

DREAM HOMES NOW SELLING



McCLOY GROUP

RESIDENTIAL COMMUNITIES



mcdonald jones

FIND YOURSELF AT HOME

AWARD-WINNING CREATORS

“
We encourage you to
visit these homes to
understand for yourself
the McCloy Group and
McDonald Jones
Homes difference.”

MCCLOY GROUP

The McCloy Group are a local Hunter-based property group renowned for creating unique award-winning residential communities. McCloy Communities are mostly owner-occupied and buyer's express confidence in the projects and capital growth they provide. Many people buy their family home in our communities and stay within the community when it's time to upsize.

The McCloy Group team share a passion for developing quality and sustainable environments and value community focused living where people feel safe and secure in friendly neighbourhoods. We place a strong emphasis on creating exceptional living environments with vibrant public art and aesthetically serene streetscapes. We build children's playgrounds, cycleways, plant mature street trees and place a strong emphasis on recreational areas. Public art is a key element of the cultural foundation of a community and it has been developed at suburb entry points.

MCDONALD JONES HOMES

McDonald Jones Homes are an award-winning Hunter builder, known for their stunning designs and impeccable finishes. They understand that the style in which a home is built goes deeper than what is on the surface. Their home designs are about liveability, making day-to-day life as easy as possible for a home that will continue to delight your senses every day.

Their philosophy is that each home is unique to the needs of each individual and that their homes adapt to the unique circumstances of every family to ensure that they can enjoy an extraordinary living experience now and long into the future.

You can rest assured a home by McDonald Jones Homes in a McCloy Community is a unique and sought-after investment opportunity and is guaranteed to make for an amazing family home.

RARE INVESTMENT OPPORTUNITY

These dream homes offer investment opportunities in Lake Macquarie and Port Stephens. They are a complete turnkey house and land package boasting immaculate finishes to a Display Home standard, fully complete landscaping and impressive upgrades throughout. As an investment these homes offer the new owner a guaranteed investment return from a lease in place with the Display Home Builder. Act now to secure yours and reap the investment returns, impeccable standards and lifestyle these dream homes provide.



LAKE SIDE LIVING AT ITS BEST

All about quality living, Billy's Lookout offers you the opportunity to live on the doorstep of Lake Macquarie's natural playground.

This lakeside haven boasts 70 hectares of land within close proximity to Newcastle CBD and easy access to Sydney. Once complete this new neighbourhood will house 495 new homes with around 1,000 residents.

Billy's Lookout is surrounded by majestic parklands, waterways and nature tracks that give the area its distinctive natural beauty. Adjoining the stunning environmentally protected open space on the banks of Lake Macquarie, Billy's Lookout provides you with an abundance of leisure activities and beautiful landscapes. Every day brings a new pursuit, with a variety of activities just minutes away; boating, fishing, bushwalking and cycling, just to name a few.

Weekends can be spent at the popular Redhead Beach just a 20 minute drive away.

With clear horizons and many parks, this friendly, community-focused little piece of heaven is also just minutes to the lake, shops and schools.



55 PITT STREET TERALBA

Discover a seamless floor plan that reflects a sharp eye for architectural detail and a clever use of space that continuously inspires homeowners and creates delight and surprise, every day. From the expansive, sun-soaked living hub that forms the heart of the home, to the indulgent, oversized Master Suite complete with walk-in robe and ensuite every space has been creatively considered. Beautifully built by one of Australia's leading home builders, McDonald Jones Homes the Seaview Executive 16 Elite boasts a long list of impressive features to ensure your every comfort and convenience.

From the moment you walk in you can immediately tell this is a dream family home, complete with 4 bedrooms including a stunning Master Suite, tucked away from the busy hub of the home, making for the perfect adult retreat.

Any food aficionado would be right at home in the open plan kitchen which leads onto the family dining area and outdoor alfresco, the perfect spot for entertaining and making the most of the beautiful lake breezes in the summer. Plus the butler's pantry and outdoor BBQ for effortless entertaining.

Other features include fully landscaped low maintenance surrounds, double garage, home theatre, study, children's activity area and 2 bathrooms. Each bedroom boasts built in robes and the layout is designed with families in mind linking the 3 additional bedrooms to the separate children's activities area.

