




Banksia 265

 4+4

 2+2

 1+1

PACKAGE

House Size: 265 m²

Land Size: 1,806m²

Indicative Rent p.w: \$1,100

Land Price: \$250,000 Package Price: \$947,275

 Full Turn-Key Package

 Open-Plan Living

 High Quality Inclusions

 6 Year Structure Guarantee

 Contemporary Colour Scheme

UNIT ONE

AREA TABLE	
ALFRESCO	7.13 m ²
PORCH	1.35 m ²
GARAGE	22.34 m ²
HOUSE	101.70 m ²
TOTAL	132.52 m ²

UNIT TWO

AREA TABLE	
ALFRESCO	7.13 m ²
PORCH	1.35 m ²
GARAGE	22.34 m ²
HOUSE	101.70 m ²
TOTAL	132.52 m ²

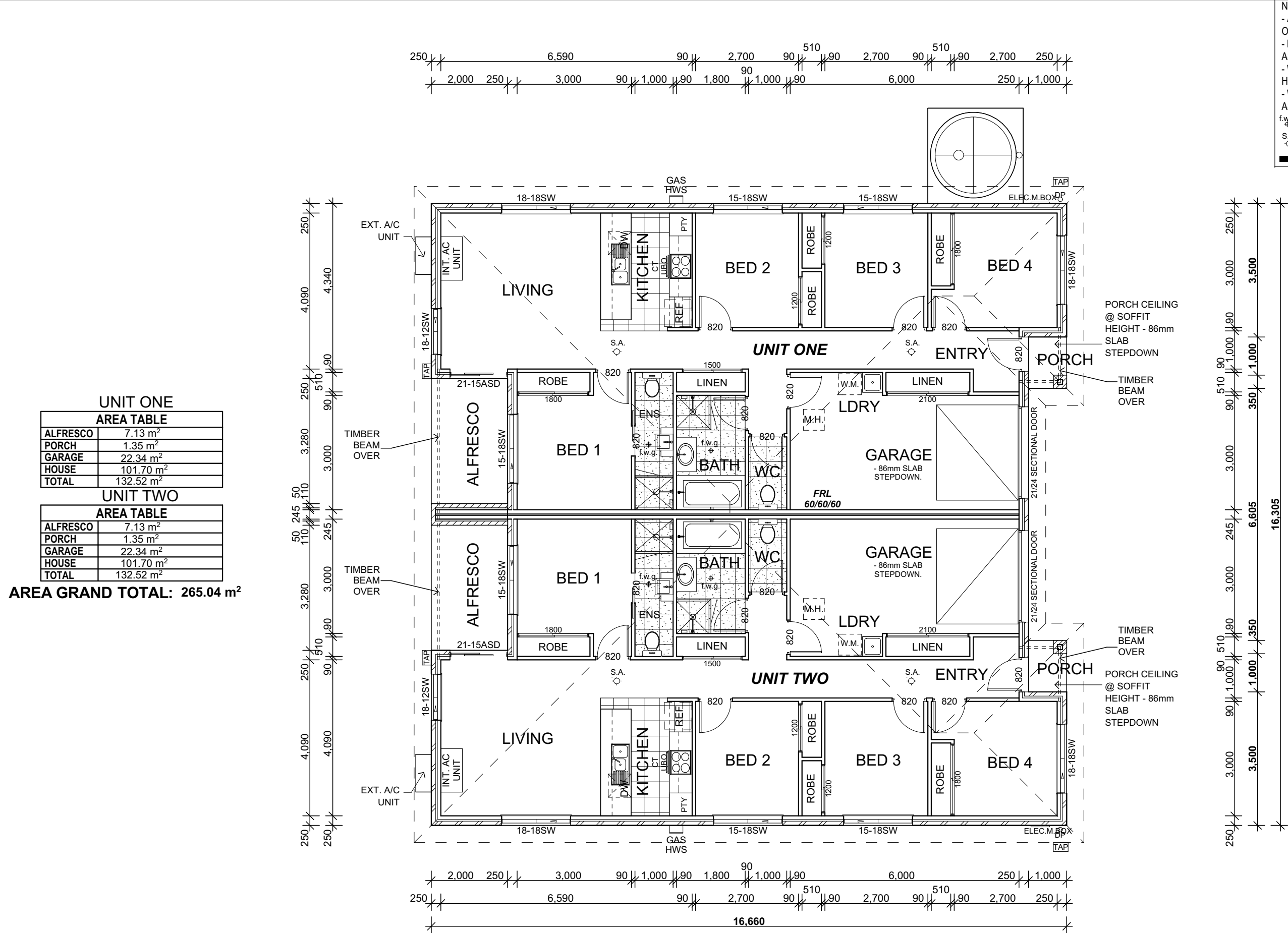
AREA GRAND TOTAL: 265.04 m²

NOTES:
- ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS OTHERWISE SPECIFIED.
- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021
- WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER BCA PART 3.8.3.3
- WATERPROOFING TO WET AREAS TO COMPLY WITH AS 3740 - 2022
f.w.g. = FLOOR WASTE GULLY
S.A. = SMOKE ALARMS INTERCONNECTED IN ACCORDANCE WITH BCA 3.7.2
DENOTES LOAD BEARING WALL

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AREA GRAND TOTAL: 265.04 m²



SCALE @ A3 - 1:100

NOTE:
- MECHANICAL VENTILATION TO BE DISCHARGED (DUCTED) TO EAVES.
- WET AREAS TO BE PROVIDED WITH FALL IN ACCORDANCE WITH HP 10.2.12 & NCC H4D2
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 VOLUME 2

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 1684. DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTORS PRIOR TO SET OUT AND CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALE (DO NOT SCALE OFF PLAN). ALL TRADES TO CONFORM TO THE RELATIVE STANDARDS PERTAINING TO THEIR WORKS.
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PROPOSED RESIDENTIAL DUAL
OCCUPANCY DWELLINGS
BANKSIA 265
LOT _____ ROAD
(SUBURB), NSW

DATE: __/__/__
DRAWN: NG

JOB NUMBER :

GROUND FLOOR

ISSUE A
2



TAMWORTH, NSW

Regional Australia's top 5 cheapest and best places to invest in property continues...

-AUSTRALIA'S TOP 5 CHEAPIES WITH PROSPECTS- Tamworth, Regional NSW

- Strong future as regional freight hub
- High population growth
- \$210 million hospital upgrade
- \$1.3 billion Dungowan Dam project
- \$37 million University of New England Tamworth CBD campus

Mr Ryder said Tamworth continued to grow, with billion-dollar infrastructure projects rolling out.

"With its intermodal freight hub, Tamworth Global Gateway Park is set to be one of the engine rooms of the New England economy," Mr Ryder said.

