



## Maitland Vale Acreages

# Welcome

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# MAITLANDVALE ACREAGES

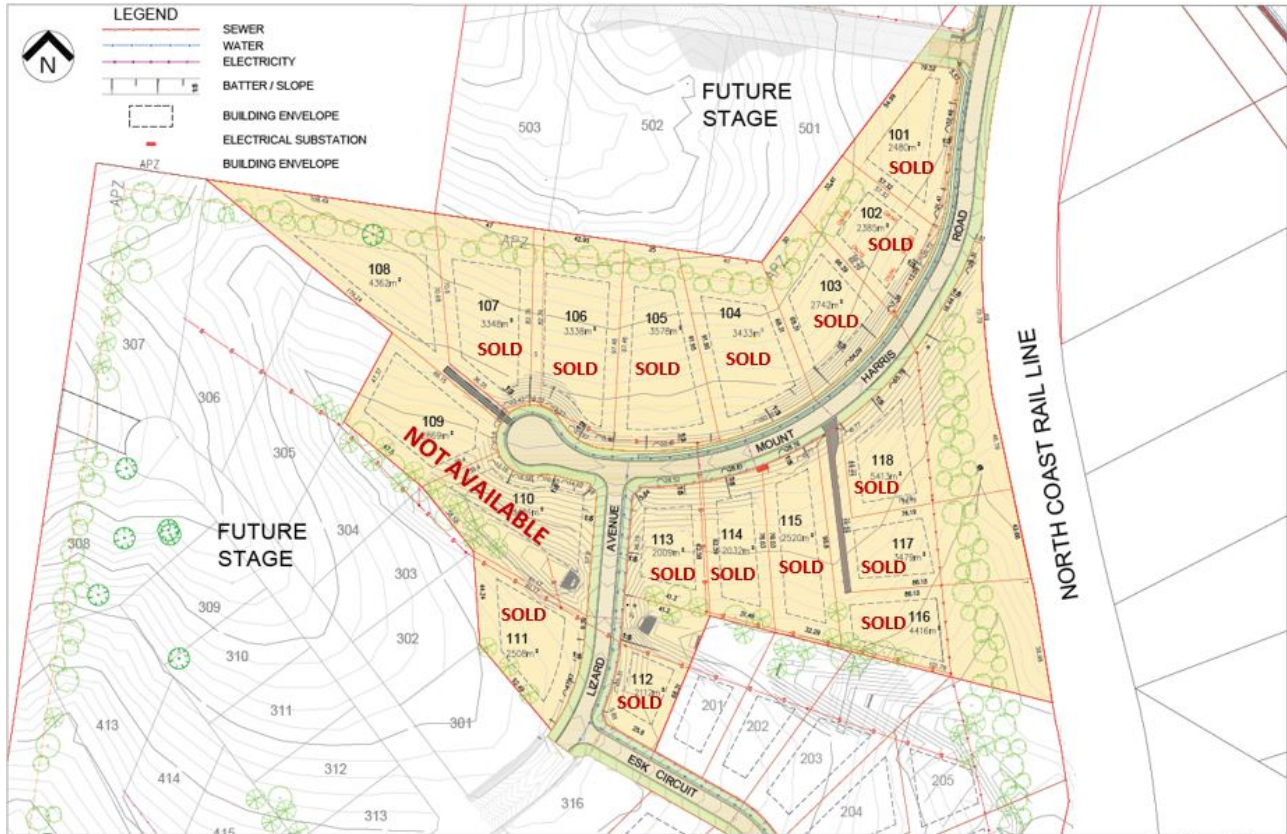
Combining the essential characteristics of a country lifestyle, it is easy to see why Maitland Vale Acreages is fast becoming the town's most sought after estates. Complete with large block sizes and privacy, there is a rare opportunity to secure a spacious building platform, hard-to-find in the growing Hunter Valley.

