GITTOES
LEADERS IN PROPERTY

BONYTHON TOWER

02 4323 3811
61 Victoria Street, East Gosford NSW 2250
property@gittoes.com.au | gittoes.com.au

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BONYTHON TOWER

FINAL RELEASE - 155-163 Mann Street, Gosford

An amazing opportunity still exists to purchase in this world class high-rise with the release of what was John Singleton's own portfolio - 10 stunning 2 bedroom units with an average internal floor space of 90sqm, which is 20sqm bigger than most 2 bedroom and some 3 bedroom units, and the finishes are simply outstanding. Prices start from the mid $600,000s making this very attractive for owner occupiers and investors alike. Construction is well under way and due for completion in late 2018.

Bonython Tower is the latest residential and commercial development currently under construction in the heart of Gosford.Offering spacious two bedroom apartments with sensational views and the convenience of the vibrant Gosford City at your door.

With beautifully composed architecture and spacious interiors, Bonython Tower offers striking residences enhancing its surroundings. As you pass through the award winning restaurant and cafÃ© you will greeted by a stunningly crafted spiral timber staircase, winding its way up to an array of commercial suites. Beautiful interiors including stone benches and timber floors, are softly layered together into a luxurious modern aesthetic. The bathrooms offer class and elegance with limestone flooring, frameless shower screens and custom made vanities.
Bonython Tower will set a standard of development building unlike anything we've seen before.

Bonython Tower is set in an unrivalled location in the heart of Gosford, and is as charming as it is convenient. A haven for shopping, cafes and restaurants, it is a cosmopolitan setting where you can relax, socialise and explore.

CONSTRUCTION UNDERWAY - COMPLETION EXPECTED LATE 2018

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DISPLAY SUITE OPEN:
FRIDAY 2:30PM - 5:30PM
SATURDAY 10AM â€“ 2PM

CLICK HERE FOR LOCATION OF DISPLAY SUITE - 26 ADELAIDE STREET, EAST GOSFORD

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Schedule of Finishes

LIVING

- Walls - painted
- Floor -Timber flooring
- Ceiling - painted
- Air Conditioning - ducted air-conditioning

KITCHEN

- Walls - painted
- Floor - timber flooring
- Ceiling - painted
- Splashback - mirror
- Joinery bench - Caesarstone
- Fridge - Fisher & Paykel Integrated fridge
- Kitchen Joinery - push to open drawers and cupboard doors
- Dishwasher - Fisher & Paykel 60cm
- Rangehood - Fisher & Paykel 60cm undermount
- Cooktop - Fisher & Paykel 60cm four burner
- Oven - Fisher & Paykel 60cm fan forced oven
- Microwave - not included
- Sink - 400mm single bowl with astra walker tapware

BATHROOM / LAUNDRY

- Bathroom Walls - white ceramic tile floor to ceiling with niche
- Limestone tile to bathroom wall niche
- Recessed medicine cabinet
- Feature Wall - limestone tiles floor to ceiling
- Wall mounted hand shower with rail
- Floor - limestone tiles
- Ceiling - painted
- Vanity Joinery - off the shelf timberline vanity unit, bench mounted sink, feature lights, fixed mirror
- Concealed cistern toilet suite
- Laundry Walls - painted with tiled splashback
- Laundry Joinery - off the shelf with integrated sink and tap
- Dryer

BEDROOM

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- Walls - painted
- Floor - broadloom carpet
- Ceiling - painted
- Robes - White Melamine carcass & top shelf, hanging rail and 4 shelves
- Mirrored sliding doors with anodized aluminium frame
- Air Conditioning - ducted air-conditioning

