# $15K dough now or ‘doh’ later? It’s your call.

## PURCHASE A BLOCK OF LAND AND

# RECEIVE $15,000*

## TO SPEND ON YOUR NEW HOME

TOVEDALE DEVELOPMENTS

part of the DRUCE DP Group

Zieria Rise

Twin Waters

Carrington Heights

ENDEAVOUR SIMPLE HOME OWNERSHIP BY TOVEDALE DEVELOPMENTS

* Terms & Conditions apply. Promotion runs from 1st September 2019 till 30th November 2019.

# 4 Amazing estate's to choose from

## TWIN WATERS

Nature Reserve as your backdrop, large flat blocks, wide streets, NBN ready and a 2 hectare public reserve with walkways, gym equipment and a well equipped park around the lakes - Twin Waters, South Nowra, is the perfect place to build your dream home. Twin Waters is demonstrating what can be achieved when you plan a new community with families in mind. The large flat lots enable you to build a family home and still have room in the backyard for kids and dogs to play. Not to mention room for the boat, caravan or swimming pool. If you are looking for the opportunity to live in a brand new home in a great environment with bushland, parks and walking paths at your doorstep, then it is worth adding Twin Waters to your list.

**Twin Waters Estate**
**Off Old Southern Road, South Nowra**

## CARRINGTON HEIGHTS

Carrington Heights delivers stunning views of Cambewarra Mountain, wide streets and is NBN ready. Carrington Heights, South Nowra is the perfect place to build your dream home. Carrington Heights offers a variety of lot sizes to build your new home yet is close to all amenities and located less than 3km from Nowra CBD. The location is fast developing into a haven for families and retirees, and is just a 10 minute trip to the Nowra CBD and 20 minutes to some of the most pristine beaches on the South Coast. Multiple primary, secondary and private schools to choose from and 3 minutes to the Worrigee Shopping Village currently under construction.

**Carrington Heights Estate**
**Off Killara Road, Nowra**

## ENDEAVOUR ESTATE

We know buying your first home is difficult. Not only that, it's complicated. Where do you even start? At Endeavour Estate we're offering you a simple and affordable solution that gets you on the property ladder. Turnkey House and Land Packages at a fixed price. Everything is included from appliances and floor coverings to landscaping and fencing. Designs already approved. No additional stress. No strings attached.

**Endeavour Estate**
**Off Moresby Street, Nowra**

## ZIERIA RISE

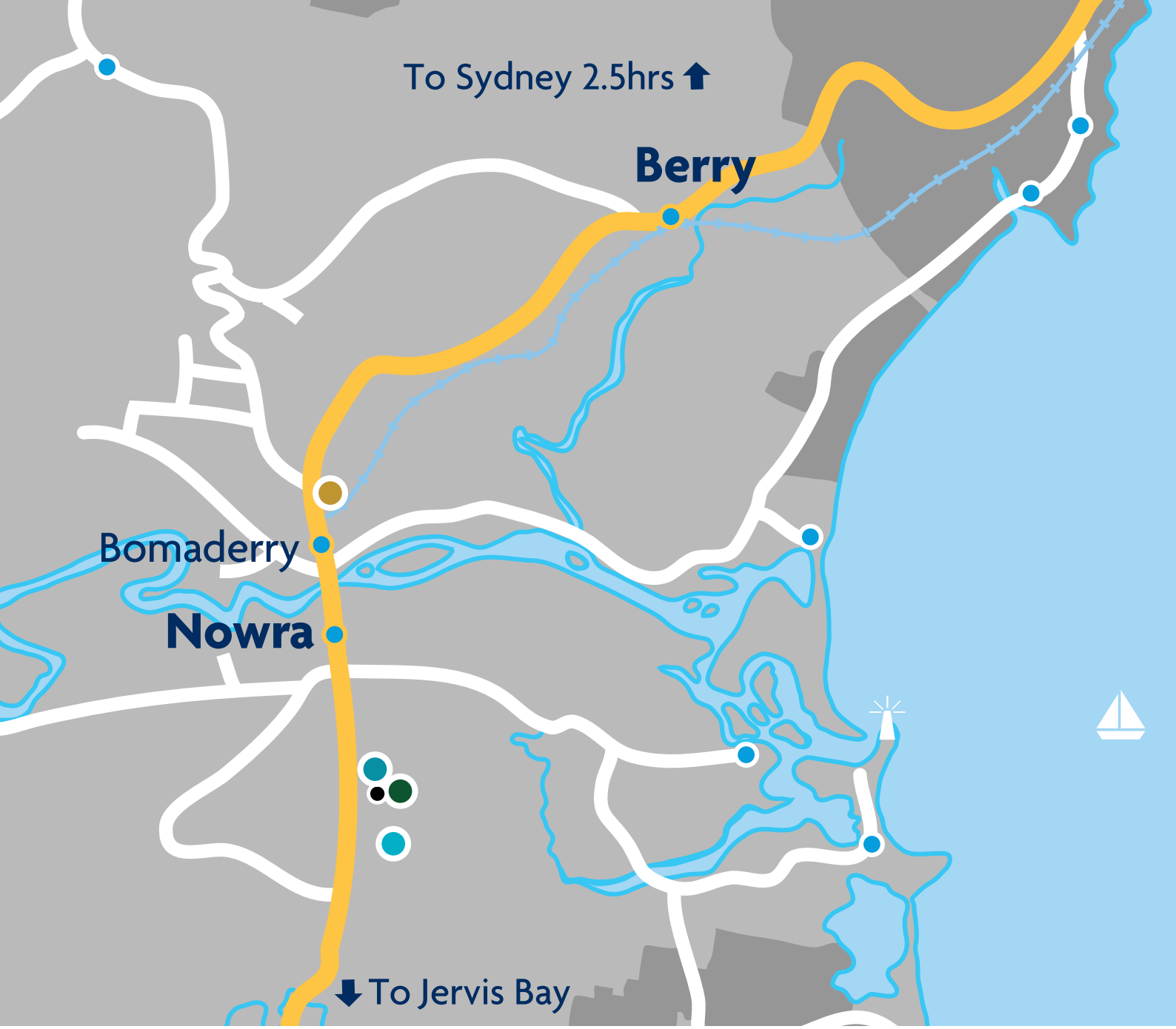
Located north of the Shoalhaven River, the natural setting at Zieria Rise offers a tranquil lifestyle in a quality environment. With only 18 exclusive allotments making up this unique community, this vacant land is a rare find if you are looking to build your dream home. Land sizes range from 500sqm to 1025.6sqm. Surrounded by bushlands. You feel so far away and yet in the heart of Bomaderry.

