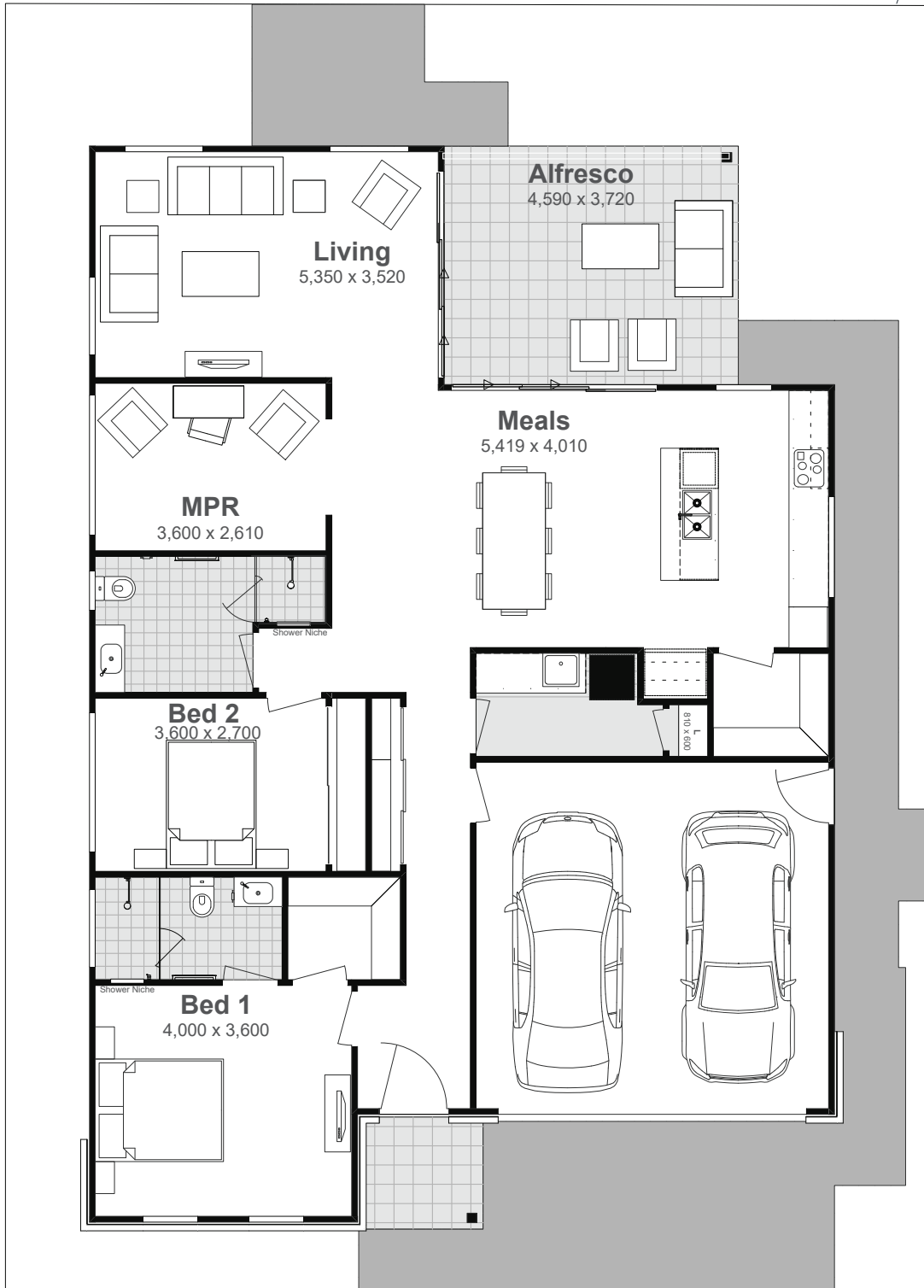
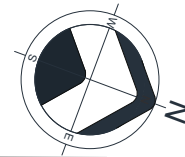




