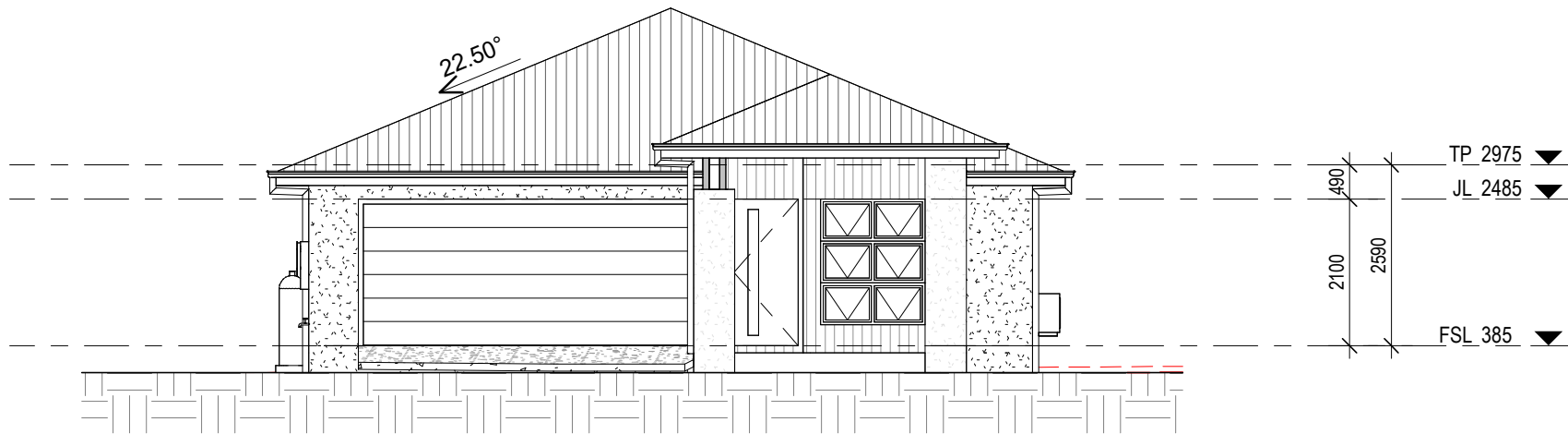
ELEVATIONS

3
2 1
4

NOTE: SQUARE SET CORNICE THROUGHOUT.

