

LAKESIDE



DWELLING 1

DWELLING 2

TOTAL PRICE \$1,083,500*

3 2 1 | 2 1 1

Lot 124

Dual income design featuring one property with two rental incomes.

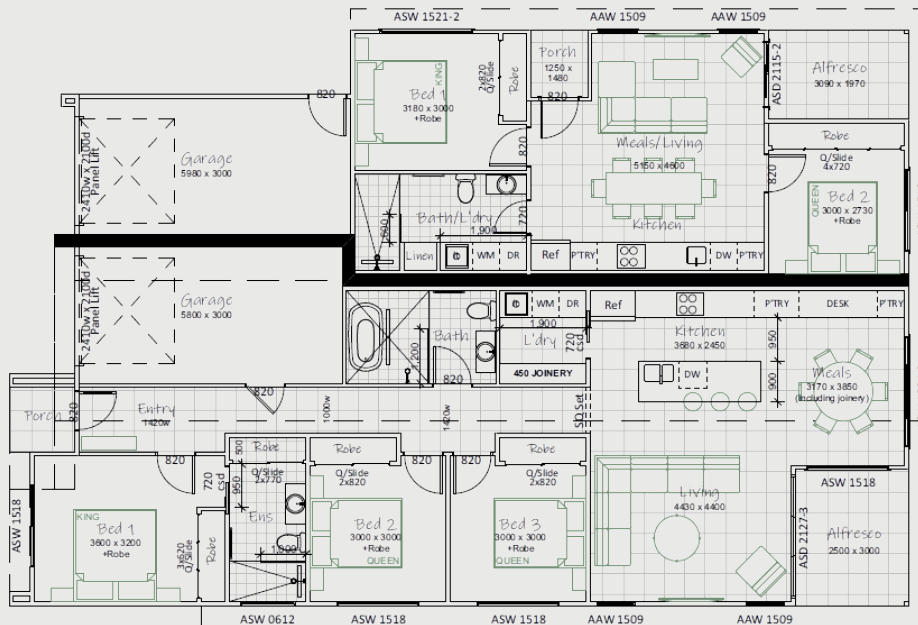
A/S/M/H Soil & Site classifications, up to 1.5m of land fall & retaining walls, BAL29 allowances, Fee's (incl Sec 7.11 Developer Contributions) up to \$20,000. Sewer/Water upgrade up to \$17,000. Extra Landscaping, Fencing & Turf Allowance for a lot over 450sqm. Internet service provisions x 2, One additional Water Metre connected from an existing one, Floor Plan & house size may require slight modifications to suit lot dimensions and contours.

LAND SIZE	615.00 ^{SQM}
HOUSE SIZE	143.44+ 87.51 ^{SQM}
REGISTRATION	REGISTERED
LAND PRICE	\$369,000
HOUSE PRICE	\$714,500



*There may be additional cost outside of the build contract that relate to the connection of the NBN / Opticomm services. These cannot be ascertained at the time of sale.

LAKESIDE



Floor plan subject to change due to Council approval requirements.

REGISTRATION

Registered ¹

APPROVAL TIME

12-28 weeks ²

SITE PREP

4-8 weeks ³

BUILD TIME

39-43 weeks ³

¹ Registration date is an estimate only and may vary due to Developer or Approval delays, outside of DPN's control.

² Approval time for build by Council is an estimate only and may vary due to delays by Council, outside of DPN's control.

³ Site preparation timeframes are indicative and subject to site conditions and approvals, outside of DPN's control.

⁴ Build time frame guarantees listed are an average for most housing product types. Specific build times will be detailed in the construction contract. These time frames vary due to property type, site location, council requirements and state legislation. The build contract will include the specific time frame wet weather exclusions, public holiday extensions and industry closure periods, along with liquidated damages payable to the purchaser for any delays beyond the guaranteed build time, which are conditional to the purchaser meeting all payment schedule obligations as detailed. Fixed pricing is dependent on commencing construction within the time frame detailed in the contract.

