



**St Helena**



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## Welcome | St Helena Village

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Watch Video

[http://youtube.com/watch?v=gu\\_c5Fn4G0M](http://youtube.com/watch?v=gu_c5Fn4G0M)

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Discover where your family story really begins at St Helenas Village in Lochinvar. Settle here and enjoy the idyllic life balance - where less maintenance, means more lifestyle.

Situated on the western fringe of Lochinvar the estate offers near-level allotments perfect for building your dream home, with minimal site costs. These generous-sized sites are ideal for those wanting to potter in the yard, but not have the chore of up keeping their land.

It's an estate where children have room to move and sheds can be filled with recreational toys. But, most importantly, it's a place where families have time and space to connect in the comfort of their own homes.

Upon entering the suburb you'll know you are located well. Established schools, community services, historic churches and essential shops line the main street. For those with additional needs, rest assured, major hospitals, Maitland's shopping precincts and community services are only 13km away.

Education in the town is vast with Lochinvar Primary School, St Nicholas Early Education, St Patrick's Primary School and St. Joseph's of Lochinvar, which now offer years 11 and 12, all within approximately 2km of the estate. Hunter Valley Grammar School is also only a 20 minute drive away.

For the more cultural at heart the Hunter Valley's finest wine growing area is at your doorstep and with more cellar doors than any other wine region in Australia, you'll be spoilt for choice.

Anyone commuting to work can relax with the knowledge that the Hunter Expressway, only a short 3 minute drive

away, helps cut travel times to the Hunter Valley employment opportunity area and Newcastle CBD by up to 30 minutes.

Build your new home here and you'll be situated among other quality sites with the benefits of semi-rural living and the convenience of modern trends at your fingertips

**OVER 70% OF STAGE 2 NOW SOLD!! 800m2 priced from \$210,000 and 1500m2 priced from \$245,000. Your chance to have Country Living with City convenience.**

**DIRECTIONS:** Turning off the New England Highway into St Helena Close past the two homes on the left hand side. The Entry will be well sign posted.