**Zieria Rise**
**Off Bunberra Street, Bomaderry**

## SHOALHAVEN'S LAND SALES CENTRE

**Patonga Street, Nowra (located at Carrington Heights Estate)**

**0438 192 228** **land@tovedale.com** **tovedale.com**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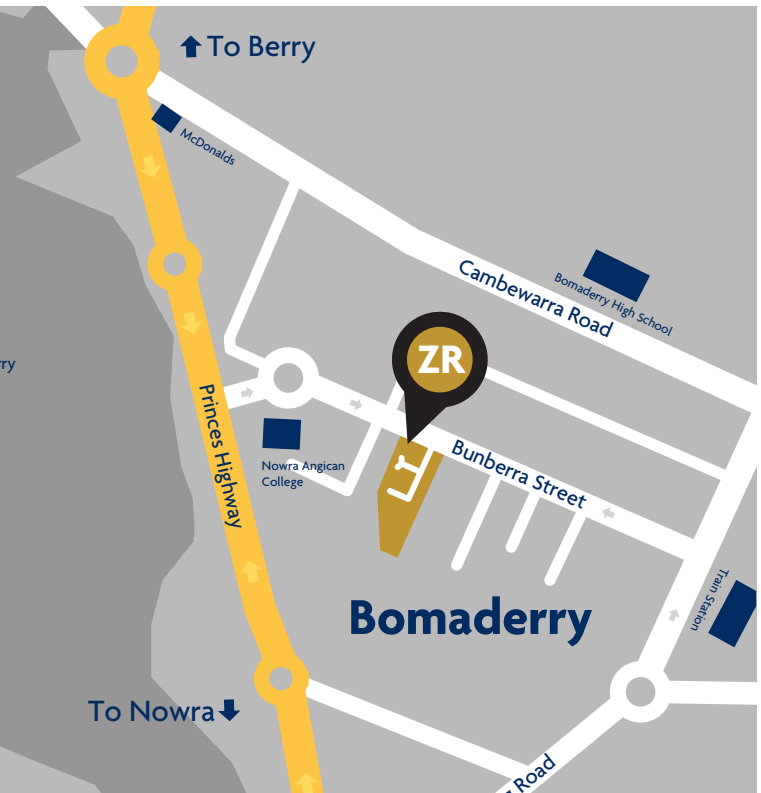
Nowra
To Jervis Bay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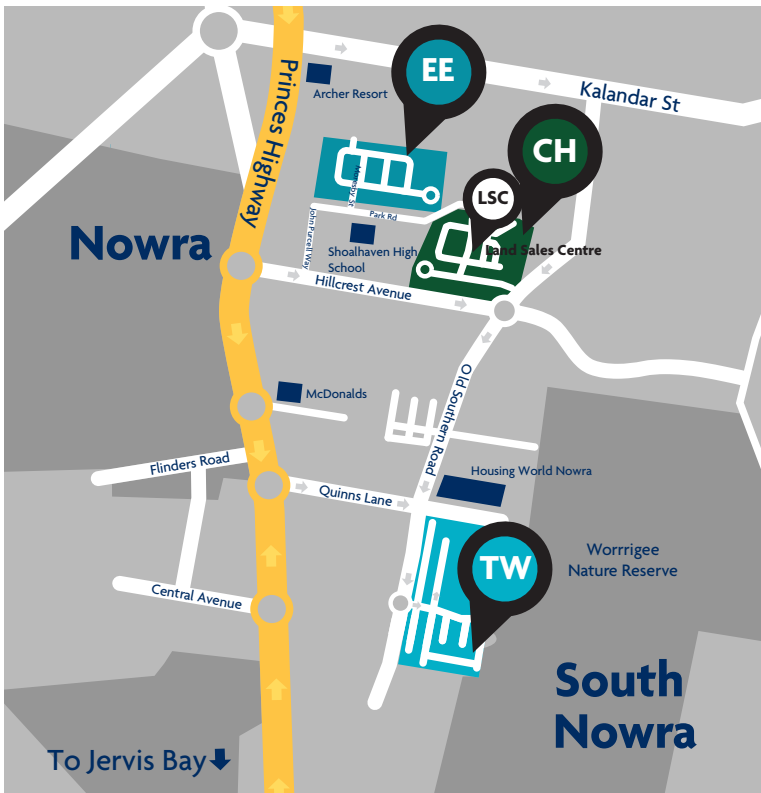
ZR
Princes Highway
Nowra Angican College
Bunberra Street
Train Station
Bomaderry
To Nowra


