



find your *happy* place...



# Welcome

Sweetwater Grove is a relaxed lifestyle community located in Tomago, a stone's throw from Newcastle.

Situated in a spacious, semi-rural setting, the estate offers quality, attractively priced homes. Enjoy an easy, low maintenance lifestyle, perfect for downsizers and those looking to spend more time doing what they love.

Getting to Sweetwater Grove is easy, it is just 20 minutes drive from Newcastle or 2 hours drive north of Sydney. There is ample public transport nearby: a bus stop on Tomago Road is on your doorstep, Hexham Train Station is within 10 minutes drive, and Newcastle Airport is 15 minutes away.

There's plenty to see and do, including natural parklands, beaches, fishing, sporting facilities, cafes and shopping. Plan a daytrip and visit the Hunter Valley wineries or Lake Macquarie. Alternatively, simply enjoy the estate's facilities - have a dip in the pool, play tennis or fire up the barbecue.

**Secure, laid-back and welcoming - Sweetwater Grove is the lifestyle you've been waiting for.**



# A relaxed and welcoming lifestyle awaits you



## All your needs covered:

### Health Services

- 1 Calvary Mater Newcastle Hospital 12km
- 2 John Hunter Hospital 15.8km
- 3 Beresford Avenue Medical Centre 7.4km
- 4 Providence Medical Centre 11.5km

### Shopping & Restaurants

- 5 Woolworths Beresfield 7.3km
- 6 Coles Thornton 11.3km
- 7 MarketPlace Raymond Terrace 9.3km
- 8 Wests Mayfield 13.1km
- 9 Hexham Bowling Club Restaurant 4km
- 10 The Mark Hotel Lambton 13.5km

### Public Transport

- 11 Tomago Road Bus Stop (opposite Sweetwater Grove)
- 12 Hexham Train Station 3km
- 13 Newcastle Airport 15.7km

### Sports & Leisure

- 14 Tomago Bowling and Sporting Club - local
- 15 Hexham Bowling Club 4km
- 16 Muree Golf Club 20.6km
- 17 Newcastle Golf Club 19.7km
- 18 Beresfield Golf Club 7.9km
- 19 Beresfield Bowling Club 7.4km

### Nature Reserves & Attractions

- 20 Newcastle beaches 20km
- 21 Hunter Valley wineries 46km
- 22 Hunter Region Botanic Gardens 3.8km
- 23 Tomaree National Park 49km

# Beautiful location & surroundings



# A place to call home



The new two-bedroom homes at Sweetwater Grove offer practical layouts and quality inclusions. They are built to last and feature flexible, open-plan living spaces so you can enjoy time with friends and family. Choose from seven stylish house designs and three different facades for a traditional, contemporary or coastal look.

## **Standard inclusions in every home include:**

- Open-plan living and dining areas
- Two bedrooms
- Modern kitchen with stainless steel appliances, stone bench tops and a dishwasher
- Separate laundry
- Quality floor and window furnishings
- Tiled bathrooms with designer fixtures

- Built-in wardrobes
- LED lighting
- Ceiling fans in living/dining room and bedrooms
- Air conditioning
- Front porch
- Carport (single and double designs) most with direct undercover access
- Landscaped gardens, driveway and fencing

## **Benefits of buying in the estate are:**

- No stamp duty
- No council rates
- Affordable weekly site rental
- Small pets allowed on application
- Commonwealth Rental Assistance available for those eligible

# Visit us



Sweetwater Grove is conveniently located just off the Pacific Highway, and is an easy 2 hour drive from Sydney and a 20 minute drive from Newcastle. Driving from Sydney, head north on the Pacific Highway. Travelling from Newcastle, take the Pacific Highway north from Newcastle. After crossing the Hunter River at Hexham, turn right into Tomago Road and you'll arrive at Sweetwater Grove in less than 350m.

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