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MONTEREY

CAMDEN HAVEN

Premium *inclusions.*

Come home *to Allam.*

Allam is all about creating special places, comfortable appealing homes and communities that offer quality and value, designed for today's evolving lifestyles.

We're here to help make the choice of a new home at Monterey as rewarding and as easy as possible. We continually create and evolve our homes to include quality materials, fixtures, fittings and appliances.

Quality and durability of construction are key elements of every home alongside engaging the most respected consultants, suppliers, trades and leading manufacturers. Our 30-year tradition of quality planning, design and construction enable us to deliver homes that offer our clients a wonderful home and lifestyle, with a choice of designs.





Inclusions.

Special features

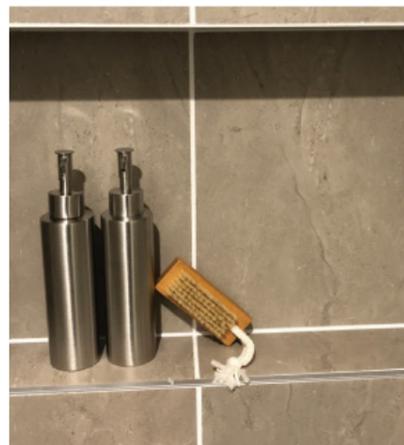
- Ducted reverse cycle air conditioning
- Stone kitchen benchtops
- Glass kitchen splashback
- Blockout roller blinds
- Alarm system with 'Touchnav' LED code pad and 2 remotes (also connected to garage door auto opener)
- Auto garage door
- Full height tiling to bathroom and ensuite
- Raked ceilings (design specific)



Kitchen

- Stainless steel cooking package including wall oven, cooktop and slide out rangehood
- PVC edged laminated doors
- Soft close doors and drawers
- Additional pot drawers
- Stainless steel double bowl undermount kitchen sink
- Single lever gooseneck chrome mixer
- Dishwasher
- Microwave
- Fridge cold water point





Bathroom, ensuite & laundry features

- Above counter ceramic basin on a 20mm stone top vanity to main bathroom and ensuite
- PVC edged laminated doors to vanities, with soft close
- 45 litre laundry tub with below storage cabinet
- Perimeter framed shower screens
- 200mm square shower head
- Mixer taps to shower and vanity
- Heater/light/fan to bathroom and ensuite
- Ceramic pan and cistern toilet suite with soft close seat



Internal features

- Safety switch and smoke detectors for your protection
- TV points
- Telephone point located as shown on plan
- Melamine shelving to all robes and linen
- Flyscreens to windows and sliding / stacker doors
- Internal lever door furniture
- Quality floor coverings throughout. Carpet, vinyl or tiles as noted on plan.
- LED downlights (excluding garage), LED batten light to garage
- Hot water unit (electric)
- External wall and ceiling insulation (excluding garage and external covered areas)

External features

- Sectional overhead garage door
- External lever door furniture
- One front and one rear garden tap
- Letterbox
- Clothes line to rear yard
- Landscaped front and rear garden (as per plan)
- TV antenna (where required)
- LED downlight to front porch
- Retaining walls as specified on plan
- Fencing to rear and side boundaries
- Block off fence and gate (where noted on plan)
- Full width concrete driveway within boundary
- Turf to yards as shown on plan
- 2000 litre water tank
- Solar system as noted on plan
- Ceiling fan to alfresco area



Land Lease living is life with *financial freedom.*

Beyond the beauty and simplicity of life at Monterey, residents will also receive excellent value for money throughout the lifecycle of their new home.

With Land Lease living, residents will have a community to call their own, enjoy resort-inspired amenities and live an elevated lifestyle free of financial worry.

Simply buy your dream home and lease the land your house is located on. Pensioners may also be eligible for Commonwealth Rental Assistance for any weekly or fortnightly site fees (buyers to do their own due diligence).

Land Lease helps create endless possibilities for the future. Here's how it can help you purchase your dream home with simplicity and ease.



No stamp duty

With no stamp duty billed or owed on your new property, you can get back to focusing on what matters most.