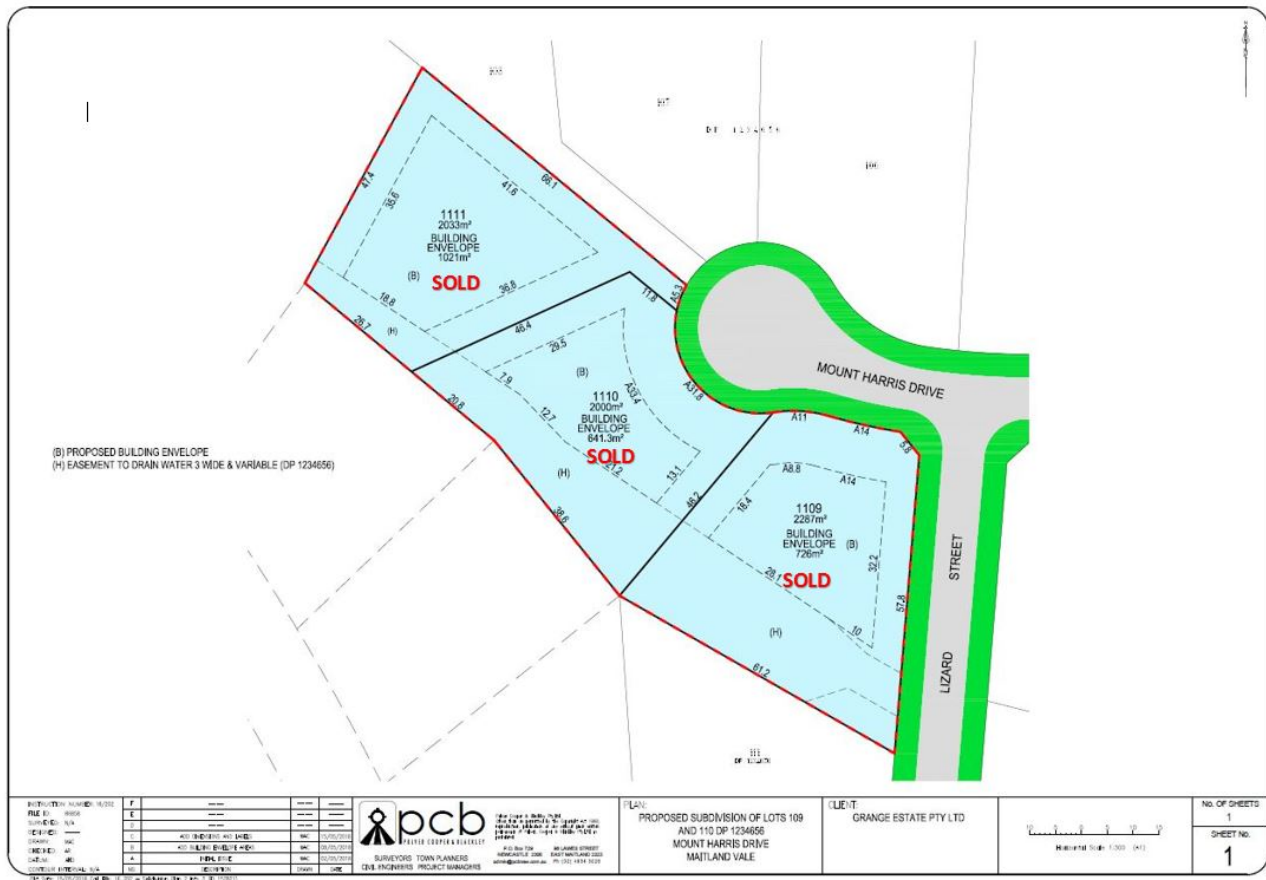
Upon entering the site you are greeted by the panoramic backdrop of mountain ranges reaching out as far as Mount Sugarloaf. In addition to this take the opportunity to watch the local wildlife from your door, or listen to the sweeping streams of the Hunter River just a stone's throw away from your home.

Maitland Vale Acreages really is a semi-rural estate unlike any other. It brings modern-day amenities to your fingertips with no compromise on freedom, space or comfort. Urban services including town water and power are all included.

Choose from an assorted range of blocks ranging from 1876m<sup>2</sup> to 3213m<sup>2</sup> with prices starting from \$189,000. Enquiries can be made through the exclusive property agent, Peters Real Estate by calling 4933 7855 or logging onto [petersrealestate.com.au](http://petersrealestate.com.au).