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Elevation 1
1 : 100

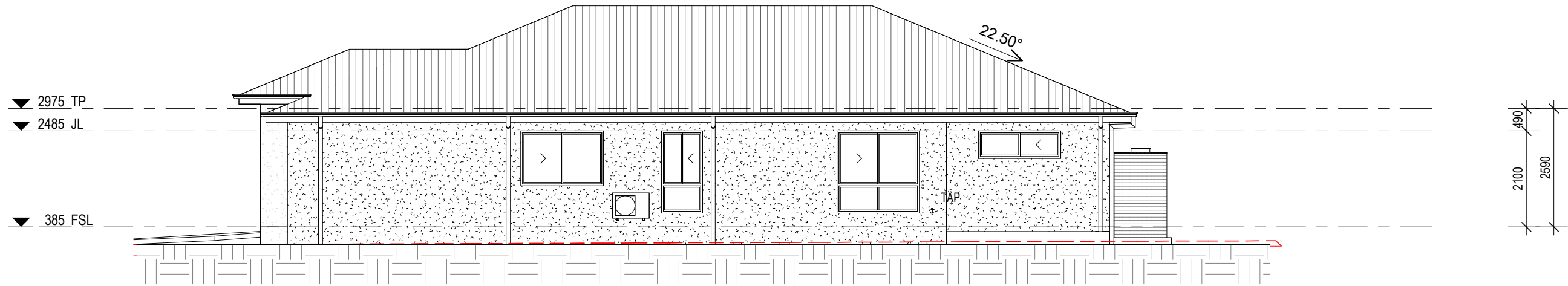


Elevation 2
1 : 100

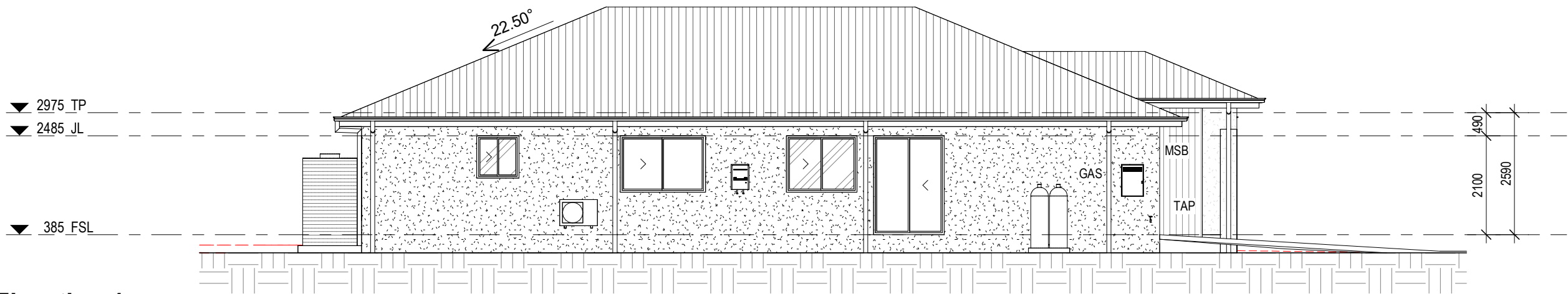
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Elevation 3
1 : 100



Elevation 4
1 : 100

INDICATIVE CONCEPT PLANS ONLY
THIS DESIGN MAY REQUIRE ADJUSTMENT AT THE BUILDERS DISCRETION AT WORKING DRAWINGS STAGE
DUE TO COUNCIL REQUIREMENTS, SITE CONDITIONS AND THE LIKE. IF THIS SHOULD OCCUR DWELLING
AMENITY WILL BE MAINTAINED AND COMPARABLE FINISHES AND INCLUSIONS WILL BE PROVIDED

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DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY
A	25.02.25	PRELIMINARY ISSUE	DC

PRELIMINARY	
REAL PROPERTY DESCRIPTION	ORIENTATION
LOT: 719 PLAN:	
PARISH: TBA	
COUNTY: TBA	
LOCAL AUTHORITY:	

AREA CALCULATIONS	

NOTE:
DRAWINGS ARE CONCEPTUAL. ALL SITE BEARINGS, DIMENSIONS & CONTOURS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY PLAN. FLOOR PLANS AND ELEVATIONS ARE INDICATIVE ONLY AND ARE SUBJECT TO COVENANT AND BUILDING APPROVAL

PROJECT COMMENCED:	PROJECT NO:	MVG719
25.02.25	DRAWING NO:	07
DRAWN BY:	PG	SCALE: 1 : 100 @A3
CHECKED BY:	DC	ISSUE: A

CLIENT	
PROJECT ADDRESS LOT 719 - MOUNTAIN VIEW GRANGE ESTATE, NSW	
DRAWING TITLE: Elevations	
HOUSE DESIGN:	NCC COMPLIANCE
FLUX* (Brick) - Elwood	



THIS PLAN IS INDICATIVE FOR GUIDANCE PURPOSE ONLY



MOUNT VIEW GRANGE

MASTERPLAN





ABN: 87 631 527 181

11 March 2025

To Whom it May Concern,

Thank you for the opportunity to provide you with a no obligation market opinion for the property:

Mount View Grange, Bellbird NSW 2325

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Property Features

- Family / Living areas
- Covered Alfresco area
- Dishwasher
- Airconditioning
- Upgraded inclusions
- Double remote control lock up garage
- Landscaping
- Fencing

Rental Appraisal: \$650 - \$670 per week

This appraisal has been based on comparable properties recently leased in the area however we would recommend a reassessment of the abovementioned property closer to completion ensuring premium returns are achieved.

This opinion of rental return is not a sworn valuation and should not be used in a court of law.

Thank you for the opportunity and please don't hesitate in contacting me for further discussion or information.

