

House and land packages

huntlee.com.au/house-and-land

\$720,000

LOT 4205, TBA

4

2

2

503

m²

\$720,096

LOT 4203, TRITON BLVD

4

2

2

417

m²

\$730,000

LOT 3342, TBA

4

2

2

555

m²

\$734,370

LOT 4201, TRITON BLVD

4

2

2

464

m²

\$845,000

URBAN SERIES LOT 103

5

3

2

242

m²

\$855,000

URBAN SERIES LOT 109

5

3

2

338

m²

Land for sale

huntlee.com.au/land-for-sale

\$215,000

LOT 201, TOWN CENTRE

225

9

m²

m

\$330,000

LOT 4325, LANCASTER VISTA

459

14

m²

m

\$340,000

LOT 4205, TRITON BLVD

503.2

12

m²

m

\$400,000

LOT 4320, FIGGINS LOOP

608

19

m²

m

\$465,000

LOT 2820, KATHERINE'S LANDING

897.1

9

m²

m

\$495,000

LOT 1201, TOOZE CIRCUIT

964

22

m²

m

Project director's message

It's hard to believe that Christmas 2022 is already upon us. It has been a significant year for all of us at Huntlee, with our town taking many major steps forward.

Perhaps the most significant event occurred in May when the NSW Minister for Planning and Homes, The Hon. Anthony Roberts, visited Huntlee to declare Stage 2 as State Significant; and to fast-track approval for over 5000 new homes, helping to create up to 1600 jobs for the area. With land supply and housing costs being a considerable challenge, the Minister's declaration will help alleviate some of the barriers in providing a wider variety of housing choices. The launch of our Urban Series townhouses is just one step in this journey and will bring modern residential living and urban vitality to the town centre.

As luck would have it, 2022 was one of our largest construction programmes ever commenced and, of course, possibly the wettest year on record. Our engineering and construction crews have performed superbly under such difficult and trying conditions and I extend my sincere thanks to them for their efforts. We recognise that the wet conditions have provided its own difficulties to our customers and builder partners, so equally, I extend my sincere thanks for their continued patience and understanding.

Huntlee town centre continues to grow with our own KFC now open; as well as the new local gym Huntlee Fitness proposed to begin trading in the new year. We have been continuing our works for the eagerly awaited fast food and petrol station on Wine Country Drive which also includes the installation of another set of traffic lights to cater for the expected demand in traffic.

We've had some truly amazing community events recently. With so many young families living here, Huntlee has proven to be the perfect Halloween venue; with our residents—young and old—embracing the tradition of trick or treating. Even more gratifying was the turnout for our District Park opening. We went to great lengths to design a flexible multi-purpose community space, and the park has proved to be a hit amongst the community.

Construction of the luxury retirement village Green Ridge by Sencia is also moving at pace, with stage one welcoming residents from mid 2023.

With new people comes more connections, more friends and more opportunities. It's been such a joy to see our town go from strength to strength with lots more to come in 2023.

From everyone at Huntlee, we wish you a very safe and happy Christmas and a prosperous 2023.

Stephen Thompson
Huntlee Project Director



It's all a walk in the park

A very enthusiastic crowd enjoyed the sun and celebrations of the much-anticipated District Park grand opening on Sunday, 16th October.

The launch event was packed with entertainment for the young and the young at heart, featuring superheroes, reptile shows, market stalls, a petting zoo and even a stunt clown blowing giant bubbles. People came from all over Huntlee and beyond, proving how vital community spaces are to the region.

District Park is an impressive installation with three cube towers, slides and connecting tubes including two flying foxes and mammoth swings for the children to enjoy.

Huntlee's development team and landscape architects have gone to great lengths to make sure everyone is catered to, with all-ability access and public amenities; plenty of covered areas and seating; even a BBQ area, making the park and picnic grounds worthy of a great place to assemble the whole family over the summer holidays.

Looking around, you'll discover a basketball court and an adjoining dog park, so even our four-legged friends get a look in. Features like a mini-amphitheatre, market stand and food truck areas hint at the park's potential as a multi-purpose community hub for the residents of Huntlee and the wider Hunter area.



A new way to live, work and play in the Hunter Valley

The Urban Series launched in Huntlee in October and will bring stylish, low maintenance living to the Hunter Valley. The Urban Series consists of contemporary one and two storey town homes with sizeable, open-plan living spaces; including a variety of house sizes from 2 to 5 bedrooms; numerous bathroom configurations and garage options.

Being located in the Huntlee town centre means the emphasis is on connectivity, bringing the supermarket, shops and services within easy walking distance of the front door.

The Urban Series homes are in the perfect location for people who value convenience and connection. Reflecting

the inner ring of urban living, this type of housing is important in any urban centre. The flexible mixed-use zoning for Huntlee's town centre permits a variety of residential and commercial combinations, allowing enterprising new residents to bring even more businesses and shopfronts to the area.

The Urban Series is seeing considerable interest from first-home buyers who appreciate the competitive entry-level pricing of land starting from \$215K, with the ability to choose from numerous plans and room combinations for their home. Considering their urban footprint the homes are amazingly spacious, with clever designs making the most of every square metre.



The Urban Series is now selling with the appeal of these homes proving popular, which will continue to grow as Huntlee's range of dining, shopping, and cultural activities expand in the years ahead. For more information, drop into the Huntlee Sales Centre where our staff will be happy to answer any questions you have.