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Video

Watch Video
http://youtube.com/watch?v=3tRFHO0AqGA

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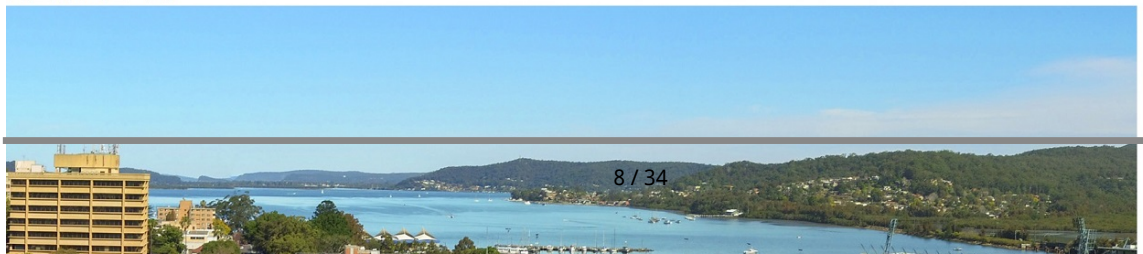
Projected South Facing Views

PENTHOUSE

LEVEL 12

LEVEL 11

LEVEL 10



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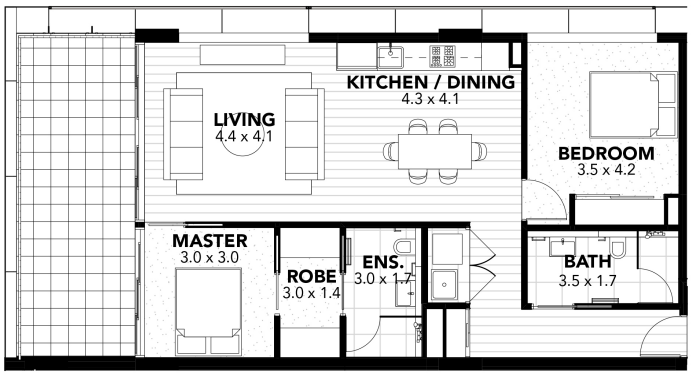
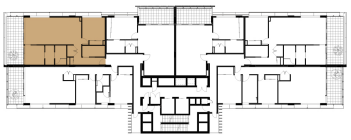
Apartment Style A

APARTMENT TYPE A



TOTAL AREA 108.5m²
INTERNAL AREA 89m²
BALCONY 19.5m²



LEVELS 4 - 12

Bed 2

Bath 2

Car 1

Aspect North

Price $698,000 - $765,000

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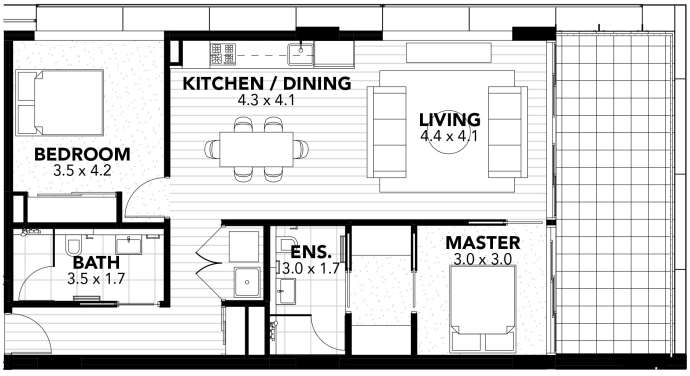
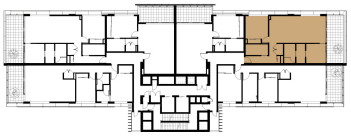
Apartment Style A2

APARTMENT TYPE A2



TOTAL AREA 108.5m²
INTERNAL AREA 89m²
BALCONY 19.5m²



LEVELS 4 - 12

Bed 2

Bath 2

Car 1

Aspect North

Price $698,000 - $765,000

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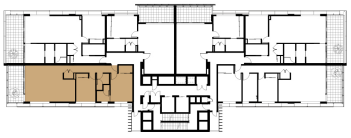
Apartment Style B

