



Information Memorandum



22 Amsterdam Ct Wyong

Central Coast
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 **Hooker Commercial**

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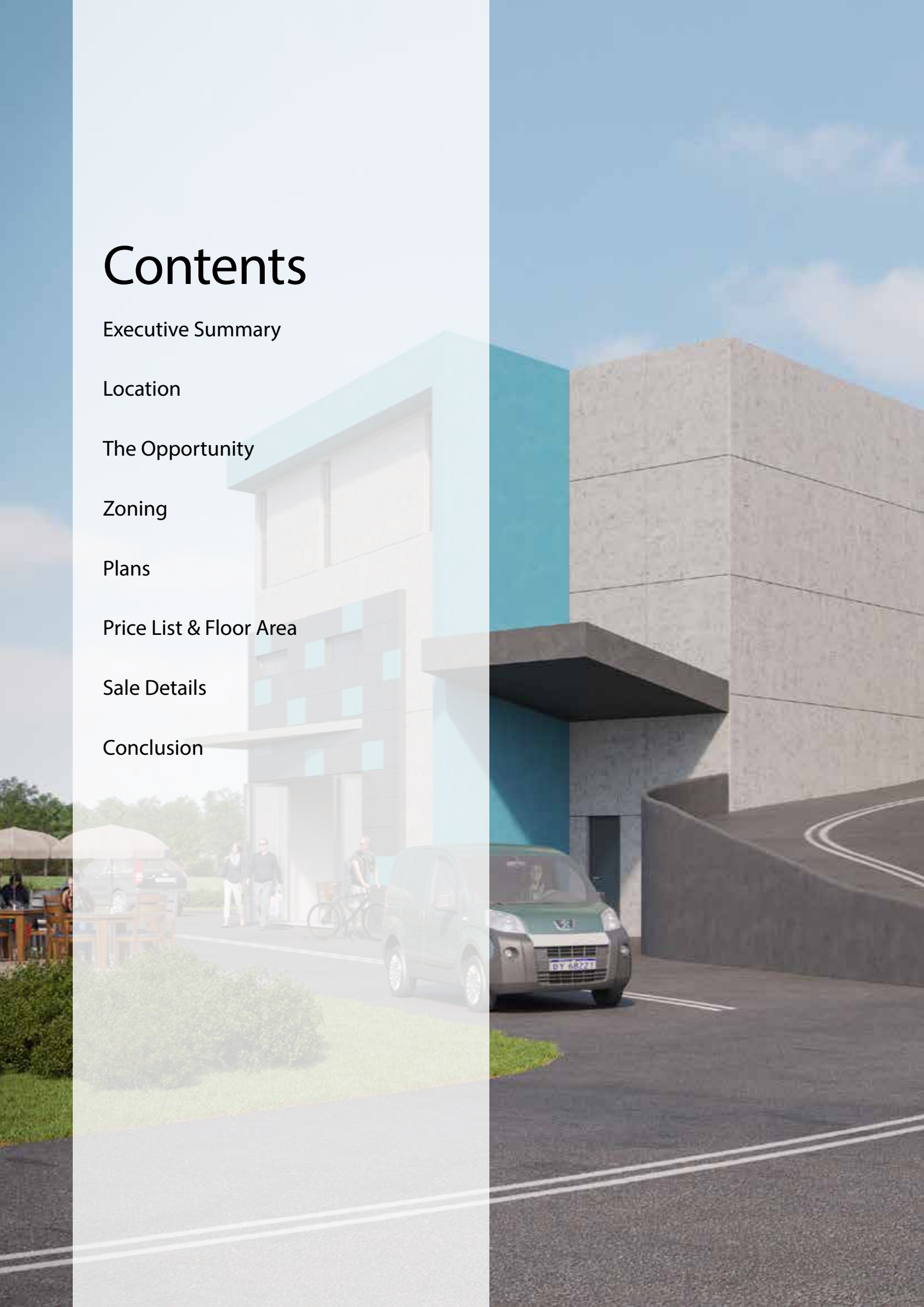
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Executive Summary

Property Address:	22 Amsterdam Ct Wyong - Quantum Space Wyong
Local Authority:	Central Coast Council
Zoning	B6 Enterprise Corridor

Central Coast's Hottest New Development – Quantum Space features Warehousing, Micro-Commercial and Self Storage units you can own as an investment or for personal or commercial use.



