

Denman Park  
E S T A T E

Experience  
the *Rich* lifestyle.



[denmanparkestate.com.au](http://denmanparkestate.com.au)



**A hidden gem in  
Upper Hunter  
where experiences  
are plentiful, great  
food and wine are  
abundant, and lots of  
heritage charisma.**

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Denman Park Estate, located in the cosy town of Denman, is an attractive development ideal for those who seek a beautiful country tree change and peaceful lifestyle.

This unique master-planned community presents a once in a lifetime opportunity to be a part of a great, safe and inclusive neighbourhood created for families.

Surround yourself with all the advantages of modern country living right at your fingertips.



# *Rich* in lifestyle.

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With plenty on offer in and surrounding Denman, you will never have to travel far for beautiful experiences. Encompassed by rolling vineyards and cellar doors, treating yourself to Chardonnay or Cabernet in the countryside will be an appealing regularity.

Visit the local camel farm or one of the many champion horse studs like the Coolmore horse stud, which raised the champion mare Winx! Fancy a game of golf? Royal Denman Golf course is a picturesque, thoroughly watered 9-hole course. If nature and hiking interest you more, explore the breathtaking forests and ancient rivers carving deep gorges in the neighbouring Wollemi National Park.

If a bit of nightlife is what you seek, The Denman Hotel offers an authentic country experience offering classic pub feeds with great hospitality and live music. There's nothing more satisfying than getting to know the locals on a first-name basis.



# *Rich* in history.

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Take yourself back in time and explore the historic charm Denman offers.

Visit the bustling Ogilvie Street that holds many historic buildings, including The Court House, Royal Hotel, and Memorial Hall and find out why it's NSW's best-kept secret.

You can also immerse yourself in Denman's history and discover how an area that was once known for its cattle and horse studs has exploded with an array of attractions and vineyards opening all around the town.

# *Rich* in local produce.

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Explore the region's food and wine trails, from produce markets, vineyard restaurants, old country town pubs and farmers' markets.

There are ample options for tasty meals and drinks like the vast choices of cellar doors to visit, including Two Rivers Wines, Hollydene Estate Wines and more boutique style cellars such as the Small Forest Cellar.

Taste Hunter Valleys' classics at the Vines restaurant, offering taste bud watering fresh produce, which makes the perfect afternoon to relax with family and friends and enjoy a bottle of local wine.

Experience the rich local produce all in one place on the first Saturday of each month. The Denman Farmers Market is famous for its handmade crafts, olive oils, cheeses, and local wines!



# *Rich* in location.

With its prime location positioned 250km north of Sydney and 130km northwest of Newcastle on the Golden Highway in New South Wales, Australia, the beautiful town of Denman is equally close and far enough from the hustle and bustle.

Brilliant for families with its surrounding amenities, Denman offers different choices for education and sports, including St Joseph's Primary School and Denman Public School, a recreational park and indoor sports centre.

For a change of scenery, you can also visit the popular neighbouring town, Muswellbrook, which is located only a short 20-minute drive. Muswellbrook is a trendy town full of tourist attractions where you can enjoy a weekend trip together with your family and friends.

<b>20</b> mins MUSWELLBROOK	<b>29</b> mins ABERDEEN	
<b>47</b> mins MCDUGALLS HILL	<b>1.1</b> hrs CESSNOCK	<b>1.2</b> hrs MAITLAND
	<b>1.4</b> hrs NEWCASTLE	<b>3</b> hrs SYDNEY





# Why invest in Denman?

Denman's economic strength is only expected to skyrocket, which is a great news for investors and those considering moving to town.



## Higher Rental Property Demand

With many young people moving to the area due to the increasing number of employment opportunities, higher demand for rental properties and a high-quality lifestyle are prominent.



## Strong Capital Growth

Thanks to flexible working arrangements and enforced government incentives, capital growth is expected to continually rise as more people embrace the attractive lifestyle of the Hunter Valley region.



## Airbnb Opportunities in Hunter Valley Region

Located only minutes away from the Hunter Valley, Denman Park Estate makes an ideal Airbnb investment property accommodating holiday goers who are looking for a short getaway in Upper Hunter Valley.

**Denman Park Estate is  
proudly presented to you by:**



Everglow Project Marketing Pty Ltd



China Oriental Investment

The project development experts who sold out their recent project **Ridge Park Estate in Woongarra** under their sister company, Atlas Property Group.