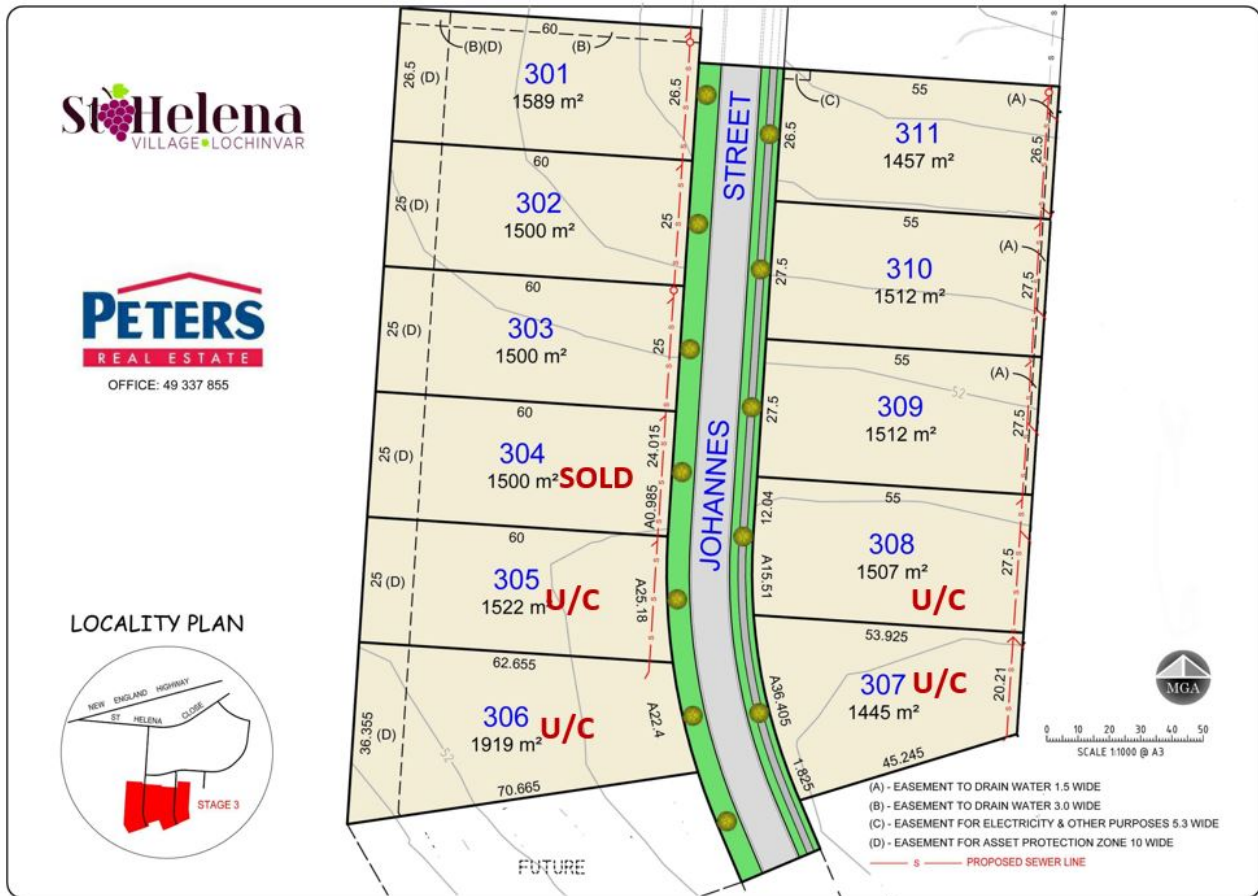
## Links

Click here to watch

<https://www.youtube.com/watch?v=hdE0ToU3fBI&feature=youtu.be>

# Sales Plan | St Helena Village





## Links

## Price List | St Helena Village

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**STAGE 1 SOLD OUT! STAGE 2 OVER 60% SOLD ALREADY!!**

LOT	AREA m <sup>2</sup>	PRICE
201	956.7	\$220,000
202	920	\$235,000
203	922.2	\$225,000
204	914.6	\$220,000
205	930.9	\$215,000
206	1031	\$225,000
207	986.9	\$220,000
208	881.6	\$215,000
209	846.7	SOLD
210	816.4	\$210,000
211	837.1	SOLD
212	953.8	SOLD
213	1591	SOLD
214	1526	SOLD
215	1513	SOLD
216	892.5	\$225,000
217	892.15	SOLD
218	1454	SOLD
219	1453	SOLD
220	1454	SOLD
221	1544	SOLD

LOT	AREA m <sup>2</sup>	PRICE
222	1519	SOLD
223	1546	SOLD
224	1489	SOLD
225	833.1	\$225,000
226	804.5	\$220,000
227	804.5	\$215,000
228	815.8	SOLD
229	1074	SOLD
230	918	SOLD
231	1514	SOLD
232	1474	SOLD
233	1447	SOLD
234	1376	SOLD
235	1386	SOLD
236	1380	SOLD
237	1522	SOLD
238	2049	SOLD
239	1477	SOLD
240	1498	SOLD
241	1500	SOLD
242	1500	SOLD
243	1500	SOLD



<b>STAGE 3A</b>		
<b>LOT</b>	<b>AREA m<sup>2</sup></b>	<b>PRICE</b>
<b>301</b>	<b>1589</b>	<b>\$305,000</b>
<b>302</b>	<b>1500</b>	<b>\$310,000</b>
<b>303</b>	<b>1500</b>	<b>\$315,000</b>
<b>304</b>	<b>1500</b>	<b>SOLD</b>
<b>305</b>	<b>1522</b>	<b>UNDER CONTRACT</b>
<b>306</b>	<b>1919</b>	<b>UNDER CONTRACT</b>
<b>307</b>	<b>1445</b>	<b>UNDER CONTRACT</b>
<b>308</b>	<b>1507</b>	<b>UNDER CONTRACT</b>
<b>309</b>	<b>1512</b>	<b>\$295,000</b>
<b>310</b>	<b>1512</b>	<b>\$295,000</b>
<b>311</b>	<b>1457</b>	<b>\$295,000</b>

