



Bolwarra Tops



Contents

Welcome	3
Sales Plan & Registered Plan.....	4
Price List	6
Individual Lot Plans	8
Location	9
Securing your block	10
About the Area	11
Contract	12
Geo Tech Report	13
Fast Facts	14
Covenants.....	15
Contact Us	18
House & Land Packages	19

Welcome



Live life at the top of Maitland's prestigious suburb, Bolwarra Heights, and take in stunning panoramic views of mountain ranges, lagoons, the mighty Hunter River and the picturesque countryside.

Be a part of the new Bolwarra Tops land release and enjoy these amazing outlooks, but also become part of the thriving Maitland region.

Make the most of everything the area has to offer: access to private and public schools and hospitals, close proximity to shopping precincts and convenient access to major centres.

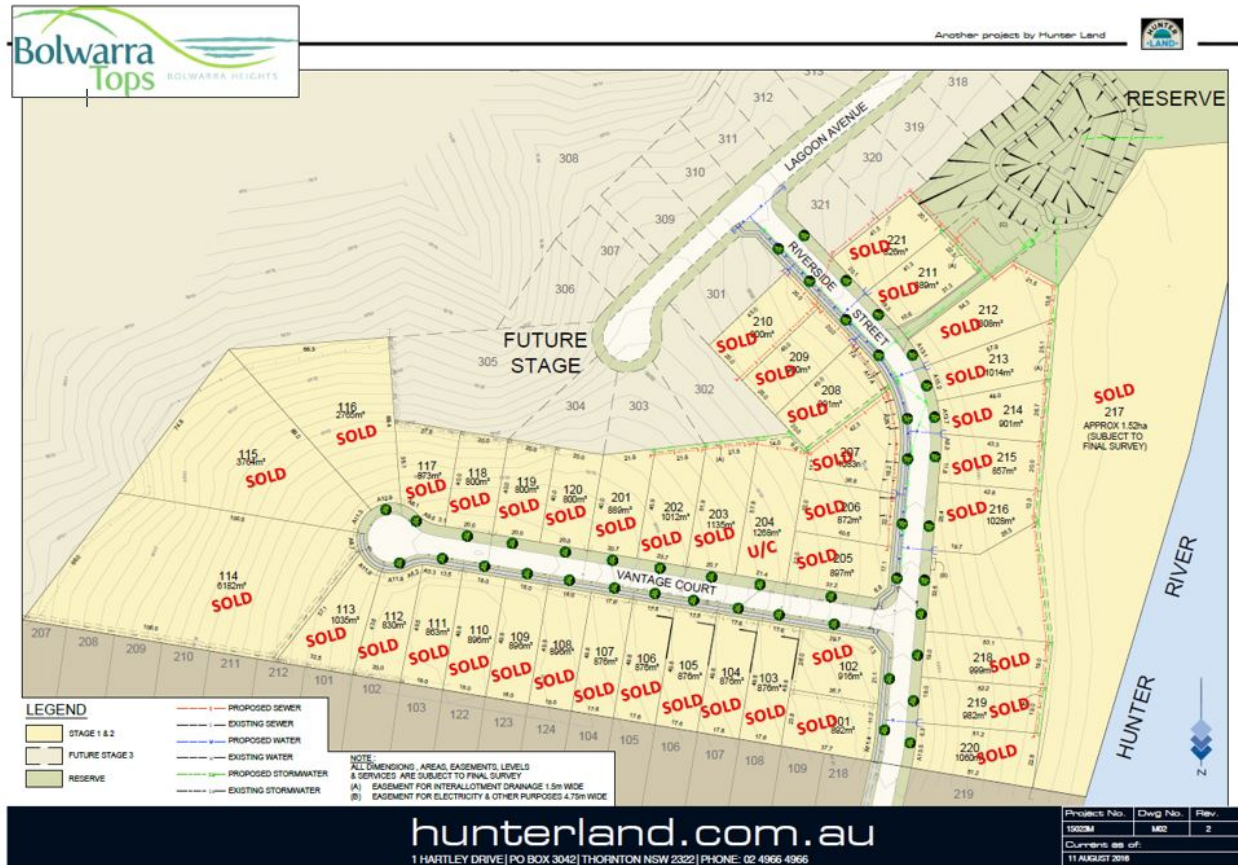
Relax from the comfort of your own home and take in the natural landscape, including views across to Mount Royal National Park, Brokeback Mountain and Mount Sugarloaf. Or, take a short drive to the Maitland CBD and East Maitland for cafes, parks, cultural spaces and shops.