No exit fees

Life can change and change quickly, which is why we waive any exit fees if you decide to sell your home.



No council rates

At Monterey, council rates and fees are a thing of the past to help your hard-earned funds go a little further.



Retain capital gains

Should you decide to move in the future, you will receive 100% of your capital gains as profit.

Land Lease *benefits*

- Say goodbye to financial stress – by taking advantage of the lower entry point for a Land Lease home, any leftover funds can go towards enjoying your well-deserved retirement
- Enjoy a much lower entry price for your new home as there's no need to purchase the land. Instead, the land is simply leased for a site fee each week
- Unlike retirement villages where you purchase the right to live on-site but do not own your home, Land Lease ensures you own your home and pay ground rent instead
- If you decide to sell your home in the future, the buyer takes on the land rental when they purchase your property
- As demand for quality properties in beautiful locations is currently at an all-time high and projected to remain so in the future, the value of your home has a good chance of appreciating with time



Allam EasyBuy.

We make buying your new home easy – that’s why it’s called EasyBuy.

There are no progress payments whilst your new home is under construction and we take care of all planning and building approvals. Our homes are all turnkey, both inside and out, with nothing more to do.



How EasyBuy works:

- **Step One: Contact**
Contact any of our sales centres or display homes and let us know the design of home that suits your needs and budget.
- **Step Two: Choose**
Choose a home – either one that is finished, one that is under construction, or even one that is still on the drawing board. Simply pay a \$1,000 reservation fee.
- **Step Three: Review**
Review your contract and specification and pay the remainder of your deposit less the \$1,000 reservation fee.
- **Step Four: Inspect**
When your home is complete, our building supervisor will proudly conduct the final inspection with you and explain how everything works.
- **Step Five: Move**
Pay the remainder of the purchase price and settle your property. You are now ready to receive the keys to your dream home and move in... it's that easy.

Then, just sit back and relax knowing that one of Australia’s largest residential property developers and home builders, with a reputation for quality and service which spans 30 years, is looking after you. When you come home to Allam, you’ll know you’ve made the right choice.

The Allam Advantage.

Every Allam ready built home comes with a bundle of features selected for their quality and value, while our 30-year tradition of detailed planning, leading designs and quality construction gives you the assurance of the Allam Advantage.

It all starts with EasyBuy, the no fuss way to buy your home, but includes much more, so that your home is located in an appealing neighbourhood that protects your investment, helping to create long-term value.

Every one of our estates is pre-designed so that development takes place in a coordinated manner and you’ll know exactly what is being built next door.

There’ll be no surprises and all our streetscapes are also planned and constructed to complement each individual home.