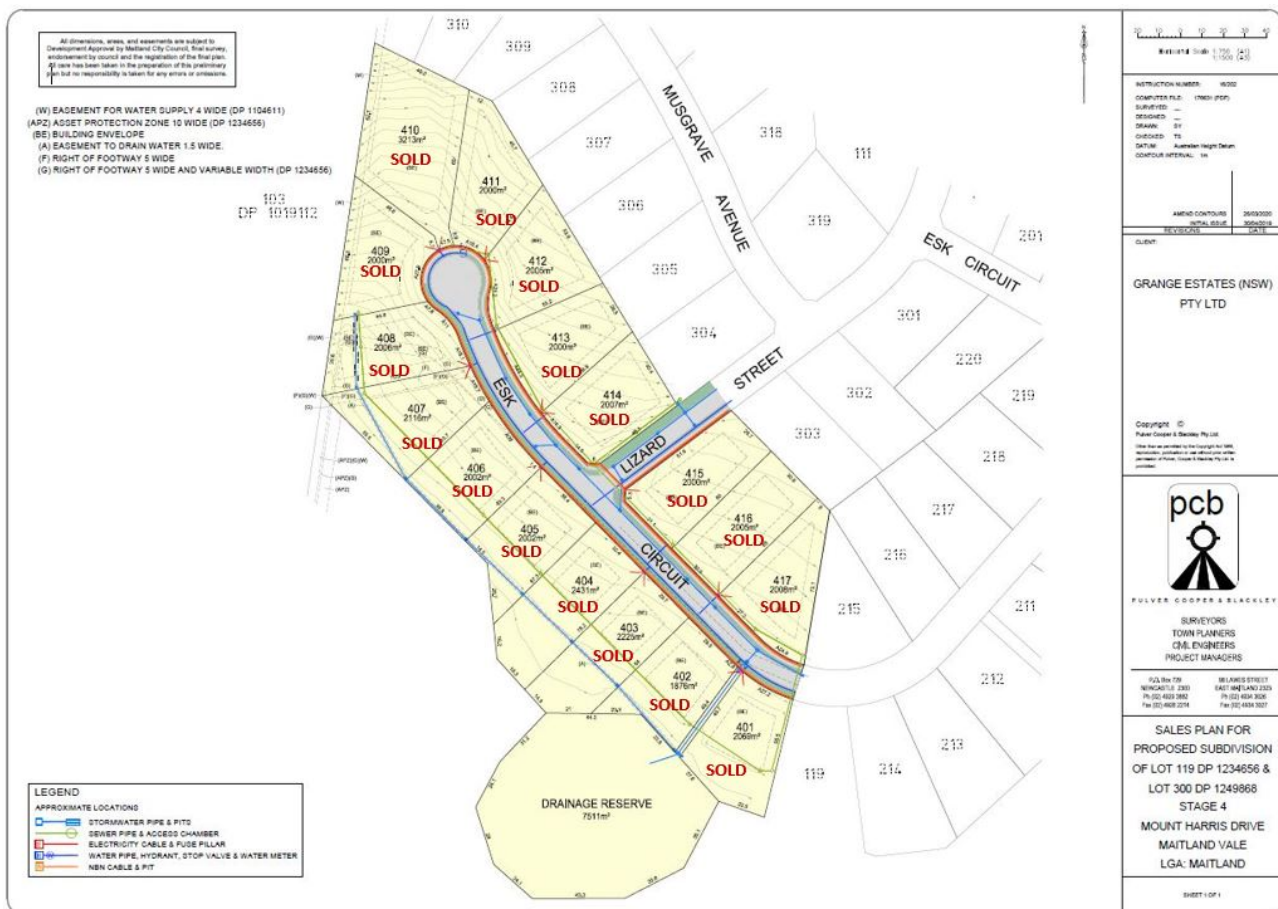
# Sales Plan











## Links

[Maitland Vale Acreages Stage 1 Sales Plan.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/966/Stage_1_Sales_Plan-STAGE.pdf)

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/966/Stage\\_1\\_Sales\\_Plan-STAGE.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/966/Stage_1_Sales_Plan-STAGE.pdf)

[Maitland Vale Acreages Stage 3 Sales Plan.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/358/61_16_202-SalesPlanforStage3OverallRevAID156163.pdf)

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/358/61\\_16\\_202-SalesPlanforStage3OverallRevAID156163.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/358/61_16_202-SalesPlanforStage3OverallRevAID156163.pdf)

[Maitland Vale Acreages Sub Division Lots 1109 - 1111 Sales Plan.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/359/28_16_202-FinalSubdivisionPlan2into3RevCID157823.pdf)

