

Paddington Grove

ESTATE



Gateway to the Coral Coast

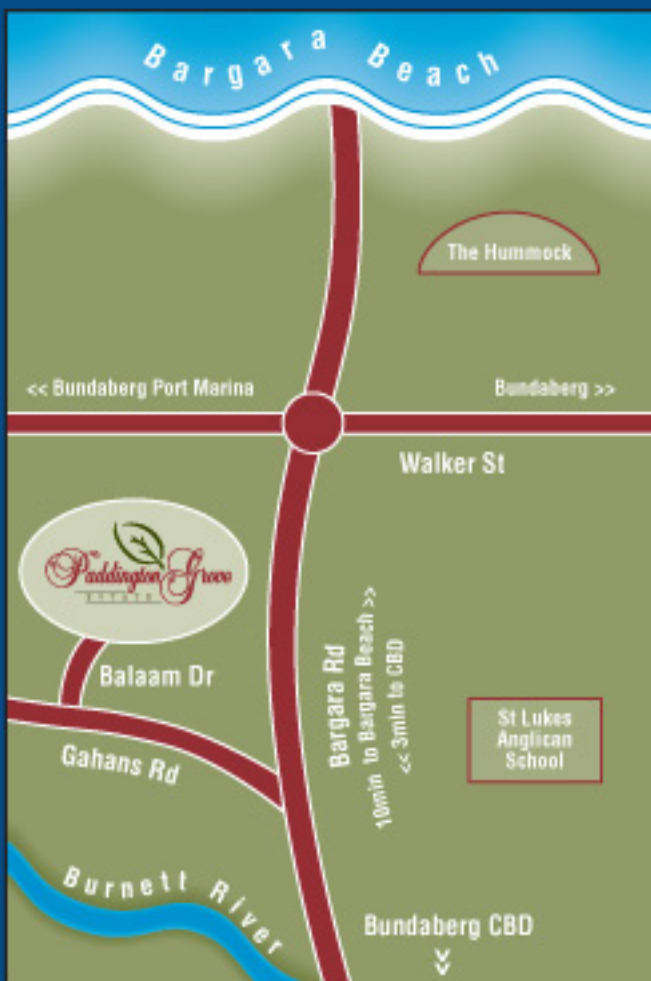


Paddington Grove is offering a superior lifestyle on the coastal side of Bundaberg and only a short drive to Bargara and the Coral Coast.

Paddington Grove has been designed to achieve a high standard of both home construction and estate presentation. It is anticipated that this development will supersede the quality and resale prospects of other residential estates in Bundaberg.

These huge, top quality blocks will only be available as home/land packages with Bundaberg's premier builder, Bundaberg Homes Pty Ltd.

Bundaberg Homes will give you:



Note: Map not to scale.

1. Careful attention to your house design. Choose from over 200 tried and proven floor plans or let one of the best draftspeople in town put your own ideas into your own unique design. This drafting facility is included in your package price.
2. Varied styles and construction methods calling on the combined experience of Bundaberg Homes' entire design team combined with your own ideas.
3. Location on the allotment of your home that will maximise the natural climatic conditions of warming winter sun and cooling afternoon breezes. All homes will comply with new energy efficiency code.
4. An absolutely fanatical attention to building detail via Bundaberg's most fastidious building supervisor working with the best group of tradespeople in Bundaberg.
5. A superb, fully integrated modern development that should produce a fantastic return on your investment because each home will be completed to Bundaberg Homes' high standard and look stunning on completion. Landscaping, fencing and driveways must be done at the time of construction to ensure each home looks first class from day one.



Paddington Grove - The Land

We won't be selling land only because of the risk of allotments remaining vacant and unkept. Further, we will only do land contracts at the same time as building contracts so as to ensure only our top quality builders and tradespeople will build your home.

We will build great homes in Paddington Grove that will all compliment each other whilst still providing numerous different proven styles of construction.

Besides, building with Bundaberg Homes will assure you of the best **REAL** price for a great home and you will be building with one of the most awarded residential builders in Bundaberg.

Bundaberg Homes only uses the best tradespeople in town, and buys it's materials as competitively as any other builder, so you don't need to go elsewhere to get a cost effective, magnificently built and interesting home.

The estate will look fantastic and will have numerous different but aesthetically pleasing homes. It is not true to say that you need many different builders to avoid the "sameness" look, as the four different, top quality carpenters used by Bundaberg Homes all bring their past experiences and ideas with them. In fact these builders are actually some of the best "one man" builders in the local area anyway.



You will get the best real price for the whole package.

Your price will include:

- Land (no commission to pay)
- Stamp duty is only payable on the land component of the package, saving you thousands on a Spec Home alternative.
- All building fees, charges and site costs
- Fully completed home
- Landscaping
- Fencing
- Driveway and paths
- All GST
- No hidden extras

So now it's up to you. Call Michael Randall today on
(07) 4153 5355 or **0414 511130** for further details.





STAGE 5

Building Covenants

1. BENEFIT OF COVENANT

Paddington Grove is designed to achieve a high standard of both home construction and Estate presentation. It is anticipated that this development will supersede the quality and resale prospects of other residential estates in East Bundaberg. Therefore, the buyer must comply with the following Building Covenant:-

1.1 DWELLINGS

- I) The Buyer may construct one dwelling only on the lot. The Buyer shall not construct a **multi unit** dwelling on the lot.
- II) The total under roof area of any dwelling shall not be less than **200m²**. This area is inclusive of attached garages, patios, and outdoor living areas.
- III) All external walls are to be constructed from:
 - i. Masonary;
 - ii. Rendered or painted finishes;
 - iii. Brick veneer;
 - iv. Aesthetically pleasing architectural home designs.

1.2 OTHER STRUCTURES

Any colour bond shed, outbuilding, garden shed must be constructed in the **rear half** of the lot.
Any structure not attached to the dwelling will be constructed in a fashion that will compliment the dwelling.

1.3 LANDSCAPING

All **driveways, paths, front landscaping and fencing** must be completed at the time of construction or immediately thereafter.

1.4 SALE OF PROPERTY

If the Buyer sells or transfers the property, the Buyer shall ensure that any Future Buyer will be bound to these covenants.
Prior to settlement of any future sale or transfer, the Buyer shall obtain a Covenant from the Future Buyer in favour of the Seller on the same term as this covenant.

1.5 RIGHTS OF SELLER

The Seller may agree to vary any aspect of this Covenant at its discretion if, in its opinion, such variation would enhance the quality of the estate.



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