Location

North Wyong industrial precinct is 5 minutes from the M1 Freeway and is mid-way between Sydney and Newcastle.

The M1 Motorway between Kariong and Doyalson is undergoing a major upgrade with the Australian and State Government investing \$391 million into the motorway alone. The objective is to improve traffic flow and safety. The State Government have identified the Central Coast as a growth area for the States Population and this Northern end of the Central Coast is where most of the growth is expected to take place.

With more than 70,000 light and heavy vehicles travelling on the M1 between the Hunter, Central Coast and Sydney daily it is the busiest transport route in Australia. *



The Opportunity

The North Wyong district has become one of the fastest growing areas in the State if not Australia. Made up by multiple residential suburbs the future for this area continues to look very bright.

The Quantum Space Wyong complex consists of 53 industrial units of varying size. With an entry price of \$92,300 + GST and gross lettable areas from 30m² including mezzanine levels up to 93m² on the ground floor there is something for everyone. Add to this a guarantee rental return of up to 10% for the investor this is one of the best deals on the market today .

Designed to appeal to trades people who don't need a large industrial shed, people who need self-storage but prefer to buy instead of renting, businesses that need a workshed with/ without an office and investors looking for a future growth investment with a high return.



Zoning

LAND USE TABLE Zone B6 Enterprise Corridor Wyong Local Environmental Plan 2013

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.
- To provide primarily for businesses along key corridors.

2 Permitted without consent

Nil

3 Permitted with consent

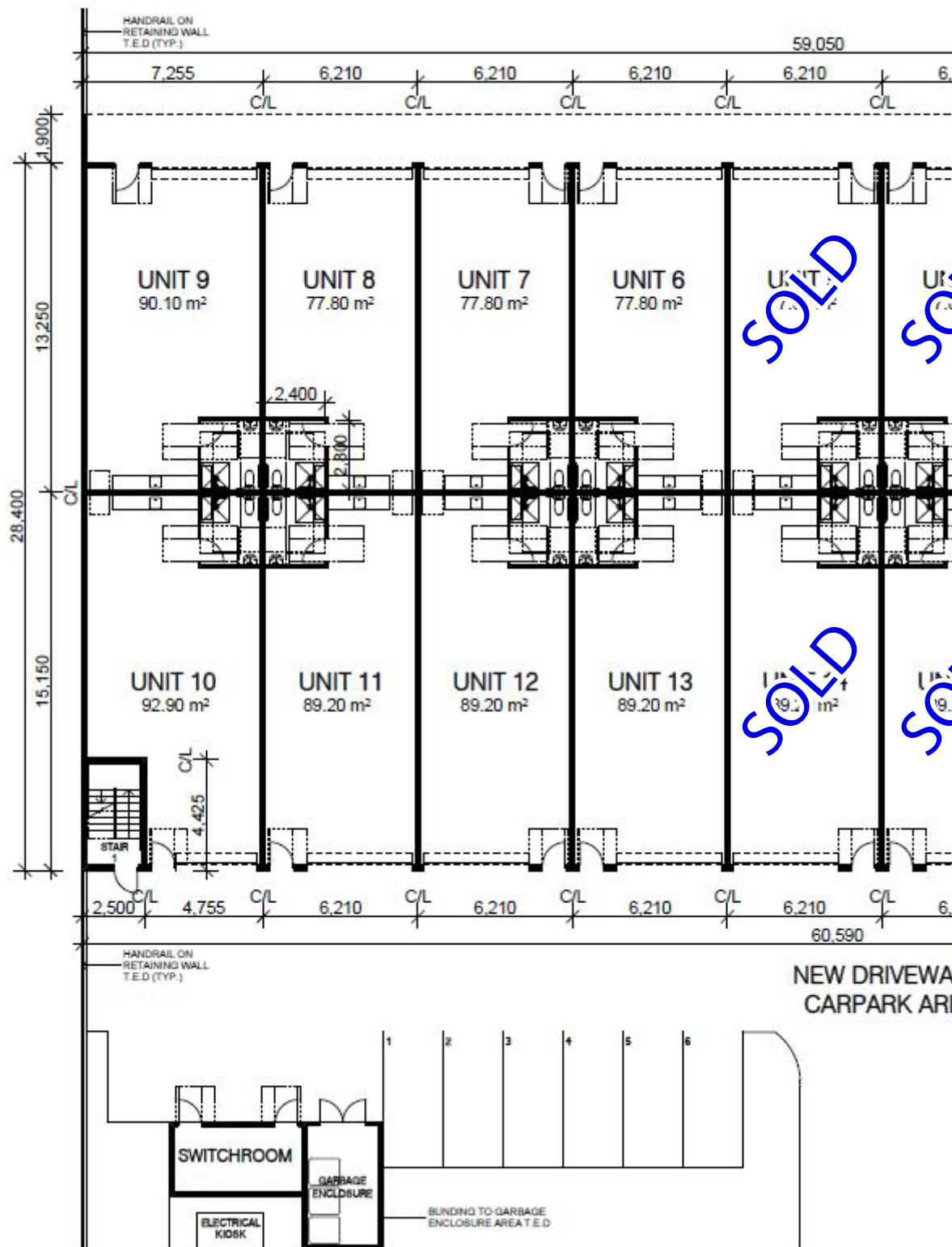
Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Serviced apartments; Sewage reticulation systems; Shop top housing; Specialised retail premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Water storage facilities; Any other development not specified in item 2 or 4