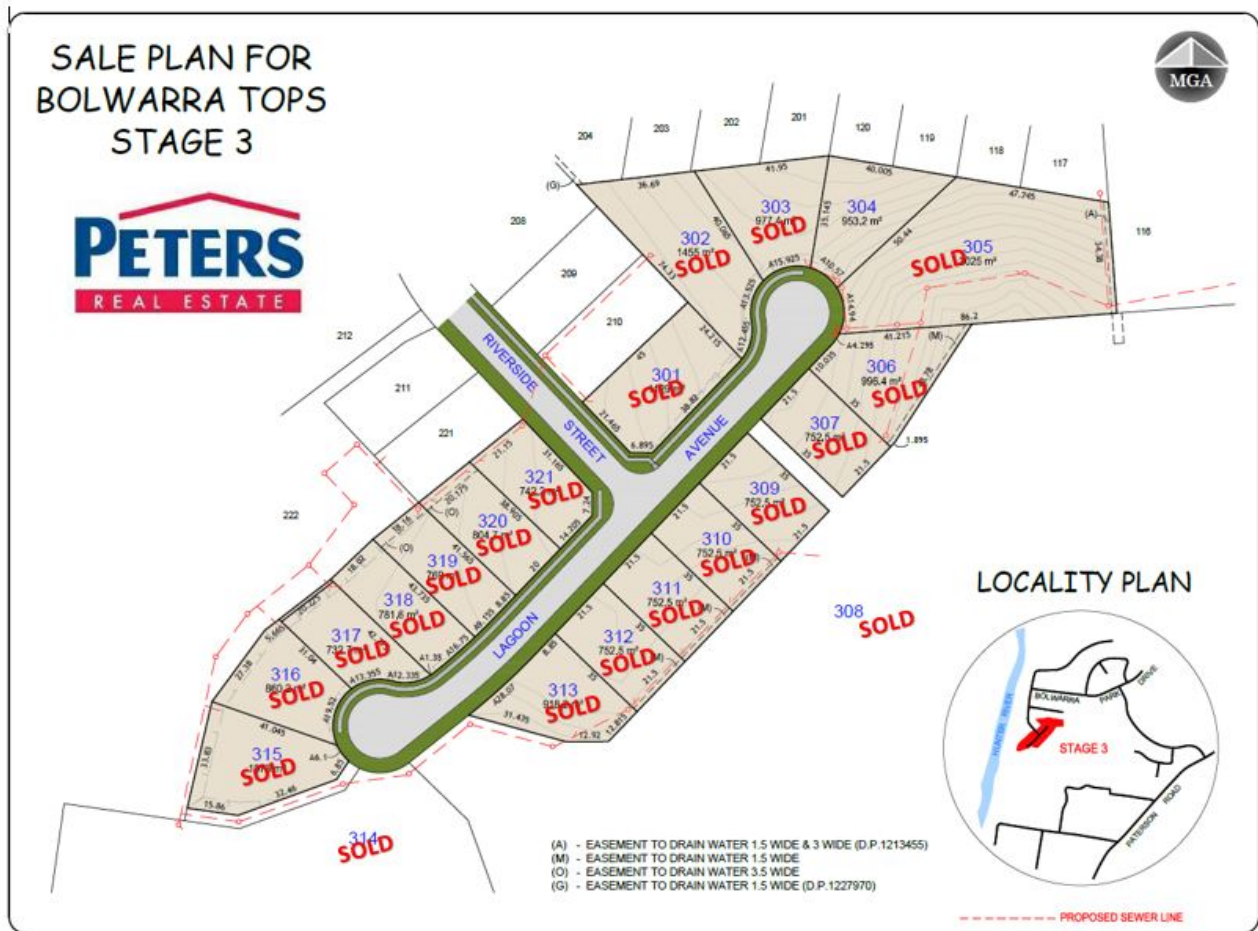
Build your new home here and you will be situated among other quality estates only a stone's throw from the town's sporting complex and a short walk to the area's unique spacious river-front public reserve.

