




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

Initial here: _____ Initial here: _____



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NOTE:
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REFER ENGINEERS AND MANUFACTURERS DRAWINGS FOR DETAILS ON ENGINEERING, TRUSS AND ROOF DESIGN.
CABINETRY, ELECTRICAL APPLIANCES & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS OF ALL FIXTURES, FITTINGS AND INCLUSIONS.
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY
A	13.02.25	PRELIMINARY ISSUE	JM

PRELIMINARY		AREA CALCULATIONS
REAL PROPERTY DESCRIPTION	ORIENTATION	
LOT: 928 PLAN: -		
PARISH: -		
COUNTY: -		
LOCAL AUTHORITY: -		

NOTE:
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PROJECT COMMENCED:	PROJECT NO:	MVG928
13.02.25	DRAWING NO:	01
DRAWN BY:	SCALE:	@A3
CHECKED BY:	ISSUE:	A

CLIENT
PROJECT ADDRESS LOT 928 - MOUNT VIEW GRANGE ESTATE, NSW
DRAWING TITLE: COVER SHEET
HOUSE DESIGN: NCC COMPLIANCE KURRAJONG (BRICK/CLADDING) - FLOW

- SITE LEGEND:
- AC AIR CONDITIONING UNIT
 - CL CLOTHES LINE
 - GD GRATED DRAIN
 - 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
 - POS PRIVATE OPEN SPACE
 - PP POWER POLE
 - WM WATER METER

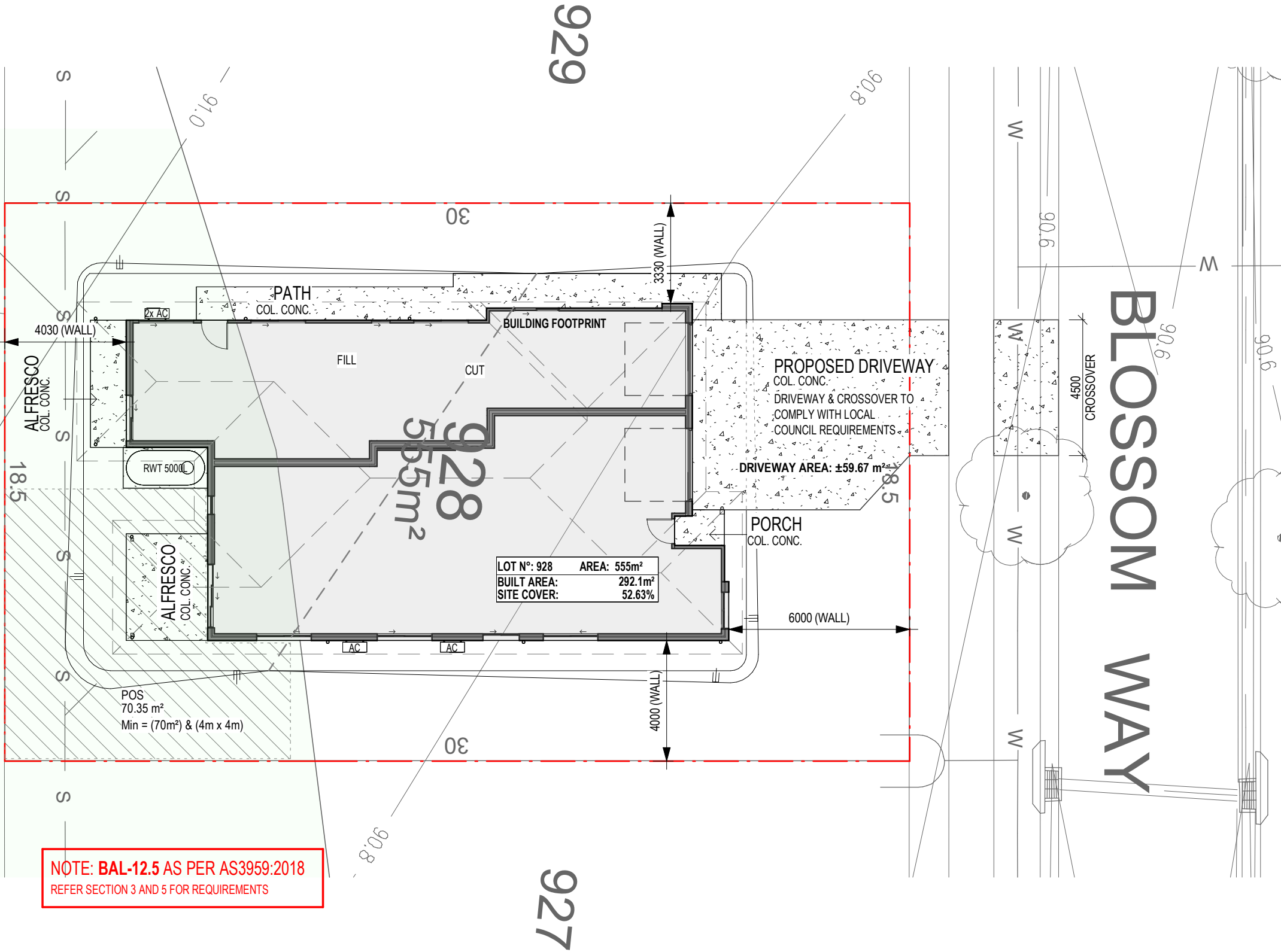
NOTES:
ALL ITEMS AND LEVELS SHOWN ARE
INDICTIVE ONLY AND SHOULD BE CONFIRMED
ON SITE.

