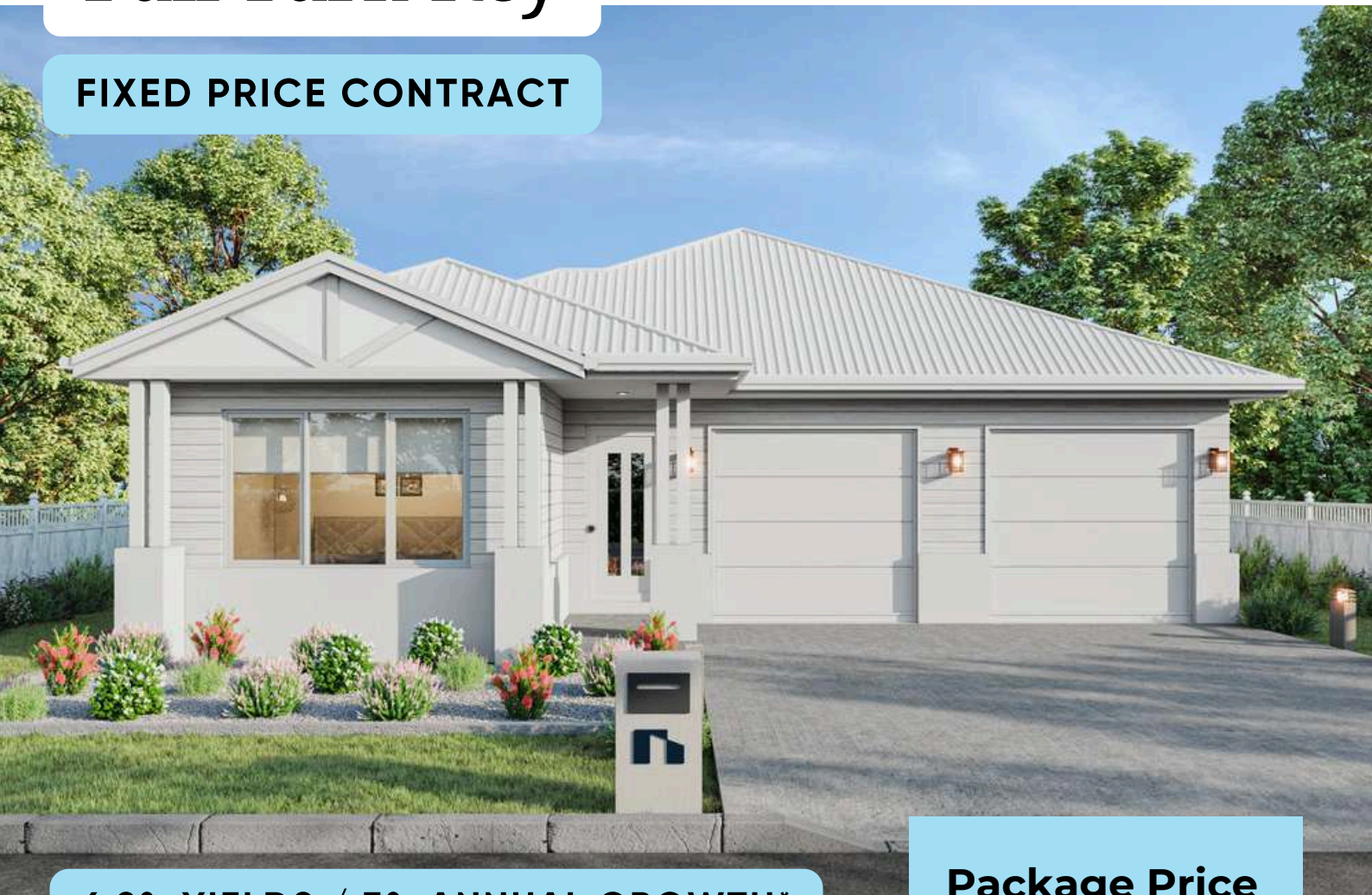


# Full Turn-Key

**FIXED PRICE CONTRACT**



**6.2% YIELDS / 3% ANNUAL GROWTH\***

**Package Price**

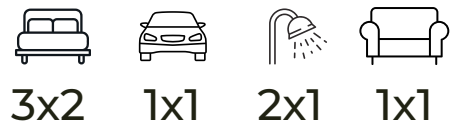
**\$952,900**

## House & Land

Lot 105, Langham Estate  
Huntermview, Singleton

### Features

- Full Turn-Key Solution
- 7-10 Start energy-rated homes
- High Ceilings - 2.59m to ground floor
- Stone benchtops & soft close draws
- Floor to ceiling tiles and free standing bath
- Ducted Air conditioning
- 6.6kw Solar Power package



