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New Residential Home available for purchase and site lease

A rare opportunity exists to purchase a brand new mobile home and lease a site in our Holiday Park in Tweed Heads South.

Two new resident homes will be delivered to the Park in May 2017 and available to move in from late July 2017. If you are looking to move to the Tweed region soon, then this is for you.

Brand new Resident Home for Sale –

Style A \$175,000 (inc GST)

Style B \$178,000 (inc GST)

BIG4 Tweed Billabong Holiday Park is situated in Tweed Heads South. We have 178 sites, of which 65 are currently Residential Sites. The remaining sites are tourist sites with either cabins or caravan/tent sites.

We have many onsite facilities such as amenities, laundry, resort style pools, security gates, Kitchen and Lounge and the billabong (small lake). The park is very popular with families in school holiday periods and grey nomads in winter.

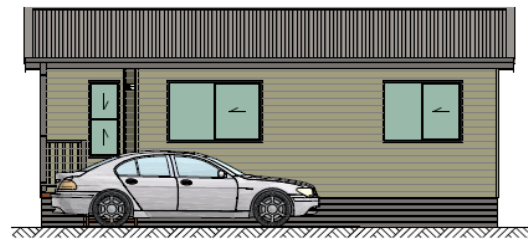
Tweed Heads has 5 clubs with bowls, golfing, great value meals and entertainment. It's also an excellent fishing spot and a base for day trips to the Gold Coast, the hinterland, Northern NSW and Byron Bay.

Your new home:

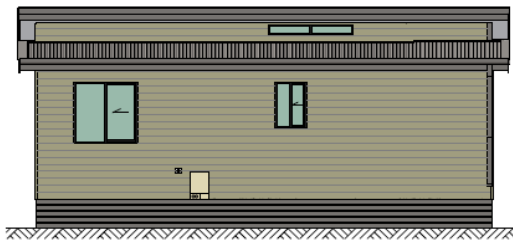
EXTERIOR STYLE A



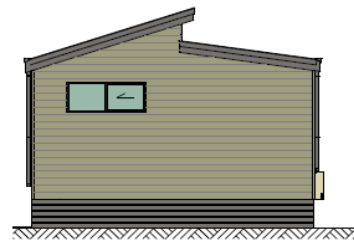
E-01 | front elevation
1:75



E-02 | side elevation
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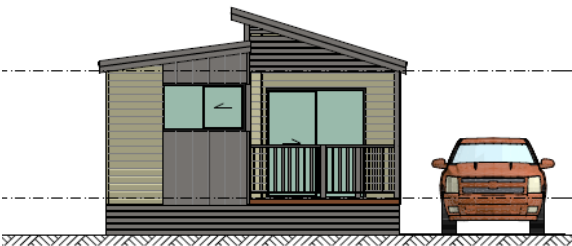


E-03 | side elevation
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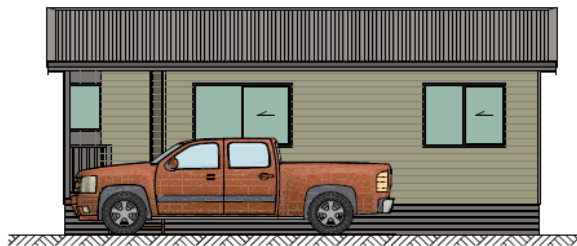


E-04 | back elevation
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EXTERIOR STYLE B