STAGE PLAN



ESTATE



ESTATE



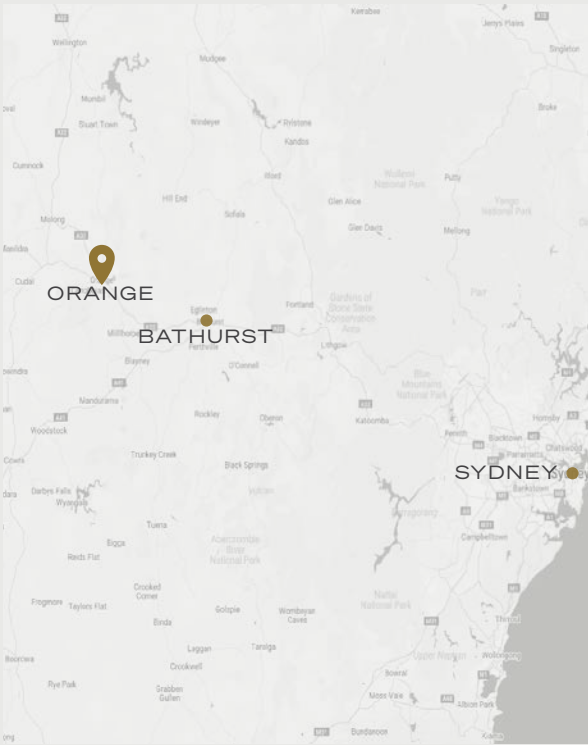
Location

Located in the City of Orange local government area 45 min west of Bathurst, according to the 2021 census, Orange had:

POPULATION	41,232
FAMILIES	10,531
DWELLINGS	17,797
MEDIAN AGE	36
CHILDREN/FAMILY	1.9
PEOPLE/HOUSE	2.5

AGE	
20-34 (LIKELY TO RENT)	19.4%
35-44 (FIRST HOMEBUYERS)	12.6%
45-59 (UPGRADERS)	17.0%
60+ (DOWNSIZERS)	23.0%

TENURE	
RENTERS	33.7%
OWNER OCCUPIED	63.2%
OTHER*	3.1%



COMPREHENSIVE INCLUSIONS

ensuring your property is ready for rental at completion

DESIGN/PLANNING

- Free site inspection
- Architectural drawings required for Council approval
- Structural design for Council approval
- Detailed contour and identification surveys and Geotech soil classification reports
- Basix and NatHERS compliance reports
- Council Complying Development Application (CDC),
- Construction Certificate (CC), Final Occupation Certificate (OC) and fees
- Local water authority applications, location diagram, plumbing and drainage inspections
- Preparation of "Statement of Environmental Effects" (SOEE)

STATUTORY REQUIREMENTS

- Temporary fencing to site
- Safety signage
- Insurances - Home Building Compensation Fund Insurance (HBCF),
- Public Liability Insurance, Builders Risk Insurance, Long Service Levy
- Sediment control fencing
- Termite protection and certification
- Site toilet
- All building materials to comply with Australian Standards
- All weather access to site
- Scaffolding as required by local authority.
- 6-year structural guarantee and 2 year non-structural guarantee
- 3 months Maintenance Period

KITCHEN

- Westinghouse 60cm under bench electric oven
- Westinghouse 60cm four element electric induction cooktop
- Westinghouse 60cm integrated range hood
- Westinghouse 60cm Stainless Steel Dishwasher
- Westinghouse designer microwave
- Custom made designer Kitchen with bulkheads
- 20mm stone bench tops from builder's designer range
- Laminate or Polytec range doors and panels

- Melamine shelving to pantries
- Wall cabinetry with solid backs
- Floor cupboards with solid backs
- Handleless square edge doors and drawers with quality soft close mechanisms (handles only if required)
- Bank of four drawers with metal sides and cutlery tray
- PARISI Quadro stainless steel sink and drainer
- PARISI flick mixer tap to sink D
- Mosaic tile splashback to underside of overhead cupboards
- LED lighting strip to underside of overhead cupboards

LAUNDRY

- Waterproofing to Australian Standards
- PARISI Quadro Drop-in Laundry tub sink
- PARISI sink mixer tapware
- Hot and cold washing machine connections
- Custom made Polytec benchtop
- Cupboard
- Ceramic tiles to floors - 300 x 600mm
- Ceramic tiles to walls - 300 x 600mm (floor to ceiling)
- Ceramic tiles to splashback - to underside of cupboards
- Overhead cupboards for linen storage (Typically in a secondary dwelling where no cupboard shown)
- Melamine shelving to linen cupboards (if shown on plan)
- External laundry door - Humes XF1 solid core with translucent glass