Land: 525m2  
Land Price: \$345,000  
House: 231.2m2  
House Price: \$607,900  
Registration: Quarter-2 2026



**Langham Estate**  
HUNTERMVIEW

\*Subject to variations

 **Reward Homes**

# Floor Plan



## ABBEY III - DUAL-KEY

### AREAS

GROUND FLOOR	111.6
GARAGE	18.5
PORCH	3.4
ALFRESCO	8.8

GRANNY FLAT	59.9
GARAGE	19.1
PATIO	9.9

TOTAL AREA 231.2m<sup>2</sup>



© THIS PLAN REMAINS THE PROPERTY OF REWARD HOMES AND SHALL NOT BE REPRODUCED IN WHOLE OR PART THEREOF WITHOUT PRIOR WRITTEN CONSENT

Reward Homes Pty Ltd reserves the right to change prices, plans, inclusions or suppliers without notice or obligation. All measurements and plans are approximate only. Standard floor plans may change due to site dimensions and conditions. As at October 2024

# Prestige Inclusions

## Special services provided

- Working drawings
- Provide detailed contour survey plan
- BASIX certificate to state government requirements as at signed Final Tender date\*\*\*
- Standard landscape plan
- Standard council / certifier application fees
- Standard statutory water authority approval fee
- Home-owners warranty insurance and construction insurance
- Engineer designed & construction of a standard waffle pod 'M' class (subject to bore hole report)
- Piering (allowance of 60lm) concrete handling & concrete pump to suit 'M' class site
- Provide standard excavation for building platform (allowance of 500mm for cut & fill)
- Peg out survey & form work check
- Sewer connection to boards existing sewer junction on site (allowance of 10 metres)
- Stormwater connection to rear/front of house (allowance of 10 metres from house)
- Water connection (allowance of 10 metres)
- Underground electricity cables & connection to metre box (allowance of 10 metres)
- Provide gas connection (allowance of 10 metres) if applicable
- Provide underground conduit for NBN line (allowance of 10 metres from boundary)
- Temporary construction fence & onsite toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- Trade waste compound (as required by council)
- 2.590m ceiling to single level house
- 2.590m ceilings to double storey house ground floor only
- ELC cut out switch to power board
- Six-year structural warranty
- 90-day maintenance warranty for minor defects
- Roof rail & scaffolding where required
- No allowance for drop edge beam

## External finishes

- Rendered AAC panel to external walls
- Metal corrugated roof with insulation blanket
- Termite protection to the perimeter of slab & approved collars to the internal pipes as per BCA
- Structural T2 treated pine timber or steel frame & timber trusses
- Structural steel beams as per engineering specification (if required)
- 450mm wide eaves to perimeter of house (as per basix)
- Metal fascia and gutter
- Colorbond garage panel lift door with 3 handsets
- Aluminium frame window & sliding doors with key locks
- Flyscreens to all windows & sliding doors
- Colour thru concrete driveway & front path to porch up to 70m<sup>2</sup>
- Quality turf to front & rear yard to 180m<sup>2</sup> allowance
- Landscaping preparation to front yard (plants & weed mats by owner)
- Clothesline & letterbox
- Two external garden taps, mains supply & 1 tap to recycle water or water tank & pump connection as per basix
- Plumbing to house & wet areas with water tempering safety valve
- Provide 4 gas points (living area, external wall or alfresco for BBQ, cooktop and gas hot water system)
- Gas or electric hot water system
- Rainwater tank & pump as per basix or recycled water connection if available
- 6.6kw Solar system\*
- Alfresco & porch panelling to ceiling with fan and downlights to alfresco \*
- Quality floor tiles to entry and alfresco \*

# Prestige Inclusions

## Internal finishes

- 1200mm or 920mm feature entry door as per house design
- Featured moulded panel internal doors from selected range
- Gainsborough lever door furniture from selected range
- 66mm pine architrave, skirting throughout
- Pine door jams throughout
- 4 melamine shelves to linen cupboard
- 3 TV points, 1 data outlet & 1 NBN provision \*
- Smoke detectors as per Australian Standards
- Gyprock lining to internal walls with decorative cornice to main living areas with 90mm cornice to remaining rooms
- 90mm cornice only to attached flat\*\*
- Double power points to all rooms
- LED downlights to living / kitchen / laundry & main bedroom LED oyster lights to remaining bedrooms & fluro to garage
- Paint to walls & ceiling - 1 sealer coat & 2 finish coats of paint (one colour throughout)
- Wardrobe fit outs (as per display)
- Quality floor coverings (from selected range)
- Roller blinds to windows & sliding doors (from selected range). Venetian blinds to bathrooms only
- Security alarm system
- Stairs & handrails (from standard range)
- Insulation (R2.0 to external walls & R3.5 to ceiling)
- Ducted R/C air conditioner designed for house // Split System air conditioner only to attached flat\*\*