Construction update

By Glenn Swan

There has been significant rainfall throughout 2022 adding substantial time delays to the completion of all projects. In addition to this, we have experienced industry wide resource shortages and supply issues which affected procurement of essential materials needed for Huntlee's many construction projects. Nobody likes pushing back opening dates and we really appreciate everybody's patience while we get everything done right.

Despite this, we are making progress and nearing completion on a significant number of projects around Huntlee.

In the town centre, we are close to the delivery of a 3ha Primary School site for the Department of Education. The site is expected to be handed over to the Education Department in early 2023.

Work is underway to ensure ample water supplies in the future, with new pipelines joining to the Hunter Water network. Above ground, we're opening a northern access road to Katherine's Landing; as well as putting final touches on the upgrade of the main intersection on Wine Country Drive to a 4-way signalised intersection. Both road openings will help reduce volume of heavy vehicles and other construction traffic on Triton Blvd.

Next year also looks to be a big year for construction projects at Huntlee, several infrastructure projects are planned including an upgrade to the Wine Country Drive roundabout, a local sports field and large stormwater management structures, extension of selected parks, and a third upgrade to the Hunter Water drinking network. In addition, construction of Huntlee's town centre residential stages will also commence next year.



Active adults everywhere!

This spring saw another instalment of the Huntlee Active Adults Program that motivated our residents to get active every Saturday morning for 16 weeks.

From Bootcamp with Adam (from Gold Cobra), Zumba with Kellee (Kel's Crew Fitness & Health), Yoga with Jenny (The Yoga Shed) and a five-kilometre jog around Huntlee, residents got out and about to shake off the winter blues. After each group class everybody enjoyed a free coffee from AJ's Café at the newly completed District Park. Thank you to all our trainers, participants and staff at AJ's for the amazing after workout coffee!

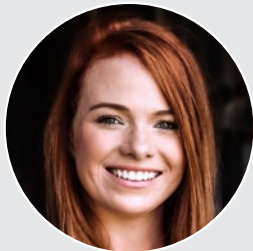
Meet the sales team



Ben House and Land Sales Consultant

Born and raised in the Hunter Valley, Ben has been involved in the region's property industry since 2015.

Ben obtained a Graduate Diploma of Property gaining status as a Certified Property Valuer (AAPV); then worked as a Residential and Rural Lifestyle Sales Agent before joining the House and Land Sales team at Huntlee. Being local and with an approachable country manner, Ben is only too happy to help you find the house and land package that you're looking for.



Kelsey Land Sales Representative

It's clear that Kelsey prides herself on providing a high level of personalised service underpinned by the time she devotes to her clients.

"I don't treat people like they're a number. My clients are individuals with needs and desires for their property, and I feel privileged to help them realise their dreams."

Many clients pass Kelsey's details onto their family and friends, which is a testament to a great customer service experience. Kelsey is also known for her organisational skills and systematic approach to her work. With several years of experience in the real estate industry, Kelsey is a great choice for your property needs.

Sales update

By Robert Crane

The covid-19 pandemic has accelerated the number of sales at Huntlee across the year, and our high-speed NBN has proven extremely popular as employers consider working part-time at home the "new normal."

Katherine's Landing, our first village of approximately 2000 lots, will soon be sold out. The Huntlee sales team have worked closely with our builder partners to achieve this fantastic result.

As the town grows with an increasing number of businesses and services committing to Huntlee, there is a need for housing diversity and residential options in the town centre.

The Urban Series will be a great addition to Huntlee; giving a whole range of people from young couples, to professionals, to retirees the opportunity to base themselves in the amazing Hunter Valley. The ability to walk to the shops and future schools from your townhouse, along with the low maintenance aspect, has meant stage one enquiries from potential buyers has been robust.

Next stop: a new proposed display village along with Village Two are in the planning stages. With a further 5,500 residential lots to come, the future is very bright for Huntlee.

Halloween at Huntlee is a monster smash



The Huntlee Annual Halloween competition received some amazing entries with the following prizes awarded:

- Latisha Aveiro and Family won the Best Group Family Costume, collecting a \$100 Huntlee Tavern gift voucher.
- Scott Stennent won both Best Decorated House and Most Original Costume, winning 2 x Hoyts Lux Vouchers.
- Emma Martyn submitted two amazingly carved pumpkins that saw her win the Best Carved Pumpkin competition and a \$50 Hoyts Lux Voucher.

Huntlee residents embraced all kinds of ghosts, spiders and things-that-go-bump in the night to celebrate Halloween for 2022.

The Huntlee community spirit shone through, with zombies, gravestones and cobwebs on display everywhere, ensuring everyone had a wonderful time collecting treats and showing off tricks as they visited all the homes around Huntlee.

Thank you to all our residents who entered our Halloween competition and participated in this year's celebrations. We can't wait to see what everyone has planned for next year!

Upcoming Events

- **Pop-up Food Stalls at District Park** – December/January Every Friday night during school holidays
- **Huntlee Ladies Night** – 17 February 2023
- **Huntlee Farmers Markets** – Starting in March 2023
- **Picnic in the Park for Neighbours day** – 26 March 2023
- **Huntlee Easter Fair** – 2 April 2023



Expressions of Interest for food trucks and fresh produce vendors contact us at community@huntlee.com.au