APARTMENT TYPE B

TOTAL AREA 106m²
INTERNAL AREA 92.5m²
BALCONY 13m²



LEVELS 4 - 12

Bed 2

Bath 2

Car 1

Aspect South

Price $738,000 - $799,000

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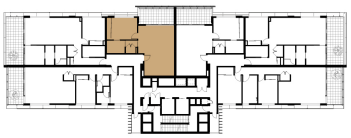
Apartment Style C - SOLD

APARTMENT TYPE C

TOTAL AREA 75.5m²

INTERNAL AREA 63m²
BALCONY 12.5m²



LEVELS 4 - 12

Bed 1

Bath 1

Car 1

Aspect North

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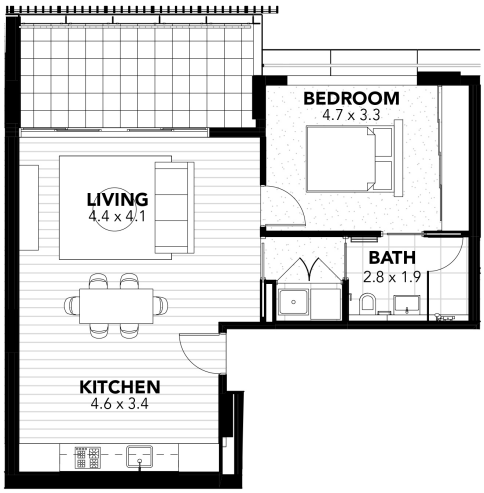
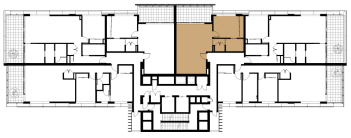
Apartment Style C2 - SOLD

APARTMENT TYPE C2



TOTAL AREA 75.5m²

INTERNAL AREA 63m²
BALCONY 12.5m²



LEVELS 4 - 12

Bed 1

Bath 1

Car 1

Aspect North

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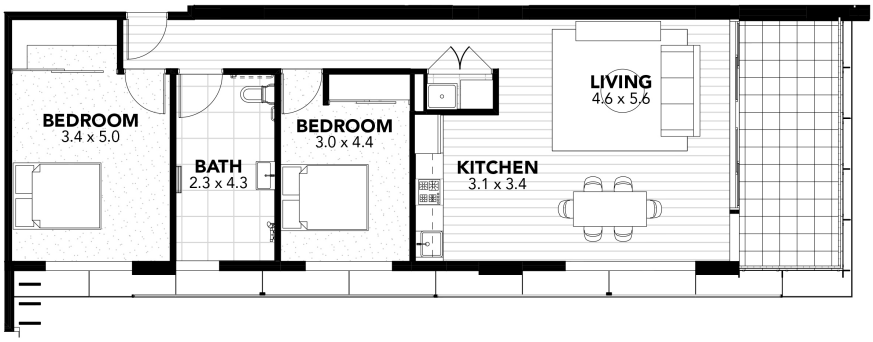
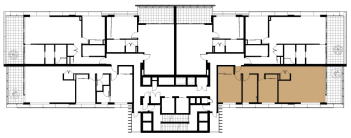
Apartment Style D

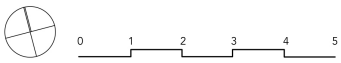
APARTMENT TYPE D
(ADAPTABLE)