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/359/28\\_16\\_202-FinalSubdivisionPlan2into3RevCID157823.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/359/28_16_202-FinalSubdivisionPlan2into3RevCID157823.pdf)

[Maitland Vale Acreages Stage 4 Sales Plan.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/806/66_16_202_04-SalesPlanSTAGE4OVERALLRevCID176631.pdf)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/806/66\\_16\\_202\\_04-SalesPlanSTAGE4OVERALLRevCID176631.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/806/66_16_202_04-SalesPlanSTAGE4OVERALLRevCID176631.pdf)

# Individual Lot Plans

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## Links

### [Lot 402](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/790/46\\_LOT402.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/790/46_LOT402.pdf)

### [Lot 403](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/791/5\\_LOT403.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/791/5_LOT403.pdf)

### [Lot 405](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/793/63\\_LOT405.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/793/63_LOT405.pdf)

### [Lot 407](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/795/72\\_LOT407.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/795/72_LOT407.pdf)

### [Lot 408](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/796/80\\_LOT408.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/796/80_LOT408.pdf)

### [Lot 411](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/799/69\\_LOT411.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/799/69_LOT411.pdf)

### [Lot 413](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/801/97\\_LOT413.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/801/97_LOT413.pdf)

### [Lot 417](#)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/804/4\\_LOT417.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/804/4_LOT417.pdf)

## Price List

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<b><u>REMAINING BLOCKS</u></b>		
<b><u>LOT</u></b>	<b><u>AREA (M<sup>2</sup>)</u></b>	<b><u>PRICE</u></b>
1109	2287	SOLD
1110	2000	SOLD
108	4362	SOLD
315	2791	SOLD
402	1876	SOLD
403	2225	SOLD
407	2116	SOLD
408	2006	SOLD
411	2000	SOLD
412	2005	SOLD
413	2000	SOLD
416	2005	SOLD
417	2008	SOLD



## Video

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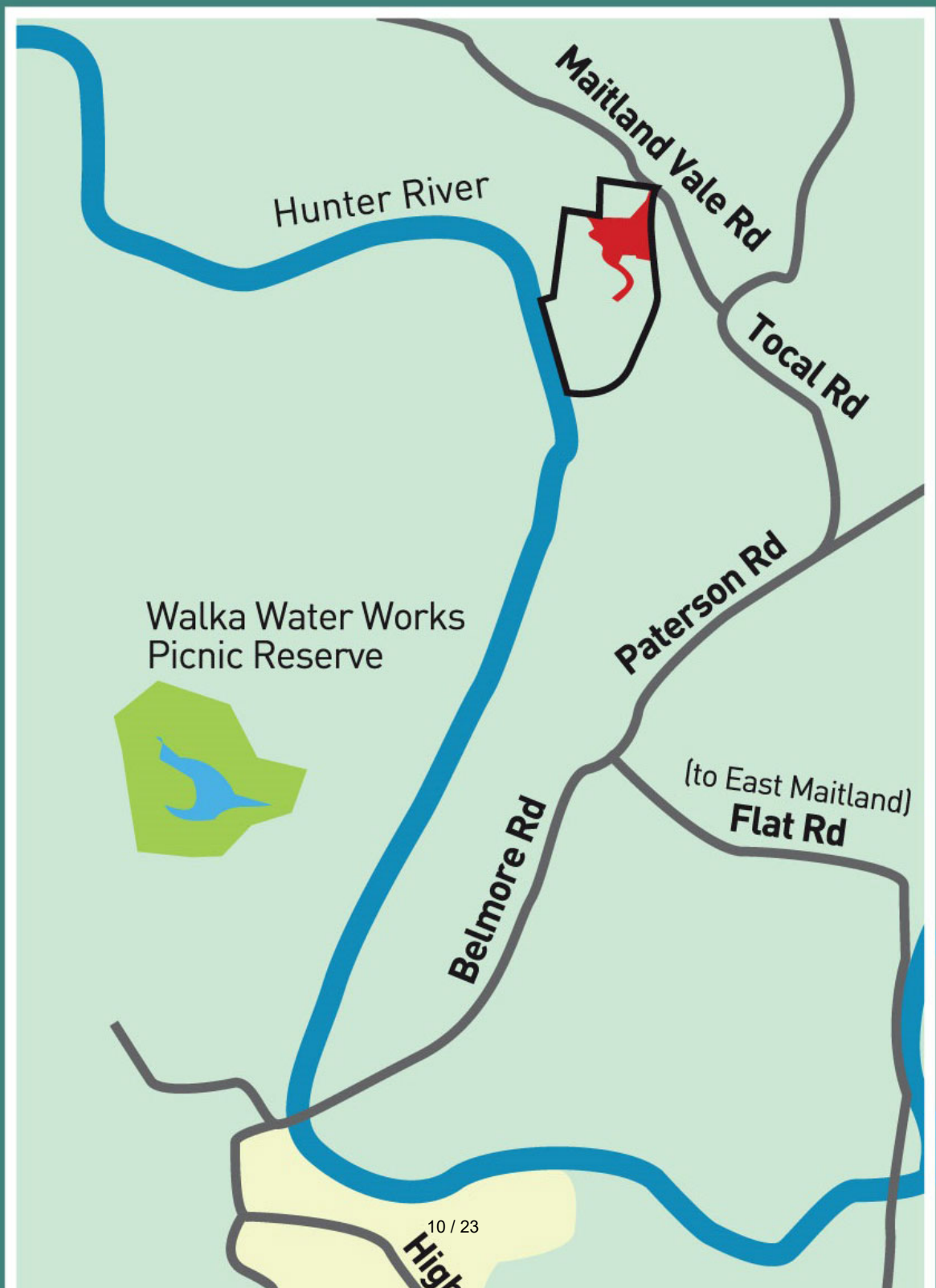
[Watch Video](#)