STORMWATER TAKEN TO STREET OR
NEAREST PIT AS PER LOCAL AUTHORITES
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 MANUFACTUERS
SPECIFICATIONS.

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



Site Plan
1 : 150

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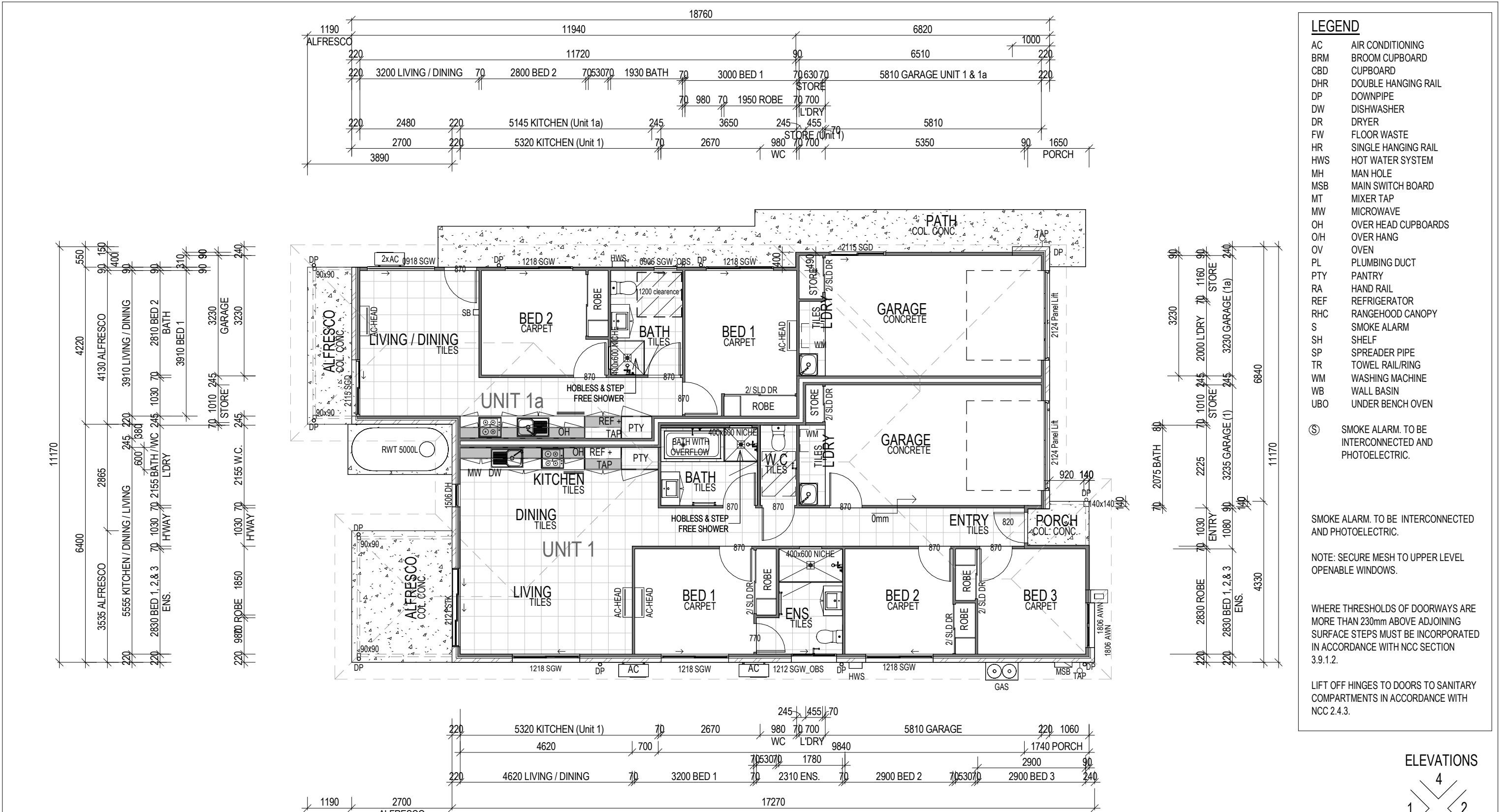
PROJECT COMMENCED: 13.02.25	PROJECT NO: MVG928
DRAWN BY: JM	DRAWING NO: 02
CHECKED BY: DC	SCALE: As indicated @A3
	ISSUE: A