## Location | St Helena Village

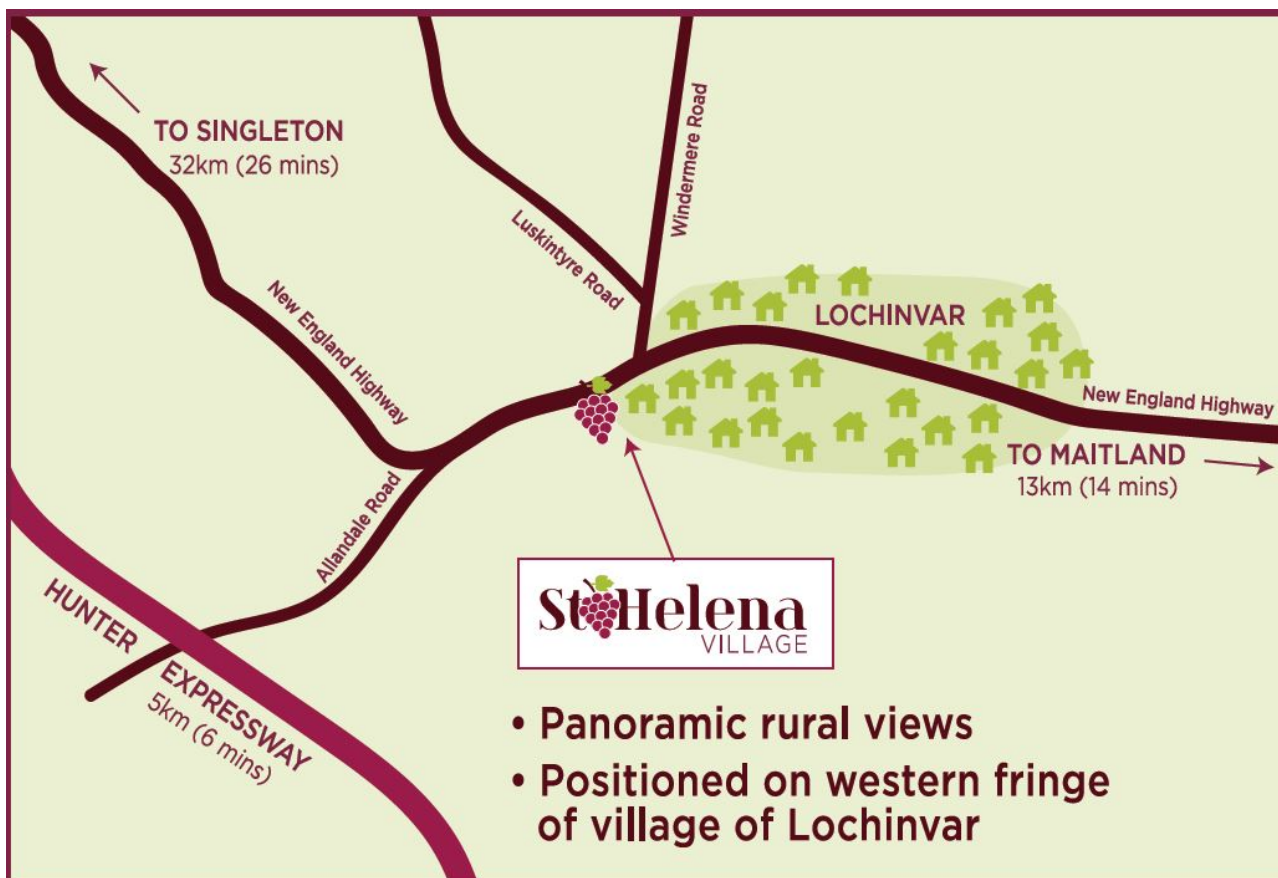
Lochinvar, the home of St Helenas Village, is bordered by the picturesque and semi-rural towns of Windella and Allandale.