# DENMAN PARK ESTATE



Nelson Bay

Sydney

Small Forest Wines

Muswellbrook

Newcastle

Camel Farm Tours

Aberdeen

Maitland

Pukara Estate

Scones

McDougalls Hill

Grazing With C  
Away Hunter

Cessnock

St Bernard of Clairvaux  
Denman Church

Izzy Pizza  
Denman

Denman  
Pie Shop

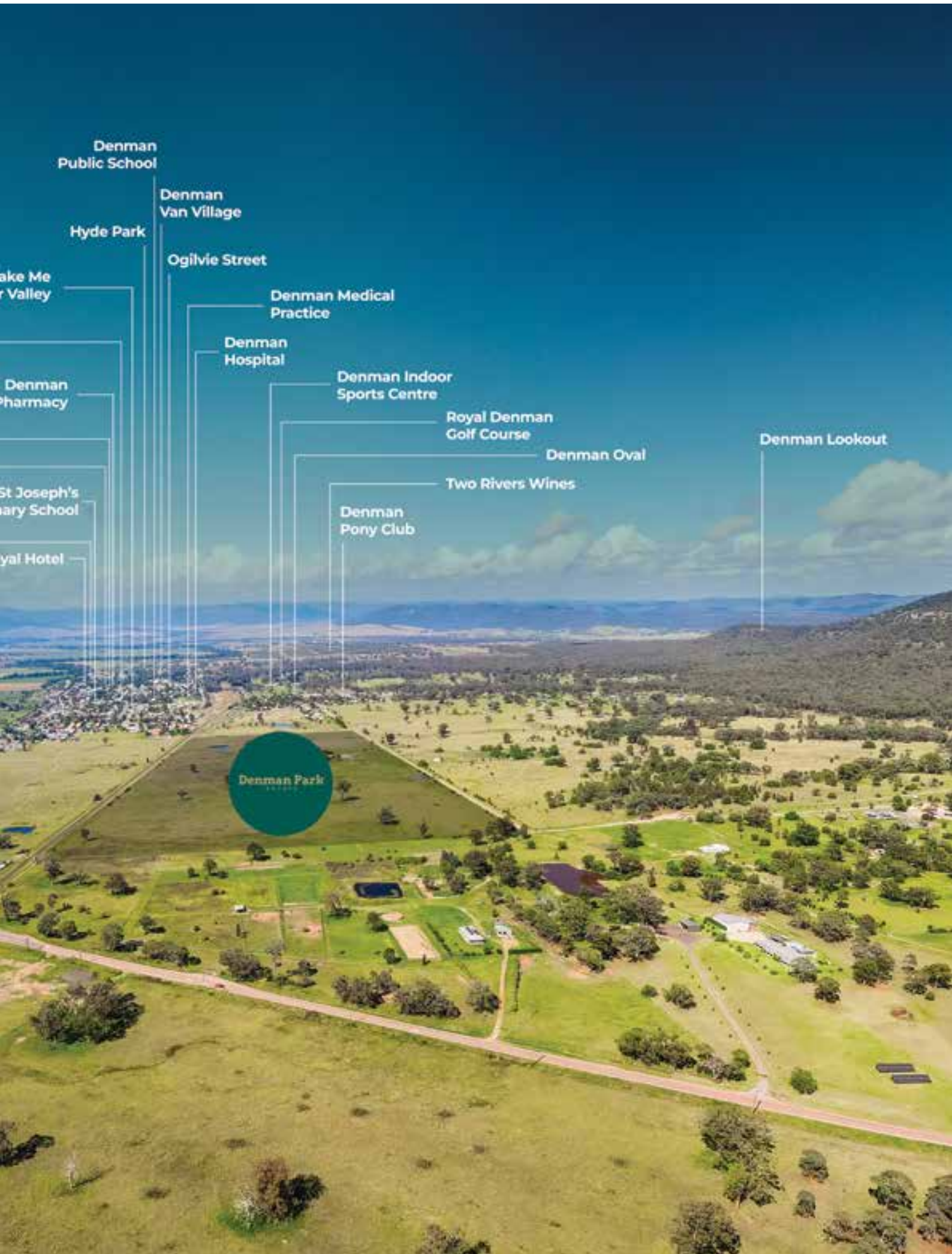
Denman  
Bowling Club

Prim

Ro



## DENMAN PARK ESTATE





Stage 1 Release

Stage 2 Release

Stage 3 Release

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DENMANPARK.COM.AU



# *Exciting* land release.

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## **HOME & LAND PACKAGE**

We've collaborated with Sydney's top builders to offer the perfect home for our selection of home & land packages.

Buyers are provided with the option to purchase enviable quality homes with house and land packages (turnkey!) with one of our respectable builders.



## **LAND ONLY FOR SALE**

With one of the largest range of vacant residential lots in the Upper Hunter region, you'll find the ideal parcel of land to build a dream home.

Denman Park Estate development will be sold in three stages and presents an astonishing 194 land opportunities and two new greenery reserves.



# *Home* design examples.

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Design Examples by **Attica Homes**



Option 1 - Company 1



Option 2 - Company 2



Option 3 - Company 3



Option 4 - Company 4



# Home inclusions examples.

## Inclusion Package example by Attica Homes

(Please note: All inclusions listed here are gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.)