Yours Faithfully,



Paul Geronimi
Director | Licensee

SPG Real Estate & Asset Management

NEWCASTLE

SURGING WAVES OF PROPERTY OPPORTUNITIES



LOCATION OVERVIEW

INVESTMENT OPPORTUNITY

Newcastle was always Sydney's poorer working class little brother. It was widely believed that once BHP shut its doors, the city would go into a long period of decline. The reality is, the complete opposite has happened.

By the end of 2023, Newcastle/ Maitland will have a population of over 500,000. It is Australia's 7th most populous region, it has a diverse and thriving economy, and its affordability and enviable lifestyle is acting like a magnet from buyers wanting to escape Sydney.

REGION HIGHLIGHTS



Fantastic lifestyle and affordable property prices



Diverse and booming economy



\$5 Billion infrastructure pipeline



Williamstown RAAF base massive expansion



Largest coal terminal in the world



Perfectly situated for business with the port, airport, rail and highway access



Thriving tourism industry



AN INDUSTRIAL CITY TURNED HIP CULTURE HUB

The main train line was taken out of the spine of the city and a new NSW university campus was built in the heart of the CBD. While the heritage facades of the city buildings have been retained, behind them are now fancy apartments and hotels that have been built above restaurants, cafes and retail shops. This CBD revitalisation is around 50% complete, and upon completion the transformation will be like a magic trick.

It's now a hip city where you can have a boutique beer whilst watching the ships leave the port or the surfers ride the waves. The blue collar steel mill workers have been replaced by a far higher paid white collar workforce who have all the benefits of a big city, but without the traffic of crazy high property prices. For now.

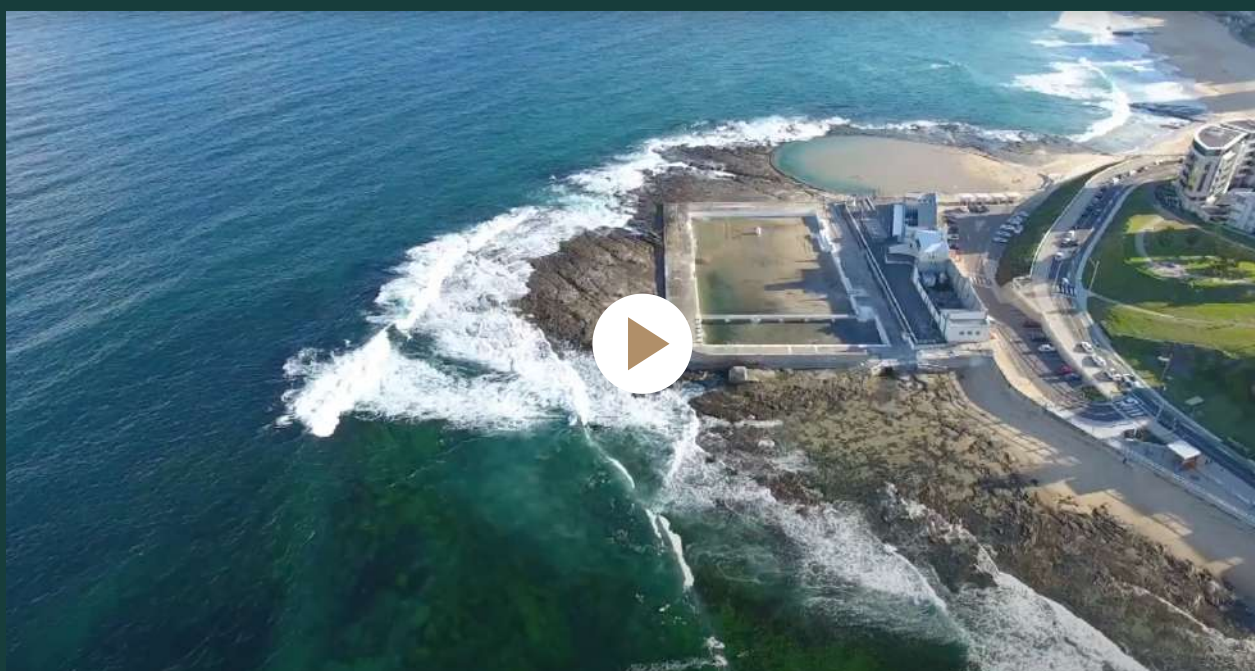




TOP 10 THINGS TO DO IN NEWCASTLE

1. Visit the beaches
2. Go wine tasting in the Hunter Valley
3. Fort Scratchley
4. Swim in the Bogey Hole
5. Walk along the foreshore to the breakwall
6. Anzac Memorial Walkway
7. Visit one of Newcastle's eclectic local markets
8. Enjoy many other stunning lookouts
9. Hike through Glenrock Conservation Reserve
10. Sand Boarding on the Stockton Dunes

