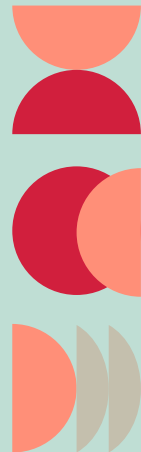




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BLAKELYS RUN
GOULBURN

Turn-key Duplex Homes
Now Selling





You may be eligible for one or more of the Governments Home Buyer Incentives when purchasing at Blakelys Run.

Talk to our sales team or your finance provider to find out more



Welcome to life's new traditions

It's time to shape the life you want in this
emerging community.

An exciting, new way of living awaits for those who
embrace the chance to build their dream home in this
unique and carefully designed community, with over
10 hectares of the masterplan dedicated to
nature reserve.

Life here is relaxed, with everything close to hand.
The perfect blend of regional charm and country
town convenience.

Steps to purchase



Talk to our sales team
and decide to purchase
at Blakelys Run



Sign contract, pay 5%
deposit, lock in internal
colour selection and any
upgrades



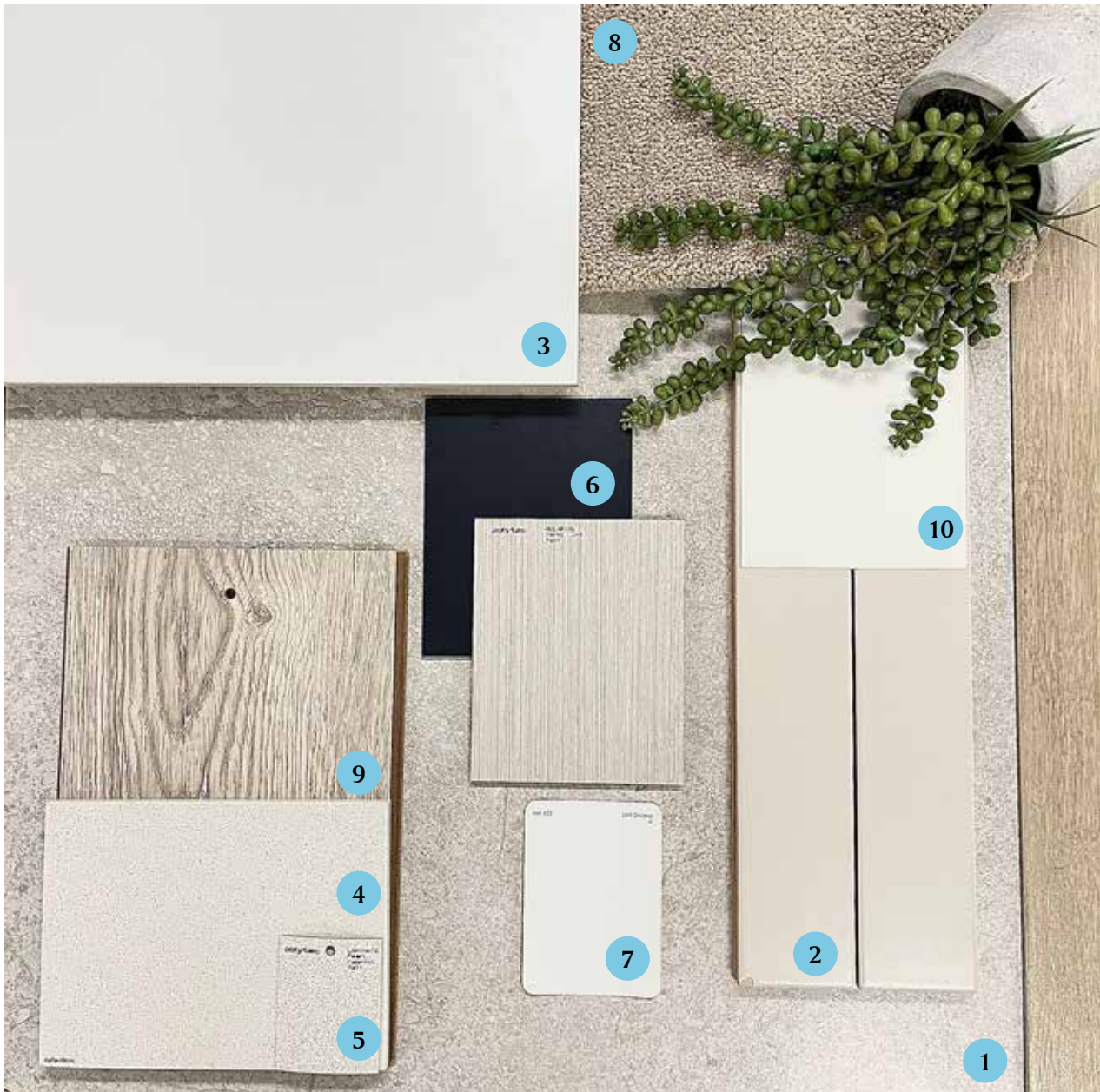
Once home is complete,
settle on property and
move into your brand
new home!