<http://youtube.com/watch?v=YxblqTwhU38>

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## Location

Coming from Maitland, travel 1km along Maitland Vale Road, turning left into Mt Harris Drive just after the bridge.





Maitland Vale Acreages is located off Maitland Vale Road turning left after the bridge onto Mount Harris Road.

It is all situated within about 10 minutes to the established town centres of Maitland, East Maitland and Rutherford, home to major shopping centres, retailers, specialty shops, public and private hospitals and quality schools.

â€¢ 10.8km to Maitland CBD

â€¢ 12km to East Maitland and East Maitland Shopping Centre

â€¢ 9.4km to Rutherford and Rutherford Shopping Centre

â€¢ 10km to Maitland Hospital

â€¢ 14km to East Maitland Private Hospital

# Securing your block

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To secure the purchase of a block of land you are required to sign a contract which:

- Provides for a FIFTEEN (15) business day cooling off period (Please note: a business day does not include a weekend or a public holiday)
- A deposit of 0.25% of the purchase price (e.g. \$750.00 if a purchase price of \$300,000) is required upon signing. The balance of the 10% purchase price is payable upon or before the expiration of the cooling off period. (In the previous example given, this would be \$30,000 - \$750.00 = \$29,250.00) which would be the balance payable.) Please Note: the payment of a deposit without signing a contract will not secure you the block.
- Having exchanged contracts, you have locked the owner in &hellip; and every other buyer out. You (and not the owner) have the right to withdraw out of the purchase at any time prior to the expiration of the cooling off period (this requires service of an appropriate notice by your legal representative to the vendor's legal representative). In these circumstances, you forfeit your initial 0.25% of purchase price to the vendor

If you require any further details, please don't hesitate to contact the office.

# First Home Buyers

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- First home owners could be eligible for free stamp duty:

<https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme>

- Under the First Home Owner Grant (New Homes) scheme First home owners could be eligible for a \$10,000.00 grant:

<https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/new-homes>

Please contact your legal representative for further information



# Government Grant - Home Builder Stimulus Package

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## Links

[HomeBuilder Frequently Asked Questions Fact Sheet](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/828/64_HomeBuilderStimulusPackage.pdf)

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/828/64\\_HomeBuilderStimulusPackage.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/828/64_HomeBuilderStimulusPackage.pdf)

[First Home Owners Grant - Pause on Stamp Duty up to \\$800,000](https://www.nsw.gov.au/media-releases/big-boost-for-first-home-buyers-and-construction-industry-as-stamp-duty-slash-ed)

<https://www.nsw.gov.au/media-releases/big-boost-for-first-home-buyers-and-construction-industry-as-stamp-duty-slash-ed>

## About the Area

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Want to venture outside your door and get involved in the community? You will be spoilt for choice with all that surrounds Maitland Vale Acreages have to offer.