[READ MORE](#)





CLASSIC RANGE INCLUSIONS

We set the standard high

General, Site Works & Foundations

- Standard council building application fees and certification
- Builder's construction insurances
- Wind loading applicable to region
- Site scrape of grass on flat block
- Soil classification and contour survey
- Engineer designed footings and slab based on an 'H' group site
- Classification with maximum 500mm diagonal fall over the block

Services

- Single phase underground power and water connection from consumer connection point up to 6 meter setback
- Sewer and storm water connection from consumer connection point up to 6 meter setback
- 1 x gas connection point to hot water system

EXPERTS IN DESIGN AND CONSTRUCTION.





Roof, Windows & Framing

- Metal roof sheeting
- Insulation as per Energy Efficiency requirements (NatHERS - Nationwide House Energy Rating Scheme)
- Metal fascia and gutter
- Powder coated aluminum windows and sliding doors with locks
- Clear glazing throughout excluding bathroom, ensuite and WC which is obscure glass
- Security screens to all openable windows and sliding doors (excluding front door and rear garage door if applicable)
- Window coverings to all aluminum windows and sliding doors (excluding wet areas)
- Engineer designed T2 treated pine frame and roof trusses to comply with AS 1684.2
- 2550mm ceiling height
- Square set cornice
- Wall niche to bathroom and ensuite (400mm H x 600mm W)

EXPERTS IN DESIGN AND CONSTRUCTION.



Kitchen

- Laminate cabinetry including overheads and pantry to 2250mm high with bulkhead to ceiling
- Solid Surface Benchtops ilo Stone
- Pantry cupboard with 4 x melamine shelves
- Tiling to kitchen splashback to underside of overheads
- Stainless steel 600mm electric oven
- Ceramic 600mm cooktop (black glass)
- Stainless steel 600mm slideout rangehood (ducted to eaves)
- Stainless steel 600mm dishwasher
- Stainless steel double bowl sink with drainer
- Soft close hinges to drawers and cupboards
- No handles to overheads, recessed under panel
- Lip pull handles to drawers and lower cupboards
- 2x pendant lights to island bench

EXPERTS IN DESIGN AND CONSTRUCTION.



Doors / Robes

- Paint grade translucent glazed front entry door
- Weatherproof 1/3 clear glass external door to laundry/garage (if applicable)
- Flush panel hollow core to all internal doors
- Built-in robes with mirrored sliding doors, melamine shelf and rail under with 4 x white melamine shelves
- Linen cupboard with 4 x white melamine shelves
- Designer door furniture



Flooring

- Tiles (450mm x 450mm) as per plan
- Carpet to bedrooms, study and media as per plan



Laundry

- Freestanding unit with upright cabinet
- Tiling to laundry tub splashback
- Choice of either chrome, black or brushed nickel sink mixer



WC / Toilets

- Dual flush porcelain toilet suite
- Choice of either chrome, black or brushed nickel toilet roll holder

EXPERTS IN DESIGN AND CONSTRUCTION.