Colours, Finishes and Inclusions

Interior Colour Selection

Keppel | Light



1 FLOOR TILES
Campagna Bianco Matt

2 KITCHEN SPLASHBACK TILE - 65mm x 400mm
Colour: Infinity Antique Matt

3 BATHROOM WALL TILE - 300mm x 600mm
Colour: White Matt

4 (U)* CMPOSITE STONE BENCHTOP
Colour: Reflections

5 LAMINATE BENCHTOP
Colour: Pearl Fabrini Matt

6 MELAMINE
Oxford Matt

7 PAINT
Colour: (U)*Soft Smoke
Standard Colour: Winter Ice

8 CARPET
Colour: Fresh Look Almond Swirl

9 LAMINATE FLOOR
Colour: Birchwood

10 BLINDS
Colour: Cloud

(U)* = Optional PAID Upgrade

Select your internal colour scheme

Heron | Medium

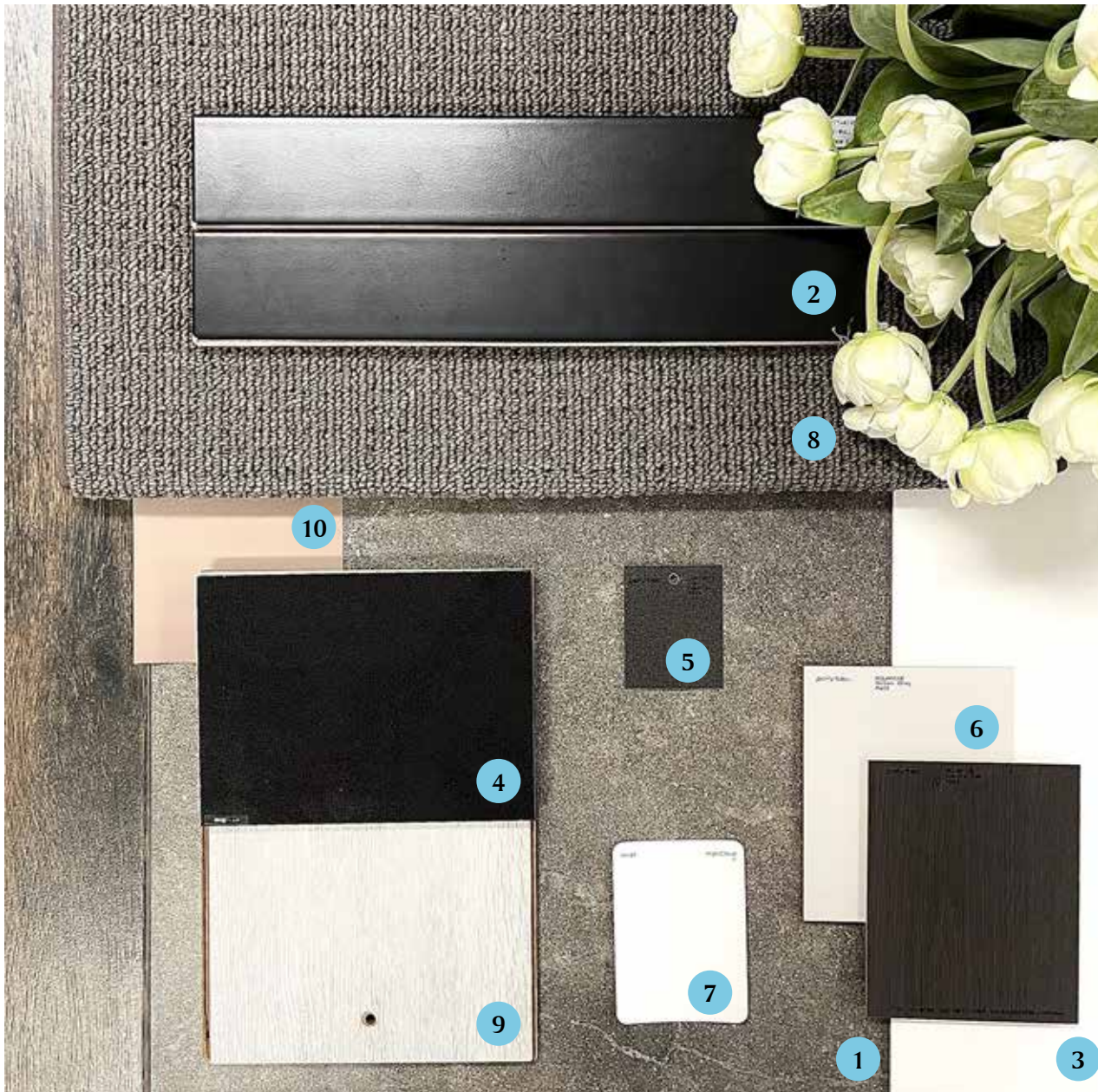


- 1 FLOOR TILES
Campagnia Beige Matt
- 2 KITCHEN SPLASHBACK TILE - 75mm x 300mm
Colour: Subway Ivory Matt
- 3 BATHROOM WALL TILE - 300mm x 600mm
Colour: White Matt
- 4 (U)* COMPOSITE STONE BENCHTOP
Colour: Tornado
- 5 LAMINATE BENCHTOP
Colour: Aspen Stone Matt
- 6 MELAMINE
Canterbury Grey Matt
- 7 PAINT
Colour: Winter Ice
- 8 CARPET
Colour: Savanna Rivergum
- 9 LAMINATE FLOOR
Colour: Stone Wash
- 10 BLINDS
Colour: Cloud

(U)* = Optional PAID Upgrade

Interior Colour Selection

Bedarra | Dark



1 FLOOR TILES
Essential Stone Charcoal Matt

2 KITCHEN SPLASHBACK TILE - 65mm x 400mm
Colour: Infinity Nero Matt

3 BATHROOM WALL TILE - 300mm x 600mm
Colour: White Matt

4 COMPOSITE STONE BENCHTOP