BATHROOMS AND ENSUITES

- Waterproofing to Australian Standards in all wet areas
- Obscure privacy glazing to windows
- Semi Frameless (or frameless) clear glass shower screens (as shown on plan)
- Frameless polished pencil edged mirrors above vanity basins
- Wall-hung designer vanities with high grade ceramic basins and
- Polytec soft close doors and draws
- Free standing designer white acrylic baths (as shown on plan)
- • PARISI mixer taps throughout

- PARISI towel rails
- PARISI toilet roll holders
- PARISI designer shower head
- Ceramic tiles to bathroom floor - 300 x 600mm
- Ceramic tiles to walls - 300 x 600mm (floor to ceiling)
- Ceramic tiles to shower - 300 x 600mm (floor to ceiling)
- Vitreous white China designer toilet suite close coupled with soft close seat
- Exhaust fan to applicable areas
- LED Downlights

LIVING AND ALFRESCO AREAS

- Quality carpet with premium underlay to office, study, media & second story stairs (if shown on plans)
- Melamine shelving to linen cupboards
- Blinds - Roller Block out blinds to all applicable windows and sliding doors
- Ceramic tiles to kitchen and living areas - 300 x 600mm
- Ceramic tiles to front entrance porch - 600x600mm
- Ceramic tiles to Alfresco - 600x600mm
- Office/study nook bench tops in Polytec (if noted on plan)
- RINNAI Air Conditioning - Ducted reverse cycle to all internal living areas (7 year warranty)

BEDROOMS

- Wardrobe Doors – Soft Close Mirror sliding doors with aluminum frames A
- Built in or walk in robes with melamine shelves and hanging poles (as per plan)
- Internal Doors - Hume HST1 series
- Designer Metal Doorstops to applicable doors
- Blinds - Roller Block out blinds to all applicable windows
- Gainsborough Door handles - Lever series to all applicable doors
- Quality carpet with premium underlay to bedrooms C
- Square set ceilings
- RINNAI Air Conditioning - Ducted reverse cycle to all bedrooms (7 year warranty)

INTERNAL AND EXTERNAL FEATURES

- All standard site costs and pier excavation
- Concrete slab to A/S/M/H-Class requirements
- Termite barrier control system
- Timber frame and trusses - Engineered and T2 treated (External 90mm and Internal 70mm)
- House constructed for "N2" wind rating conditions (W33)
- Aluminium windows and sliding doors with glass to Australian Standards
- Fly screens to all windows and sliding doors
- • Austral Bricks (Standard 76, Universal 76, Exposure Grade, Everyday Life, Urban One, Whitsundays, Wilderness)
- Roof pitch as per plan
- Metal fascia and gutter with PVC painted downpipes
- Skylights - Solar Tube 160 DS Skylight (if noted on plan)
- Concrete driveway coloured and sealed from garage to property boundary
- Retaining walls - Engineered using concrete sleepers or masonry blockwork (if noted on plan)
- Metal Colourbond Panel Lift garage doors with remote controls
- Ceramic tiled alfresco, front entrance veranda and porches (Pergolas/Patios in plain concrete)
- Locks to all operable windows and external doors
- Front security door - Metal frame with metal perforated mesh
- Front and backyards terraced, benched and battered (subject to builder's discretion and site conditions)
- KINGSPAN steel Colourbond water tank and pump up to 5000ltr (or as shown on plan)
- Sewer and storm water connections to existing serviceable points on regular rectangular shaped allotments
- RINNAI hot water electric heat pump
- Weathertex or Hardies cladding profiles
- Metal roof sheeting or concrete roof tiles and sarking (as per plan or estate covenant)
- TV Antenna, clothesline, and precast concrete letterbox
- Water connection from the allotments existing pre-tapped water main
- 500 KPA water pressure limiting device
- Two external garden taps per dwelling
- Landscaping and Plants to front yard (or to estate covenants or Council specifications)
- Kikuyu Grass – turfed and or seeded to front and rear yards

- Fencing and side passage gates (as per covenant)
- Surface water drains and pit (if shown on plans or as required)
- Internal walls and ceilings lined with 10mm plasterboard
- Internal wet areas lined with 6mm villa board
- Ceiling Height 2450mm and square set throughout (or as per plan)
- Insulation – R2.5 Glasswool batts to external perimeter walls, R5 Glasswool batts to roof space (excluding garage) and R2 Glasswool batts to Internal Party walls (as per NatHERS and Basix)
- • Gainsborough door handles - Tri-Lock G2 series to front door and lever series to internals
- Front door - Humes Nexus NEX 100 with frosted glass (size as per plan)
- Weather stripping to hinged external doors
- Internal Doors - Hume HST1 series
- Designer Metal Doorstops to all applicable doors
- Architraves and Skirting - Humes DAR 66x11mm pine timber
- Painting - Dulux or Taubmans low sheen wash and wear to external cladding. Semi-Gloss enamel to internal and external trims, doors, architraves and skirting, PVC downpipes. Three coat system to all internal walls, ceilings, eaves and quad.