TOTAL AREA 105.5m²
INTERNAL AREA 92.5m²
BALCONY 13m²



LEVELS 4 - 12



Bed 2

Bath 1

Car 1

Aspect South

Price $693,000 - $819,000

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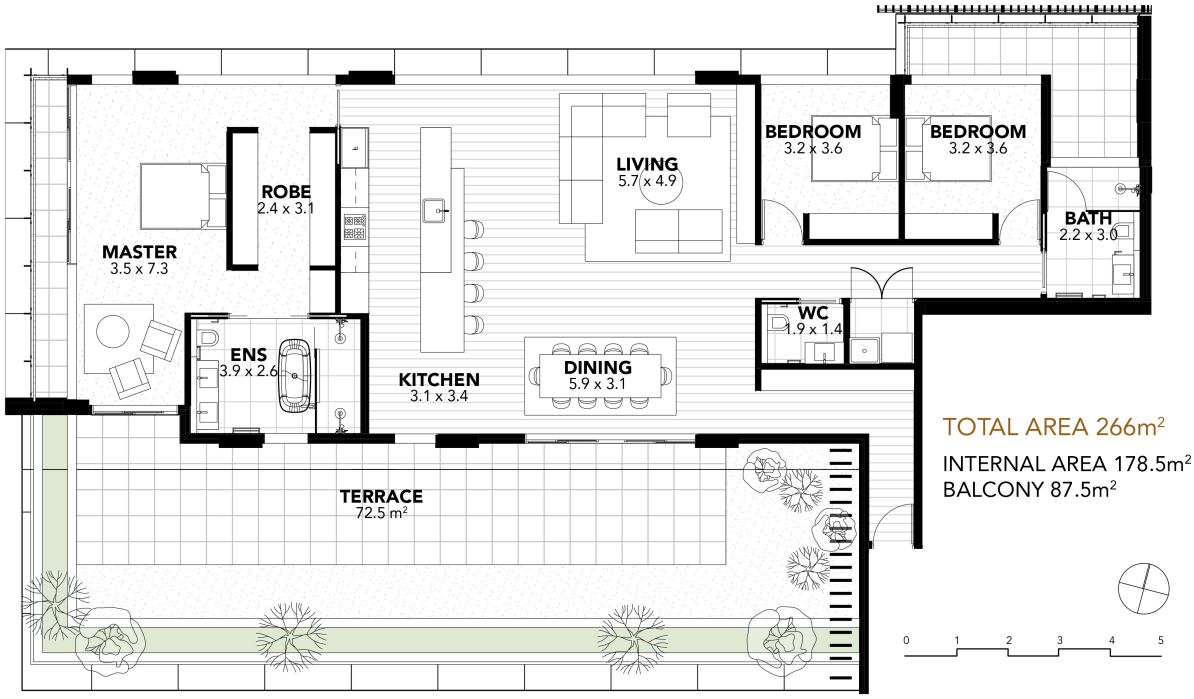
Apartment Style P1 - SOLD

