

# hilltop park

CENTRAL COAST

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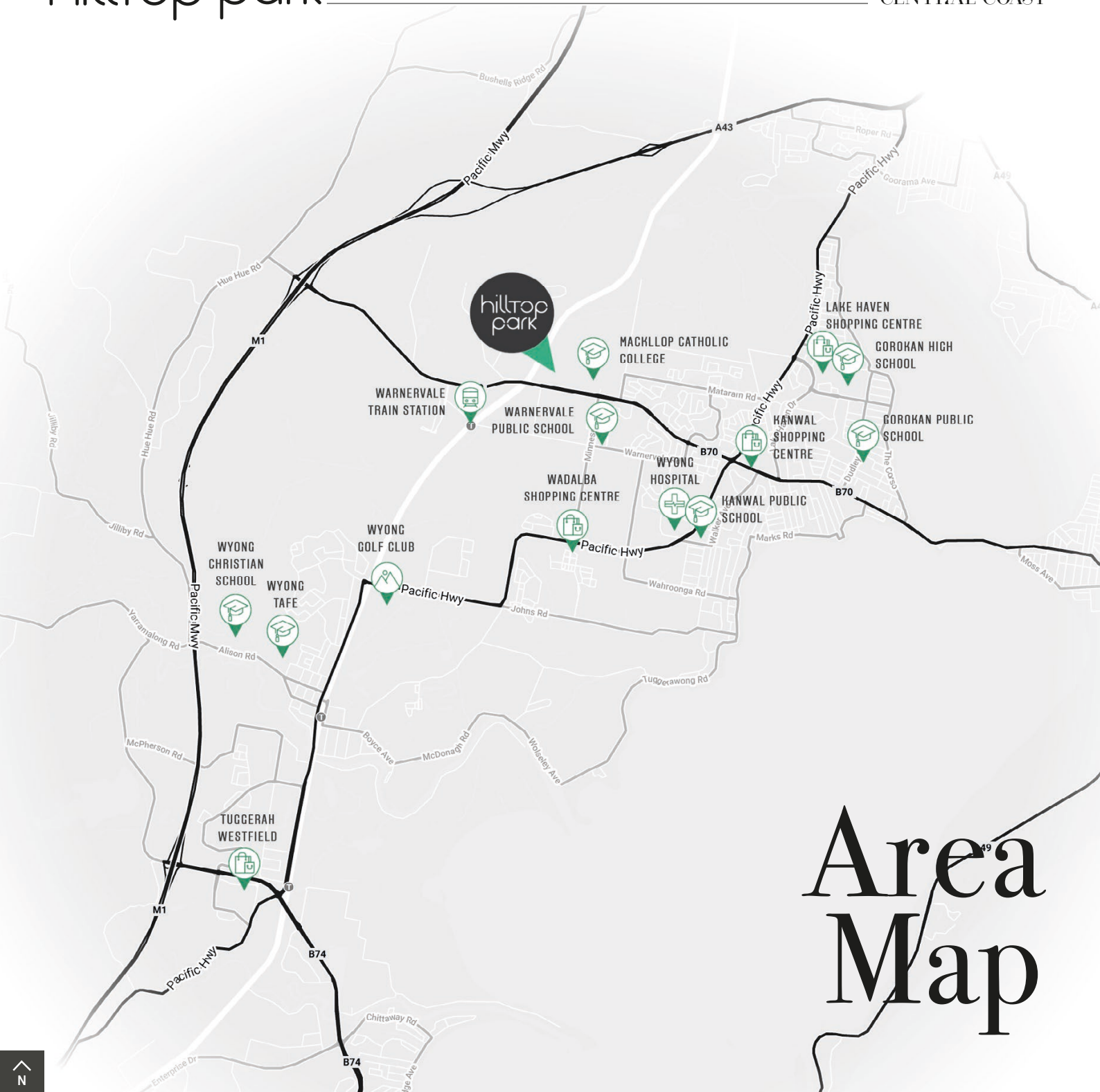
PELICAN  
FEEDING  
AT THE  
ENTRANCE

An ideal  
investment  
in a thriving  
location

Only  
minutes  
from  
everything

Hilltop Park is an exciting new residential estate set in the thriving NSW Central Coast growth gateway. It is located in the suburb of Woongarah and is part of the Wyong shire.