ELECTRICAL / COMMUNICATIONS

- Provision for an Internet Service provision (via a fibre optic hub) with 14 Metre conduit allowance to the underside of the meter box
- RINNAI Air Conditioning - Ducted reverse cycle to all bedrooms and internal living areas. (7 year warranty)
- • RINNAI hot water electric heat pump
- LED downlights to living areas, bedrooms, bathrooms, laundry and alfresco. LED lighting strip to underside of overhead kitchen cupboards. LED twin battens to garage and sensorlights to garage entrance
- Two TV outlets
- One phone or data point
- Smoke detectors to Australian Standards (hard wired with battery backup)
- Single and double power points throughout internal areas
- NBN optical fiber hub connected to inside of garage
- • Telstra and NBN conduit with 14 metre allowance to underside of meter box
- Mains power with 14 metre allowance from existing supply point
- Single phase underground power connection from existing supply point

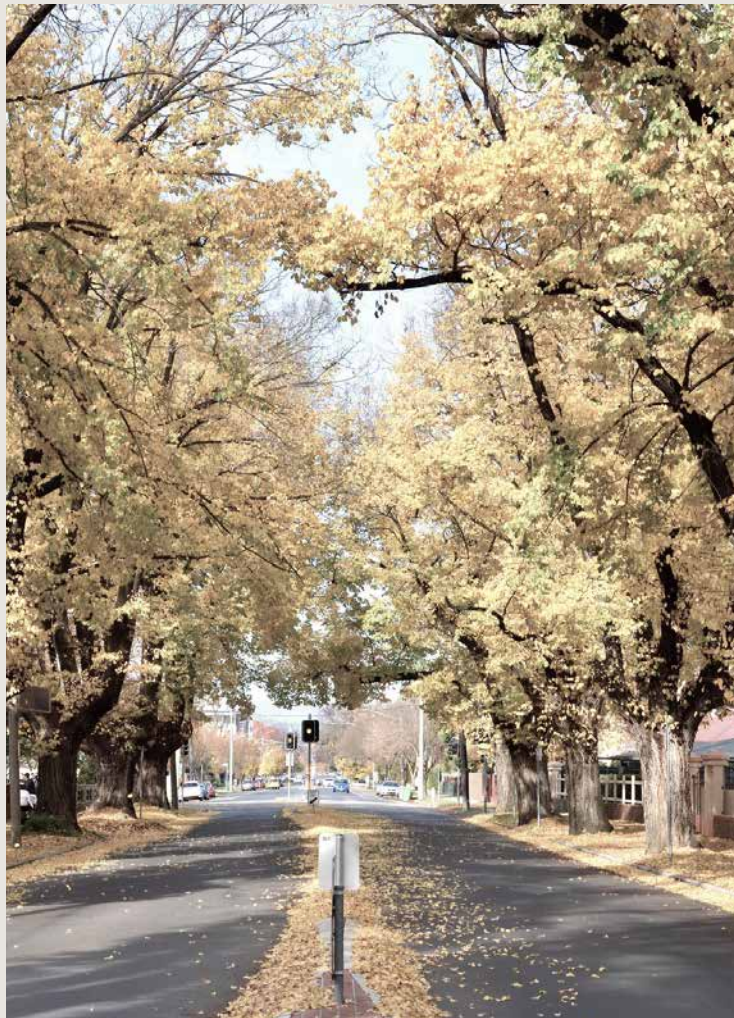
- Meter box installed to the side at nearest mains connection point
- Two external single power point and one single powerpoint to alfresco
- One two-way lighting switch
- Exhaust fan to applicable areas

SAFETY AND SECURITY

- Safety switch and circuit breakers at main switch board
- Smoke detectors to Australian Standards
- Locks to all windows and doors (excluding screens)
- Front security door - Metal frame and metal perforated mesh
- Glass supplied to Australian Standards

ORANGE NSW: THE REGIONAL GROWTH STORY INVESTORS CAN'T IGNORE

A region on the rise.