"The city is also part of a significant emerging region for renewable energy developments, with projects worth more than \$10b on the horizon, including a Tamworth Big Battery."

Mr Ryder said Tamworth was also appealing for its affordability and rural lifestyle, and along with its space and established facilities.

"A wave of new residential developments is also now under way, or in the pipeline, throughout the LGA and in nearby areas," he said. "The Tamworth property market is strong, with low vacancies and the consistent delivery of high rental yields continuing to attract investors. Units are also recording double-digit annual growth of 20 per cent and above."

Geography and Demographics



Tamworth is located in the New England region of NSW

Tamworth is situated in the New England region of NSW, about halfway between Brisbane and Sydney.



Population is around 63,000

According to the 2021 census, Tamworth has a population of approximately 63,000 people.



Population projected to reach 80,770 by 2041

Forecasts predict Tamworth's population will grow by 21.5% between 2024 and 2041 to reach 80,770 residents.



Major industries are healthcare, retail, education, manufacturing and agriculture

The city's main industries in terms of jobs and economic output are healthcare, retail, education, manufacturing and agriculture.

Tamworth is a sizable regional city in NSW with a diverse economic base poised for steady population growth in the coming decades.

Tamworth's Renaissance: Cultivating Capital in NSW' Rising Star



Tamworth the center of NSW's Greater Northern region

Many infrastructure and transport services converge here



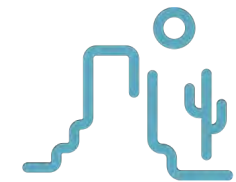
Strong economy with \$3.69 billion GRP in 2022

Unemployment rate only 2.3% in June 2023



Major Industries are Healthcare, Manufacturing, Retail, Education

Agriculture and tourism also significant contributors



Livestock exchange is a major facility

Attracts livestock from across the region

Tamworth is a thriving regional center with a diversified economy and key services

Tamworth's Revival: Fostering Wealth Growth in NSW's Emerging Powerhouse



Tamworth Shopping Centre

Tamworth Shopping Centre, a large retail complex and the biggest employer in Tamworth.



