

THE RESERVE



DWELLING 1

DWELLING 2

TOTAL PRICE \$1,314,600*

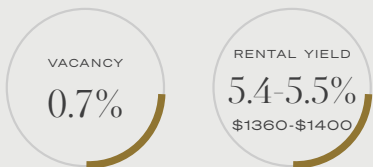
3 2 1 | 3 2 1

Lot 205

Torrens Title duplex property that can be sold separately upon completion.

A/S/M/H Soil & Site classifications, up to 1.75m of land fall & retaining walls, BAL12.5 allowances, Fee's (incl Sec 7.11 Developer Contributions) up to \$20,000. Sewer/Water upgrade up to \$25,000. Comms/Power upgrade allowance of \$10,000. Extra Landscaping, Fencing & Turf Allowance for a lot over 450sqm. Provision for internet service connections x 2, One additional Water Metre connected from an existing one, Subdivision Coordination/administration/consultant work including (Final Surveying, 88b, Admin Sheets, Plan of Subdivision & LPI Lodgement), Floor Plan & house size (attached) will require slight modifications to suit lot dimensions and contours.

LAND SIZE	1028.00 ^{SQM}
HOUSE SIZE	136.37 + 134.43 ^{SQM}
REGISTRATION	MARCH 2027
LAND PRICE	\$435,600
HOUSE PRICE	\$879,000

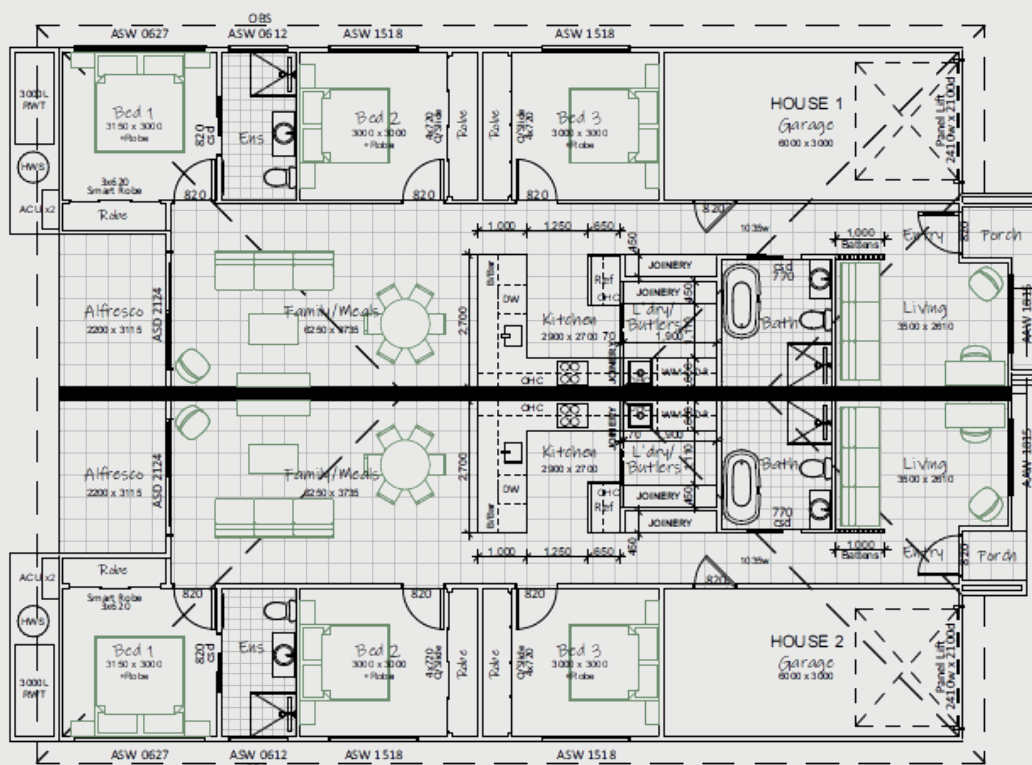


SALES APPRAISAL

\$1,600,000 TO \$1,700,000

*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.

THE RESERVE



Floor plan subject to change due to Council approval requirements.