Once a quiet agricultural hub, Orange has evolved into one of NSW's most vibrant and diversified economies. Anchored by health, mining, education, tourism and wine production, the city blends lifestyle appeal with economic resilience.

Key employers include:

- Orange Health Service – one of regional NSW's largest hospitals
- Cadia Valley Gold Mine – a major driver of regional wages
- Charles Sturt University – underpinning education and research growth

Tight supply, strong returns

The Orange market continues to outperform regional averages.

- Median house price: ~\$690,000 (Wisebuy Home Loans, Sept 2025)
- Vacancy rate: just 0.9% (PRD Research, 2025)
- Rental yields: trending around 4.5–5%, supported by low supply

Demand is being driven by relocators seeking affordability and quality lifestyle, a strong sign for future capital growth.

Infrastructure powering future growth

Major projects are reinforcing the region's long-term outlook:

- \$20 billion Central-West Orana Renewable Energy Zone (REZ) to add 5,000+ jobs and 4.5 GW renewable capacity (EnergyCo NSW, 2025)
- NSW Infrastructure Plan 2025-26: \$118 billion over four years, prioritising regional utilities and housing (Infrastructure Magazine, 2025)



Why investors are looking west

Population growth, high employment, and transformational infrastructure make Orange a rare blend of stability and upside. For investors, it's a market defined by low risk, high liveability, and sustained demand - a regional powerhouse ready for the next decade of growth.

AUSTRALIAN HOUSING SHORTAGE PUSHES HOUSE PRICES HIGHER IN 2026 | KPMG

House prices are forecast to surge again in 2026 after a late-2025 demand shock caught forecasters off guard, intensifying competition at the affordable end of the market



REALESTATE.COM.AU
28TH JANUARY 2026
David Bonaddio

For buyers, it means tight conditions are likely to persist even as uncertainty hangs over where interest rates are heading.

New projections from KPMG suggest national house prices will rise 7.7 per cent this year, with growth expected across every capital city despite borrowing constraints and affordability pressures.

KPMG chief economist Dr Brendan Rynne said the strength of the housing market in the second half of 2025 surprised forecasters, with government policy playing a bigger role in accelerating demand than anticipated.

The expansion of the five per cent deposit scheme last year turbocharged activity at the lower end of the market, pushing more buyers into competition in cities where housing supply was already tight.

In Brisbane and Perth, around two-thirds of annual price growth occurred in the second half of the year, while close to three-quarters of Hobart and Canberra's gains were concentrated in the same period.

"The strong momentum in the first half of 2025 should have moderated as affordability pressures continued to spook buyers," Dr Rynne said.

"But instead, the second half of last year accelerated growth further, especially in already overheated cities."

Dr Rynne said Australia's housing problem was not cyclical but structural, driven by decades of underbuilding, particularly in the apartment sector.

"Massively undersupplied, and not as a recent phenomenon, but as the result of decades of compounding structural shortfalls," he said.

That imbalance has been compounded by construction costs that surged during the pandemic and never returned to pre-COVID levels.

While supply chains have stabilised, build prices have reset at a higher baseline, leaving many projects marginal or unviable.

"What followed was slower growth, but not deflation," Dr Rynne said.

Labour shortages remain a key constraint, with construction wages under pressure from competition with major infrastructure and energy projects.

"Those skills are highly transferable, and we simply don't have enough qualified tradespeople to materially ease cost pressures," Dr Rynne said.

Mortgage Choice broker Rhys Elmi said investors were increasingly targeting coastal and lifestyle markets, reflecting population shifts and the persistence of working from home.

"The idea of having a holiday house and being able to work from it has really stuck," Mr Elmi said.

"Experienced investors focus on long-term trends, and if working from home is here to stay, I don't think we'll see that demand pattern reverse in a big way."

Mr Elmi said interest rates were now having a greater psychological impact on buyers than a purely mathematical one.

"One rate rise will have a negative impact, particularly from a borrowing perspective," he said.

"It creates hesitation. It might not hit every part of the market equally, but it can cause a standstill."

Industry groups warn that even as demand accelerates, housing supply is being choked by taxation and government-imposed costs that fall most heavily on new construction.

The Housing Industry Association has urged the federal government to rule out further changes to negative gearing and capital gains tax, warning that policy instability risks discouraging the investment needed to deliver new homes.

HIA chief economist Tim Reardon said housing was already one of the most heavily taxed sectors in the Australian economy, with charges applied at every stage of the housing lifecycle.