Tamworth Hospital

Tamworth Base Hospital, a major regional hospital providing health services to the population of Tamworth and surrounding areas of over 200,000.



Agriculture

Tamworth represents some of Australia's Largest, Beef Cattle Stations, Wineries and Sheep exporters. Baiaida have an approved processing facility for over 3M chickens per week.



Tamworth Regional Airport

Aviation has been a significant part of the local economy, partly due to the town's exceptionally suitable flying weather, with the former East West Airlines and Eastern Airlines having had service and maintenance bases at the Tamworth Airport.

Tamworth Regional Medical Services



Tamworth Hospital Entrance

Image of the main entrance to Tamworth Hospital, showing the modern glass facade.



Cancer Centre Exterior

Exterior view of the sleek, modern building housing the New England North West Regional Cancer Centre in Tamworth.



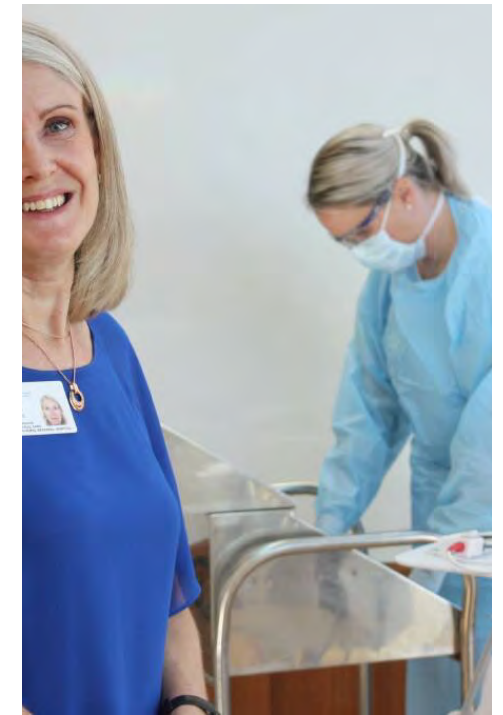
Hospital Redevelopment

Image of construction workers during the \$210 million redevelopment of Tamworth Hospital in 2016.



Doctor With Patient

A doctor in a white coat speaking with a patient in an exam room at Tamworth Hospital.



Nurses Station

Nurses gathered around the main nurses station at Tamworth Hospital, discussing patient care.

Major Infrastructure Developments in Tamworth



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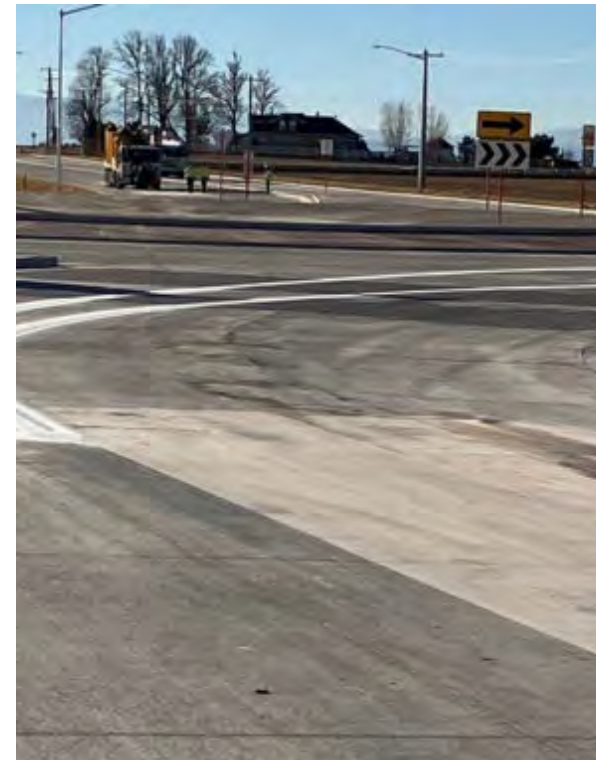
Intermodal terminal

An aerial view of the new intermodal terminal featuring rail lines and large warehouses



West Tamworth to Westdale rail line

Workers laying new railroad tracks on the reactivated 5km line between West Tamworth and Westdale



Country Road roundabout upgrade

Construction equipment and workers upgrading the major Country Road roundabout intersection



Former saleyards industrial estate

Bird's-eye view of the redeveloped former Tamworth saleyards into a new industrial park

Global Gateway Park & Freight Projects

Master-planned facility

The \$100 million Tamworth Global Gateway Park is a 246ha Council-owned, master-planned site in Westdale.