When reaching the town you can't help but slow down and take in the historic churches, schools and hotel which all sit as a scenic backdrop to the suburb. The main thoroughfare also has additional services such as a hotel, take-away business and general store which features a newsagency and post office.

The site of St Helenas Village itself is situated on the western outskirts of town adjacent the St Helena Homestead - to which it owes its name. The homestead and subsequent area was settled in the 19th century as a country home and wine making initiative. The homestead still stands today and boasts grand gardens. It was once the site of a fine dining restaurant but concluded operation approximately 10 years ago.

The area is ideally located close to many regional transport thoroughfares including the New England Highway, the new Hunter Expressway and the Main Northern Railway Line. For those travelling up the Hunter Valley or Newcastle the newly opened Hunter Expressway has cut essential commutes by up to half an hour.

Via the New England Highway residents can expect travel time to Singleton to take approximately 26 minutes.





## Securing your block | St Helena Village

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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. \$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.

• The Deposit is invested in a separate interest account with you as a purchaser collecting all the interest accrued up to settlement. Your Tax File numbers are required for investment of this deposit.

• 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.

# Draft Linen Plan | St Helena Village

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## Links

Draft Linen Plan

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/534/47\\_DraftLinenPlan.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/534/47_DraftLinenPlan.pdf)

## About the Area | St Helena Village

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Living in St Helenas Village you will have access to all that Lochinvar has to offer and the vast benefits of the Hunter.

When living here you will become part of the overarching Maitland Local Government Area with the regional hubs of Rutherford, Maitland and East Maitland only a short distance away.

The closest, less than 8km away, is Rutherford. Here there is an industrial and retail complex as well as a shopping centre. Combined they are home to major retailers including Aldi, Officeworks, Woolworths, Spotlight, Harvey Norman, as well as, a variety of other stores.

Only 13km away is the Maitland CBD home to the area's major public hospital and retailers including K-Mart and Woolworths. Parks, shopping centres, niche markets and a variety of other essential services are also located here.

A little further down the road, approximately 16km away, is Stockland Green Hills Shopping Centre in East Maitland. Major retailers include David Jones, Woolworths, Coles, Big W, Dan Murphy's, Target, JB Hi Fi, speciality shops, theatres and restaurants.

Recreation sporting associations in the area include football, rugby league, health and fitness, netball, swimming, cricket, tennis and rugby union. Maitland Park and swimming pool are also only 13km away and with work on a new heated indoor swimming pool underway.

Outside of Lochinvar to the northwest there is a large equestrian development as well as a number of wineries and cellar doors. With more cellar doors than any other wine region in Australia, the Hunter Valley is perfect for wine tasting.

# Contract | St Helena Village

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## Links

Stage 2 Contract

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/335/95\\_StHelenaStage2Contract.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/335/95_StHelenaStage2Contract.pdf)

Stage 3A Contract

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/584/29\\_StHelenaStage3A-Lots301-311Contract.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/584/29_StHelenaStage3A-Lots301-311Contract.pdf)

# House & Land Packages | St Helena Village

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## Links

House & Land Package Lot 226 - McDonald Jones

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/395/40\\_Lot226-StHelenasLochinvar-HavanaThree-555600.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/395/40_Lot226-StHelenasLochinvar-HavanaThree-555600.pdf)

House & Land Package Lot 227 Barlett Homes

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/430/3\\_Robin24HamiltonBartlettthome.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/430/3_Robin24HamiltonBartlettthome.pdf)

House & Land Package Lot 226 Barlett Homes

[http://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/431/33\\_Sandpiper24BedarraBatlettHome.pdf](http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/431/33_Sandpiper24BedarraBatlettHome.pdf)