REGISTRATION

March 2027¹

APPROVAL TIME

28-44 weeks²

SITE PREP

4-8 weeks³

BUILD TIME

48-52 weeks⁴

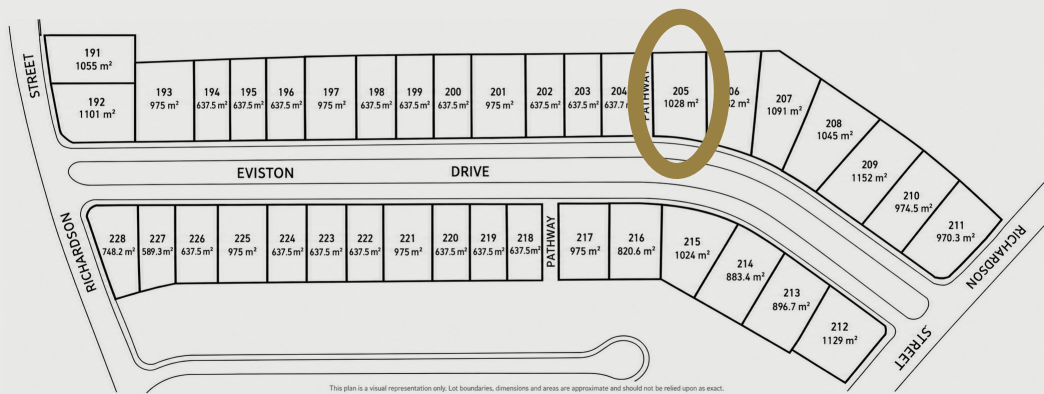
¹ Registration date is an estimate only and may vary due to Developer or Approval delays, outside of DPN's control.

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



Location



Located with the Bathurst local government area 7 min WNW of Bathurst. Based on the 2021 census, Bathurst had:

POPULATION	43,767
FAMILIES	18,463
DWELLINGS	15,710
MEDIAN AGE	37
CHILDREN/FAMILY	1.9
PEOPLE/HOUSE	2.4

AGE	
20-34 (LIKELY TO RENT)	20.8%
35-44 (FIRST HOMEBUYERS)	11.9%
45-59 (UPGRADERS)	17.5%
60+ (DOWNSIZERS)	23.8%

TENURE	
RENTERS	34.5%
OWNER OCCUPIED	63.9%
OTHER*	2.6%

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 lightingstrip 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

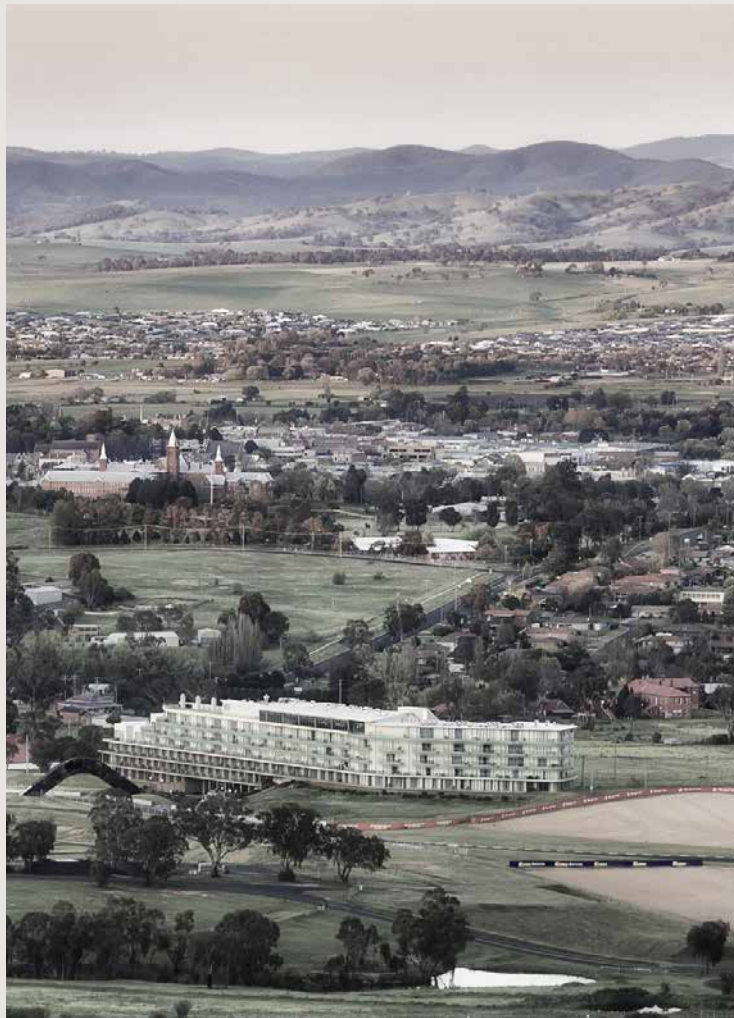
- Meter box installed to the side at nearest mains connection point
- Two external single power point and one single powerpoint to alfresco
- One two-way lighting switch
- Exhaust fan to applicable areas

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

BATHURST NSW: A SMART MOVE FOR SAVVY PROPERTY INVESTORS

From Gold Rush origins to a modern regional hub



Founded in 1815 as Australia's first inland settlement, Bathurst has evolved from its gold rush beginnings into a thriving regional city with a balanced and resilient economy. Today, Bathurst is home to a mix of industries - education, health, government services, manufacturing and tourism, all underpinned by strong infrastructure and lifestyle appeal.