- 1 WARNERVALE PUBLIC SCHOOL 3MIN
- 2 MACKILLOP CATHOLIC COLLEGE 3MIN
- 3 GOROKAN PUBLIC SCHOOL 7MIN
- 4 GOROKAN HIGH SCHOOL 10MIN
- 5 WYONG CHRISTIAN SCHOOL 12MIN
- 3 KANWAL PUBLIC SCHOOL 8MIN
- 6 WYONG TAFE 10MIN
- 7 WYONG HOSPITAL 8MIN

- 8 LAKE HAVEN SHOPPING CENTRE 10MIN
- 9 WARNERVALE TRAIN STATION 3MIN
- 10 TUGGERAH WESTFIELD 12MIN
- 11 WADALBA SHOPPING CENTRE 5MIN
- 12 KANWAL SHOPPING CENTRE 6MIN
- 13 THE ENTRANCE 25MIN
- 14 WYONG GOLF CLUB 10MIN

## IDEALLY LOCATED

When we say 'Only minutes from everything we really mean it: Walking distance to the proposed Warnervale Town Centre, 4 mins to Warnervale Train Station, 10 mins to lakes & beaches, 10 mins to M1 Pacific Motorway

ENJOY SHOPPING  
AND FRESH FOOD  
AT WESTFIELD  
TUGGERAH

### SCHOOLS

Local schools and learning centers include: Lakes Grammar Anglican School, Mary Mackillop Catholic College, Woongarra Public School, Warnervale Public School, Wadalba Community School, Gorokan High School, Wyong High School, North Wyong Early Learning Centre, Goodstart Early Learning Woongarra and Kids Academy Woongarra

### BUSH WALKING AND CYCLING

Wyong Shire has more than 300 kilometres of pedestrian and cycling paths, more than half of which are off-road footpaths, designed mainly for pedestrians. There are also more than 105 kilometres of off-road shared pathways, which can be used by both pedestrians and cyclists; and more than 50 kilometres of on-road bicycle lanes on the side of the road and usually marked by painted white lines and bicycle symbols. If you are a casual stroller or a full on bush adventurer there is something here for everyone.

### HEALTH CARE

Wyong region is served by two acute hospitals – Gosford and Wyong. Gosford Hospital is the principal referral hospital and regional trauma centre for the Central Coast, Wyong Hospital is a major metropolitan hospital while Woy Woy Hospital and Long Jetty Healthcare Centre provide sub-acute care. Additionally there are 222 Medical Centres and over 40 aged care facilities locally.

