

A modern kitchen and dining area. The kitchen features white cabinets, a white subway tile backsplash, a stainless steel range hood, and a dark countertop. Two black pendant lights hang over the counter. In the foreground, a round wooden dining table is surrounded by dark grey upholstered chairs. On the table is a blue and white ceramic jar, a stack of dark blue bowls, and a vase of white hydrangeas.

DREAM  
HOME  
NOW SELLING



McCLOY GROUP

RESIDENTIAL COMMUNITIES

**Clarendon**  
**Homes**



# AWARD-WINNING CREATORS

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For over 40 years  
Clarendon Homes has been  
building quality homes  
for Australian families

## 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.

## CLARENDON HOMES

For over 40 years Clarendon Homes has been building quality homes for Australian families. A large contributor to their success is thanks to the emphasis they place on caring for their clients. It has resulted in families coming back time after time as well as referring Clarendon Homes to friends and family.

They understand how important building a new home is, and that's why one of their main objectives is an unwavering commitment to meeting the ever changing needs of new home buyers. Making Clarendon Homes a consistent winner of awards for innovative new home designs. They're passionate about what they do, and know it's all worth the effort when they see families smile the day you receive the keys to your new Clarendon home.

## RARE INVESTMENT OPPORTUNITY

This is a rare investment opportunity in Lake Macquarie offering a turnkey house and land package at Billy's Lookout with finishes to a display home standard. It comes complete with fully finished landscaping, impressive upgrades and a location nearby the children's playground. As in investment this home offers the new owner a guaranteed investment return from a lease in place with the Display Home Builder. Act now to secure this dream Clarendon Home and reap the investment returns, impeccable standards and lifestyle Billy's Lookout promises.





## LAKESIDE 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 494 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.





## 57 PITT STREET TERALBA

Take in the luxe vibes of the Lakeside 31, a spacious and grand single storey design making your everyday life feel like a luxury Hamptons retreat. From the wide entry to resort style main bathroom and four generous living zones this home is built for families, but maintains a top end feel. The split level design tactfully separates the bedrooms from the expansive living area and its open plan nature allows the kitchen, family and meals areas to seamlessly connect and flow into the grand alfresco, perfect for summer afternoon entertaining. While the butler's pantry is neatly tucked away with ample bench space and storage. It really is a dream home for entertainers!

Keep the kids entertained with both a spacious rumpus room and separate child's retreat where years of memories can be made playing with family and friends. The home also offers 4 spacious bedrooms with the master suite portraying all the perks of resort inspired living. Offering its own grand entry and wide open windows along with lush ensuite and walk-in robe, it makes for the perfect adults retreat. Bedroom 2 also offers a walk-in robe with bedrooms 3 and 4 fit for the family with plenty of storage in the built in robes.

Other features include fully landscaped surrounds, double garage and outdoor BBQ area all set on a 528m<sup>2</sup> homesite. If you're in the market for a new family home or wise investment, 57 Pitt Street is a must see! As an active display home the finishes are immaculate and upgrades well above standard, plus it offers promising returns via lease back to the display home builder.

Come and take a tour to see this beauty for yourself, imagine the lakeside lifestyle you could lead here and the amenities right on your doorstep in beautiful Teralba...is it time you had a look?