Colour: Midnight Black

5 LAMINATE BENCHTOP
Colour: Ink Fabrini Matt

6 MELAMINE
Avion Grey

7 PAINT
Colour: (U)*High Cloud Winter
Standard Colour: Winter Ice

8 CARPET
Colour: Savanna Coollibah

9 LAMINATE FLOOR
Colour: White Wash

10 BLINDS
Colour: stone

(U)* = Optional PAID Upgrade



Standard Inclusions

External Features

- 90mm frames throughout the house
- Tiled concrete entry patio with slip resistant tiles
- Pest treatment with 50 years supplier warranty
- Bricks from Austral Bricks (Urban One Range, Whitsunday Range, Wilderness Range)
- Aluminum windows & sliding doors with obscure glass to wet areas
- Security keyed locks to all windows & sliding doors
- XS26 Hume Savoy entry door with translucent laminate glass (subject to design)
- Gainsborough Trilock lock to the main entry door
- Gainsborough Aurora to the external laundry door
- Deadlocks to laundry & internal garage access door
- Colorbond panel-lift sectional garage door
- Maintenance-free Colorbond metal fascia and slotted gutters
- Monier Atura Profile concrete roof tiles
- 5 STAR 26 litre instantaneous gas hot water system
- Hot Water system located in a brick work recessed box
- Front & rear garden taps
- 22.5 degree roof pitch
- 300mm/450mm wide eaves including soffit lining
- Concrete alfresco to rear of home
- Turf, driveway, letterbox and boundary fencing