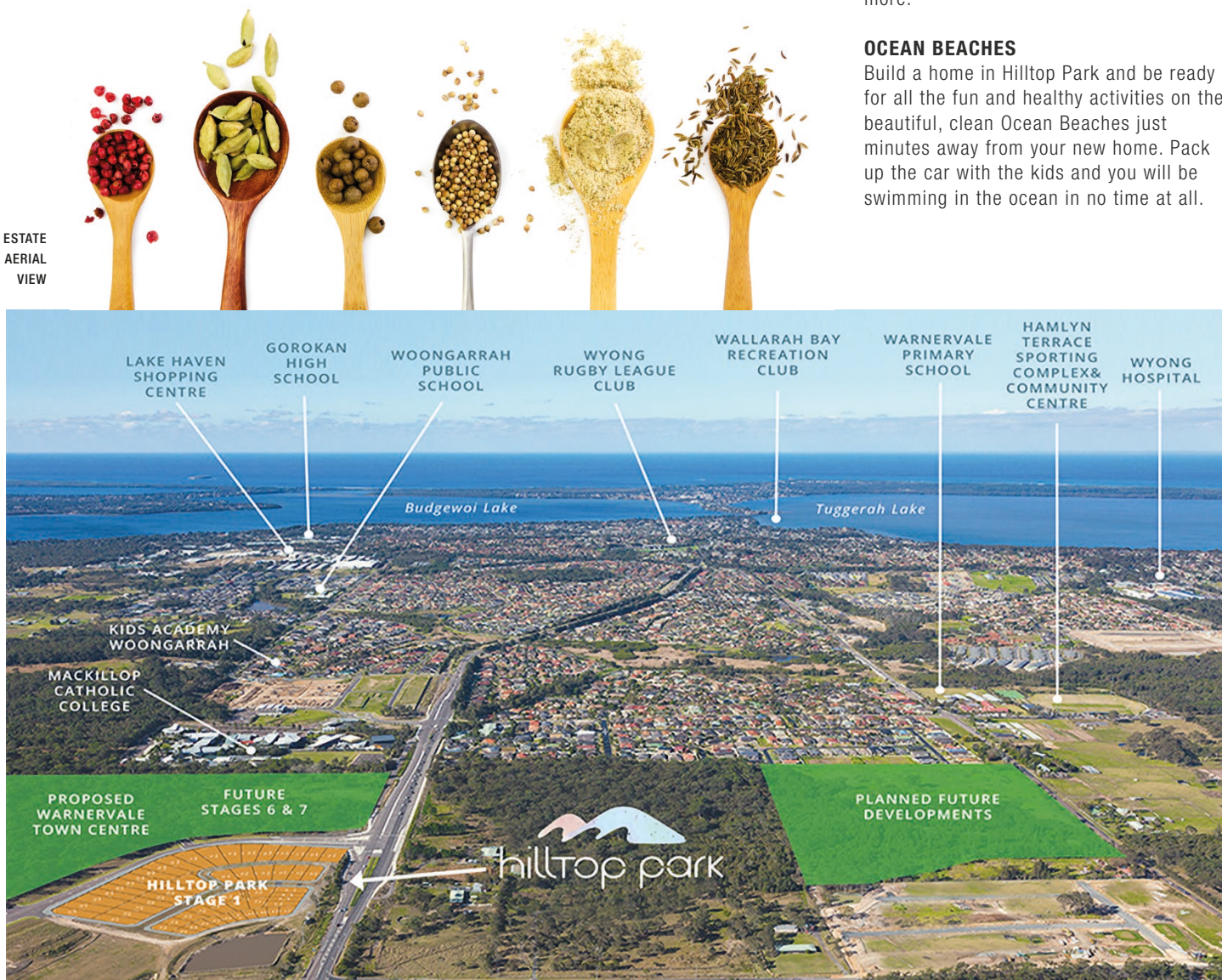
### SHOPPING AND COMMUNITY

A great range of shopping options including: Lake Haven Shopping Centre, Homemaker Lake Haven, Wyong Shopping Plaza and Kanwal Village Shops. When you want to meet up with your friends there are plenty of opportunity with locations like the Kooindah Waters Golf Club, Wyong Golf Club, Magenta Shores Golf Course, Toukely Golf Club, Wyong Rugby League Club, Wallarah Bay Recreation Club, Wyong Outdoor Olympic Pool, Toukley Aquatic Centre and Wyong Race Club and many more.

### OCEAN BEACHES

Build a home in Hilltop Park and be ready for all the fun and healthy activities on the beautiful, clean Ocean Beaches just minutes away from your new home. Pack up the car with the kids and you will be swimming in the ocean in no time at all.

ESTATE  
AERIAL  
VIEW





## HOME DESIGN FEATURES



### A HOME THAT LETS YOU LIVE LIFE YOUR WAY

“

Every home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

”

### DESIGNED FOR LIFE

“

Every home is well fitted out with connectivity, Convenience and safety measures.

”



### EVERY HOME IS A HOME CREATED FOR EASY LIVING

“

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

”



### WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

“

Combining living zones that support a busy lifestyle with the Need for rest and reflection.

”



# HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all fixed price Home & Land

Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 Star Rated  
Energy Efficiency



Statutory 7 Year  
Structural Warranty



Complete Settlement  
Process Guidance



Customer Service  
& Progress Updates



Professional  
Colour Selection



Turn-key Fixed  
Price Packages



Independent Final  
Building Inspection



Air  
Conditioning



Premium  
Inclusions



Minimum Six Month  
Defect Liability Period



Upgrade Options  
Available



# NEW STANDARD INCLUSIONS

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We have improved our already fantastic standard inclusions to now feature multiple improvements, making your home or investment unmatched in quality at no extra cost.

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## OUR NEW ENHANCED STANDARD INCLUSIONS

### **Our new enhanced standard specifications include:**

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

••  
OUR DIFFERENCE IS SEEN IN  
THE MOST OBVIOUS PLACES,  
BUT ALSO THE SMALLER ONES.  
••