The city benefits from its strategic position on the Great Western Highway, offering direct connectivity to Sydney, and serves as the administrative and commercial centre of the Central Tablelands. Key employers include Charles Sturt University, Bathurst Base Hospital and Simplot Australia, which operates a major food-processing facility employing hundreds of regional workers and providing long-term stability to the local economy.

Population growth remains steady: forecasts indicate Bathurst's population is expected to increase from approximately 46,200 in 2025 to 57,600 by 2046 - a rise of almost 25%. This steady growth is driving demand for new housing and rental accommodation, particularly as the city attracts new residents seeking affordability and regional lifestyle.

Property market performance and outlook

Bathurst continues to attract investors seeking value, growth, and solid rental yields.

- Median house price: \$617,000
- Median unit price: \$448,000
- Five-year capital growth: Houses +60%, units +57%
- Rental yields: 4.5–5%, supported by consistent tenant demand

Bathurst's affordability compared to metropolitan NSW makes it an ideal market for investors targeting both solid capital appreciation and stable rental return.

Infrastructure & employment growth

Major projects are shaping Bathurst's next chapter:

- \$200 million Bathurst Hospital Redevelopment – led by Health Infrastructure NSW, delivering hundreds of construction jobs and improving regional healthcare access.
- Road, utilities, and cultural precinct upgrades – outlined in Bathurst Regional Council's 2025 Economic Development Strategy, aimed at supporting sustainable growth and liveability.
- Regional Energy and Transport Initiatives – part of the NSW Government's 2025-26 Infrastructure Plan, improving connectivity across the Central West.



These investments enhance both employment prospects and housing demand, reinforcing Bathurst's reputation as a self-sustaining regional economy poised for long-term growth.

Why Bathurst stands out for investors

Bathurst offers a unique combination of affordability, growth, and lifestyle appeal.

- Diverse, stable economy with government, education, and health at its core
- Strategic location on Sydney's western growth corridor
- Major infrastructure driving employment and confidence
- Proven property performance backed by real data

With regional migration on the rise and strong policy support for housing and infrastructure, Bathurst is positioning itself as one of NSW's most investable regional cities for 2025 and beyond.

References

1. Bathurst Regional Council – Economic Development Strategy 2025

bathurst.nsw.gov.au

2. Health Infrastructure NSW – Bathurst Hospital Redevelopment (2025)

nsw.gov.au

3. OnTheHouse – Bathurst 2795 Property Report (Apr 2025)

onthehouse.com.au

4. Raine & Horne – NSW Regional Cities Shine in 2025

raineandhorne.com.au

5. Forecast .id – Bathurst Population Forecast (2025-2046)

forecast.id.com.au

THE NSW REGIONAL TOWNS THAT BOOMED MOST OVER THE PAST YEAR

Rents in regional NSW towns have skyrocketed by up to 27 per cent in the past year, and the regional rental market's growth is outpacing Sydney.



THE SYDNEY MORNING HERALD
24TH APRIL 2026
Sue Williams

Some of the sharper rises were in smaller towns outside larger regional centres, as prospective tenants look further afield for cheaper options.

NSW regional LGAs where rents rose most over the past year

Median weekly asking rent, houses, September quarter 2025		
LGA Name	Mar-26	Annual change
Yass Valley	\$700	27.3%
Liverpool Plains	\$470	20.5%
Temora	\$450	18.4%
Cabonne	\$500	17.0%
Byron	\$1,150	15.0%
Oberon	\$515	14.4%
Bathurst Regional	\$570	14.0%
Inverell	\$450	12.5%
Dubbo Regional	\$560	12.0%
Tamworth Regional	\$520	11.8%
Source: Domain Rental Report, March quarter 2026		

Asking rents for the median house in regional NSW overall rose 5 per cent in the year to March, reaching \$630 a week, Domain’s latest Rental Report, released on Thursday, showed.

Sydney’s median house rent rose 2.6 per cent over the same time, albeit to a pricier \$800 a week.

The steepest hike in asking rents in regional NSW was in the Yass Valley local government area outside Canberra, up 27.3 per cent to \$700 a week.

It was followed by Liverpool Plains near Tamworth, up 20.5 per cent to \$470, then Temora near Wagga Wagga, up 18.4 per cent to \$450.

“The dynamics of affordability are playing out in the regions, just as they’re playing out in the cities,” said Domain chief of research and economics Dr Nicola Powell. “We’re seeing a lot of challenges around affordability, displacement and changed decisions.