Internal Features

- 67mm architraves & 67mm skirtings
- 90mm cove cornices, 55mm cove cornices to robes & linen
- 2440mm ceiling height
- Taubmans washable vinyl 2 coat paint system with Microban technology
- 2-coat paint finish to all internal woodwork
- Taubmans Endure Paint
- Flush painted internal doors with Gainsborough door furniture
- Privacy locks to ensuite, bathroom & master bedroom
- Linen cupboard with 4 Melamine shelves
- Walk-in wardrobe in master bedroom (subject to design)
- Built-in wardrobes to other bedrooms
- Door stops to all doors opening onto walls
- Ceramic floor tiles to all wet areas
- National Broadband ready installation using Hills Home Hub and includes phone & data cabling
- 2 x TV points in nominated locations
- 2 x Phone points in nominated locations
- 1 x Cat 5 Data point
- Plasterboard lined internal walls to garage
- Double power points to each room
- Gas Package including cook top, hot water, gas heating point
- BBQ point to alfresco, if applicable

Kitchen Features

- Designer kitchen
 - Melamine cupboard doors in a range of colours
 - New design rolled-edged laminated bench top
 - Fully lined adjustable shelves
 - Soft close “Blum” metal drawer runners
 - Soft close “Blum” door hinges
 - One & a three quarter bowl stainless steel sink
 - Goose neck sink mixer
 - 600mm wide stainless steel multifunction oven
 - 600 mm wide stainless steel cook-top
 - 900mm wide stainless steel concealed range hood
 - Plumbing & electrical provision for dishwasher
 - Ceramic tile splashback
 - ‘Blum’ single extension drawer runners with soft close
 - ‘Blum’ nickel-plated hinges & hinge plates
 - 900 wide benchtop to breakfast bar
 - 950 wide fridge space & 700mm depth
-

Bathroom & Ensuite Features

- Floating style vanity cabinet with melamine cupboard doors in a range of colours and a moulded vanity top
- Chrome plug & wastes
- 1m high frameless polished edge mirror to width of vanity
- Framed shower screens with pivot door & clear safety glass in bathroom & ensuite
- Ceramic toilet suite with soft close
- Hand held dual function shower head & rail to all showers
- Chrome single lever tapware to all taps

- Chrome 900mm wide double towel rails in bathroom & ensuite
 - Ceramic wall & floor tiles in a range of colours
 - Wall tiling to 2.0m in shower, 900mm to remainder
 - Exhaust fan to the bathroom & ensuite (if applicable)
 - Waterproofing in bathroom & ensuite
-

Laundry Features

- 45 litre stainless steel suds miser laundry tub with metal cabinet
 - Gooseneck sink mixer
 - Chrome washing machine taps
 - Floor tiles in a range of colours, with skirting tiles
 - Clear glass panel to external laundry door
 - Waterproofing to laundry floor
-

Safety & Security Features

- Construction risk insurance
- 6 year structural guarantee
- 90 day maintenance period
- Deadlocks to all external doors
- Deadlock to garage/hall door
- Keyed window locks to all windows & sliding doors
- Hard-wired smoke detectors with back-up battery
- Earth leakage safety switch protecting all power points

Upgrade Options

Internal

| | | |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | Fujitsu 10.5kW Ducted Inverter Single Phase air conditioning unit to the home. Includes two zones as a Day/Night system to achieve maximum efficiency. (Note: Suggested requirement on homes up to 180m2 of living area) selected house design. Includes two zones as a Day/Night system to achieve maximum efficiency. | \$9,700 |
| 2 | 30 x LED downlights throughout the home for single storey homes. (Note: Location to be advised by owner) | \$3,300 |
| 3 | Abbey Blinds sheer / blackout roller blinds to all windows & aluminium sliding doors. (Selected colours from Abbey Blinds range). Does not include Granny Flat. | \$2,990 |
| 4 | Built in Rinnai 1250 gas fire log set with black on black fascia. (Note: No allowance for mantle). | \$10,500 |
| 5 | 20mm Quantum Quartz kitchen benchtops to suit the standard Kitchen design. (Note: Colour from New Living Homes standard range. Excludes the butler's pantry). | \$1,865 |
| 6 | <ul style="list-style-type: none">• Haier 900mm stainless steel freestanding dual fuel cooker• Haier 600mm stainless steel freestanding dishwasher• 900mm stainless steel concealed rangehood• 600mm 28L stainless steel built-in microwave oven with trim kit | \$2,900 |

Laundry

| | | |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 7 | Melamine joinery to the laundry (Option A). Includes a 730mm wide laminate benchtop with 45 litre drop in S/S tub, overhead and underbench cupboards. Melamine colour to match vanity section. | \$1,250 |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

Bathroom

8

Full height tiling to the Bathroom & Ensuite.
(Note: Based on New Living Homes standard designs. Does not include the Powder Room on single and two storey designs).