Stage one and two are registered (ready to build on). Land sizes range from 826 square metres to 1308 square metres with prices starting from \$209,000 to \$280,000.

If you have been looking for your ideal block, be it a generous residential allotment or acreage property, contact Peters Real Estate on 4933 7855 to inspect and secure. Plans and price list are available from our experience sales agents.

Sales Plan & Registered Plan





Links

Registered Plan

http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/24/13_NSWPlan-DepositedPlan1227970BolwarraTops.pdf

Price List

LOT NO	AREA M ²	PRICE
201	889	SOLD
202	1012	SOLD
203	873	SOLD
204	1268	SOLD
205	897	SOLD
206	872	SOLD
207	1083	SOLD
208	991	SOLD
209	900	SOLD
210	900	SOLD
211	889	SOLD
212	1308	SOLD
213	1014	SOLD
214	901	SOLD
215	857	SOLD
216	1028	SOLD
217	1.52ha	SOLD
218	999	SOLD
219	982	SOLD
220	1060	SOLD
221	826	SOLD

LOT	AREA m ²	PRICE
301	1129	SOLD
302	1455	SOLD
303	977.4	SOLD
304	953.2	\$198,000
305	3025	SOLD
306	996.4	SOLD
307	752.5	SOLD
308	12.9ha	SOLD
309	752.5	SOLD
310	752.5	SOLD
311	752.5	SOLD
312	752.5	SOLD
313	918.2	SOLD
314	2.135ha	SOLD
315	1073	SOLD
316	860.2	SOLD
317	732.7	SOLD
318	781.6	SOLD
319	769	SOLD
320	804.7	SOLD
321	742.2	SOLD

Individual Lot Plans

Links

Lot 304

http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/72/30_16745-SALES-304.pdf

Location



Bolwarra Heights, the home of Bolwarra Tops, is bordered by the picturesque and rustic towns of Lorn, Largs and Woodville.

Located just 6km from the Maitland CBD, Bolwarra Tops can be found a few turns off Paterson Road, nestled on the edge of town, a short walk to the Hunter River.

Situated on scenic farmland Bolwarra has become an exclusive neighbourhood with stunning rural views and scenery.

A part of Hunter region, an area highly regarded for its resource industry and quality vineyards, Bolwarra is just 45 minutes to Newcastle and only 45km to the Upper Hunter's employment opportunities. Sydney is also an easy 2 hour drive.

For those travelling up the Valley find peace of mind in the fact that the newly opened Hunter Expressway has cut essential commutes to Newcastle and the Upper Hunter by up to half an hour.

Just a short drive to everything you need, including Maitland and East Maitland's shopping precincts, schools, private and public hospitals you are close enough to today's essential services. And with the National Broadband Network rollout a major priority in Bolwarra Heights access to high-speed technology is at your doorstep.

Securing your block

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

• Provides for a ten 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. \$625.00 if a purchase price of \$250,000) 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 \$25,000 - \$625.00 = \$24,375.00) which would be the balance payable.) Please Note: the payment of a deposit without signing a contract will not secure you the block.

Peters Real Estate holds all the original and duplicate contracts.

• 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.

• All stages are registered and ready to build on.

About the Area

Living in Bolwarra Tops the 8633 square metre public reserve, just a short stroll down the road and complete with Hunter River frontage, will become your playground.

The reserve brings the community together and has many roles, a meeting place, a recreational space for activities and an area for time out to gather your thoughts by the flowing river.

Venture a little further and you will be welcomed by all that Bolwarra Heights, Bolwarra and Maitland have to offer.

-Bolwarra Sporting Complex is only 2km away and home to cricket and soccer sporting matches in the town.