4 Prohibited

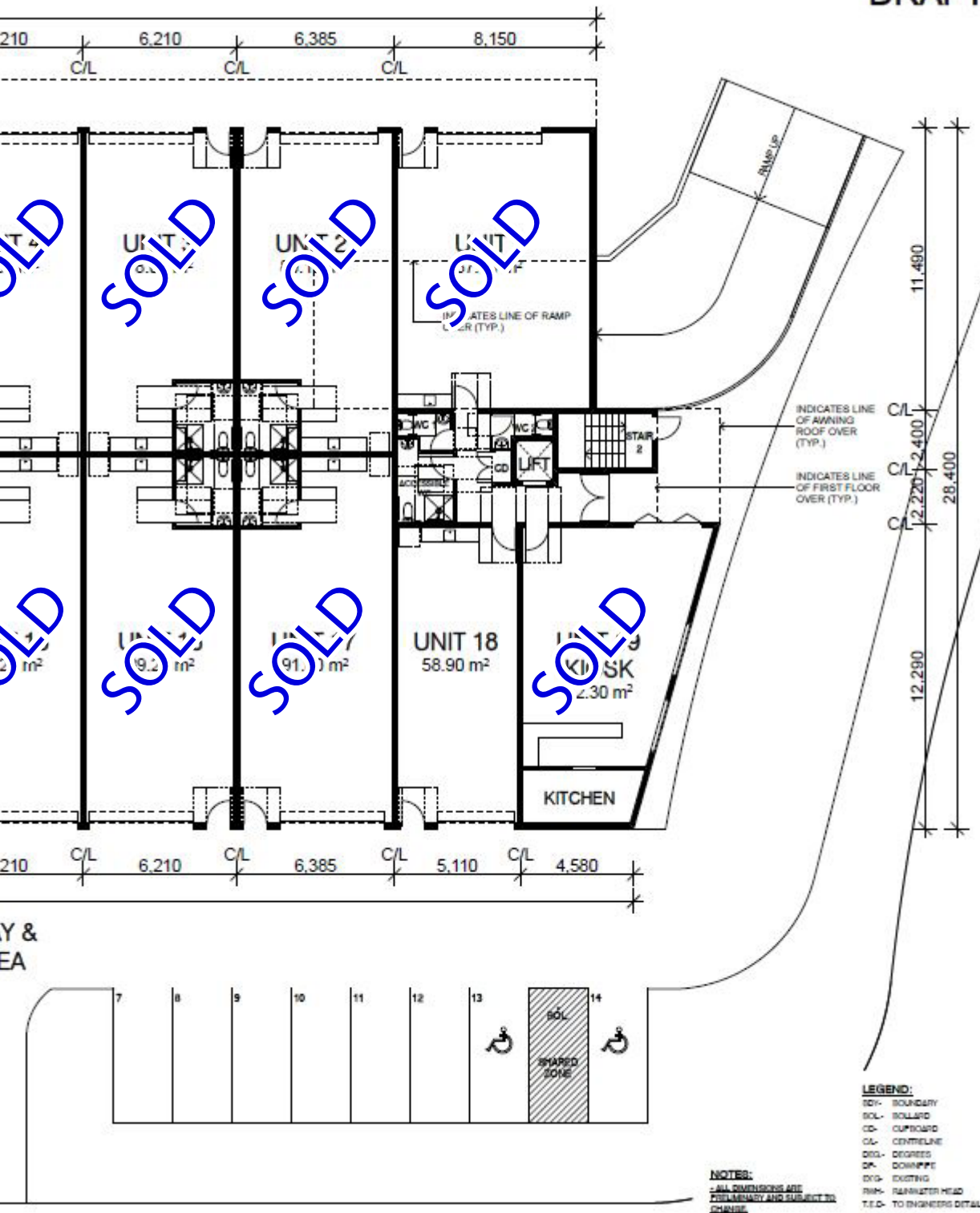
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industries; Marinas; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewerage systems; Tourist and visitor accommodation; Waste disposal facilities; Water supply systems; Wharf or boating facilities.



