



## Weston Woodlands



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## Welcome

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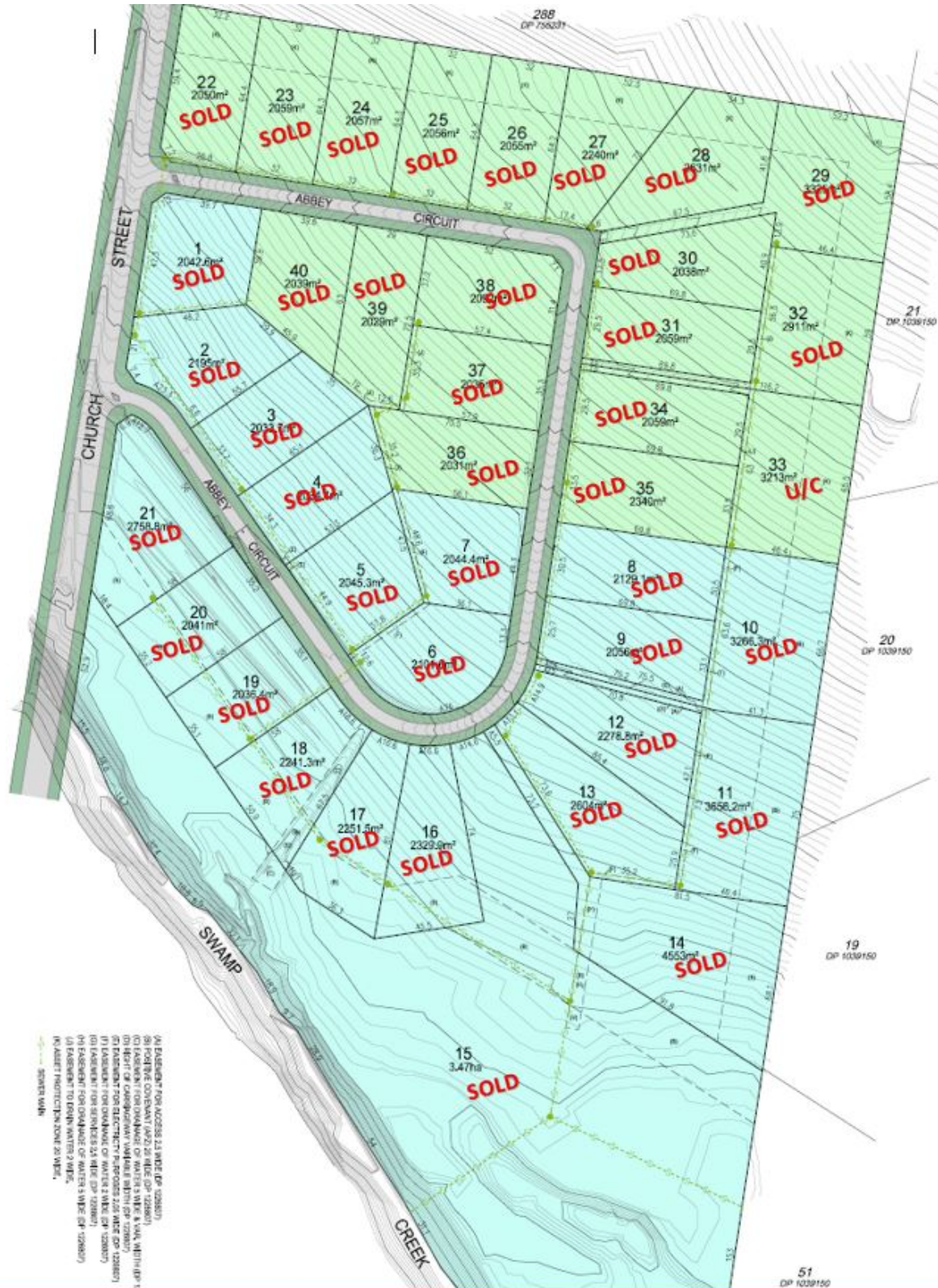
Build your dream home here and enjoy the benefits of living in a quiet estate surrounded by peaceful bushlands.