### Building Inclusions

<b>Structure</b>	Structural Timber / Steel Framing Design
<b>External Walls</b>	Brick / Hebel or as shown on Working Drawing
<b>Internal Walls</b>	Veneer Dwelling
<b>Roof</b>	Colorbond
<b>Ceiling Height</b>	2550mm
<b>Footings</b>	Size 300mm x 600mm / Slab 100mm Reinforcement: N12-3T 3B / Mesh:1 Layer SL82

### General Inclusions

<b>Hot Water</b>	Rinnai Hot Water Service
<b>Rainwater Tank</b>	1000L Galvanized
<b>Air Conditioning</b>	Ducted reverse cycle air conditioning 8KW, Fix ducting completed with 5 or 6 outlets /4 - 6 Zones (standard Controllers), Ducting Platinum Flex R1.0
<b>Lighting</b>	LED Downlights and Batten
<b>Electrical Points</b>	TV, Phone, Data & Antenna
<b>Smoke Detectors</b>	Yes
<b>Flooring - Dry Areas</b>	Carpet & Laminated Flooring - Builders Standard Range
<b>Flooring - Wet Areas</b>	300 x 300 Tiles - Granache (Cerbis) Range
<b>Painting</b>	2 coat system to internal doors, walls, ceiling skirtings & architraves - Colou Selection from Builders Standard Range
<b>Windows</b>	Aluminium Powder Coated / Locks Included
<b>Blinds</b>	Roller block out blinds / Standard Builders Range
<b>Flyscreen</b>	Windows & Security Doors
<b>Carport</b>	Standard Builders Range Roller Doors - 2 x Remote Control

### Main Connections

<b>Telephone Line</b>	Telstra Connection up to Boundary
<b>Internet</b>	NBN Ready
<b>Electrical</b>	Electrical Mains Connection to Pit from house up to 10m
<b>Gas</b>	Gas Connection from Boundary to House
<b>Water</b>	Water connection to house up to 10m
<b>Sewer</b>	Sewer Connection to an existing point 30m

### Landscape Inclusions

<b>Concrete</b>	Concrete Perimeter Max 900mm Wide / Driveway 3000mm X 5500mm Only
<b>Landscaping</b>	FRONT: Mulch to Front REAR: Mulch 900mm to Fence Perimeter / Grass to remaining area
<b>Irrigation</b>	Provision Only
<b>Letterbox</b>	Standard Builders Range
<b>Clothesline</b>	Standard Builders Range
<b>Fencing / Sidegate</b>	Goodneighbour to one side UP TO 30lm / 1 x Side Gate UP TO 900mm

### Warranty & Insurance

<b>Insurance</b>	Indemnity Insurance Included
<b>Warranty</b>	Structural Warranty 10 Years / Builders Warranty 10 Years
<b>Maintenance Period</b>	12 Weeks
<b>Termite Treatment</b>	KORDON - COLLAR PENETRATION

# Home inclusions examples.

## Inclusion Package example by **Attica Homes**

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### Kitchen Options

<b>Benchtop</b>	Laminate
<b>Splashback</b>	600mm Height - 300 x 600 Tiles - Granache (Cerbis) Range
<b>Cupboard</b>	2400mm Standard Laminate
<b>Sink</b>	Entry 1 & 3/4 Inset Sink - EN175
<b>Tapware</b>	Alder - Milano Upswept Sink Mixer - 84190
<b>Oven</b>	600mm Multi Function Oven
<b>Cooktop</b>	60cm Gas Cooktop
<b>Rangehood</b>	60cm Slide Out Range
<b>Dishwasher</b>	60cm Dishwasher

### Bathrooms & Ensuites Inclusions

<b>General Wall</b>	1200mm Height - 300 x 600 Tiles - Granache (Cerbis) Range
<b>Shower Wall</b>	2100mm Height - 300 x 600 Tiles - Granache (Cerbis) Range
<b>Benchtop</b>	Laminate
<b>Cupboard</b>	Standard Laminate
<b>Basin</b>	Seima - Chios Semi Recess Basin
<b>Basin Mixer</b>	Alder - Milano Basin Mixer - 84092
<b>Toilet Roll Holder</b>	Phoenix - Radii Toilet Roller Holder
<b>Shower Style</b>	Inline semi frameless
<b>Shower Mixer</b>	Alder - Milano Wall Shower Mixer - 84290
<b>Shower Head</b>	Alder - AQ Moda Shower Chrome
<b>Shower Shelf</b>	Phoenix - Glass Shelf Chrome
<b>Bath</b>	Decina - Alpha 1525 White Bath
<b>Bath Mixer</b>	Alder - Milano Wall Shower Mixer - 84290
<b>Bath Spout</b>	Alder - Nuova Round Bath Spout
<b>Towel Rail</b>	Phoenix - Radii 600mm Single Towel Rail



# Home inclusions examples.

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### Laundry Inclusions

<b>Benchtop</b>	Laminate
<b>Cupboard</b>	Standard Laminate
<b>Trough</b>	Inset Trough
<b>Trough Mixer</b>	Lorem ipsum
<b>Splashback</b>	600mm Height - 300 x 600 Tiles - Granache (Cerbis) Range

### WC /Cabinetry / Powder Room Inclusions

<b>General Wall</b>	150mm Height - 300 x 300 Tiles - Granache (Cerbis) Range
<b>WC</b>	Impression - Close Coupled Delux SA Toilet Suite
<b>Benchtop</b>	Laminate
<b>Cupboard</b>	Standard Laminate

Get in touch for more information on your House and Land Package options:

0403 835 953 | [info@everglowproject.com.au](mailto:info@everglowproject.com.au)

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