55 Pitt Street is on a generous 608m² homesite, with a prime location nearby the new playground. If you picture yourself living or investing just minutes from beautiful Lake Macquarie with water sports, walking tracks and carefree living right at your fingertips... the Seaview Executive is for you.



55

PITT ST

• TERALBA •

bed

4

umbrella

2

car

2

↕

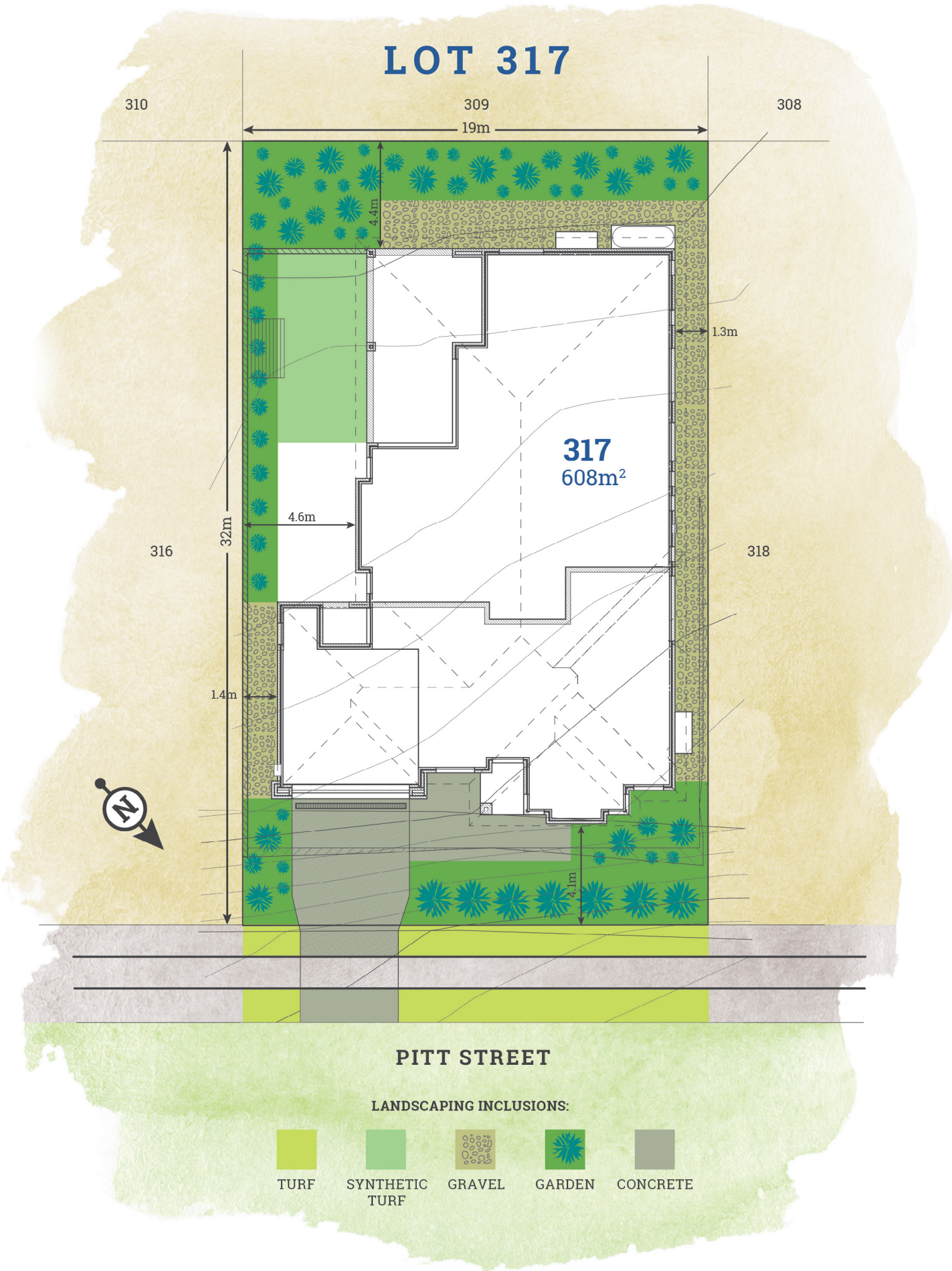
16.2m width x
23.1m length

Master Suite	3.8 x 4.0
Master Ensuite	1.8 x 4.1
Bed 2	4.2 x 2.9
Bed 3	3.2 x 3.1
Bed 4	2.9 x 3.1
Kitchen /Dining	3.6 x 9.2
Family Room	6.1 x 4.7
Children's Activity	4.2 x 3.4
Home Theatre	4.1 x 3.6
Study	2.7 x 3.6
Alfresco Grande	4.7 x 7.9
Double Garage	5.5 x 5.5



*Plans are not to scale, and is indicative only.

FLOORPLAN



*Plans are not to scale

INCLUSIONS

EXTERIOR

- Steel frames & trusses
- Architecturally designed Vancouver Façade
- Austral bricks
- Colorbond Roof – Surfmist
- R3.0 insulation to ceiling and R2.0 to external walls (excluding garage)
- Architecturally designed aluminium windows
- Energy efficient weather seals to all windows
- Fully landscaped surrounds
- Driveway
- Fully fenced
- Water tank
- Alfresco fans
- Outdoor BBQ area and BBQ
- Automatic garage door
- Stunning outdoor water feature
- Irrigation system

INTERIOR

- Ceramic Tiling
- 2.7 ceiling height
- Taubman's Endure to all internal walls
- Actron reverse cycle air conditioning, 2 zones, 8 outlets
- Window coverings – Shutters
- Music system (speakers only)
- All floor coverings
- TV's

KITCHEN:

- Gourmet Caesarstone Benchtop
- Posh Solus MKII designer kitchen sink & Mizu Drift sink mixer
- Designer glass splashback
- Everpure water filter
- Baumatic double electric oven
- Baumatic gas cooktop, 5 burner
- Baumatic range hood
- Butler's Pantry

PRICING & LEASE TERMS:

As an active display home, this opportunity offers the buyer a unique and profitable investment opportunity with a guaranteed return via lease to McDonald Jones Homes until the 31st December 2020.

LEASE RETURN:

\$51,453.15 + GST per annum