Lot 190 Walcrow Rise, Kendall

Elmwood Plus - 7 Heritage

Home 19.5sq Land 291.70m²



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|--------------------------------|----------------------------|---------------------------|---------------------------------|
| A Parks | D Swimming Pool | G Tennis Court | J Caravan & Boat Parking |
| B Men's Shed & Workshop | E Bowling Green | H Parkland | K Emergency Access |
| C Clubhouse | F Golf Driving Nets | I Community Garden | |

1	2	3	4	5	6	Future Residential
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Internal

Safety switch and smoke detectors for your protection

TV points/ data 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 (excluding garage external wall) and ceiling insulation

NBN ready

Ducted reverse cycle air conditioning

Blockout roller blinds with additional light filtering blind to bed

Alarm system with 'Touchnav' LED code pad and 2 remotes (also connected to garage door auto opener)

Raked ceilings (design specific)

Ceiling fans (as shown on plan)

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

Stone kitchen benchtops

Glass kitchen splashback

External

Sectional overhead garage door with remote

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

Aluminium windows and stacker door

Bathroom, ensuite & laundry

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[^]

45 litre Drop-in bowl in laminated benchtop and cabinets^{*}

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

Tiled shower niche

Full height tiling to bathroom and ensuite

[^] Applies to stage 1 and 2 only

^{*} Applies to stage 3 and onwards

Frequently asked questions

What is Monterey Camden Haven?

Monterey Camden Haven is a new Land Lease Community for over 55s who are ready to downsize and live an exceptional lifestyle with financial freedom. It's for people who want to live vibrant, active lives, surrounded by like-minded people in a resort-style environment. Move to Monterey and you'll live in a modern, turnkey home with everything you need close by and far less maintenance to do. Say goodbye to financial stress and say hello to Land Lease living.

Where is Monterey Camden Haven?

Monterey is located on Batar Creek Road, Kendall in the parish of Camden Haven on the stunning mid-north coast of NSW. With a year-round temperate climate and pristine natural environment, you may not want to leave. But should you need to venture further, you're all set, Port Macquarie is around 30 minutes away by car and Brisbane is around six hours. Sydney is around four hours by car, or a one-hour flight away.

What is a Land Lease Community?

A Land Lease Community is a residential Community where you buy a home in the Community and rent the land your home is located on. At Monterey Camden Haven, we also provide a huge range of Community facilities to help you enjoy your new lease on life, including a Clubhouse, bowling green, tennis court, function rooms, cinema, gym, pool and more.

Do I have to pay Exit Fees when I sell my home?

No. We're here to make your life easier, not to deduct Exit Fees from your investment. Unlike some retirement villages or over 50s resorts, at Monterey there are no Exit Fees to pay when you sell your home. Your home is your asset and 100% of the capital gains is yours to keep.

What do I own in a Land Lease Community?

In a Land Lease Community, you own the home that you have bought and enjoy all the benefits of home ownership. When your home increases in value since you first bought it, you are entitled to all of the capital gain, just as you would be with a traditional home. Land Lease is a simple, uncomplicated financial model.

What is a Site Agreement and how does it benefit me?

A Site Agreement is a contract that sets out the responsibilities that a resident and an Operator agree to. For a weekly fee, you're entitled to use your lot and access the onsite facilities. The Operator agrees to maintain the Community facilities. However, the weekly fee does not cover your utility expenses such as electricity and water costs or home and contents insurance.

As part of a Site Agreement, there are Community rules. These rules are not designed to be restrictive, but to help everyone in the Community enjoy each other's company and be free to enjoy their home.

How long can I stay in the Community?

As long as you continue to pay your weekly fees, own your home and live there, and abide by the Community rules, you're free to live life to the full at Monterey.

What are the costs of living in a Land Lease Community?

Other than the cost of buying a home, your ongoing costs are just the weekly site fee, caravan storage site fee (on application and subject to availability), home/contents insurance and costs associated with your electricity, water, home phone and internet.

Is a Land Lease Community the same as a retirement village?

No, it works differently and falls under a different Regulation and Act. A Land Lease Community works under the Residential (Land Lease) Communities Act 2013.

In a retirement village, you pay to stay in the home with what's called an "ongoing contribution". The Operator returns this contribution to you when you leave, minus an agreed Exit Fee and in some cases a fee for damage to the home.