• Bolwarra Sporting Complex is only 6km away and home to cricket and sporting matches in the town.

• Bolwarra also affords some beautiful views of Maitland and offers a quiet walking area be sure to visit the Bolwarra lookout for amazing views.

• In the township of Maitland is the historic Walk Water Works, a popular picnic and recreation area. It features a historic pump house built in 1887.

• Maitland Park can be found only 6km away and has a state-of-the-art playground. Adjacent to this is Maitland Pool  
• an Olympic size swimming pool complete with splash area for children.

# Contract

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## Links

### Stage 1

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/965/Maitland\\_Vale\\_Stage\\_1\\_Contract.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/965/Maitland_Vale_Stage_1_Contract.pdf)

### Stage 3 Part 1

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/285/1\\_MVASTage3Part1.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/285/1_MVASTage3Part1.pdf)

### Stage 3 Part 2

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/286/89\\_MVASTage3Part2.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/286/89_MVASTage3Part2.pdf)

### Stage 3 Part 3

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/287/52\\_MVASTage3Part3-ilovepdf-compressed.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/287/52_MVASTage3Part3-ilovepdf-compressed.pdf)

### Stage 3 Part 4

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/288/98\\_MVASTage3Part4.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/288/98_MVASTage3Part4.pdf)

### Stage 3 Part 5

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/289/19\\_MVASTage3Part5-ilovepdf-compressed.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/289/19_MVASTage3Part5-ilovepdf-compressed.pdf)

### Stage 2

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/437/24\\_MVASTAGE3.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/437/24_MVASTAGE3.pdf)

### Stage 4 Part 1

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/626/1\\_MVA4ContractP1.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/626/1_MVA4ContractP1.pdf)

### Stage 4 Part 2

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/777/5\\_Stage4MVAPart2.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/777/5_Stage4MVAPart2.pdf)

### Stage 4 Part 3

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/628/14\\_MVA4ContractP3.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/628/14_MVA4ContractP3.pdf)

# Geo Tech Report

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## Links

[Geotech Report](#)

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/13/87\\_FullGeotechReport.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/13/87_FullGeotechReport.pdf)

# Fast Facts

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## About Maitland Vale Acreages

- Rare Opportunity to purchase a large semi-rural block in a prestigious location.
- Blocks ranging from 1876m2 to 3213m2

## Schools

- Bolwarra Public School - 6km
- Largs Public School - 7km
- Rutherford High School - 8km
- Maitland High School - 12km
- Maitland Grossman High School - 14km
- All Saints College - 11km

Wanting to know what Schools are zoned for the area? Use the helpful link below to find out.

<https://education.nsw.gov.au/school-finder>

# Covenants

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## Terms of Restriction numbered 1 in the plan:

(a) No fence shall be permitted to remain on any lot or boundary of any lot unless the fence of an open style rural design comprising timber posts with timber rails or plain wire. No building shall be erected or permitted to remain on any lot unless constructed within the approved building envelope as shown as "B" on the Plan of Subdivision.

(b) No dwelling shall be permitted to remain on any lot burdened unless the dwelling is constructed to Category 2 Standard as prescribed in Department of Planning Development near Rail Corridors and Busy Roads - Appendix C

## Terms of Restriction numbers 2 in the Plan:

(a) No dwelling house may be erected or permitted to remain erected on any lot burdened having a total floor area of less than 180m<sup>2</sup> exclusive of car accommodation, external landings and patios.

(b) No dwelling house may be erected on a lot burdened with external walls of other than face brick, brick veneer, stone, glass or fibre cement treated with painted texture render or weatherboard provided however feature panelling including fibre cement panelling and/or timber may be used on building being a dwelling or car accommodation in conjunction with the above materials.

(c) No dwelling house shall be erected or permitted to remain erected on any lot burdened having a roof other than tiles (terracotta or cement) or colorbond sheeting.

(d) No existing dwelling house or relocatable type dwelling shall be partially or wholly moved to, placed on, re-erected or permitted to remain on any lot burdened.