-Bolwarra affords some beautiful views of Maitland and offers a quiet walking area for those interested in architecture of the late 1800s and early 1900s. Be sure to visit the Bolwarra Lookout for some amazing vistas

-Bolwarra Public School has about 410 students and is set in a semi-rural setting and takes pride in delivering excellent education in a warm and nurturing environment

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

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

Contract

Links

Stage 3 Contract Part 1

http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/87/57_BTopsStage3Part1.pdf

Stage 3 Contract Part 2

http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/88/29_BTopsStage3Part2.pdf

Stage 2 Contract

http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/177/18_BolwarraTopsStage2Contract.pdf

Geo Tech Report

Links

Geotech Report

http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/3/33_GeotechReport.pdf

Fast Facts

About Bolwarra Tops

- Stage one & two are registered and ready to build on.
- Blocks ranging in size from 826 square metres to 6198 square metres.
- Prices ranging from \$209,000 to \$280,000
- Short walk to public reserve with Hunter River access and frontage for all residents to utilise.
- Rural, lagoon and mountain range views.
- Situated among other quality estates including the popular Riverview Estate.
- Enquiries through Peters Real Estate, Maitland.

Around Town

- Close to all Maitland has to offer, including niche home ware shops, restaurants, cafes, public hospital and major retailers including K-Mart and Woolworths.
- Only 10 km away from East Maitland home to Stockland Greenhills shopping centre which has major retailers such as Woolworths, Coles, Big W and Dan Murphy's and more than 90 specialty shops from clothes, jewellery, footwear and home wares.
- Only 10km from the historic town of Morpeth, also situated on the Hunter River.

Location

- Only 7km from Maitland Public Hospital
- Just 6 km to Maitland CBD
- Just over 10km to Maitland Private Hospital
- Only 2 km from Bolwarra Primary School
- Just over 35km to Newcastle shops, beaches, museums and Honeysuckle precinct
- About 30km to the vineyards of the Hunter Valley including Bimbadgen Estate, Wyndham Estate and Tatler Wines.

Schools

- Bolwarra Primary School -2km
- Maitland High School - 9km
- Maitland Grossman High School - 8km
- All Saints Colleges - 7km
- Hunter Valley Grammar - 11km

Covenants

Terms of Restriction on the use of Land

1. Definitions

“Avalon” means Avalon Rural holdings Pty Ltd ACN 002 294 911

“Principal Building” means a building that is the first building erected or permitted to remain on the Lot burdened which contains one or more residences.

2. No principal building shall be erected or permitted to remain on the Lot burdened unless the living area (being the total area of the main building exclusive of car accommodation, external landings, patios and verandahs) of the said principal building is in aggregate (if more than one residence) equal to or greater than two hundred square metres.

3. No building including a principal building shall be erected or permitted to remain on the Lot burdened unless the external walls thereof are constructed of a combination of the following:

- i) Un-rendered, unpainted bricks and/or stone; or
- ii) Bricks and/or stone which have been coated with materials known as “granosite” or “granotex” or other similar coatings; or
- iii) Glass; or
- iv) Texture coated material which means fibre cements sheeting's recessed edges which is attached to the frame of the building in such a manner that all joints, and all materials use in affixing of such sheets, are concealed and which is coated with a texture roll or towel on finish based on acrylic, with the ultimate or final colour added, together with a system of reinforcing joints to obtain a monolithic appearance; or
- v) Painted fibre-cement sheeting; or
- vi) Timber; or
- vii) concrete; or
- viii) Aluminium; or
- ix) such other materials, in such proportions, as may be approved by Avalon which approval may be given or withheld by Avalon in its absolute discretion;

Provided that the aggregate of the parts of external walls constructed of fibre-cement sheeting (unless forming part of any texture-coated material), timber, concrete, aluminium, or a combination of these materials does not exceed twenty five per centum of the total area of the external walls.

4. No building shall be erected on or permitted to remain on the Lot burdened having a roof constructed of any material other than terracotta roof tiles, concrete roof tiles, timber shingles, slate, colourbond corrugated metal or other similar factory pre-coated corrugated metal.