PRICE GUIDE: \$850,000 - \$900,000

BATHROOM/ENSUITE/LAUNDRY:

- Mizu Drift mixers to all tapware
- Caesarstone bench tops and vanities
- Posh Bristol shower rail with 5 function shower head
- Frameless mirrors
- Square designer wash bowls
- Caroma Newbury bath
- Hume clear glaze laundry door
- Rheem 26 L hot water system

BEDROOMS:

- Master Suite complete with walk-in robe & ensuite
- Additional bedrooms with built in robes





SERENE & SPACIOUS ACREAGE LIVING

The Bower is inspired by contemporary living that celebrates the relaxed and unique character of living in a rural bushland setting off Medowie Road in Medowie.

The new community when complete will consist of an estimated 416 homesites ranging from approximately 600 square metres to 5,000 square metres across 57 hectares. The remaining 70 hectares has been preserved as state conservation area and open space.

The name, The Bower, has been inspired by the impressive home built and decorated by a male Satin Bowerbird. The bowerbird meticulously maintains the bower throughout the year beautifully decorating it with bright blue objects.

Providing Port Stephens with an exceptional living environment, The Bower welcomes families and is home to one of Port Stephens largest playgrounds, Bower Reserve. The 1 hectare area consists of children's play equipment, half basketball and netball court as well as adult exercise area. A key focus of this community is complementing the semi-rural environment and creating a serene lifestyle in the heart of Medowie just minutes from shops, sporting activities, schools and local restaurants.





63 BOUNDARY ROAD MEDOWIE

The freedom to live large and enjoy more luxury in a stunning rural bushland setting located in the serenity of Medowie, the McDonald Jones Homes, Anchorage design is truly something special that leaves you wanting for nothing! If you're in search of a stunningly unique home where there's room to move, to be, to breathe with all the extras this is it! Set on a 4,048m² corner block this home is truly a unique opportunity.