In a Land Lease Community, you purchase a home and own the home. However, one of the benefits of a Land Lease Community is that it's affordable. Instead of selling the land to you, we rent it to you. When you leave a Land Lease Community, you sell the home and keep all the proceeds, minus any Sales Commissions or incidental fees.

Does Monterey provide Care Services?

We don't provide Care Services in-house, but we do welcome Care Providers to visit the Community. The Community Clubhouse will include a health consulting room for private appointments with Care Providers. We want you to make the most of every day and that means nurturing your health and wellbeing.

Who looks after the Community?

At Monterey we employ staff to help maintain and look after the facilities for residents. This includes the maintenance of Community facilities and incidentals like waste removal. We are here to ensure that everything runs smoothly so you're free to get on and enjoy life.

Can I bring pets?

Yes, absolutely. Pets may be approved, based on the best interests of the Community and your needs. Refer to the Pet Guidelines in the Community Rules.

Can I get any government funding/assistance?

Depending on your circumstances, the weekly site rent may be eligible for the Commonwealth Rental Assistance. You can find out more about this at Services Australia www.servicesaustralia.gov.au

Are there any medical facilities nearby?

Yes, Monterey is located within 10 minutes of 'Your Family Practice' and 'Your Discount Chemist' at Lakewood and within 15 minutes of Camden Haven Medical Centre at Laurieton. Port Macquarie Public and Private Hospitals are just 25 minutes away by car. Specialist Medical Practitioners are also located all within 30 minutes from Kendall. It's easy to access medical services and stay healthy so you can enjoy Monterey's active outdoor lifestyle.

Can family and friends stay with me?

Yes, family and friends are welcome to visit at Monterey and we encourage residents to maintain links with loved ones from outside the Community. Children must be supervised and we ask that your visitors respect the Community rules as set out in the Site Agreement. Please let management know if your guests are staying for more than one day so that we can meet regulatory requirements.

Are there any shops and restaurants nearby?

Yes, there are several options. Kendall has a convenience store, craft co-op, bottle shop and Woolworths at Lakewood Shopping Centre, just 10 minutes away by car. You can also enjoy a snack or meal from Kendall Takeaway, the Kendall Services & Citizens Club and Miss Nellie's Café.

The Fairways Bistro at The Kew Country Club offers coffee and light meals and is only 5 minutes by car or the Club's courtesy bus. Living your best life is easy at Monterey.

Can I lock up and leave my home to go travelling?

Yes, you can travel at any time with peace of mind. Please let Management know if you intend to travel, or know you'll be absent for a length of time.

Do you provide caravan and boat storage?

Yes, owning a caravan or boat is part of the joy of living at Monterey! Allocated caravan and boat storage can be provided for an additional weekly fee, subject to availability. If you require a spot, please let the Monterey Sales Consultant know when you reserve your home.

Who is responsible for the maintenance of gardens and lawns?

The maintenance of the footpaths, all common areas and the Clubhouse, are taken care of by the Community Operator. You are initially responsible for the site area your home sits on as defined in your Site Agreement. This includes the side and rear areas of your home. Green thumbs are especially welcome in our communities and we love seeing their work!

What type of contract do I enter when I buy a home?

There are three documents you are required to sign. The first is a contract for the purchase of the home, the second is a Site Agreement which gives you a perpetual right to occupy the site your home is positioned on, and the third is a Residential Site Condition report you will need to sign at the final hand-over.

Do I pay Stamp Duty when I purchase a home?

No, Stamp Duty does not apply to homes at Monterey.

Who maintains the home?

You are responsible for maintaining the interior and exterior of your home in accordance with the rules laid out in the Site Agreement.

Is the home protected against pests?

All our homes and sites are protected from pests to comply with council building regulations and Australian Standards. All homes are primarily Steel Frame with elements of timber in various internal finishes, minimising future termite damage. However, it's your responsibility to conduct annual pest inspections and ensure that any applicable certificates or warranties are up to date.

Can I sell my home?

Yes, you can sell your home at any time. You have the option to sell it privately or through a real estate agent.

*Sales Commission and/or incidental expense fees may apply.

Date of issue: July 2024