Weston Woodlands offers a highly sought after lifestyle, location and convenient locality combined with beautiful stretches of semi-rural surrounds. With the convenience of town living the rural setting will allow you to enjoy peace, quiet and spacious serenity.

The expansive land parcel provides you with an opportunity to choose from an assorted range of blocks measuring from 2000m<sup>2</sup> (1/2 acre) to 4000m<sup>2</sup> (1 acre) up to a tree studded 8.8 acres (3ha) with creek frontage. Along with the picturesque setting and generous sized level blocks. Weston Woodlands is fully equipped with town water, sewer, tar sealed roads, layback concert kerb and gutter, underground power and covenants to protect your investment.

We welcome your enquires through the exclusive property agent, Peters Real Estate, by calling 4933 7855 or logging onto [petersrealestate.com.au](http://petersrealestate.com.au).

# Sales Plan





# Price List

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SOLD OUT

## Location

Weston Woodlands is located off Gingers Land, Weston turning left onto Church Street, following the road down past the Baileys Lane cross Street.

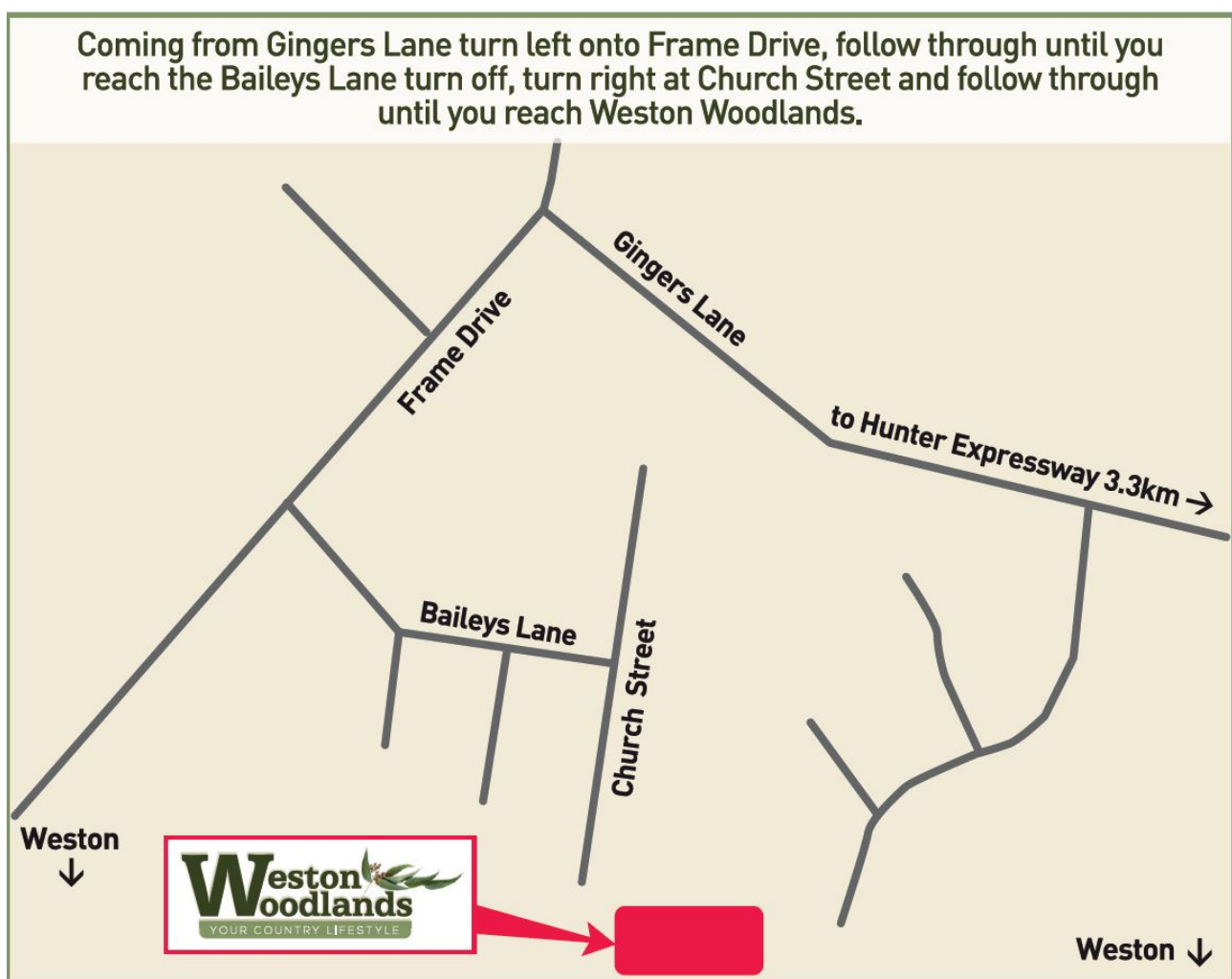
Situated in a quiet no-through street amongst pleasant, peaceful bushland surrounds the estate is within short proximity to the town centres of Cessnock and Kurri Kurri, home to shopping centres, retailers, specialty stores, public and private schools plus the Hunter Valley Vineyards.