## Kitchen finishes

- Polyurethane kitchen cabinet & drawers (1 Dulux colour)
- Soft close hinges to kitchen cupboards & drawers
- Quality stone benchtop throughout
- 4 melamine shelves to pantry \*
- Microwave shelf, overhead cupboards, 2 pot drawers \*
- Bulkheads above kitchen cupboards \*
- Glass or tiled splashback
- Under bench mount stainless steel kitchen sink with mixer
- Water purifier to kitchen mixer & water outlet for fridge
- Smeg stainless steel 900mm free standing combination gas cooktop & electric oven with matching undermount range hood (as per house design)
- Smeg 600mm free standing gas cooktop and electric oven with matching undermount range hood only to attached flat\*\*
- Smeg stainless steel dishwasher
- Safety cut off switch to oven and cooktop

## Bathroom, ensuite and laundry finishes

- Ceramic tiles from selected range to wet areas
- Bathroom & ensuite – floor to ceiling tiles (no cornice)
- Powder room – floor and skirting (one row) tiles
- Laundry – floor, skirting and splashback (one row) tiles
- Floating vanities with 20mm stone top (matching kitchen colour)
- Waterproofing to wet areas as per BCA
- Semi frameless shower screens with clear laminated safety glass
- Shower niches, towel rails & accessories
- Modern mixer tapware 5 star rated in full chrome (from selected range)
- Back to wall toilet suite with soft close lid
- 45 litre drop in laundry tub, bench top & cupboards
- Heater & exhaust fans to bathroom and ensuite
- Broom closet to laundry \*
- Exhaust fan to powder room if required \*
- Polished edged mirrors to bathrooms
- 1780mm Freestanding bath

Reward Homes Pty Ltd reserves the right to change prices, plans, inclusions or suppliers without notice or obligation. All measurements and plans are approximate only. Standard floor plans may change due to site dimensions and conditions. As at October 2024

\* If included in design

\*\* Dual Living (attached flat) standard inclusions

\*\*\*BASIX requirements may change before final house plans are completed. Extra costs may occur



# Land & Estate





# Langham Estate

HUNTERVIEW



## LOCATION

**Nestled within the embrace of the Hunter Valley, Langham Estate emerges amongst the rolling hills as a place of tranquillity and natural beauty.**

## THE ESTATE

**A picturesque setting that embraces the rhythm of nature.**

At Langham Estate, the perfect combination of regional charm and urban convenience awaits. Moments from Singleton shops, schools and amenities. Hunter Valley wineries, Newcastle and the Central Coast are easy to access, ensuring a relaxed yet luxurious lifestyle.

## SINGLETON

**A delightful mix of history, nature and community spirit.**

Renowned for its rolling vineyards, outdoor adventure and heritage-listed buildings, stroll past historic buildings, explore museums or sip on locally-produced fine wines paired with a delicious meal.

Sporting grounds, parks and reserves are plentiful too, while Lake St. Clair, nestled at the foothills of Mt Royal National Park, is a recreational hot-spot offering year-round aquatic adventure.

## LANGHAM ESTATE

**Turn-key residences with all the hard work done for you.**

A master-planned community featuring 86 ready-to-build residential lots, these house and land packages will provide first home buyers, young families and downsizers a brand new home in a scenic regional setting.

The perfect lot for the perfect home awaits at Langham Estate. A picturesque setting that embraces the rhythm of nature, it is an inspired place to connect, grow and make memories. Blocks range from 514m<sup>2</sup> to 1,984m<sup>2</sup>, with each move-in-ready residence gazing out across vast green expanses.

## HOUSE & LAND

**Contemporary stylish interiors unite with quality finishes.**

A master-planned community featuring 86 ready-to-build residential lots, these house and land packages will provide first home buyers, young families and downsizers a brand new residence in a scenic regional setting. Turn-key residences with all the hard work done for you.



LANGHAM ESTATE

# Welcome to Singleton



Langham Estate

HUNTERVIEW



## NEIGHBOURHOOD

### Proximity to Amenities

Time in minutes to

- |    |   |
|----|---|
| 1  | Flutterby Early Learning Centre         |
| 2  | Colleen Gale Children's Centre          |
| 3  | Don Gray Park                           |
| 3  | Allan Bull Reserve                      |
| 7  | Singleton Public School                 |
| 7  | St Catherine's Catholic College         |
| 7  | Singleton Golf Club                     |
| 7  | Howe Park Tennis Club                   |
| 7  | Singleton District Hospital             |
| 7  | Singleton Historical Society and Museum |
| 8  | King Street Public School               |
| 8  | Singleton High School                   |
| 9  | Australian Christian College            |
| 9  | Singleton Plaza                         |
| 10 | Rose Point Park                         |
| 10 | Singleton Station                       |
| 10 | Singleton Rugby Club                    |
| 21 | Lake St. Clair                          |

### Where life feels lighter

The sun shines brighter & the air hums with promise.