CLIENT
PROJECT ADDRESS
LOT 928 - MOUNT VIEW GRANGE ESTATE, NSW

DRAWING TITLE:
SITE PLAN

HOUSE DESIGN:
KURRAJONG (BRICK/CLADDING) - FLOW

NCC COMPLIANCE



LEGEND

AC

AIR CONDITIONING

BRM

BROOM CUPBOARD

CBD

CUPBOARD

DHR

DOUBLE HANGING RAIL

DP

DOWNPIPE

DW

DISHWASHER

DR

DRYER

FW

FLOOR WASTE

HR

SINGLE HANGING RAIL

HWS

HOT WATER SYSTEM

MH

MAN HOLE

MSB

MAIN SWITCH BOARD

MT

MIXER TAP

MW

MICROWAVE

OH

OVER HEAD CUPBOARDS

O/H

OVER HANG

OV

OVEN

PL

PLUMBING DUCT

PTY

PANTRY

RA

HAND RAIL

REF

REFRIGERATOR

RHC

RANGEHOOD CANOPY

S

SMOKE ALARM

SH

SHELF

SP

SPREADER PIPE

TR

TOWEL RAIL/RING

WM

WASHING MACHINE

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 3.9.1.2.

LIFT OFF HINGES TO DOORS TO SANITARY COMPARTMENTS IN ACCORDANCE WITH NCC 2.4.3.

Floor Plan
1 : 100

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MPBuild.

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REAL PROPERTY DESCRIPTION

LOT: 928 PLAN: -

PARISH: -

COUNTY: -

LOCAL AUTHORITY: -

ORIENTATION

AREA CALCULATIONS

FLOW

UNIT 1

ALFRESCO	9.54 m²
GARAGE	22.63 m²
GROUND	88.64 m²
PORCH	1.84 m²
TOTAL:	122.65 m²

UNIT 1a

ALFRESCO	5.02 m²
GARAGE	23.30 m²
GROUND	53.19 m²
TOTAL:	81.51 m²

204.16 m²

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PROJECT COMMENCED:

13.02.25

DRAWN BY:

JM

CHECKED BY:

DC

PROJECT NO:

MVG928

DRAWING NO:

04

SCALE:

1 : 100 @A3

ISSUE:

A

CLIENT

PROJECT ADDRESS

LOT 928 - MOUNT VIEW GRANGE ESTATE, NSW

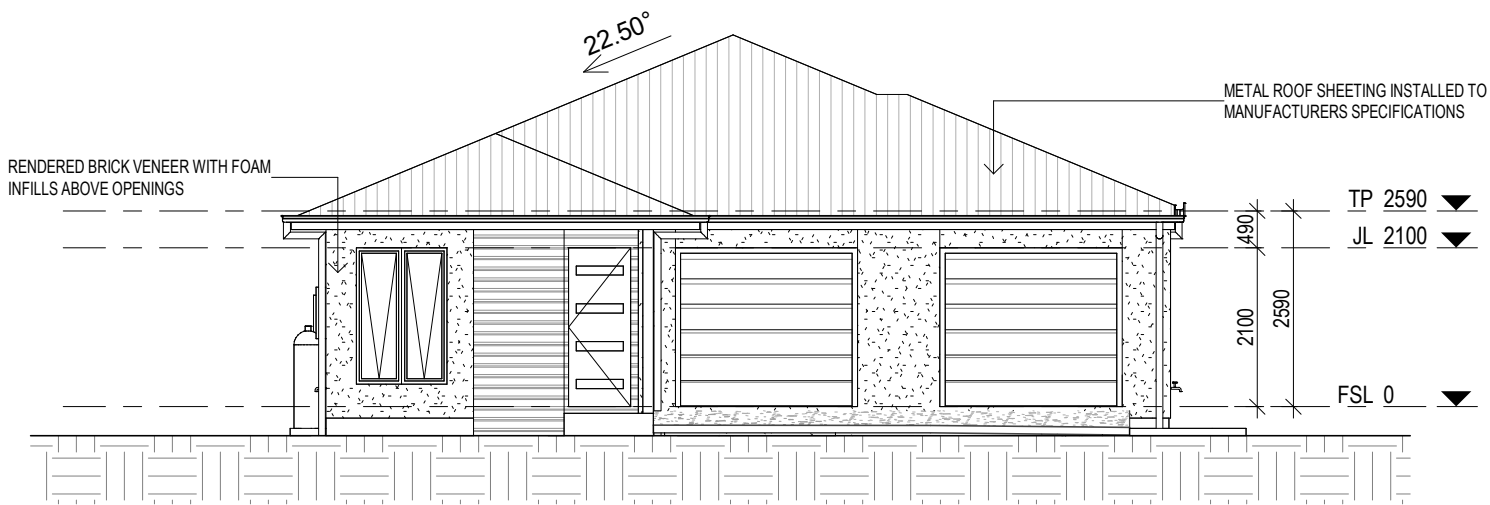
DRAWING TITLE:

FLOOR PLAN

HOUSE DESIGN:

NCC COMPLIANCE

KURRAJONG (BRICK/CLADDING) - FLOW




Elevation 1
1 : 100



Elevation 2
1 : 100

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					KURRAJONG (BRICK/CLADDING) - FLOW										
					NCC COMPLIANCE										



Initial here: Initial here:

[illegible]









ABN: 87 631 527 181

26 August 2024

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 (Dual Key)

	3		2		1		2		1		1
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Property features

- Family / Living areas
- Covered Alfresco space
- Dishwasher
- Airconditioning
- Single lock up garage
- Landscaping
- Fencing

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- Covered Alfresco space
- Dishwasher
- Airconditioning
- Single lock up garage
- Landscaping
- Fencing

Rental Appraisal:
\$560 - \$580 per week

Rental Appraisal:
\$460 - \$480 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
Licensee & Director of Property Sales and 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.

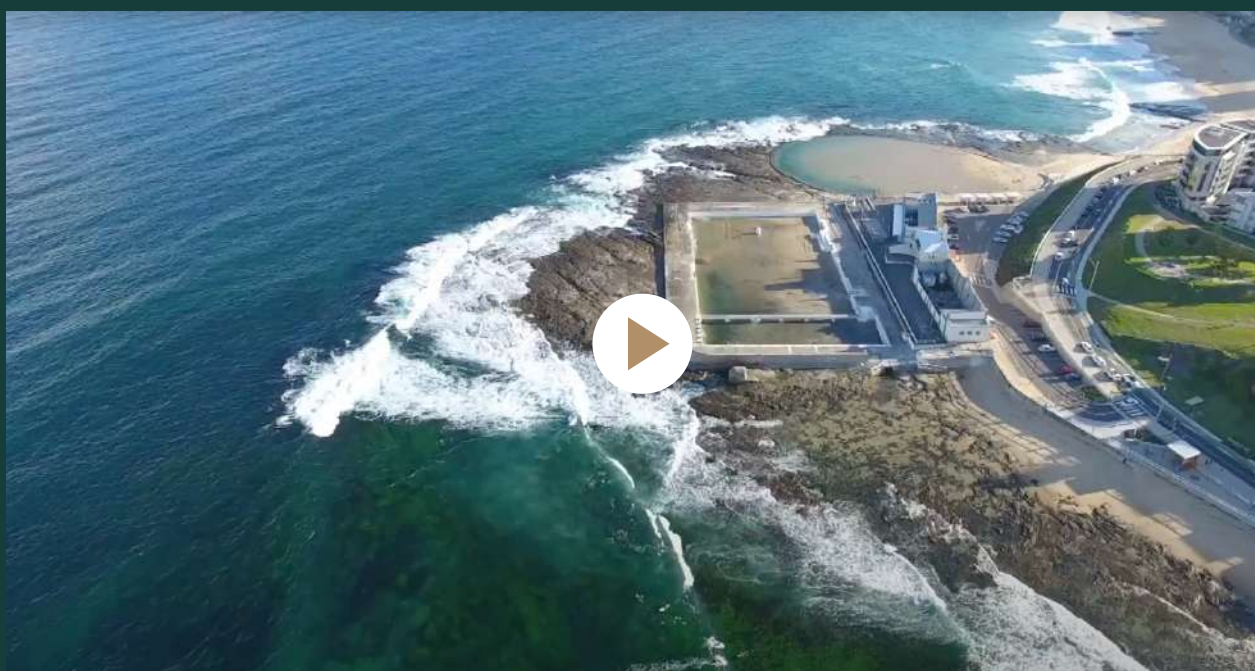




TOP 10 THINGS TO DO IN NEWCASTLE

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

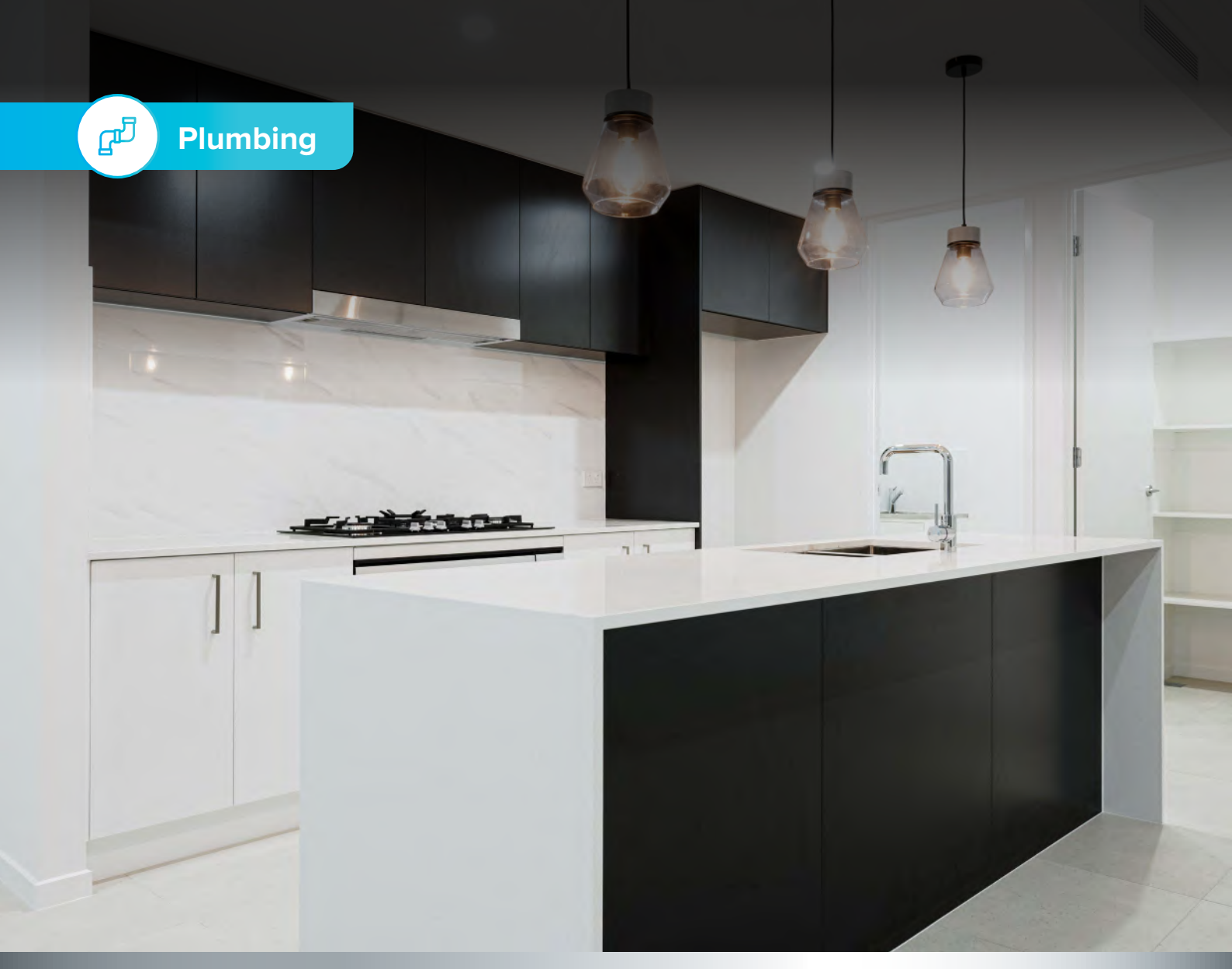
- Steel water tank with pump if required by covenant guidelines
- Exposed aggregate, or coloured concrete (NSW only), to driveway
- Builders landscape package
- Prefabricated letterbox
- Wall mounted clothesline
- 1800mm high Colorbond metal, or lapped and capped timber fencing, to sides, returns and 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



mpbuildco.com.au



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

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.*