Site Plans



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Site Plans

The site plan illustrates a residential development layout. The building footprint is divided into two main wings. The upper wing contains units 30 through 38, while the lower wing contains units 40 through 45. Unit 39 is located between the two wings. A 'REVISED CARPARK' is situated to the right of the building. The plan includes detailed dimensions for unit areas, setbacks, and overall site dimensions. A large 'SOLD' watermark is visible across the center of the plan.

Unit	Area (m²)
UNIT 30	26.00
UNIT 31	26.00
UNIT 32	26.50
UNIT 33	35.70
UNIT 34	29.70
UNIT 35	29.70
UNIT 36	29.70
UNIT 37	29.40
UNIT 38	18.70
UNIT 39	30.11
UNIT 40	18.50
UNIT 41	18.40
UNIT 42	18.40
UNIT 43	18.10
UNIT 44	18.10
UNIT 45	18.10

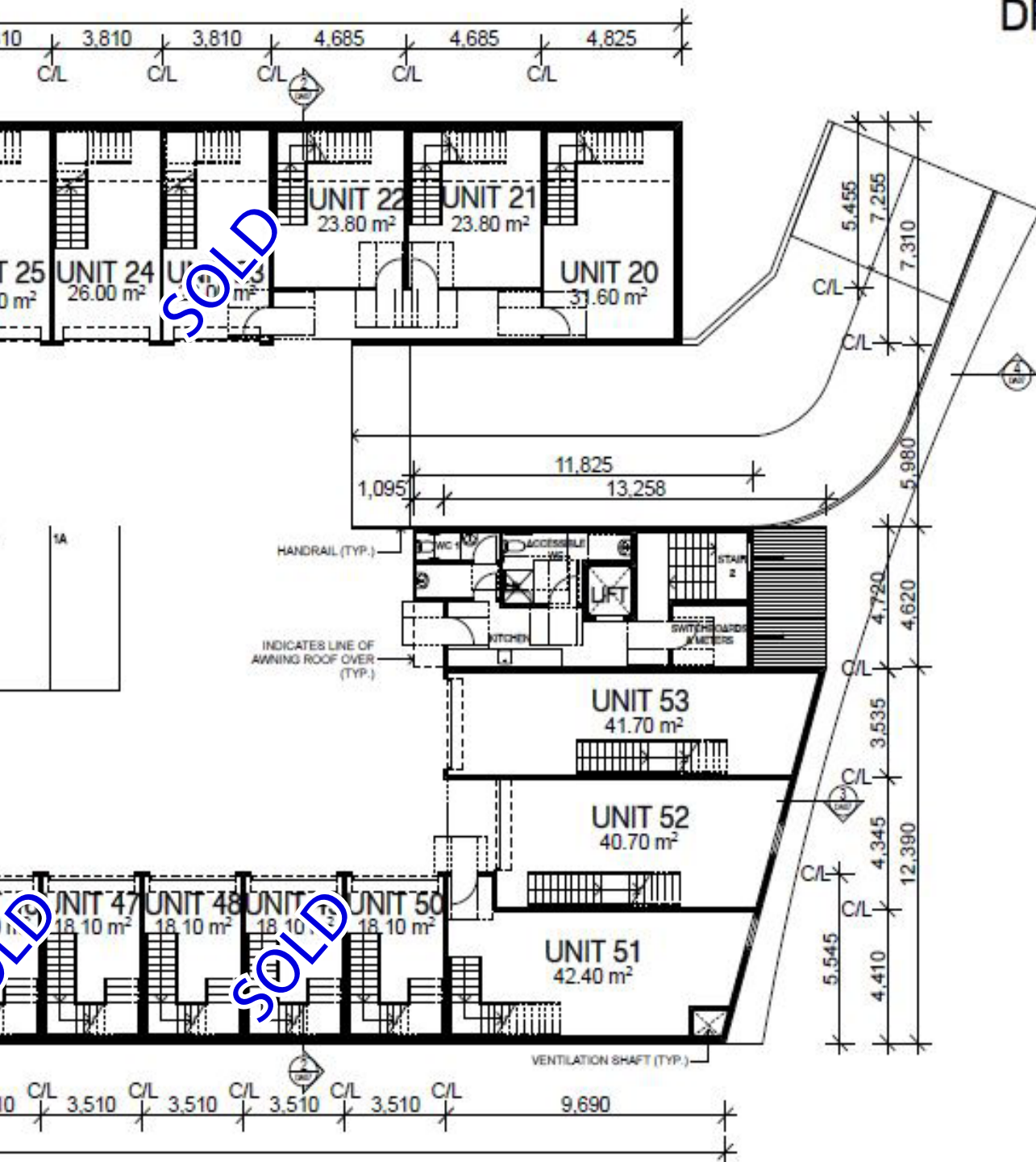
Overall dimensions and setbacks:

- Top setbacks: 5.355, 5.210, 3.810, 3.810, 3.810, 3.810, 3.810, 3.810, 3.810, 3.810, 3.810
- Left setbacks: 7.255, 5.455, 4.360, 4.360, 4.360, 4.360, 4.310, 1.230, 4.425, 4.325
- Right setbacks: 2.500, 4.755, 4.770, 3.605, 3.595, 3.595, 3.510, 3.510, 3.510, 3.510, 3.510
- Overall width: 59.050 (top), 60.590 (bottom)
- Overall height: 30.300






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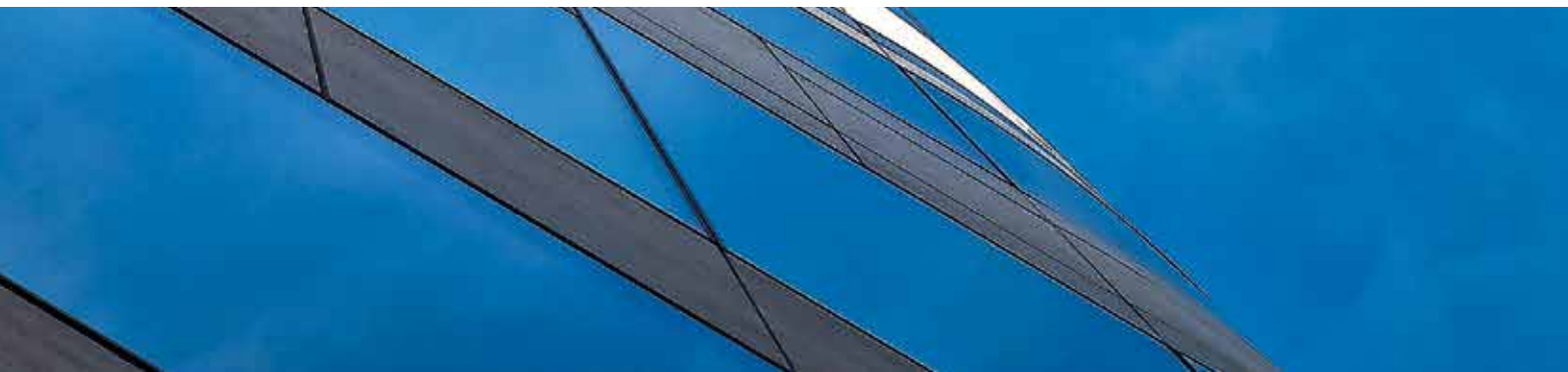


Price List

PRICE	UNITS	GLA
\$92,239	43 to 50	30m2
\$95,487	41 to 42	31m2
\$97,206	40	32m2
\$127,357	38	44m2
\$130,716	39	42m2
\$146,044	23 to 31	47m2
\$152,140	21 and 22	52m2
\$168,969	34 to 36	55m2
\$173,119	32	58m2
\$182,659	20	60m2
\$189,719	37	63m2
\$209,259	33	67m2



PRICE	UNITS	GLA
\$216,351	18	59m2
\$243,187	53	79m2
\$249,100	52	82m2
\$263,631	9 to 8	78m2
\$264,359	3	78m2
\$272,009	2	80m2
\$277,124	51	90m2
\$283,398	1	88m2
\$288,826	11 to 16	89m2
\$291,940	9	90m2
\$297,821	17	91m2
\$301,627	10	93m2