Bathroom / Ensuite

- Wall hung vanity with 20mm stone benchtop and laminate cabinetry
- Above counter basin
- Solid Surface Benchtops ilo Stone
- Semi-frameless glass shower screen
- Shower on rail in bathroom and ensuite
- Acrylic bath
- Frameless mirror over vanity unit
- Double towel rail
- Wall niche (400mm H x 600mm W)
- Soft close hinges to doors
- Lip pull grip handles to cupboards

Electrical

- 3 in 1 heat/fan/light to bathroom and ensuite
- Split system air-conditioning units to living and master bedroom
- Ceiling fans to bedrooms, living and media, with and without lights
- 100mm recessed downlights (energy efficient) as per plan
- 2 x double power points to kitchen and main bedroom
- 1 x double power point to each room except WC
- 3 x TV points to bed 1, living and media (if applicable)
- 1 x telephone point to kitchen or study (if applicable)
- 2 x USB ports – 1 x kitchen & 1 x study (if applicable) or 1 x bed
- 1 x double 1200mm fluro with diffuser to garage
- External weatherproof general power outlet to alfresco
- 1 x external ceiling fan to alfresco
- 1 x TV antenna

EXPERTS IN DESIGN AND CONSTRUCTION.



Painting, External Finishes & Termite Protection

- Internal – 3 coat wall paint system with builders white to ceiling and cornice
- External – External doors, eaves and downpipes
- Rendered masonry as per plan
- Feature cladding as per plan
- Termite control system to AS 3660.1



External Works

- Steel water tank with pump if required by covenant guidelines
- Exposed aggregate, or coloured concrete (NSW only), to driveway
- Builders landscape package
- Prefabricated letterbox
- Wall mounted clothesline
- 1800mm high Colorbond metal, or lapped and capped timber fencing, to sides, returns and rear as required, with single gates*
- Perimeter path - stepping pavers and crushed gravel (if applicable)