“Rents are still often quite low in the regions but they’re rising faster so cost-of-living pressures are going to be felt acutely. Consumer sentiment is now just off the record [low] levels seen during COVID too, so everyone’s having to make decisions on how to make their budgets work, and these rents aren’t helping at all.”

Liz Ritchie, chief executive of the Regional Australia Institute, says a lot more housing needs to be built in the regions to cope with the increasing demand from a population which has just hit 10 million, to make sure rents, and house prices, are affordable again.

“Regional Australia remains an attractive proposition for city dwellers, and we know more than one in three city-based Australians are considering a move, which is more than 5.3 million people,” she said.

“But we continue to argue for infrastructure support to ensure that move is a smooth one, and we are calling for 40 per cent of the 1.2 million National Housing Accord houses to be built in regional Australia.”

Lifestyle factors are driving up the level of rents in the Yass Valley, for example. "There could be a cohort of people relocating from Canberra to Yass and renting before they make the decision to buy," said Powell.

But, as in many regional areas, there's also a huge amount of infrastructure spending adding extra pressures. Sophie Curlewis of Yass Valley Property says wind farms and underground electric cabling work has brought many new workers.

"We just don't have many rentals available now," she said. "People are finding it a beautiful place to move to and bring up children, but accommodation is difficult."

It's the same story for the Liverpool Plains, on the north-western slopes of NSW, with the mines, lots of new work, and projects like the new hospital. "We're definitely seeing quite a few people moving to places here like Gunnedah," said Robertson Real Estate's Chelsea Palmer.

"It's putting a lot of pressure on the rental market and rents, and prices, are going through the roof."

PRD chief economist Diaswati Mardiasmo said demand is outstripping supply in regional centres, prompting some workers to look for accommodation in smaller towns nearby.

"If you live in Temora it's still a bit more cost-effective than Wagga," she said. "It's driving rents up because there's not enough places in the bigger local government area, so people are looking for the areas around them."

She noted the infrastructure and commercial projects being delivered in some of these areas, including solar and battery farms or shopping centres.

But there were scant new houses being planned for areas such as Liverpool Plains, Temora and Wagga Wagga, she said, adding that there were added transportation costs involved to construct new homes outside the cities.

"It's a spillover effect from the bigger local areas or markets that are getting all of that commercial infrastructure, industry, development."

By contrast, the popular and pricey Byron shire ranked fifth on the list of biggest rent hikes, up 15 per cent in a year to a median asking house rent of \$1150 a week.

Mardiasmo said some locals are renting in Byron rather than buying due to the area's high house prices.

Overall, she did not think there was any immediate release to the pressure on regional renters.

"Building houses does take time," she said. "The only thing that I can see right now is rentals will keep on going up."

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.

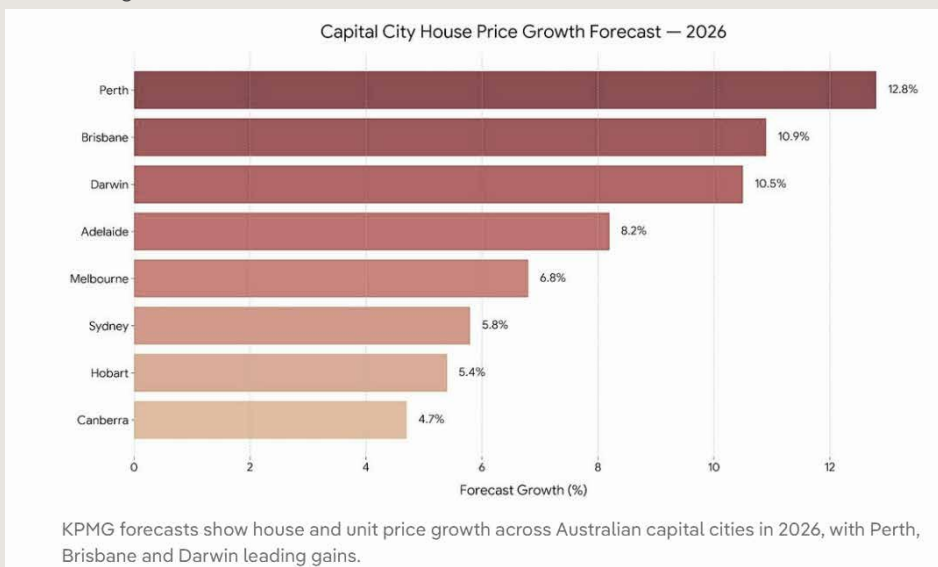
“Renters would pay the highest price,” he said.

“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.