Sale Details

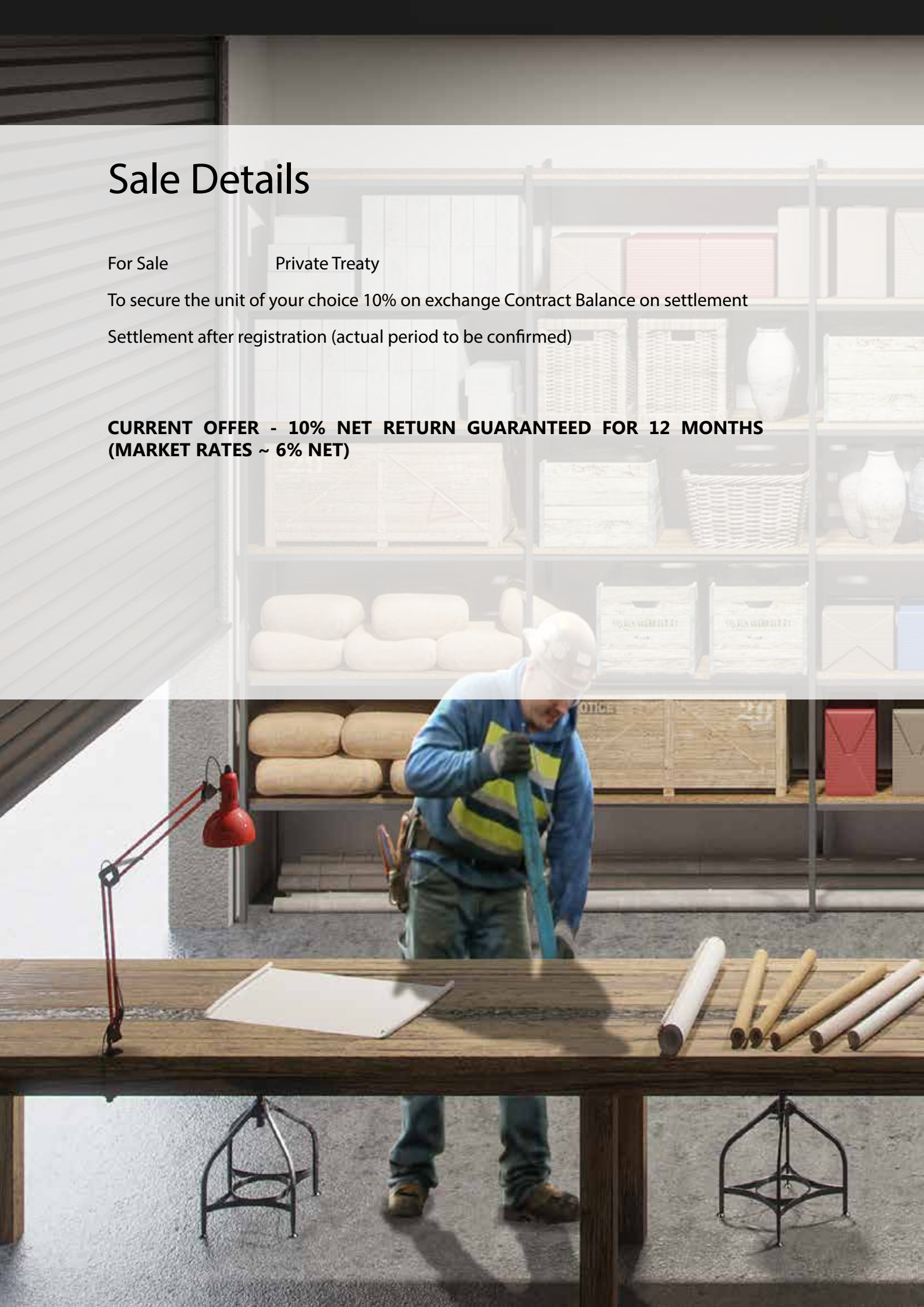
For Sale

Private Treaty

To secure the unit of your choice 10% on exchange Contract Balance on settlement

Settlement after registration (actual period to be confirmed)