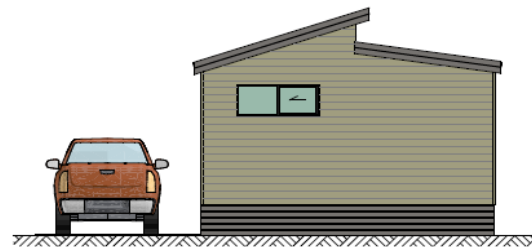
E-01 | front elevation
1:75



E-02 | side elevation
1:75



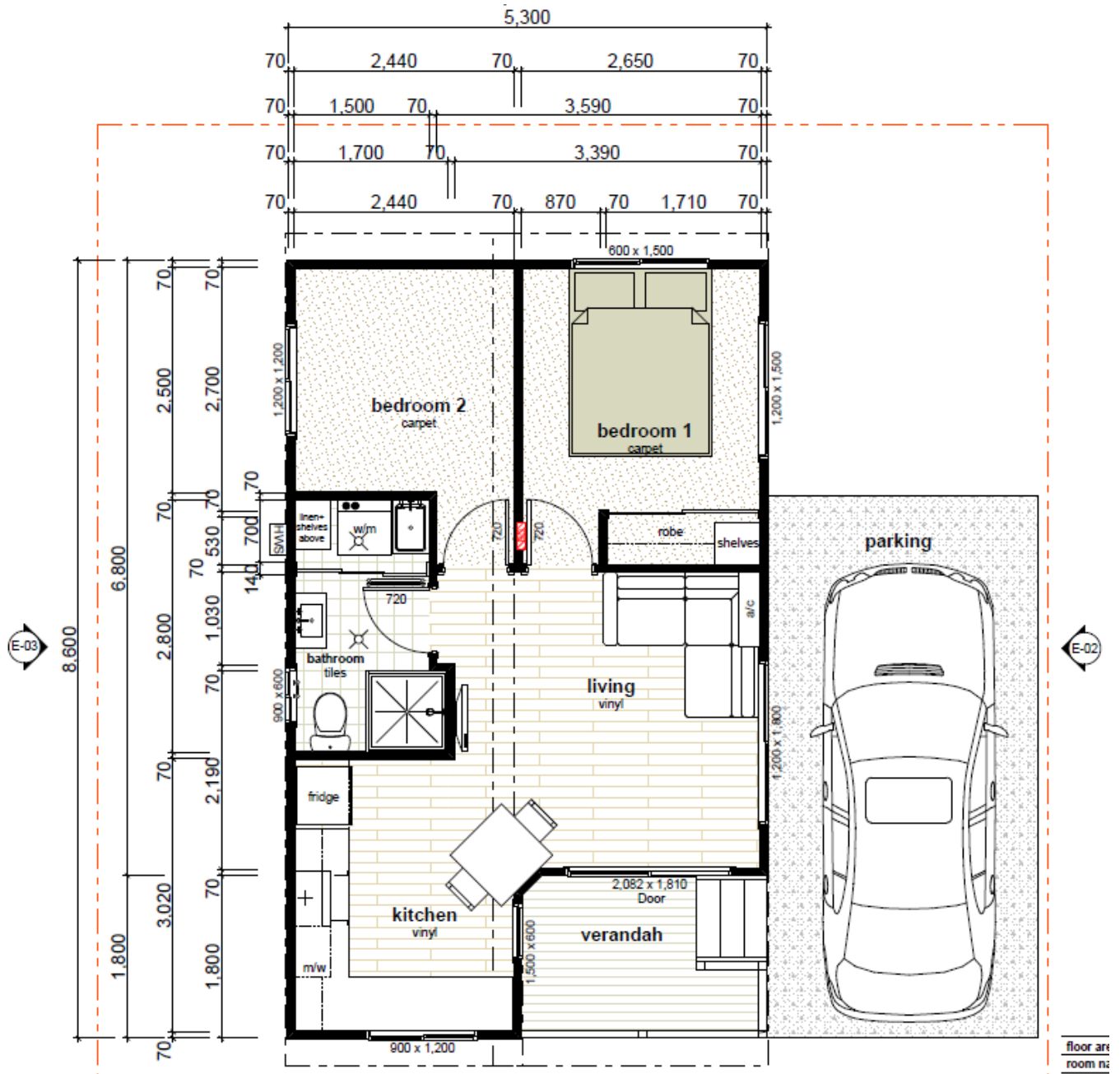
E-03 | side elevation
1:75



E-04 | back elevation
1:75

INTERIOR HOME A and B

The interiors of both homes are the same, only the front kitchen window and exterior panelling differ.