• 7.1km to Kurri Kurri shops

• 16.4km to Cessnock Shopping Centre and specialty stores

• 23.1km to Hope Estate Winery, 28km to Drayton Family Wines, 23.2km to McGuigan Wines and 24km to Hunter Valley Gardens

• Approximately 7.6km to the Hunter Expressway link at Kurri Kurri







## 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 ten (10) 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.

• Home owners; For most people who currently own a home and wish to secure a block of land, the balance of deposit security (following the initial 0.25%) is typically by way of a Deposit Bond. This is certificate from the bank/building society that substitutes a cash payment.

• Having exchanged contracts, you have locked the owner in 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



## About the Area

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Get involved in the great community spirit at Weston Woodlands where you are given the opportunity to get outside and live a healthy lifestyle with the many facilities and conveniences within close proximity.

â€¢Kurri Kurri Aquatic and Fitness Centre is located just 5.9km away and offers plenty of options for the whole family to enjoy including Health Club, Group Exercise classes, Persona training, Aquatic Facilities and Swim School.

â€¢Kurri Kurri Pre-school and the Weston Community Pre-School are close by for the very young at heart to socialise and begin their education.

â€¢Home to some of the oldest and best-known wine producers in the country, the Hunter Valley Vineyards has many attractions for the whole family to enjoy such as famous wineries, Tyrells, Tulloch and McGuigans, Hunter Valley Gardens offer recreational picnic areas and putt putt golf and many other attractions such as â€˜A Day on the Green' and annual events such as â€˜Jazz in the Vines' and the â€˜Lovedale Long Lunch'

# Contract

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## Links

### Stage 1 Contract Part 1

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/101/43\\_WestonWoodlandLot16ContractPART1.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/101/43_WestonWoodlandLot16ContractPART1.pdf)

### Stage 1 Contract Part 2

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/52/Weston\\_Woodlands\\_Contract\\_PART\\_2.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/52/Weston_Woodlands_Contract_PART_2.pdf)

### Stage 2 Contract Part 1

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/53/93\\_ConntractPart1.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/53/93_ConntractPart1.pdf)

### Stage 2 Contract Part 2

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/54/22\\_ContractPart2.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/54/22_ContractPart2.pdf)

### Draft DP Plan

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/113/18\\_16\\_150-draftDPPlanofSubdivisionStage2ID137713.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/113/18_16_150-draftDPPlanofSubdivisionStage2ID137713.pdf)

# Geo Tech Report

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## Links

Geotech Report

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/100/89\\_geotechextract.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/100/89_geotechextract.pdf)

## Fast Facts

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- Allotments surrounded by pleasant peaceful bushlands
- Lifestyle blocks ranging from 2000m2 - 8.8 acres
- Town water, sewer, tar sealed roads, layback kerb and gutter and underground power

# 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, or paling or metal fencing of non reflective metal provided however that fencing associated with the dwelling house may incorporate brick, masonry, timber and brushwood. 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](mailto:customerservice@petersrealestate.com.au)

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

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



# House & Land Packages

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