EE
Archer Resort
Kalandar St
CH
LSC
Princes Highway
Nowra
Shoalhaven High School
Hillcrest Avenue
McDonalds
Old Southern Road
Flinders Road
Quinns Lane
Housing World Nowra
TW
Worrrigee Nature Reserve
Central Avenue
South Nowra
To Jervis Bay

# How to purchase land and receive $15,000 to spend on your new home

1. **VISIT** Shoalhaven's Land Sales Centre Fri, Sat, Sun from 10am till 2pm at Patonga Street, Nowra (Carrington Heights Estate) and view the land options available.
2. **CHOOSE** the lot you want to build your home on.
3. **COMPLETE** a **Sales Advice Form** and pay an Initial Deposit of $200 (non-refundable). Shortly after, the Land Sales Contract will be sent to your nominated solicitor/conveyancer. Your initial deposit, guarantees your chosen lot won't be sold to anyone else whilst you obtain confirmation of purchase within reason.
4. **VISIT** your favourite licensed builder and choose a home that suits your needs.
5. **NOMINATE** your chosen builder and complete the **Builder Nomination Form**.
6. **BALANCE OF DEPOSIT** Exchange the Land Sale Contract. At this time you will need to pay $4,800, payable to your legal representative to be placed in a Trust Account.
7. **SETTLEMENT** of your land purchase is required 30 days after exchange or no later then the 31st December 2019. We suggest you request a settlement date earlier to avoid any unforeseen delays. Should settlement be postponed beyond the 31st December 2019 (due to no fault of the Vendor) you will not be entitled to the $15,000 credit with your nominated builder.
8. **PROVIDE** confirmation of a build contract on the lot purchased with your nominated builder.
9. **AFTER SETTLEMENT** $15,000 will be paid to your nominated builder. This will be credited to your build contract for you to spend any way you like. The Builder can provide you with a receipt of payment.
10. **PROGRESS PAYMENTS** Your Building Contract from the builder will provide details of when progress payments for construction of the home are required. These payments are made direct to the relevant builder.
11. **HOME CONSTRUCTION COMMENCEMENT** The Builder will commence construction of your home after settlement of the land and meeting the conditions precedent in the building contract including the provision of authority to commence construction (ACC) letter from your bank. Contact your builder for further details about construction commencement and other time frames or refer to your Building Contract.

**Terms & Conditions:**

Purchase a registered block of land owned by Tovedale Developments or an associated company (the Vendor) between the 1st September and 31st December 2019. "Purchase" means to exchange and settle on the bloke of land owned by the Vendor. Post settlement, a $15,000 credit will be allocated to your build contract with your nominated builder. Full Terms & Conditions are outlined on the Sales Advice and Builder Nomination Forms. Purchaser must complete the Sales Advice and Builder Nomination Form before settlement to be eligible for the promotional payment.

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*Developing the Shoalhaven*

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