House & Land Package - Barlett Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/513/41\\_CorellaGrande-FBlogo.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/513/41_CorellaGrande-FBlogo.pdf)

House & Land Package - Lot 208 St Helena

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/514/56\\_Sandpiper22Lindeman.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/514/56_Sandpiper22Lindeman.pdf)

House & Land Package - Lot 201 Hotondo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/550/82\\_Lot201-Taha218-StHelena.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/550/82_Lot201-Taha218-StHelena.pdf)

House & Land Package - Lot 202 Hotondo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/551/14\\_Lot202-Kirkby259-StHelena.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/551/14_Lot202-Kirkby259-StHelena.pdf)

House & Land Package - Lot 208 Hotondo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/553/27\\_Lot208-Kirkby267-StHelena.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/553/27_Lot208-Kirkby267-StHelena.pdf)

House & Land Package - Lot 210 Hotondo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/554/43\\_Lot210-Marcoola209-StHelena.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/554/43_Lot210-Marcoola209-StHelena.pdf)

House & Land Package - Lot 216 Hotondo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/555/47\\_Lot216-Lansdowne248-StHelena.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/555/47_Lot216-Lansdowne248-StHelena.pdf)

House & Land Package - Lot 225 Hotondo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/556/65\\_Lot225-Erskine290-StHelena.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/556/65_Lot225-Erskine290-StHelena.pdf)

McDonald Jones - Bronte

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/589/83\\_BronteExecutive-HouseOnly-Hunter.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/589/83_BronteExecutive-HouseOnly-Hunter.pdf)

McDonald Jones - Eaton

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/590/75\\_Eaton4bedroom-HouseOnly-Hunter.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/590/75_Eaton4bedroom-HouseOnly-Hunter.pdf)



McDonald Jones - Lyndhurst Executive

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/591/21\\_LyndhurstExecutive-HouseOnly-Hunter.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/591/21_LyndhurstExecutive-HouseOnly-Hunter.pdf)

House & Land Package - Lot 208 Mojo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/592/34\\_Lot208StHelenaAtrium31Romantic.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/592/34_Lot208StHelenaAtrium31Romantic.pdf)

House & Land Package - Lot 210 Mojo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/593/56\\_Lot210StHelenaVerve28SouthHampton.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/593/56_Lot210StHelenaVerve28SouthHampton.pdf)

House & Land Package - Lot 227 Mojo Homes

[https://reawebbooks.com.au/petersrealestate/module\\_resources/pdf\\_module/594/20\\_Lot227StHelenaRumba29Canvas.pdf](https://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/594/20_Lot227StHelenaRumba29Canvas.pdf)

# Fast Facts | St Helena Village

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## AROUND TOWN

- Rutherford Commercial, industrial and shopping centres approximately 9km away. Home to and an indoor sporting centre, ten pin bowling centre as well as major retailers including Fantastic Furniture, Woolworths, Harvey Norman and Spotlight.
- Approximately 13km to all Maitland has to offer, including niche home ware shops, restaurants, cafes, public hospital and major retailers including K-Mart and Woolworths.
- Only 16 km away from East Maitland home to Stockland Greenhills shopping centre this has major retailers such as Woolworths, Coles, Big W and Dan Murphy's and more than 90 specialty shops from clothes, jewellery, and footwear and home wares.
- Only 2.5km away is the historic Lochinvar House a Georgian -Victorian residence on an 88 acre Hunter River estate.
- Maitland Park can be found only 13 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. Currently undergoing work to include an indoor-heated pool within the pool complex.
- Lochinvar Creek flows from the southwest to the northeast of the site then travel through Lochinvar before reaching the Hunter River.
- The congregation of the Sisters of St Joseph of Lochinvar Convent is approx 2 km away. The congregation was started in 1883. It is still active and comprises of a number of buildings including the Convent and Church.
- At the doorstep to the vineyards of the Hunter Valley including Bimbadgen Estate, Wyndham Estate and Tatler Wines

## LOCATION

- Only 13km from Maitland Public Hospital
- Just 13km to Maitland CBD
- Just over 16km to East Maitland Greenhills Shopping Complex
- Just over 16km to Maitland Private Hospital
- Less than 2km to two of Lochinvar's Primary Schools
- Less than 2km to Lochinvar's High School
- Just over 50km to Newcastle shops, beaches, museums and Honeysuckle precinct
- At the doorstep to the vineyards of the Hunter Valley including Bimbadgen Estate, Wyndham Estate and Tatler Wines.