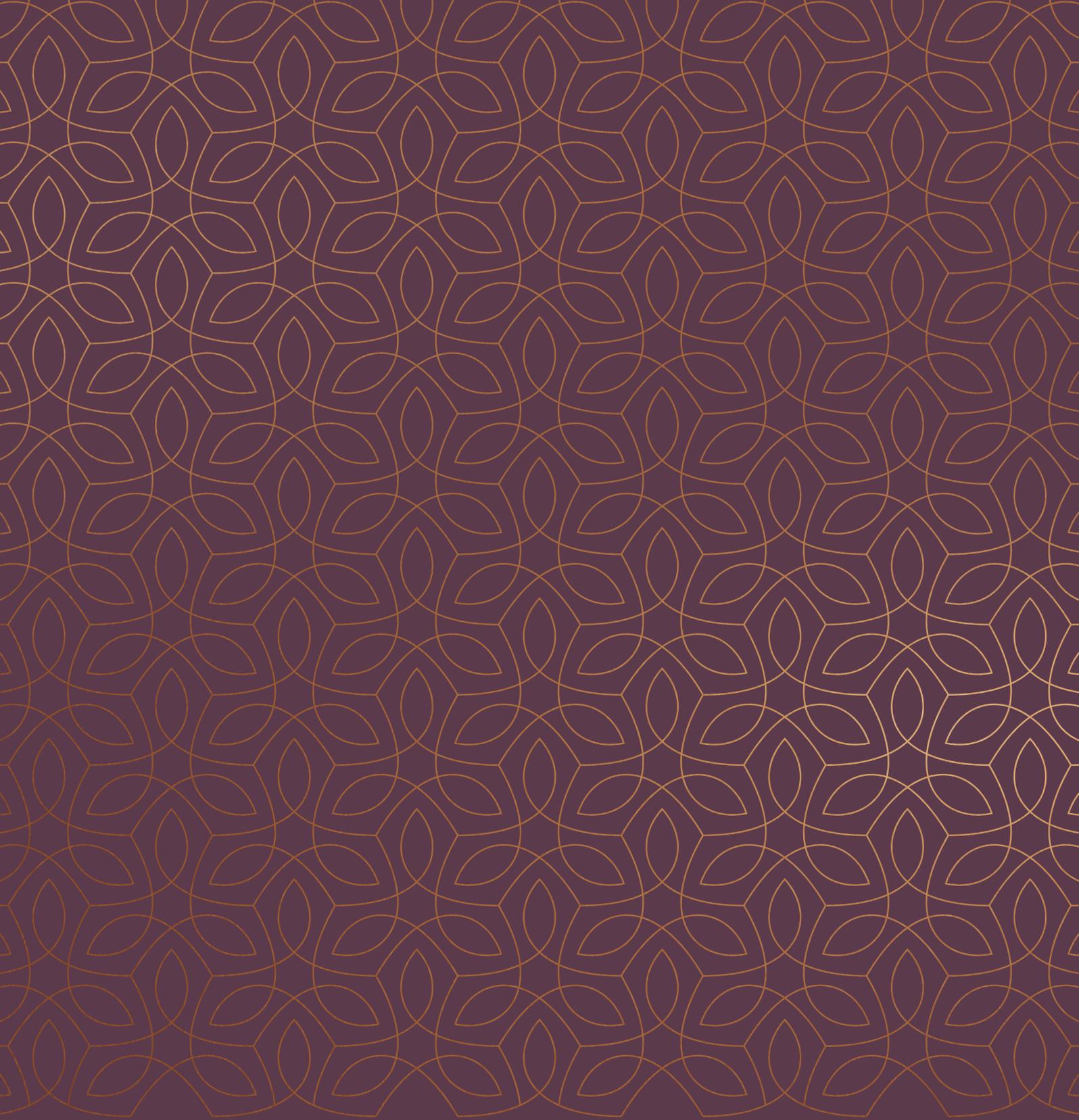
You naturally want your new home to be special. A home that is a haven, somewhere to enjoy, that reflects your lifestyle and success. We have always understood how important this step is and that’s why every one of our ready built homes comes purpose designed and ready built to help you establish a big, bright future.

It’s a combination that has stood the test of time, so that when you come home to Monterey, you know you’ve made the right choice.

- ✓ 30 years of building excellence
- ✓ Australian owned and operated
- ✓ Developed over 35 estates in NSW
- ✓ One of the largest Property Developers in NSW
- ✓ Helped thousands of families find their dream home or block of land
- ✓ All-inclusive, fixed price homes with no hidden extras

DISCLAIMER – IMPORTANT INFORMATION.

The contents on this brochure have been prepared by the vendor for the information of potential purchasers. The information does not in any part constitute any form of offer or contract; it is provided as a guide only and has been provided in good faith and with due care. The contents within this document, including but not limited to the fixtures, fittings, floorplans, furnishings, internal and external homes images (photography and artist’s impressions) are all indicative only, and subject to change at any time. Furniture is not included. Changes may be made during planning and the completion of construction or as a result of statutory or design requirements. Anyone with potential interest in any home should fully satisfy themselves in relation to all aspects of the home and of all matters that a prudent person may consider relevant. The vendor, their agents or employees will not be liable for any loss or damage resulting from any statement or other information relied upon or contained within any content or marketing material. The vendor reserves the right, at its sole discretion, to vary any details, or to amend any terms and conditions without notice. T#13371



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