APARTMENT TYPE P1



Bed 3

Bath 2

Car 2

Aspect North/South

Internal 178.5sqm

External 87.5sqm

Area 266sqm

Price On application

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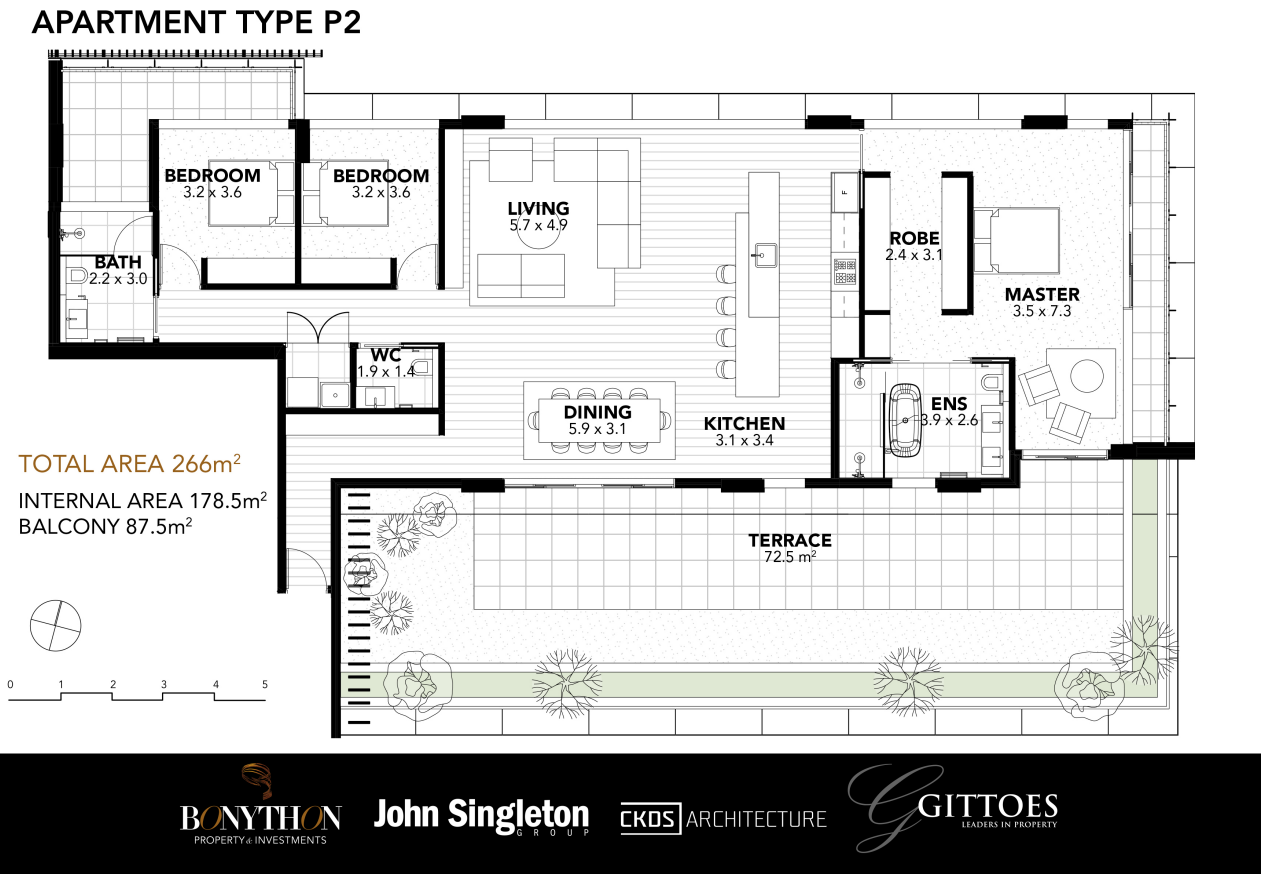
Apartment Style P2 - SOLD



Bed 3

Bath 2

Car 2

Aspect North/South

Internal 178.5sqm

External 87.5sqm

Area 266sqm

Price On application

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Construction Update

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About Bonython Property & Investments

Bonython Property & Investments is the development arm of The John Singleton Group.

They have built a reputation for creating luxury developments, lasting partnerships and local enrichment.

Their focus is strongly on developing inner city and waterfront mixed-use developments that combine living, retail and commercial spaces, without compromising on quality.

One of the company's recognised strengths is the calibre of its people. They bring together the established and trusted development skills of John Singleton, Paul Anderson, Monique Anderson and Graeme Campbell.

BONYTHON

John Singleton GROUP

Links

Pretty Beach House
http://www.prettybeachhouse.com/

Bells at Killcare
http://bellsatkillcare.com.au/

The Entertainment Quarter
http://www.eqmoorepark.com.au/

Icebergs
http://idrb.com/

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Gosford's Future

THE HOSPITAL PRECINCT

Gosford boasts major public and private hospitals and a wide range of specialist and support services that cater for the broader Central Coast population. Close to the station, the Hospital Precinct is one of Gosford's busiest zones and the Masterplan seeks to reinforce its health and wellbeing services. Initiatives include upgrades to Etna Street Bridge, Holden Street and Racecourse Road pedestrian access, new development along Showground Road, the relocation of Gosford Public School and upgrades to Gosford and Henry Kendall High School ovals.

THE RAILWAY PRECINCT

The Railway Station is a major element in the centre of Gosford and as development occurs and more jobs are created, activity in this precinct will naturally increase. Mann Street will be upgraded with wider footpaths, more shade and improved amenity and safety, while Hills and Watt streets will form the green spine that links the northern residential precincts to Kibble Park. Burns Park, a forgotten gem, will be reinvigorated by the removal of the seldom-used Gateway Centre Bridge and the upgrade of the adjoining Bus Interchange.

