



THE WATERFRONT  
SHELL COVE





# BUILD THE HUNTER 27 IN AN UNRIVALLED LOCATION



## The Hunter 27 is an impressive home with plenty of space for living and entertaining.

Architecturally designed with a growing family in mind, the Hunter features a 5th bedroom that can be easily converted into guest quarters.

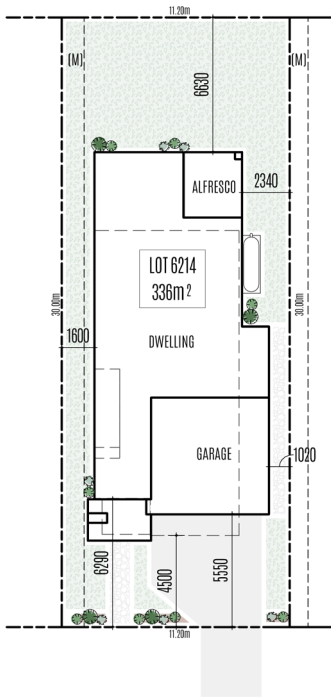
- 5th bedroom easily converts into guest quarters, a home office, or media room
- Open plan living/dining/kitchen adjoining a walk-in pantry and outdoor alfresco area
- Master bedroom with a walk-in-robe and private ensuite
- Separate upstairs sitting/rumpus room



House size	251m <sup>2</sup>
Lot number	6214
Lot size	336m <sup>2</sup>
<b>House + Land price</b>	<b>\$1,998,200.00</b>

- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX





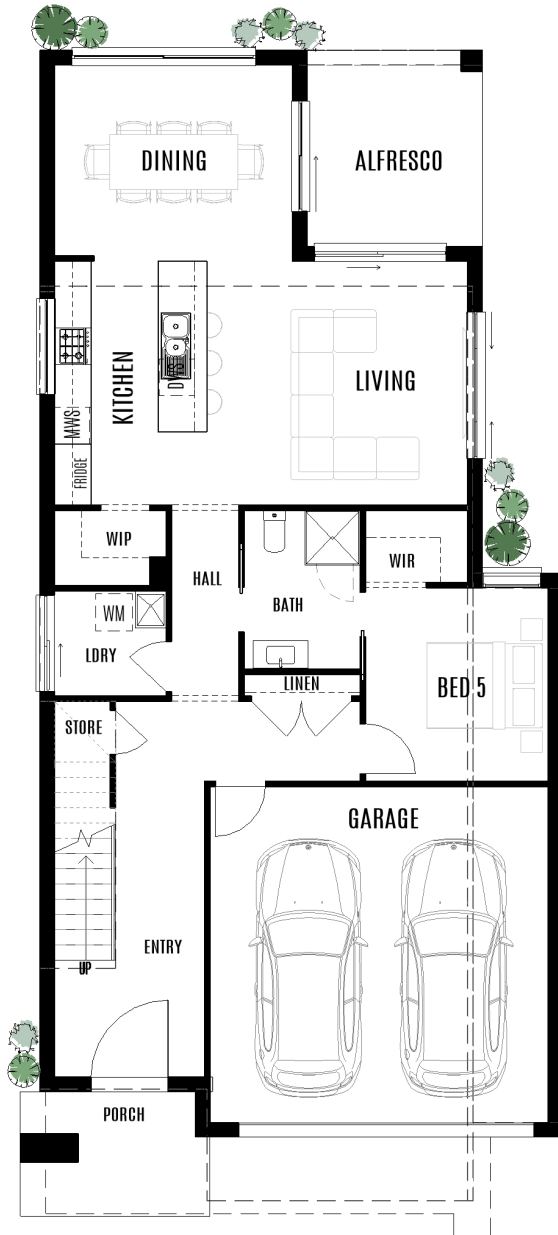
NAUTICA AVE

## YOUR LOT WITHIN THE WATERFRONT AT SHELL COVE

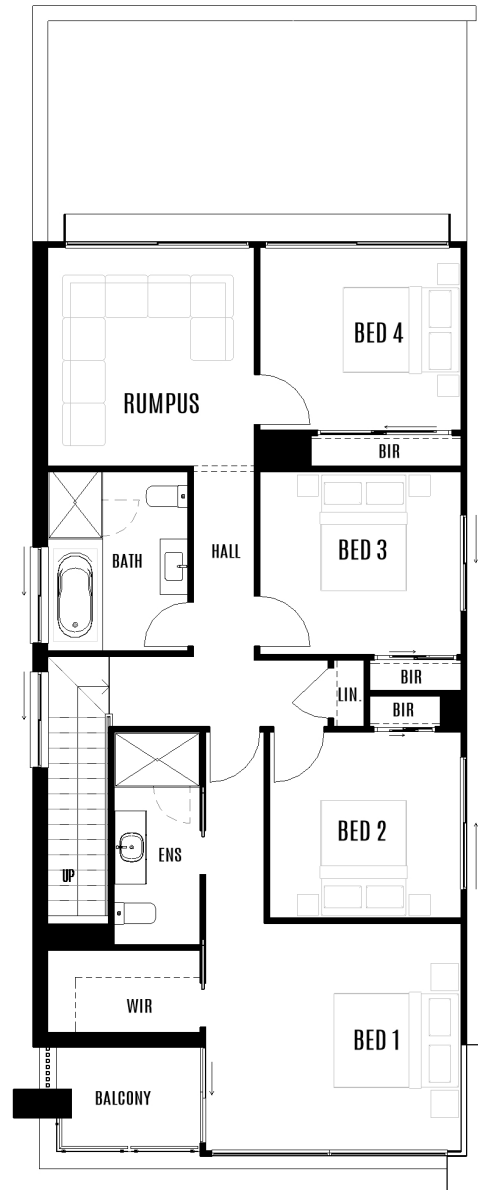
The Harbour at shell Cove is a once in a lifetime opportunity to build the home of your dreams, in an unbeatable location, surrounded by a lifestyle that's almost too good to be true.

Nestled between the pristine white sandy shores of Shellharbour South Beach and the prestige Shellharbour Marina with the Town Centre and The Waterfront Dining Precinct nearby, its the best of both worlds.

# HUNTER 27



GROUND FLOOR



FIRST FLOOR

## HOUSE SIZE

Total area	251m <sup>2</sup>
House length	17.82m
House width	8.58m
Block width	11.20m

## ROOM SIZE

Living	4.28 x 4.00	Master bedroom	4.23 x 3.73
Dining	3.90 x 3.13	Bedroom 2	3.14 x 3.05
Kitchen	2.50 x 4.00	Bedroom 3	3.30 x 3.00
Alfresco	2.88 x 3.22	Bedroom 4	3.30 x 3.00
Bedroom 5	3.00 x 3.16	Rumpus	3.39 x 3.59
Garage	5.55 x 5.52		

## The Waterfront - Lot 6214 Nautica Avenue, Shell Cove - Double Storey - Hunter 27sq Design

Item	Total (incl. GST)
Base House "Lifestyle" Inclusions - Hunter 27sq Modified	Included
(Incl. Standard Standard site costs & piling, Face bickwork, Hebel with paint finish render & Cladding to external walls, Treated timber frame, tiled finish Patio and Alfresco, Std range tiled or Hybrid main floors, Carpet to ground floor bedroom, robe stairs, first floor hallway, rumpus bedrooms & robes	Included
Double Car Garage	Included
Covered Rear Alfresco	Included
Forbes façade - Including - Colorbond low pitch sheet metal roofing - Balcony with glass balustrade and column with feature stone cladding. - Colorbond low pitch sheet metal roofing - Painted render finish to all Hebel external walls - Painted render feature Boxed projection to front façade	Included
Allowance for rear façade treatment to comply with Estate Guidelines for Lots adjacent to the Wetlands - includes rendered feature wall projection and articulation, feature windows.	Included
Actron Ducted Air Conditioning system - 17.0kw incl. 2 zones - up to 10 outlets - 2x standard controllers	Included
<u>Additional Site Specific Required Items</u>	
Zone Allowance - (South Coast)	Included
H Class waffle pod Slabs to suit council requirements / site conditions - to be confirmed via geotech soil report	Included
Standard site cost Allowance. Costs to be determined during Tender stage / after contour survey, site assessment, geotech/bore hole test, site plan and final design and applicable site reports have been completed	Included
Allowance for 7-Star Basix requirement upgrades	Included
Upgrade construction and materials to suit Marine Grade environment compliance requirement due to location	Included
<u>Non-Standard Upgrade Items (above Lifestyle Inclusion)</u>	
2.74m high ceilings to ground floor	Included
2.60m high ceilings to first floor	Included
	Included
Coloured concrete Driveway - incl. up to 55m2 coloured concrete driveway, path to front boundary from entry porch and council crossover, council fees, excavation. Note: excludes layback, edge beams, saw cutting, hot mix bitumen or kerb and gutter repair	Included
Sub-Total	\$823,200.00
Land Price	\$1,175,000.00