From the moment you walk in the Anchorage exudes luxury and open space with an attractive layout for a family with school aged children or older. Complete with 5 bedrooms, 3.5 bathrooms, a double garage and separate studio, this home is truly built to cater for a family who enjoys time together but also the advantages of both a children and adults retreat. Parents can enjoy a Master Suite that is a cut above the rest, complete with his and her walk-in robes and large ensuite.

Its spacious open plan kitchen offers both indoor and outdoor living, and plenty of room to entertain with a large butler's pantry neatly tucked away and alfresco leading to beautiful landscaped surrounds. Other features include children's activity room and study nook, home theatre, home office, courtyard and a short stroll to The Bower's renowned park and playground facilities.

63 Boundary Road is an extremely generous 483m² home plus a 76m² separate studio, positioned on an acreage homesite. Offering the new owner an abundance of green grassed areas and natural outdoor living, the Anchorage is the ultimate in sophisticated and elegant family living.



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BOUNDARY RD
• MEDOWIE •

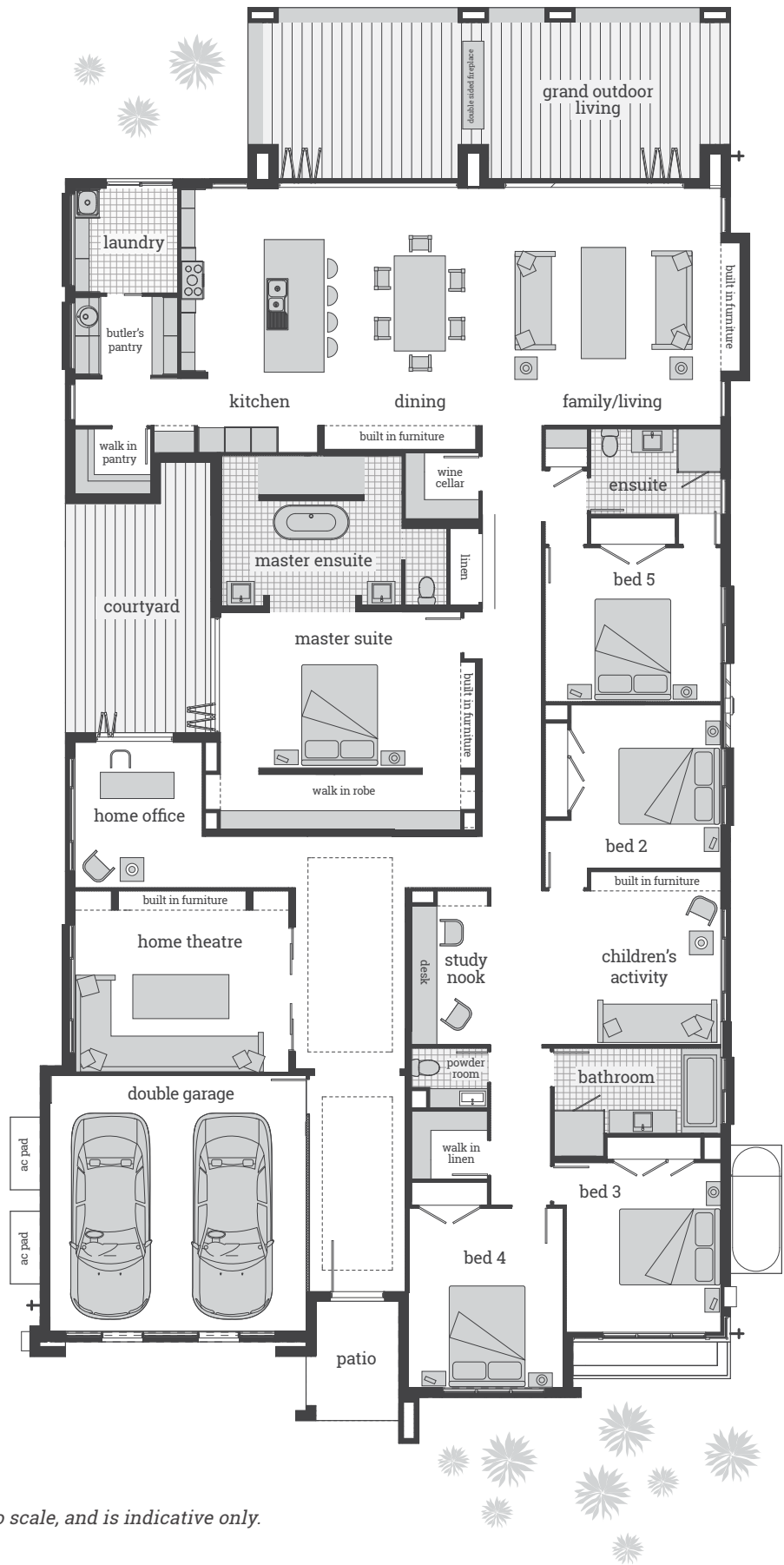
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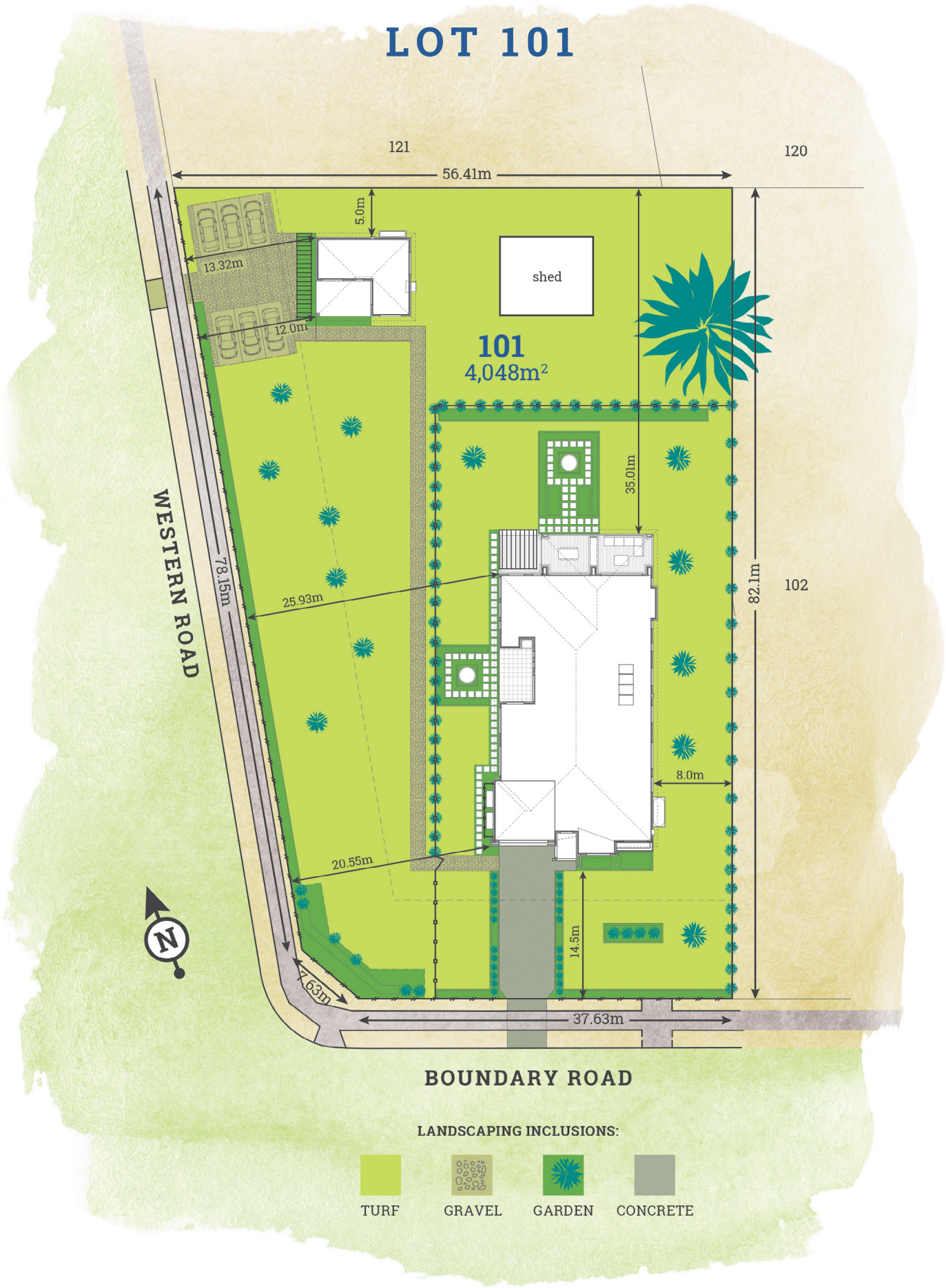
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16.84m width x
33.57m length