(e) No building, not being the main dwelling house, shall be erected or permitted to remain on a lot burdened unless:-  
(i) it is situated no closer to the street frontage than the dwelling house; and

(ii) it has an internal floor area of less than 80m<sup>2</sup>.

(f) No machinery shed, hay shed or other farm type building including stables or accommodation to be used for the purpose of horses shall be constructed or permitted to remain on a lot burdened having walls of corrugated galvanized iron or similar material provided that new Colourbond metal sheeting may be used in the external walls of a farm building where such colourbond metal sheeting has a lot reflective index and is of earth tone colours.

(g) No fence may be constructed within a lot burdened to divide it from the residue or another part of the lot burdened unless such fencing comprises rural post and rail, rural post and wire or rural fencing incorporating open wire meshing provided however that fencing associated with the dwelling house or court yards associated with the dwelling house may incorporate brick, masonry, timber and brushwood. Fencing shall not generally comprise sheet material (such as colorbond, fibro, cement or paling fences). This covenant does not preclude safety fencing associated with swimming pools.

(h) No fence shall be erected on a lot burdened unless it is erected without expenses to Grange Estates (NSW) Pty Ltd, its successors and permitted assigns other than Purchasers on sale.

(i) No obnoxious, noisy or offensive occupation, trade or business shall be conducted or carried on any lot burdened.

(j) No boarding kennels or animal boarding facilities shall be constructed or permitted to remain on any lot burdened.



(k) No structure of a temporary character, basement, tent, shack, garage, trailer, camper, caravan, or any other building may be used at any time as residential accommodation on the lot burdened.

(l) No temporary structure, caravan, camper or detached ancillary building may be permitted to remain erected on a lot burdened prior to the issue of an Occupation Certificate for the dwelling house erected on the lot burdened.

(m) No motor truck, lorry or semi-trailer with a load carrying capacity exceeding 4 tonnes shall be parked or permitted to remain on the lot burdened unless same is located behind the dwelling house erected on the lot burdened

(n) No boat, caravan, camper or other vehicle intended to be towed may be placed, parked, stored or permitted to remain on the lot burdened unless same is located behind the dwelling house erected on the lot burdened

(o) No shipping container may be placed, parked, stored or permitted to remain on any lot burdened.

## Contact Us

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With unique sweeping views and only a few minutes from all the conveniences of Maitland and the Hunter Valley these lots will not last long.

For more information on one of these prestigious spaces or to speak to one of our exclusive sales agents contact Peters Real Estate now.

**Phone:** 4933 7855

**Email:** customerservice@petersrealestate.com.au

**Drop in:** 475-477 High Street, Maitland

**Facebook:** [www.facebook.com/petersrealestatemaitland/](http://www.facebook.com/petersrealestatemaitland/)

# House & Land Packages

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## Links

### [House & Land Package - Lot 403 Cavalier Homes](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/820/36_CH05_DMCAVCambridge30HouseLand25052020-Standard-Form8_flattened.pdf)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/820/36\\_CH05\\_DMCAVCambridge30HouseLand25052020-Standard-Form8\\_flattened.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/820/36_CH05_DMCAVCambridge30HouseLand25052020-Standard-Form8_flattened.pdf)

### [House & Land Package - Lot 402 Cavalier Homes](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/821/24_CH07_DMCAVParkview31HouseLand25052020-Standard-Form_flattened1.pdf)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/821/24\\_CH07\\_DMCAVParkview31HouseLand25052020-Standard-Form\\_flattened1.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/821/24_CH07_DMCAVParkview31HouseLand25052020-Standard-Form_flattened1.pdf)

### [House & Land Package - Lot 413 Cavalier Homes](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/822/50_CH16_DMCAVBondi36HouseLand25052020-TempoB-Form12_flattened.pdf)

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/822/50\\_CH16\\_DMCAVBondi36HouseLand25052020-TempoB-Form12\\_flattened.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/822/50_CH16_DMCAVBondi36HouseLand25052020-TempoB-Form12_flattened.pdf)

### [House & Land Package - Lot 411 Cavalier Homes](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/825/43_CH20_DMCAVPalmerston28HouseLand25052020-Standard-Form2_flattened.pdf)

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### [House & Land Package - Lot 417 Cavalier Homes](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/826/89_CH21_DMCAVParkdale33HouseLand25052020-Standard-Form7_flattened.pdf)

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