THE CITY CORE

The traditional heart of Gosford lies around Mann Street and Kibble Park, with retail focused in the zone between Donnison Street and Erina Street. Kibble Park's recent upgrade has seen its use and activity increase significantly, with play areas, water features, shade structures, swathes of grass and a new cafÃ© bringing new life into the centre of the city. Key initiatives include the ongoing activation of Kibble Park, an upgrade of Mann Street, an upgrade of Imperial Shopping Centre and enhanced links between Donnison Street and Rumbalara.

THE ARTS & ENTERTAINMENT PRECINCT

One of the key drivers of the Masterplan is to create a wide variety of interesting things to see and do, drawing people back to the area at night and on weekends. This will have enormous social and economical benefits through improved links between existing entertainment elements such as Central Coast Stadium, the Central Coast Leagues Club and Mann Street restaurants as well as the introduction of exciting new elements. Key initiatives include Baker Street Boulevard upgrades and the new Gosford Performing Arts Centre.

THE WATERFRONT

The jewel in Gosford's crown is undoubtedly the waterfront. The Masterplan allows for enhanced use of this wonderful amenity which will house new retail, entertainment, offices and waterfront apartments, creating a vibrant environment for all. There will be a new public square for events and a new cycle link to Point Clare. Buildings will be designed to minimise view loss from the city and direct access to the water will be allowed at controlled locations. Any development will maintain or enhance the natural environment. The Gosford City Centre Masterplan was born from a partnership between Gosford City Council and the community, which articulated the need and desire for Gosford to be recognised as the regional city of the Central Coast. It establishes how the city will encompass a wide range of uses including business, government, retail, cultural, educational and recreational activities, identifying five key precincts of activity.

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Tax Depreciation

Tax depreciation helps investment property owners claim more.
Claiming depreciation is a significant taxation benefit, and one which many investment property owners are unaware of. Depreciation is a non-cash deduction â€“ you do not need to spend any money to claim it.

As a building gets older and items within it wear out, they depreciate in value. The Australian Tax Office (ATO) allows owners of income producing property to claim a tax deduction called depreciation, on a building's structure and plant and equipment assets contained within it.

Below is a current Tax Depreciation Schedule for this development

Links

Tax Depreciation Schedule
http://reawebbooks.com.au/gittoes/module_resources/pdf_module/247/96_BMTTaxDepreciationEstimate-495930.pdf

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Investing

Buying a property to lease out is a popular form of long-term investment. Houses and units are easier to understand than many other types of investments.

Gosford has seen a growth in unit sale prices of up to 40% over the last 5 years, and the current tenant vacancy rate is approximately less than 2%.
The strong demand for units during this time was due to the lack of available stock.

For the first time in nearly 10 years we are seeing new developments in the Gosford CBD.

Combine this with the upgrade and expansion of Gosford Hospital, the construction of the ATO and State Finance Department development, Gosford's need for more dwellings will only increase.

Please see below a link to the Landlord Pocket Guide and our rental estimates for this development.
If we could be of further assistance to you in regards to property investment and leasing, please contact our property management department on 02 4302 1713.

Links

Landlord Pocket Guide
http://bit.ly/LandlordPocketGuide

Strata Levy Estimate Summary
http://reawebbooks.com.au/gittoes/module_resources/pdf_module/285/82_LevySchedule-155-163MannStreet2cGosford.pdf

Rental Appraisal Letter
http://reawebbooks.com.au/gittoes/module_resources/pdf_module/244/100_SignedRentalAppraisal22Dec16.pdf

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Government Grants

First Home Buyers Grant

In an effort to improve housing affordability across NSW, the State Government has announced some new First Home Buyer concessions taking effect from 1 July 2017.