Intermodal capabilities

The facility will provide businesses the ability to ship freight via road, rail, air and sea through a purpose-built intermodal freight terminal.

Truck traffic reduction

Once fully developed, the Global Gateway will take 30,000 truck movements a year off the New England Highway.

Job creation

The facility is expected to create 5,000 new jobs once fully developed.

Infrastructure progress

Since 2020, five major infrastructure projects have been completed and 31.3ha of the precinct developed.

Council investment

The facility is part of Council's 2023-24 Annual Plan and Budget.

Tamworth's Skyward Ascent: Advancing Regional Connectivity with Aviation Development in NSW



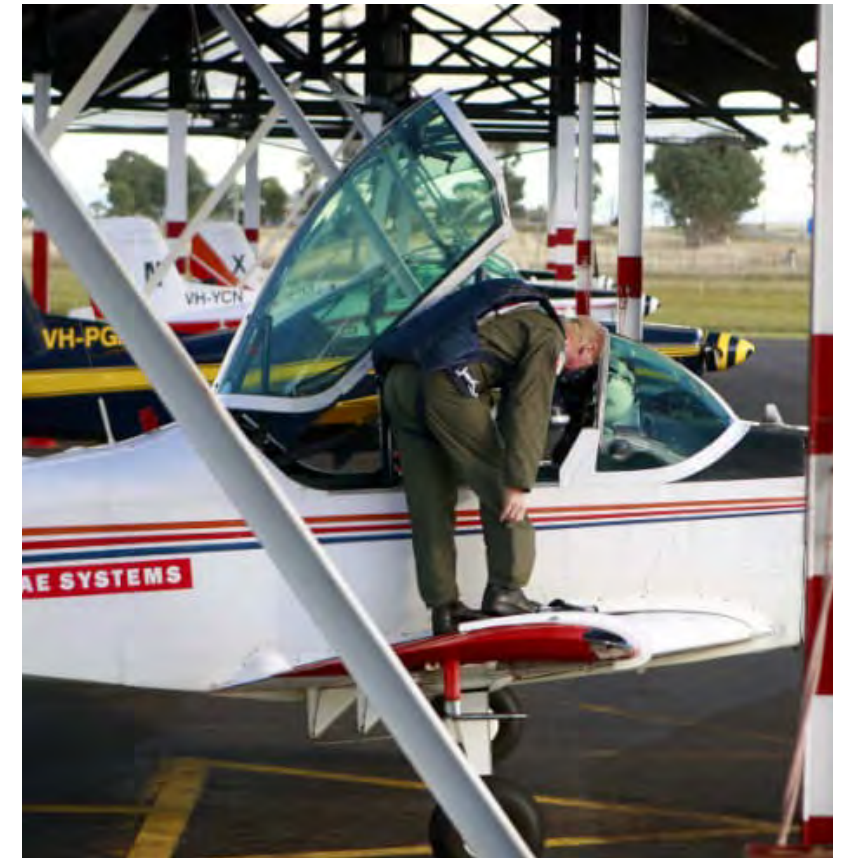
Tamworth Airport

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Qantaslink Plane

Qantaslink currently conducts heavy maintenance on its DHC8-400 fleet at its Tamworth base.



Bae Systems Flight Training Academy

The Tamworth airport is home to the former Bae systems flight training academy complex, capable of accommodating and training up to 150 students at any time.