57

PITT ST

• TERALBA •

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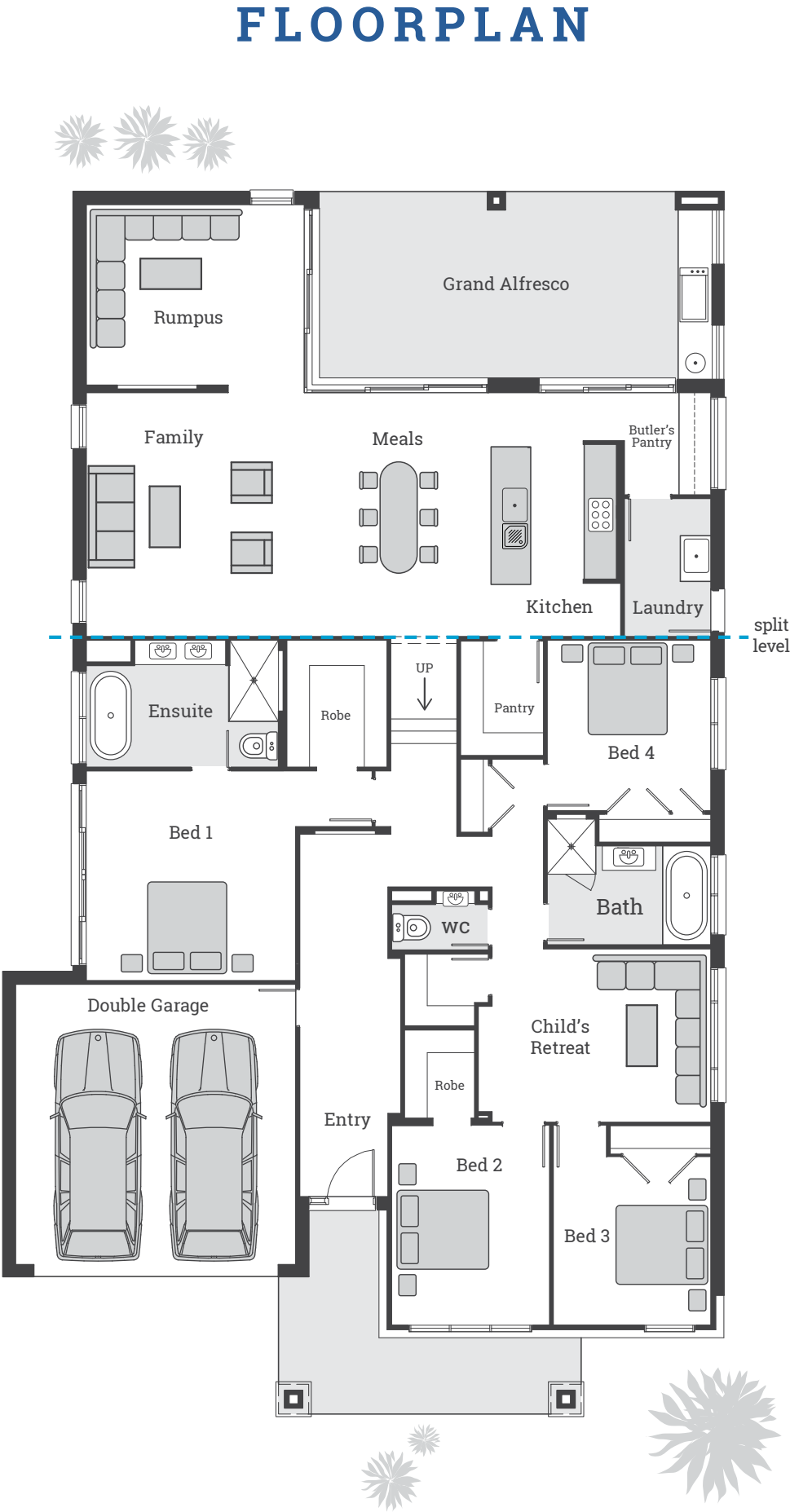
2.5

2

14.1m width x

24.0m length

Master Suite	4.1 x 4.1
Master Ensuite	4.1 x 2.5
Bed 2	3.1 x 3.9
Bed 3	3.1 x 3.9
Bed 4	3.1 x 3.3
Kitchen/Dining/Family	9.7 x 4.7
Child's Retreat	4.3 x 3.0
Rumpus	4.2 x 4.1
Grand Alfresco	7.9 x 3.6
Double Garage	5.5 x 5.5



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



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# INCLUSIONS

## EXTERIOR

- Hybrid 'best of both worlds' framing system
- Alarm system
- Automatic garage door with remote
- Aluminium framed windows
- Full front & rear landscaping
- Colorbond fence and complete driveway
- Quality concrete roof tiles
- Austral bricks

## INTERIOR

- Natural gas supply
- Fully ducted air conditioning
- 2,600mm ceilings to ground floor
- Corinthian Infinity pivot entry door
- Premium insulation
- Ceramic floor tiles & floating laminate floor
- Bronze range builders carpet
- Window coverings – shutters & curtains
- Two coat paint application, Taubman's endure



## 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 Clarendon Homes until the 30th April 2021.

**LEASE RETURN:**  
until the 30th April 2021  
\$53,447.10 ex GST per annum

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

## KITCHEN:

- 40mm stone kitchen benchtops with waterfall ends
- SMEG dishwasher, microwave & rangehood
- Franke Planar double bowl undermount sink
- Soft close draws
- Feature window to kitchen splashback
- Pantry with melamine shelves & Corinthian painted finish
- Novelli Felix sink mixer

## BATHROOM/ENSUITE/LAUNDRY:

- Recessed shower niches to ensuite & main bathroom
- Floor to ceiling tiling to ensuite
- Novelli Felix basin, bath & shower mixer
- 20mm stone benchtop with shadowline front
- 1900mm Grange semi-frameless shower with pivot door
- Frameless polished edge vanity mirror

## BEDROOMS:

- Master suite & bed 2 complete with walk-in wardrobes
- Bed 3 and bed 4 complete with built in wardrobes







## CONTACT US



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**Clarendon**  
**Homes**