Family/Dining/Kitchen	12.6 x 5.5
Butler's Pantry	1.7 x 1.9
Master Suite	5.6 x 3.6
Master Ensuite	4.2 x 2.5
Bed 2	3.5 x 3.8
Bed 3	3.6 x 3.9
Bed 4	3.6 x 4.2
Bed 5	4.1 x 3.6
Children's Activity	7.2 x 4.5
Home Theatre	5.0 x 4.2
Home Office	3.0 x 3.4
Courtyard	3.4 x 5.3
Grand Outdoor Living	11.2 x 4.0
Garage	6.0 x 6.0



*Plans are not to scale, and is indicative only.



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INCLUSIONS

EXTERIOR

- Steel frame and trusses
- Architecturally designed Trivoli façade
- Range of Austral Bricks
- Colorbond Roof – Shale Grey
- R3.0 insulation to ceiling and R1.5 to external walls (excluding garage)
- Architectural styled aluminium windows
- Energy efficient weather seals to all windows
- Fully landscaped
- Driveway for both main home and studio
- Fully fenced homesite
- Alfresco fans
- Water tank
- Front and rear tapware
- 4.8m Panelmasta sectional garage door
- Alarms & deadlocks

INTERIOR:

- 2.7m ceiling height
- Taubmans Endure to all internal walls
- Flat acrylic ceiling
- Gloss enamel to interior timber and internal doors
- Internal flush panel doors
- Cushioned door stops
- Glass sliding doors with key locks
- Actron reverse cycle air conditioning, 2 zones, 8 outlets
- Window coverings
- Special recess powerpoints, downlights & all light fittings
- Music system
- All floor coverings

KITCHEN:

- Gourmet Caesarstone Benchtops
- Dorf Vixen Retractable Flick Mixer
- Water purifier
- Overhead cupboards including bulk-head
- Butlers pantry with melamine shelves
- Tiled splashback

PRICING & LEASE TERMS:

As an active display home, this opportunity offers the buyer a unique and profitable investment opportunity with a guaranteed return via lease until the 30th September 2020. Upon completion of the lease the investor could potentially achieve additional returns with McDonald Jones Homes (Display Home) and the McCloy Group (Studio) having four, six month options to extend.

LEASE RETURN ON HOUSE:

\$41,363 + GST per annum

LEASE RETURN ON STUDIO:

\$15,600 + GST per annum

PRICE GUIDE: \$1.2M - \$1.3M

- Stainless steel Baumatic Gas Cooktop
- Stainless steel Baumatic oven & microwave
- Stainless steel Baumatic range hood
- Fully integrated Fisher & Paykel Fridge

BATHROOM/ENSUITE/LAUNDRY

- Stylish Dorf Vixen Tapware
- Ceasarstone benchtops
- Ceramic tiles
- 1.8m high semi-framed shower screens with clear toughened glass and pivot door
- Deluxe Duraral Showerhead and sliding rail
- Frameless mirror above vanity
- Ivy towel rail and rings
- Ivy toilet roll holder
- Caroma Baths
- Clarke Eureka plus laundry tub
- Rheem 26L hot water service

BEDROOMS:

- Master Suite complete with walk-in robe plus ensuite
- Additional bedrooms with built in robes
- Bed 5 complete with ensuite



CONTACT US



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