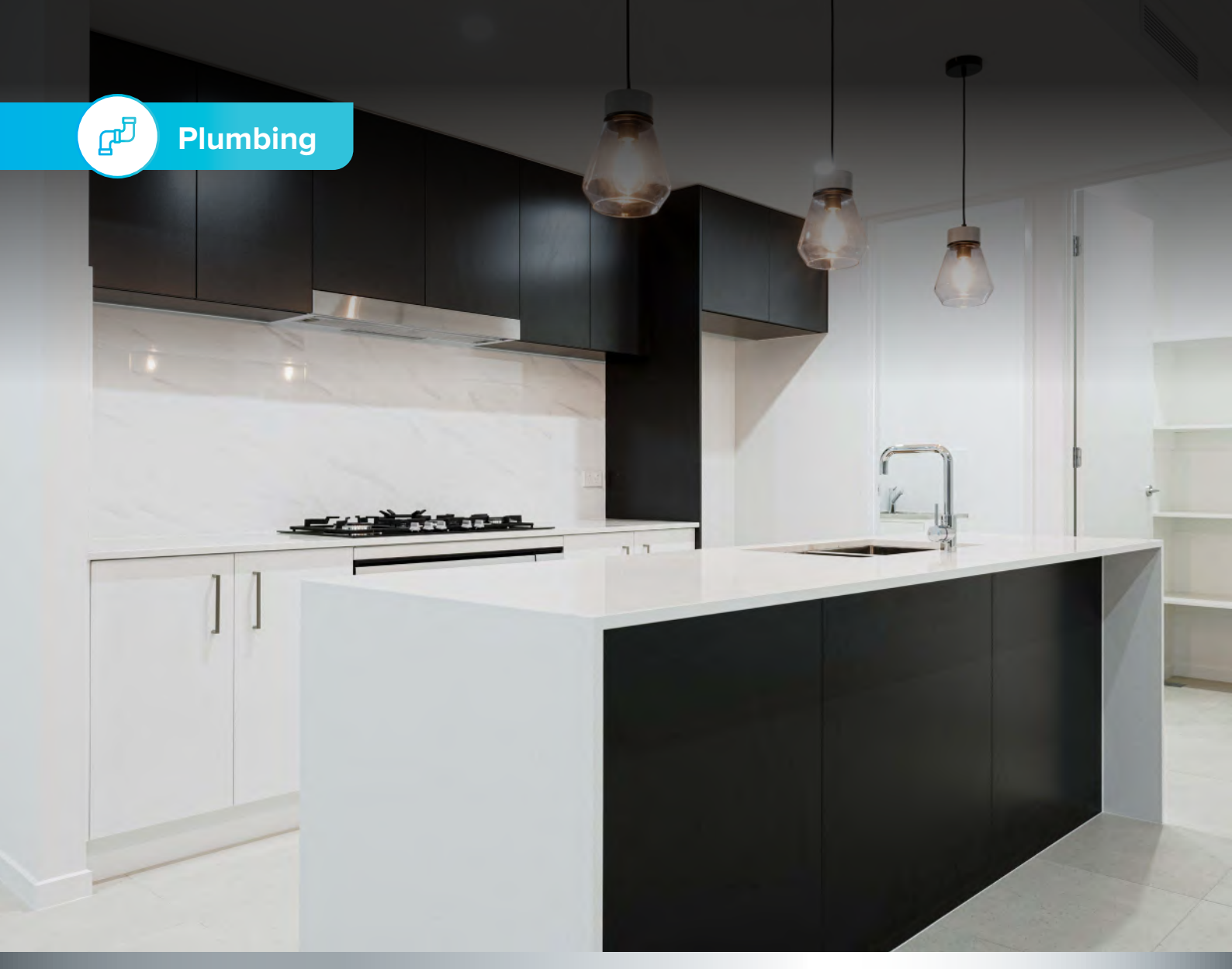


EXPERTS IN DESIGN AND CONSTRUCTION.

* Fencing material type is region specific



Plumbing



Product Brochure

ELEMENTS AND CLASSIC SPECIFICATION
WIDE BAY-BURNETT, FNQ AND NSW



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Bathroom & Ensuite



Bath

Base Acrylic Bath 1520 X 715 X 380 White



Bath Mixer

Base Mk2 Shower Mixer Chrome



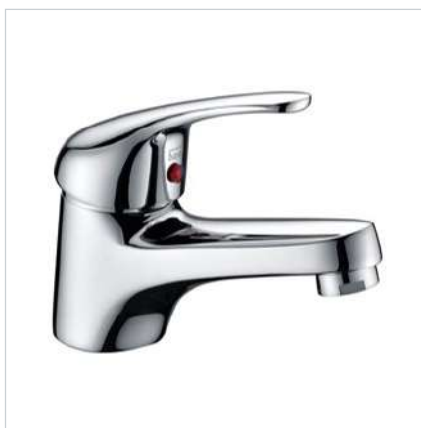
Bath Spout

Posh Solus Bath Outlet



Vanity Basin

Posh Domaine Counter Basin

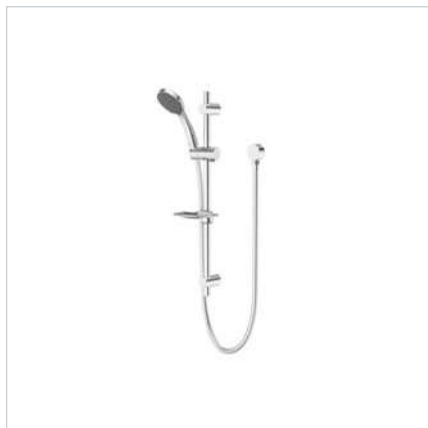


Basin Mixer

Base Mk2 Basin Mixer Chrome (6*)



Bathroom & Ensuite



Shower

Posh Solus Mke3 Rail Shower 1F (4*)



Shower Mixer

Base Mk2 Shower Mixer Chrome



Towel Rail

Posh Solus Mk2 Double Towel Rail 750 CP



Toilet

Posh Solus Rnd CC Suite S Scqrs W/Cp(4*)



Toilet Roll Holder

Posh Solus Mk2 Toilet Roll Holder Chrome



Shower Shelf

Posh Solus Mk2 Glass Shelf



Laundry



Laundry Trough

Posh Solus Ldry Trough &
Cab 45l 1th Ss/Wh



Trough Mixer

Base Mk2 Sink Mixer
Chrome (6*)

Kitchen



Kitchen Sink

Base Mk3 1 ¾ Bowl Sink



Kitchen Sink Mixer

Elle Project G/N Sink Mixer
CP (4*)