*This package includes a \$10k developer rebate for House and Land with Worthington Homes*

### Notes / Exclusions:

- Standard run of service connections allowed only
- Includes removal of 3x standard loads (36 tonne) of spoil during construction unless noted additionally
- Excludes excavation or removal of rock
- Excludes retaining walls
- Excludes Landscaping/Fencing
- Site Costs/allowance subject to contour survey and site reports upon land registration (if applicable)
- No allowance for B.O.S. and subject to Sydney Water approval
- All pricing subject to site inspection reports, assessment and authority approvals

<b>OPTIONAL Upgrade Items</b>	<b>For 2024*</b>
<b>Item</b>	<b>Total (incl. GST)</b>
6.6kw Solar System Supply and Install 6.6KW solar system 15 x 440W Jinko Tiger panels (25 year product warranty) 1 x Goodwe 5kW single phase inverter (5 year warranty)	\$7,060.00
Alpha ESS 5kW AC battery	\$6,890.00
Wallbox Pulsar EV Car Charging - 22kw 3 phase	\$3,870.00
Alarm package - Including 1 x Bosch 2000 Alarm System, 1 x LCD Code Pad, 4 x Sensors, Internal & External Sirens	\$1,580.00
Video Intercom – WIFI, TOUCH - 1 x Video door station ( Surface Mount ) - 1 x 7 inch Touch Screen LCD Colour Monitor WIFI enabled	\$1,650.00
Epoxy seamless floor finish to double garage	\$4,800.00
Builders range Roller blinds to windows (excluding wet areas) & rear sliding doors only	\$4,320.00
Basic Landscaping and fencing package Allowance - Including 1800mm high Fencing, Lawn, garden beds, plants, mulch & brick edging, pebbles to blind side of house, fold down clothesline, letterbox, machinery, landscaping site clean, excavation and labour.	\$ P.O.A

### What are the next steps?

- Are you pre-approved for finance?
- Do you have a Solicitor available to review contracts?
- Have you seen the proposed site and lot?
- Did you review the floor plan, site plan, inclusions and pricing?

If you're ready to book an appointment with our sales team to secure your house and land package, please call us on **1300 30 11 38**.



# WHY BUILD WITH WORTHINGTON HOMES

## Here are 10 reasons why Worthington Homes is a better choice.

### 1 You're not just a number

You get your own dedicated Site Manager and will receive regular project updates.

### 2 Enjoy a personalised service

We're all here to help and guide you throughout the journey to building your new home.

### 3 No ghosting, guaranteed

Call the office and we will respond to your enquiry as promptly as possible.

### 4 High-quality inclusion options

Choose from a wide selection of inclusions for a variety of budgets and tastes.

### 5 Talk to real people

Only real people answer our phones, not automated robots or machines.

### 6 Minimal building disruption

We're proactive in solving any challenges along the way to minimise any delays.

### 7 All site costs are included

Your tender includes site works, council DA/CDC, connection services, BASIX and more.

### 8 What you see is what you get

We offer value-for-money and will always be upfront on costs so there are no surprises.

### 9 No compromising on quality

Your home is built to a high standard of workmanship - exactly as it should be.

### 10 We'll build great memories too

Every home owner receives a personalised memory book as a keepsake of your journey.

*Disclaimer: Price based on home type and floor plan shown and on builder's preferred siting. Land availability and pricing supplied by the Developer are subject to change without notice. All house and land packages are subject to Shell Cove Architect (SCA) approval and Shellharbour City Council approval as per the requirements outlined in the Design Guidelines for detached housing at The Waterfront, Shell Cove. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including but not limited to path, fencing, landscaping, lights and furnishings. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents. Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a Worthington Homes Consultant. Worthington Homes has permission to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land.*