**CURRENT OFFER - 10% NET RETURN GUARANTEED FOR 12 MONTHS
(MARKET RATES ~ 6% NET)**



Conclusion

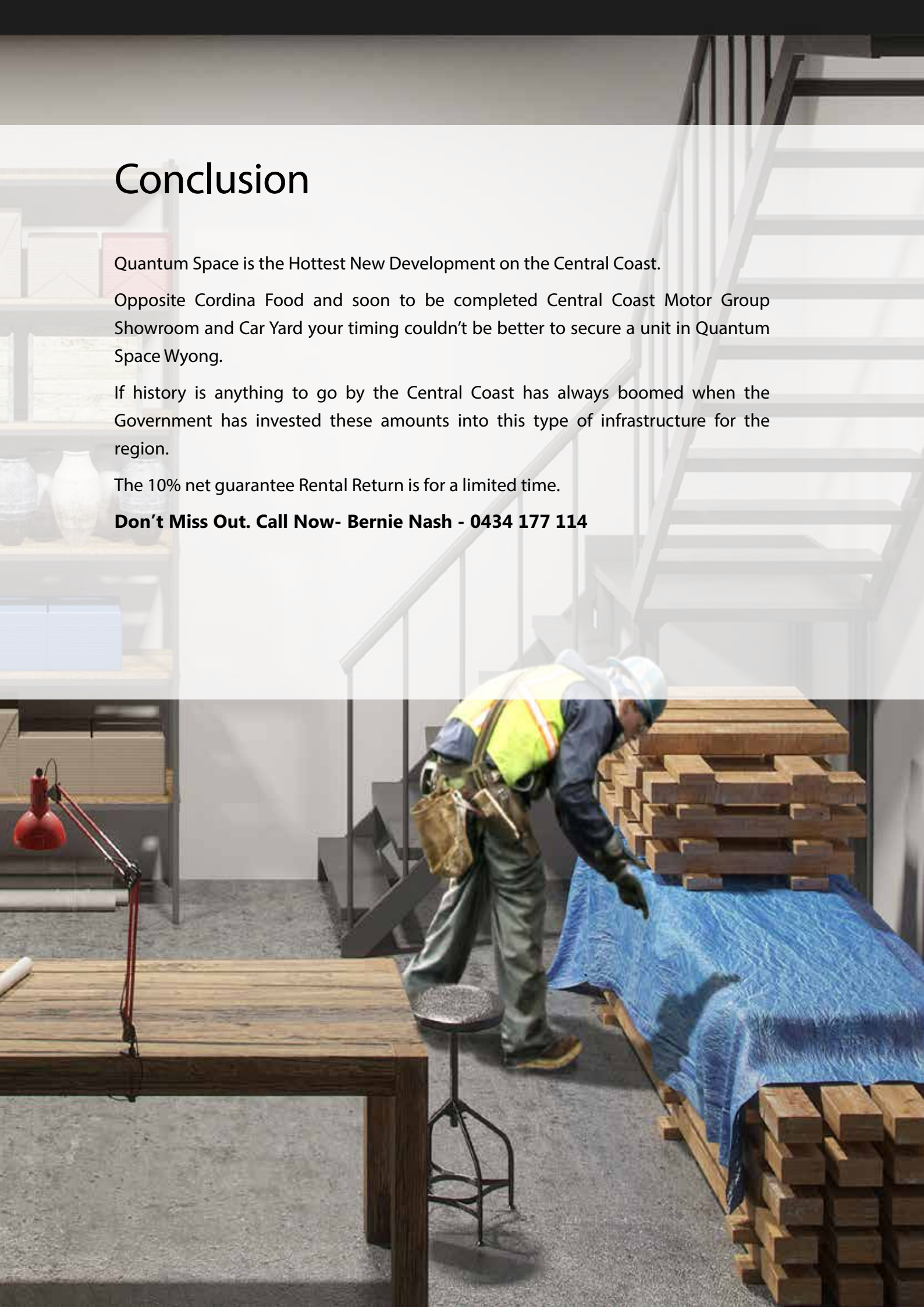
Quantum Space is the Hottest New Development on the Central Coast.

Opposite Cordina Food and soon to be completed Central Coast Motor Group Showroom and Car Yard your timing couldn't be better to secure a unit in Quantum Space Wyong.

If history is anything to go by the Central Coast has always boomed when the Government has invested these amounts into this type of infrastructure for the region.

The 10% net guarantee Rental Return is for a limited time.

Don't Miss Out. Call Now- Bernie Nash - 0434 177 114



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Reference:

* <http://www.rms.nsw.gov.au/projects/central-coast/index.html>