The homes have the following inclusions:

- Total dimensions 5.3m wide x 8.6m long.

Lounge/dining/kitchen combined

- Kitchen has under bench oven, hotplates, sink, pantry, space for microwave.
- Upper and Lower cabinets (Classic White colour).
- Large Fridge hole size - 750 x 1750mm
- Caesar stone benchtop (Alpine Mist colour).
- Gas under bench oven and gas hotplates (stainless steel in colour).
- Vinyl planks in lounge/kitchen (timber look colour).
- 1.5 bowl sink LHS
- Ceiling fan in lounge.
- TV point

Main Bedroom

- Wardrobe with 2nd TV point above. Sliding doors with mirrors. 1710mm w x 1800mm h.
- Ceiling fan.
- Carpet (Grey in colour).

2nd bedroom study/craft room

- Carpet (Grey in colour).

Bathroom / Laundry

- Tiles in bathroom/laundry. Floor tiles are Grey (loft cypress), wall tiles in White.
- Shower 900x900mm, tiled base (grey in colour), Wall tiles white.
- Toilet
- Vanity (600 x 350mm wall hung in white colour),
- Shaver mirror on wall with storage behind.
- Exhaust Fan/Light/Heater combo - 2 Lamp
- Thermann 16 50° LPG gas hot water system.
- Internal laundry within the bathroom with a Linen press and laundry tub.
- Space and power for a washing machine and dryer over (not supplied).
- Sliding doors on laundry (white in colour).

Other

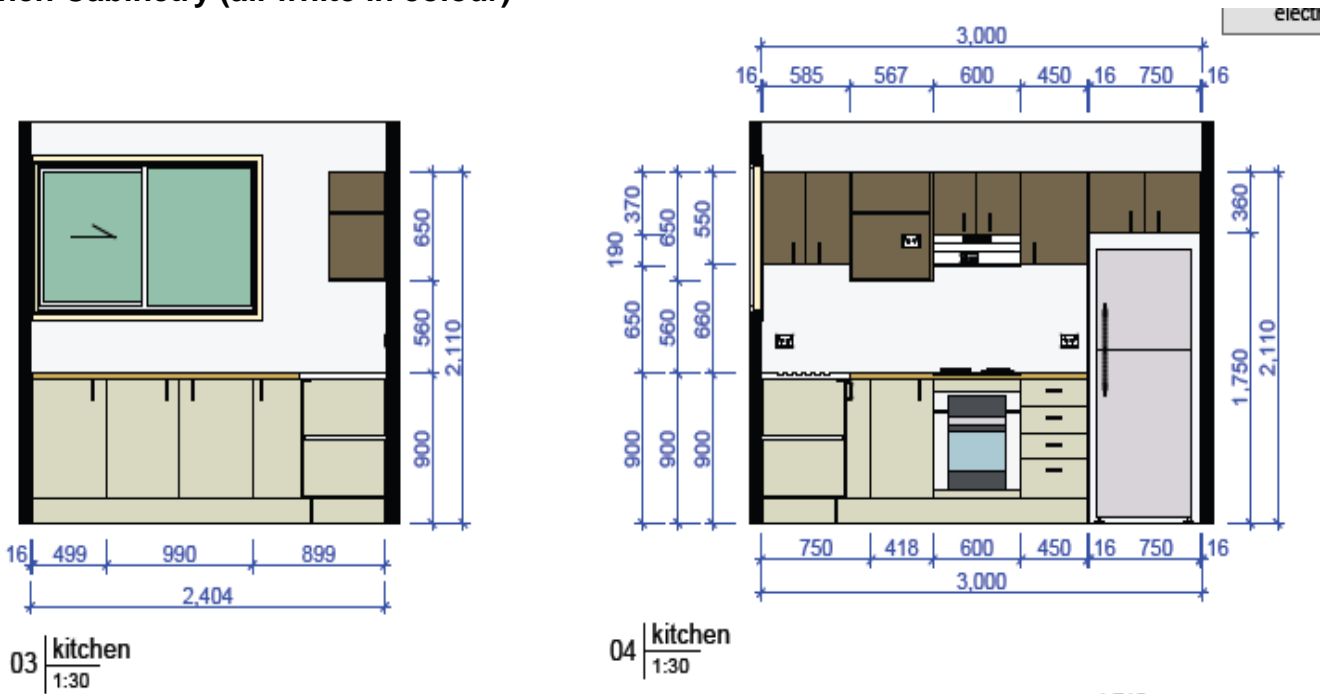
- A small balcony with Modwood decking and stairs (grey Silverwood colour).
- Crim safe security door on front door, fly screens on all other windows.
- Pebble-crete driveway (2.3m w x 5.0m l).
- Blinds to main windows (Holland roller blinds to all windows except bathroom, vertical blind on front door).
- LED down lights throughout
- Basic native gardens at front and one side of home.
- Electricity and water connected.
- TV Aerial installed.
- Gas connection to the home (bottles not provided).
- Gutters and downpipes to the base of the home cladding.
- Modern exterior colour scheme of Limed Half White, Dune and Woodland Grey.
- 'Cathedral ceilings' in lounge and bedrooms, flat ceiling in bathroom.