## SCHOOLS

- Lochinvar Public Primary School " Less than 2km
- St Joseph's of Lochinvar " Less than 2km
- St Patrick's Primary School of Lochinvar " Less than 2.0km
- Maitland High School "Approx 13 km
- Maitland Grossman High School -Approx 15 km
- All Saints Colleges " Approx 13 km
- Hunter Valley Grammar " Approx 16 km

# Covenants | St Helena Village

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## 2. Terms of the easement, profit a prendre, restriction, or positive covenant secondly referred to in the abovementioned plan.

### Dwelling houses

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

2.2 No dwelling house shall be erected or permitted to remain erected on a lot burdened with external walls of other than face brick, brick veneer, stone, glass or concrete treated with painted texture render.

2.3 No dwelling house shall be erected or permitted to remain erected on any lot burdened having a roof of other than tiles (terracotta or cement) or non-reflective colour bond. Untreated zincalume is prohibited.

2.4 Not more than one main residential dwelling shall be erected on any lot burdened.

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

### Fencing of common boundaries

2.6 No fence shall be erected or permitted to remain on the boundary of a lot burdened if the same:-

(a) Is erected on the front boundary that exceeds 1200mm in height or is constructed of materials other than hardwood stone and/or brick.

(b) Is erected between the building line, as fixed by the Maitland City Council and any adjoining public road that exceeds 1,200mm in height or is constructed of materials other than hardwood stone and/or brick.

(c) Is contrasted on a boundary behind the building line as fixed by the Maitland City Council that exceeds 1,800mm in height or is constructed of materials other than hardwood stone, brick or colourbond.

2.7 No fence shall be erected on a lot burdened unless it is erected without expense to Thornton Land Company Pty Ltd, its successors and permitted assigns other than Purchasers on sale.

### Prohibited activities

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

2.9 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.

2.10 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.

2.11 No motor truck, lorry or semi-trailer with a load carrying a capacity exceeding 2.5 tonnes shall be parked or permitted to remain on any lot burdened unless the same is being used in connection with the erection of a dwelling on the relevant lot burdened and only prior to occupation of the dwelling.

2.12 No boat, trailer, 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.

### **Acknowledgement of Covenants**

2.13 The proprietor of a burdened lot acknowledges that prior to purchasing the subject lot they have made their own inquiries about the nature and effect of these covenants.

2.14 The proprietor of a burdened lot acknowledges that the burden of the covenants in this instrument run with the lot for the benefit of each other proprietor of a lot in a subdivision, excluding land which is not residential, and shall be enforceable against the proprietor of each and every lot from time to time so burdened.

2.15 The proprietor of each lot acknowledges that the covenants are separate from each other and if any covenant is declared invalid or unenforceable then the remaining restrictive covenants will not be affected and each remaining covenant will be valid and enforceable to the full extent permitted by law.

Any release variation or modification of these restrictions will be made and done in all respects at the cost and expense of the person or persons requesting the same.

The name of the person having the power to release, vary or modify this Restriction as to User is Thornton Land Company Pty Limited and if Thornton Land Company Pty Limited no longer exist or is not the registered proprietor of the land comprised in the plan of subdivision then the person or persons for the time being the registered proprietor of land in the plan of subdivision within 50 metres of the lot burdened shall be empowered to release or vary the restriction.

## Contact Us | St Helena Village

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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/](http://www.facebook.com/petersrealestatemaitland/)