5. No fence shall be erected or permitted to remain on the Lot burdened if the same:

- i) is erected between the building line fixed by the Council of the City of Maitland in respect of the lot burdened and any public road to the front of the main building erected on the said lot burdened faces; or
- ii) is erected between any street to which the lot burdened does abut and any main building erected on the lot burdened; or
- iii) Exceeds 1.8m in heights; or
- iv) is constructed in materials other than:
Brick
Masonry

Lapped and capped stained timber

Lapped and capped pine impregnated with copper chrom arsenate (commonly known as treated pine)

Bruchwood

Chain wire

Cement rendered and painted brick or concrete blocks

Bricks or concrete blocks coated with the process commonly known as "Granotex" or "Granosite" or other similar product in the manner recommended by the Manufacturer

Sheet metal that has been treated with the process commonly known as colour bonding or other similar factory pre-coated process, provided that the section of uninterrupted fence is no longer than fifty metres,

Open style post and wire rural standard fence (on any common boundary of a lot with residential zone and a lot with an environmental zone)

6.No dividing fence shall be erected on the lot burdened unless it is erected without expense to Avalon, its successors and assigns other than the purchasers on sale.

7.No plant, machinery and/or other equipment, including but without limiting the generality thereof any caravan, box trailer, boat-trailer, unregistered motor vehicle or any part thereafter shall be permitted to remain on any part of the lot burdened, that is between the rear main building line of the lot and the public road to which that lots abuts, for a period exceeding fourteen (14) consecutive days without being removed from the lot burdened. Any such item that is removed from the lot burdened for a period of less than seven (7) consecutive days shall be deemed to have remained on the lot burdened for the period during which it was removed.

8.No structure of a temporary nature of character which is indented for habitation, including but without limiting the generality thereof, any basement, tent, shed, shack, garage, trailer, camper, or caravan, shall be erected or permitted to remain on the lot burdened.

9.No earth, stone, gravel or trees shall be removed or excavated form any lot burdened except where such removal or excavation is necessary for the erection of a building on the relevant lot burdened or to facilitate all reasonable landscaping on the said lot and no lot shall be permitted to be, appear or remain in an excavated or quarried state.

10.No fuel storage tanks (except any such tank or tanks used for oil heating purposes) shall be place upon or permitted to remain on any lot burdened.

11.No noxious, noisome or offensive occupation, trade, business manufacturing or home industry shall be conducted or carried out on any lot burdened.

12.No commercial or boarding kennels shall be contrasted or permitted to remain on any lot burdened.

13.No advertisement hoarding sign or matter of any description shall be erected or displayed on any lot burdened, but nothing is this restriction shall prevent the proprietor f any lot burdened from displaying not more than one sign on the lot burdened advertising the fact that the relevant burdened is for sale.

14.No motor truck, lorry or semi trailer with a load carrying capacity exceeding two point five tonnes shall be parked or permitted to remain on any lot burdened unless the same is used in connection with the erection of a building n the relevant lot burdened.

15.No building or construction work shall be permitted, or allowed to continue, on the lot burdened unless:

- i) the lot burdened is maintained in a clean and tidy condition as is practicable having regard to the nature of the construction being carried our; and
- ii) all rubbish of refuse generated by such construction work is collected or removed from the lot burdened not less than

once every four (4) weeks; and

iii) no object or thing generated by the contraction of the building on the lot burdened including but without limiting the generality thereof any spoil or builders rubbish is deposited or permitted to remain on any lot adjoining the lot burdened.

16.No clothes line shall be erected or permitted remain on the lot burdened unless the same is not visible from any public road and/or place PROVIDED ALWAYS that nothing in the restriction shall prevent the erection and maintenance of a clothesline where all care had been taken to ensure that the same is at least obvious as possible having regards to the topography o the relevant lot burdened as related to any surrounding public roads and/or places.

17.No air conditioning plant and/or equipment shall be installed or permitted to remain on any building erected on the lot burdened unless the same is either

- i) Not visible from any road and/or place; or
- ii) is screened from any public road and/or place

Contact Us

With unique sweeping views and only a few minutes from all the conveniences of Maitland and the Hunter Vallet 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/

House & Land Packages