In other words, the hard work is all done, you just have to arrive with your furniture.

Exclusions:

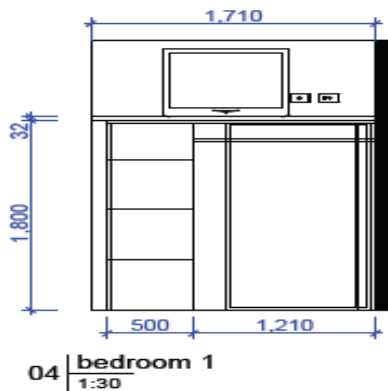
- Air-conditioning, and any additional electrical requirements for an air-conditioner.
- All furniture.
- Gas bottles.
- Down pipes for stormwater to the street. The downpipes finish at the base of the home cladding.
- Electrical appliances (other than oven and hotplates), white goods, TV etc.
- Any additional gardens and grass.
- Any changes requested to current home and specifications.

Kitchen Cabinetry (all white in colour)



Bedroom 1 wardrobe

TV point on top (TV not included)



SPECIFICATIONS

EXTERIOR	
Flooring 22mm particleboard	Carpet - Grey, In 2 bedrooms
Cladding Type - Selflock Ecogroove 150 smooth	Vinyl planks- lounge / Dining/ Kitchen -timber look
Eaves / Fascia Type 300 Gable ends 200 to high side	Tiles - Bathroom/Laundry 200x200 Grey
Roof Style & Pitch -18°/8°	Blinds To all windows (except bathroom)
Roof Insulation 50mm Foil Blanket	Robe Doors, Main bedroom- Mirrored silver frame
Wall Insulation R1.5 Batts	BATHROOM
Underfloor Insulation N/A	Shower Base 900 x900 Tiled
Handrail – Vertical Balustrade	Screen Silver frame, clear glass, pivot
Decking and stairs – Moodwood Silvergum Brushed	Mirrored Shaving Cabinet
	Single Towel Rail x 2. Soap Dish. Toilet Roll Holder
Window Colour - Woodland Grey	Vanity – white 600 x 350 wall hung
Security Screen (main door) Crim safe screen door	Laundry Tub - Mini Glo S/S bowl
Window screens – Fibreglass screens	Laundry Doors - Triple Track with White Doors
Cladding Colour Half Limed White	Laundry cupboards - White
Gutter & Barge Colour Woodland Grey	Washer/Dryer - Provision Only (room allowed and power)
Veranda posts, balustrades etc -Dune	Hot Water Service - Thermann 16 50° LPG
INTERIOR	Bath/Spa – Not applicable
Wall Lining - 10mm Plasterboard	Toilet – Caroma
Ceilings – Bedroom and Living Cathedral. Bathroom Level.	Tiles: Shower walls 200 x 300 white
Door Furniture - Standard Lever	Tiles: Floor - 200 x 200 Loft Cypress
Cornice - 55mm Cove	KITCHEN CABINETRY
Architraves and skirting 67 x 18mm Pine	Kitchen Taps - Faucet Sink Flick Mixer - Chrome
Walls and doors colour -Natural white	Sink – 1.5 Bowl. LHS
Ceiling colour - white	Dishwasher – N/A
Electrical	Benchtop Colour – Alpine Mist Caesar Stone
Ceiling Fans stainless- Bed 1 and Living	Door Colour Top and Bottom – Classic White
Aircon – provision only (tail under floor)	Handles -96D
Light fittings – LED downlights	Fridge Size - 750 x 1750
	Microwave – provision only, standard size
Exhaust Fan/Light/Heater combo - 2 Lamp	Oven Westinghouse Gas Wall Oven. Stainless
LED wall reading lights Main bedroom	Cooktop -Westinghouse, Gas 4 burner. Stainless
TV points height -1500 Living, 2200 Robe BR1	Range – Fixed, Stainless