“The worst own goal in housing tax policy has been the taxes imposed on foreign institutions, particularly foreign banks, that build apartment complexes,” Mr Reardon said.

“They’ve raised very little revenue, but they’ve stopped an enormous volume of homes from being built.”

Mr Reardon said cascading fees, infrastructure charges and taxes imposed on land supply had driven land prices to rise at roughly three times the rate of construction costs over the past 25 years.

Those costs are then compounded by stamp duty and GST, further undermining project feasibility.

HIA estimates around \$570,000 in taxes, fees and charges are embedded in the cost of a typical new house-and-land package.

Investors commence more than 40 per cent of new homes nationally, and a far higher share of apartments.

“We’re now commencing around half the number of apartments we were building a decade ago,” Mr Reardon said.

“When you discourage investors, you don’t free up housing, you stop it being built.”

Mr Reardon warned renters would ultimately pay the highest price if investor participation in new construction fell further.

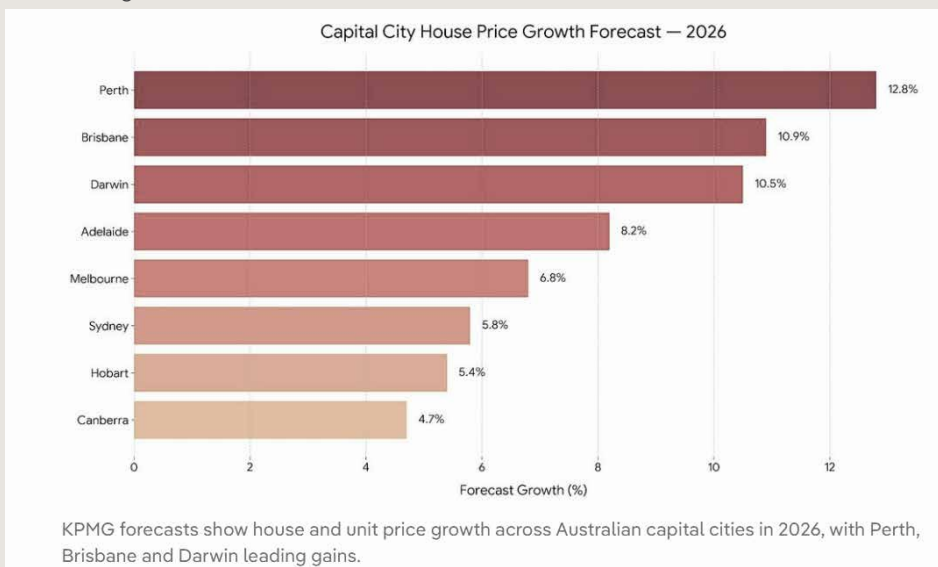
“Renters would pay the highest price,” he said.

“The goal should be a minimum three per cent rental vacancy rate, and we only get there by reducing the upfront tax burden on new housing, not increasing it.”

By the numbers

KPMG’s forecasts show price growth will remain uneven across the capitals in 2026, with the strongest gains concentrated in markets where population growth and supply constraints are most acute.

Perth is expected to be the standout performer, with house prices forecast to rise 12.8 per cent in 2026, followed by Brisbane (10.9 per cent) and Darwin (10.5 per cent). Adelaide is tipped to record growth of 8.2 per cent, while Melbourne (6.8 per cent), Sydney (5.8 per cent), Hobart (5.4 per cent) and Canberra (4.7 per cent) are forecast to see more moderate gains.



Unit prices are projected to rise at similar or faster rates than houses in several cities, led by Darwin (13.4 per cent) and Perth (11.6 per cent).

Melbourne units are forecast to increase 7.3 per cent, Brisbane 7.8 per cent, Adelaide 6.6 per cent, Sydney 5.3 per cent, Hobart 5.1 per cent and Canberra 4.9 per cent, as affordability pressures continue to push buyers toward apartments.

Rents are forecast to rise by around 3.5 per cent a year through 2026 and 2027, remaining above the long-run average as housing supply continues to lag population growth.

KPMG said rental conditions would remain tight until dwelling construction materially lifted, warning that population growth over recent years had far outpaced the delivery of new homes, particularly in the apartment sector.

Without a sustained increase in new supply, the consultancy said rental growth was likely to remain elevated relative to wages, prolonging affordability pressures for tenants and reinforcing the structural challenges facing the housing market nationally.