\$3,050

9

20mm Quantum Quartz stone benchtops from New Living Homes range to the Bathroom and Ensuite vanity. Price includes a Caroma Carboni II Inset basin to suit stone benchtop upgrade.
(Does not include the Powder Room on single and two storey designs).

\$2,755

10

Contour Perimeter framed shower screens with frameless pivot door in 6mm clear toughened glass to the Bathroom & Ensuite.
(Does not include the Powder Room on single and two storey designs).

\$1,590



Our Team

DevCore Property Group

The team at DevCore share a wealth of experience with Australia's major developers, with over 150 years of combined experience. Extensive expertise and a commitment to quality guarantees exceptional outcomes with ease and certainty delivering great places and long-term benefits.

The DevCore team has been the driving force behind some of New South Wales' most successful property development projects. With a commitment to creating thriving communities in regional areas, DevCore excel at repurposing great parcels of land to create new lives and bright futures for locals and delivering a sense of community for all residents.

Antony & Edwards Real Estate

Antony and Edwards Real Estate are proud to be associated with Blakelys Run and are excited to see the project grow and prosper. Tom Antony and Paul Edwards have strong local ties to the Goulburn community with both of their families having been in the area for more than 5 generations. Paul and Tom are very family orientated, are heavily involved in the local sporting community and take great pride in their involvement in the sponsorship of local sporting teams, various charities and also help out with funding for local school projects.

Antony and Edwards Real Estate have now been in operation for over 5 years with a focus on residential and rural sales along with a very strong property management team. Tom and Paul boast over 35 years of local real estate experience between them and look forward to connecting Blakelys Run to local buyers and families.

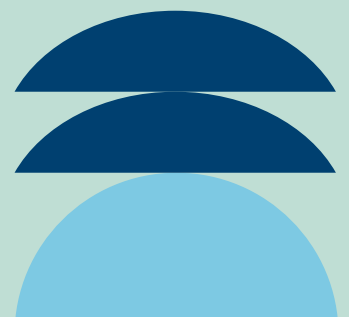
New Living Homes

Established in 2011, New Living Homes is a 100% Australian owned subsidiary of The Masterton Group. Jim Masterton was determined to keep his vision of providing everyday Aussies the chance of home ownership, so he established New Living Homes, to focus on single storey designs suited to the lot sizes of new housing developments, known as greenfield sites.

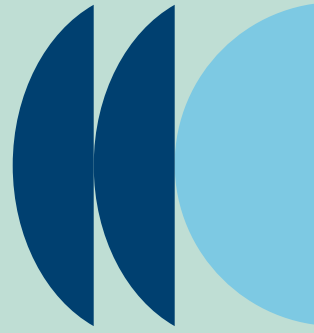
While industry legend Jim Masterton is no longer with us, his vision was simple, and remains a strong part of our ethos today: streamlined designs, with little or no customization, means lower costs and faster builds. And that's what plenty of customers need, especially when every dollar counts.

Today, New Living Homes are run by Jim Masterton's long-time colleague and friend, Graham Keys, the General Manager.

At New Living Homes we pride ourselves on exceptional service and experience. From start to finish, we are with you every step of the way.



Contact



Sales Office Location

137 Auburn Street,
Goulburn, NSW, 2580

Project Location

129 Marys Mount Road,
Goulburn, NSW, 2580

Contact

1800 25 25 35

sales@blakelysrun.com.au



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BLAKELYS RUN
GOULBURN



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The inclusions are correct as at the date of printing, being 22 May 2024, and are subject to change at any time.

Goulburn Estates No 1 Pty Ltd ACN 650 973 434.