	Kitchen wall Tiles – 200x300mm white

THE FINE PRINT

Payment:

- A deposit of 10% is required at time of purchase.
- A disclosure statement will be sent to you with more information about the park. You must have this disclosure statement for 14 days before we can progress the sale.
- An 'Application for Residency' form must be completed at this time and approved by the Operator.
- Should approval not be granted, the 10% deposit will be refunded.
- After approval and the 14 day disclosure period, the final payment is due and the Residential Site Agreement signed.
- The home purchase and site agreement has a 14-day cooling off period. If you move into the home during that time the cooling off period is void.
- Weekly site fees are payable from the move in date or the date the Residential Site Agreement is signed (depending on sale date).

Park Fees:

- Weekly site fees from May 2017 are \$192 for 2 people (valid until 1st May 2018). Site fees are reviewed every 12 months on 1st May.
- Maximum 2 people per site.
- Home owner's must be over 55 years of age.
- Site fees are payable fortnightly in advance.
- Electricity is metered monthly and invoiced per site, and payable within 21 days.
- Water may also be metered in the near future on a monthly basis.

Some Park Rules:

Here are a few Park Rules that may impact upon your decision to live in this Park. We ask that you consider these carefully prior to continuing.

- The park does not allow car ports, shade sails or large awnings.
- The park does not allow clothes lines.
- The park does not allow Pets, other than a small bird in a cage.
- We have a strict 1 car per site policy. If you have an additional car this needs to be parked in Holden St.
- 1 additional small boat or trailer can be parked on your site, as long as it fits within the boundaries of your site.
- A small garden shed can be added, as long as this fits within the site coverage regulations.
- Visitors can stay with you for a maximum of 2 weeks consecutively, and up to a total of 3 weeks per year. A maximum of 2 visitors are permitted at each time. Charges do not apply for these visitors.
- A full copy of the Community Rules may be viewed upon request.
- Access to the water park is not included in residential site fees. A day use fee is applicable.

Lease Agreement:

Please note that occupation is on a 'leasehold agreement only'. You are not purchasing the land. You will own the mobile home that is situated on the site you lease from the Park on a weekly basis.

Terms and conditions of the 'Residential Site Agreement' for NSW and the 'Local Government Regulation 2005' apply.

Please email leisa@tweedbillabong.com.au for further information, or call 0755 242 444.

Electrical plan