Renewable Energy Projects in Tamworth, NSW



Wind Turbines



Solar Panels



Battery Storage Facility

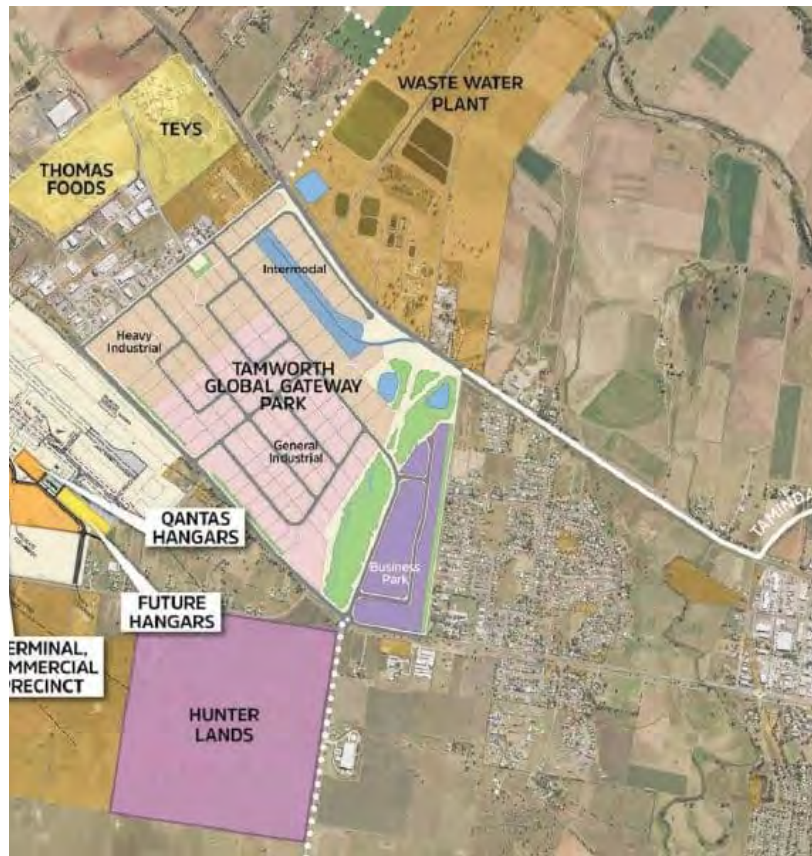


Construction Workers



Wind Farm Map

Tamworth's Advancement: Enhancing Capital Formation in NSW's Blooming Sector



Tamworth Global Gateway Park intermodal freight hub

Intermodal freight hub set to boost the New England economy.



Wind turbines

Part of an emerging \$10 billion renewable energy hub.



University campus

New UNE campus opening in Tamworth CBD in 2026.

Tamworth's Academic Expansion: Fostering Futures with New Schools and University Endeavours in NSW's Heartland



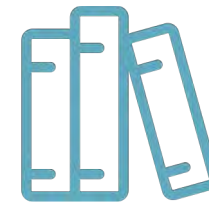
Public and private primary and secondary schools

There are several public and six private schools in Tamworth.



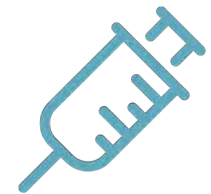
Tertiary institutions

The city has a TAFE campus, UNE Study Centre, Regional Conservatorium of Music, and more.



University facilities

The University of Newcastle opened a \$18 million campus in Tamworth in 2014.



Health facilities

Major health facilities include Tamworth Hospital and the \$42 million cancer center.

Tamworth has a good mix of educational and health facilities including public and private schools, tertiary institutions, university facilities, hospitals and specialty centers.

Key Agricultural Activities in Tamworth



Agricultural Land

An estimated 307,000 hectares (760,000 acres) of land are used for the agricultural industry



Agricultural Activities

Important agricultural activities include beef, sheep, grain, dairy, poultry and lucerne. Other agricultural areas include alpaca, buffalo, berry, fish, goat, hydroponic, nut, olive, and specialised game fowl farming, as well as wineries



Livestock Processing

The largest commodity produced being livestock slaughtering's, which accounted for 75.4% of the LGA's total agricultural output in value terms.

Tamworth - Australia's Sporting Horse Capital



Tamworth is the sporting horse capital of Australia

Tamworth is nationally recognized as the headquarters for major equine associations like CHA, ABCRA and AQHA



Many major equine events held in Tamworth

Various international, national and state equine championships take place in Tamworth district regularly



Home to Australia's richest sporting horse event

The NCHA Futurity, Australia's richest sporting horse event, is held in Tamworth

With its equine associations headquarters and major sporting events, Tamworth has established itself as the undisputed sporting horse capital of Australia.