# Langham Estate

HUNTERVIEW



# Singleton, NSW

## A Thriving Investment & Lifestyle Destination

### Why Invest in Singleton?

Nestled in the heart of the Hunter Valley, Singleton offers a blend of rural charm and industrial strength, making it a notable area for property and real estate considerations.

#### Affordable Property Market

Singleton offers competitive property prices compared to major city markets, making it an attractive option for homebuyers and investors.

#### Strong Rental Yields

Investors can enjoy solid rental returns, with gross yields of over 5% on houses and units, ensuring steady income potential.

#### Strategic Location & Accessibility

Located on the New England Highway, Singleton provides easy access to Newcastle, Sydney, and the Hunter Valley. The new Singleton Bypass (due for completion soon) will improve traffic flow and enhance property values.

#### Diverse & Growing Economy

The town benefits from multiple industries, including mining, agriculture, energy production, and viticulture, providing strong employment opportunities. The Lone Pine Barracks also contributes to economic stability.

#### Booming Infrastructure & Development

Ongoing infrastructure projects, including transport upgrades, are driving future growth and increasing property demand.

#### Family-Friendly Community

Singleton offers a safe, welcoming atmosphere with excellent schools, parks, sports facilities, and community events, making it perfect for families.

#### Proximity to Hunter Valley Wine Region

Located just minutes from world-class wineries, Singleton offers a relaxed lifestyle with access to gourmet food, wine, and outdoor adventures.

#### Excellent Education & Healthcare

Singleton has quality schools, a TAFE campus, and a well-equipped hospital, ensuring access to top-tier education and healthcare services.

#### Rich History & Culture

From colonial heritage sites to vibrant local festivals, Singleton blends history, culture, and modern amenities for a unique living experience.

#### Strong Community Spirit

With 60%+ owner-occupied homes, Singleton fosters a tight-knit, friendly community, ideal for raising a family or settling down.





"Where Technology and  
Client Service Combine"

21st March 2025

To Whom it May Concern,

Following inspection of the property at Hunterview and conducting a rental market analysis, we are of the opinion that The Abbey 3 dual key design, offering a 3-bedroom, 2-bathroom, 1-car garage plus a 2-bedroom, 1-bathroom, 1-car garage, has a combined rental return of approximately \$1075-\$1150 per week.

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards,

*Kale Hook*

Kale Hook

(m) 0431 122 009

(p) 1300 657 650

[dotcompropertysales.com](http://dotcompropertysales.com)

*Address:*

61-63 Parry Street, NEWCASTLE WEST NSW 2302

Email: [info@dotcompropertysales.com](mailto:info@dotcompropertysales.com)

Phone: 1300 657 650

Web: [dotcompropertysales.com](http://dotcompropertysales.com)

# FURNITURE *packages*

**UPGRADE YOUR HOME TODAY!**

Effortless, stylish, and complete furnishing solutions designed specifically for your new Reward Homes house and land package.

## Essential Package

Budget-friendly essentials  
**From \$19,999**

**Perfect for those seeking affordable basics to style their home.**

- **Entry:** Table, Mirror
- **Bedrooms (1-4 bedrooms available):** Bed frame, mattress, bedside tables
- **Lounge:** Sofa, side tables, coffee table, rug, armchair
- **Dining:** 4-8 seater dining table
- **Alfresco:** Table+chairs

## Signature Package

Stylish mid-range options  
**From \$29,999**

**Balanced elegance and quality for contemporary living.**

**Everything in Essentials plus:**

- **Enhanced** decorative styling & premium finishes
- **Premium** sofas, rugs & accessories
- **Elegant** dining table with feature lighting
- **Alfresco:** Premium outdoor furniture setting

## Bespoke Package

Fully customised designer furniture | **Custom Pricing**

**Complete luxury tailored exclusively for you.**

- **Personalised** furniture selection from premium designer suppliers
- **Custom** styling session with senior interior designer
- **Exclusive** designer fabrics, finishes, and accessories
- **Fully** styled and professionally installed
- **Priority delivery & premium installation**

**All packages include professional delivery, installation, and are customisable to meet your individual preferences. Prices may vary based on selections, home size, and customisation level.**

## Register Now

**CONTACT US**

0413 803 167  
laura@stildesigns.com.au

@STIL.DESIGNS  
www.stildesigns.com.au







Rewardhomes.com.au  
P: 02 9627 7859  
E: Sales@rewardhomes.com.au  
M: +61 455 319 423

  
**Langham Estate**  
HUNTERVIEW

 **Reward Homes**