The package aims to give first home buyers a better chance of securing their first property by

â€¢Increasing available grants and concessions

â€¢Increasing housing supply at reasonable prices

â€¢Accelerating the delivery of infrastructure to support growing communities

With more First Home Buyers looking to take advantage of the new incentives, this is a very good time for current Home Owners, who may be considering selling, to actually make a move.

For eligible First Home Buyers, this comprehensive package offers -

â€¢No stamp duty payable on all homes up to $650,000

â€¢Reduced stamp duty for homes from $650,000 to $800,000

â€¢A $10,000 grant for builders of new homes up to $750,000 and purchasers of new homes up to $600,000

â€¢No insurance duty on lenders' mortgage insurance

Links

Office of State Revenue - First Home Buyers
www.nsw.gov.au/improving-nsw/projects-and-initiatives/first-home-buyers

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Gosford Quarterly Marketplace Report

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GOSFORD

Quarterly marketplace report

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About The Builder - Stevens Construction

Established on the Central Coast in 1988, Stevens Construction has an enviable reputation of building excellence in a wide range of large commercial projects, not only amongst clients, but also in the construction industry. MBA and HIA award winners, Stevens has a state-wide presence and caters for urban and regional areas of New South Wales.

The company's owners and directors have a hands-on approach that gives clients the added advantage of dealing directly with key people, as well as providing streamlined communication on their project.

Stevens has specialists in design, planning, engineering and construction management. This competent team has built a strong track record in Commercial, Retail, Industrial, Hospitality, Residential and Tertiary. Given the dedication to high standards in work health and safety, Stevens Construction fosters environments that are non adversarial and dispute free. Integrity is at the heart of company operations and the outworking is seen in each finished product â€“ a quality, on-time build.

http://stevensconstruction.com.au

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About the car park

Evolution Parking System (EPS) is the next-generation parking solution that turns one parking spot into two, with the simple turn of a key or press of a button.
Already extremely popular with property-developers, architects, hotels, hospitals, building-managers and home-users, EPS is the perfect solution

Whether it's in a multi-storey carpark or a small apartment block, EPS' functional design and solid engineering provides fuss-free, two-level parking, effectively doubling vehicle capacity for any given area.

Easy to use

EPS' robust, state-of-the art design has been engineered with the user in mind. The top vehicle is simply driven straight onto the rotating platform,
without the need for any awkward manoeuvring. The keyed operating system also provides convenience and security.

Fast

EPS' advanced engineering gives independent access to both the top and bottom vehicles, allowing the top car to be retrieved without having to
move vehicles around. Simply insert the key, lower the car, and 60 seconds later you're ready to drive away.

Flexible

The independent functionality provides quicker access to both vehicles, as well as flexibility for the stacker to be used by two different vehicleowners.

Uncompromising design

Car parks don't always have to look like car parks. EPS' sleek design creates an attractive aesthetic that can enhance the architectural elegance of any
building. Further customization is also available through the installation of LED lighting or individual color specifications.

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About Gittoes

With a high standard code of ethics, we will consolidate and grow the business to contribute to the regional economy by providing competitive and excellent service in marketing, selling and leasing residential and commercial property, whilst establishing a sound interaction with the local community and businesses.

Known for achieving great results with satisfied clients, Gittoes looks to the future of Central Coast property. Supported by a professional team experienced in listing strata, waterfront, acreage and residential properties for sale and lease from Terrigal to Somersby, we are enthusiastically able to provide excellent marketing with a complete property service.

Richard Faulkner

Contractor/Licensed Real Estate Agent
9 Years Real Estate Experience
richardf@gittoes.com.au 0414 960 479

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ratemyagent 2017 WINNER
AGENT OF THE YEAR
GOSFORD

Stephen Gittoes

Licensee/Principal/Auctioneer
33 Years Real Estate Experience
stephen@gittoes.com.au 0416 295 174

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Media Releases

DUTTONS HOTEL DEMOLITION HAS COMMENCED

JOHN â€œSINGOâ€• SINGLETON READY TO START THE GOSFORD DEVELOPMENT BOOM WITH BONYTHON TOWER