Oven

Bellissimo Technika electric,
60cm, Stainless steel



Gas Cooktop - NSW

Bellissimo Technika gas, 60cm,
Stainless steel with black trivet



Ceramic Cooktop _ QLD

Bellissimo Technika 60cm,
black glass



Rangehood

HAPL ducted slide-out, 60cm,
Stainless steel



Dishwasher

Bellissimo Technika, 60cm,
Stainless steel



Internal

Tile 450mm x 450mm | Light beige
 Carpet | Beige
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | Timber grain
 Solid Surface Benchtops | White Kitchen
 Splashback | White
 Paint | Snowy Mountains Quarter Blockout
 Roller Blinds | Off White

External

Roof Sheetting, Gutter & Fascia | Surfmist
 Garage Door | Surfmist
 Paint 1 | Beige Royal
 Paint 2 | Caps
 Paint 3 | White Duck Half
 Windows, Doors & Screens | Surfmist
 Security Grill | Monument
 Water Tank | Surfmist
 Metal Fencing (if applic)| Surfmist



Internal

Tile 450mm x 450mm | White marble look
Carpet | Grey
Lower Cabinetry | Charcoal
Overhead Cabinetry | White Sheen
Solid Surface Benchtop | White
Kitchen Splashback | Charcoal
Paint | Lexicon Quarter
Blockout Roller Blinds | Charcoal

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External

Roof Sheeting, Gutter & Fascia | Dover White
Garage Door | Dover White
Paint 1 | Terrace White
Paint 2 | Timeless Grey
Paint 3 | Monument
Aluminum Windows, Doors & Screens | Ultra Silver
Security Grill | Monument
Water Tank | Shale Grey
Metal Fencing (if applic)| Shale Grey



Internal

Tile 450mm x 450mm | Light beige
 Carpet | Beige
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | Timber grain
 Solid Surface Benchtop | White
 Kitchen Splashback | White
 Paint | Snowy Mountains Quarter
 Blockout Roller Blinds | Off white

External

Roof Sheetting, Gutter & Fascia | Evening Haze
 Garage Door | Evening Haze
 Paint 1 | White Duck
 Paint 2 | Stone
 Paint 3 | Whisper White
 Aluminum Windows, Doors & Screens | White
 Security Grill | Monument
 Water Tank | Surfmist
 Metal Fencing (if applic) | Surfmist



Internal

Tile 450mm x 450mm | Off white
 Carpet | Grey
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | Agave
 Solid Surface Benchtop | White Kitchen
 Splashback | Terrazzo look tile
 Paint | Snowy Mountains Quarter
 Blockout Roller Blinds | Light grey

External

Roof Sheetting, Gutter & Fascia | Wallaby
 Garage Door | Wallaby
 Paint 1 | Beige Mystery
 Paint 2 | Grey Port
 Paint 3 | White Exchange
 Aluminum Windows, Doors & Screens | Monument
 Security Grill | Monument
 Water Tank | Wallaby
 Metal Fencing (if applic)| Woodland Grey



Internal

Tile 450mm x 450mm | Pale Grey
 Carpet | Grey
 Lower Cabinetry | Off White
 Overhead Cabinetry | Off White
 Solid Surface Benchtop | Light Grey
 Kitchen Splashback | White Herringbone
 Paint | Lexicon Quarter
 Blockout Roller Blinds | Light Grey

External

Roof Sheeting, Gutter & Fascia | Windspray
 Garage Door | Windspray
 Paint 1 | Platinum Class
 Paint 2 | Lexicon
 Paint 3 | Wistow
 Aluminum Windows, Doors & Screens | Ultra Silver
 Security Grill | Black
 Water Tank | Shale Grey
 Metal Fencing (if applic)| Shale Grey

EXPRESSION OF INTEREST

Property Details

Lot #

Estate Name

Land Price

Build Price

Purchaser Details

Buyer 1

Full Name *(As Per Identification)*

Address

Phone

Email

Buyer 2

Full Name *(As Per Identification)*

Address

Phone

Email

Company Name or SMSF *(If Applicable)*

ABN

ACN

Conveyancer

Company

Contact Person

Address

Phone

Email

Finance Broker

Name

Phone

Email

Contract Details

Colour Scheme Selected *(If Applicable)*

Build Upgrades Selected

Signature

Date

Signature

Date

**Please provide a copy of your ID when submitting this EOI.*