

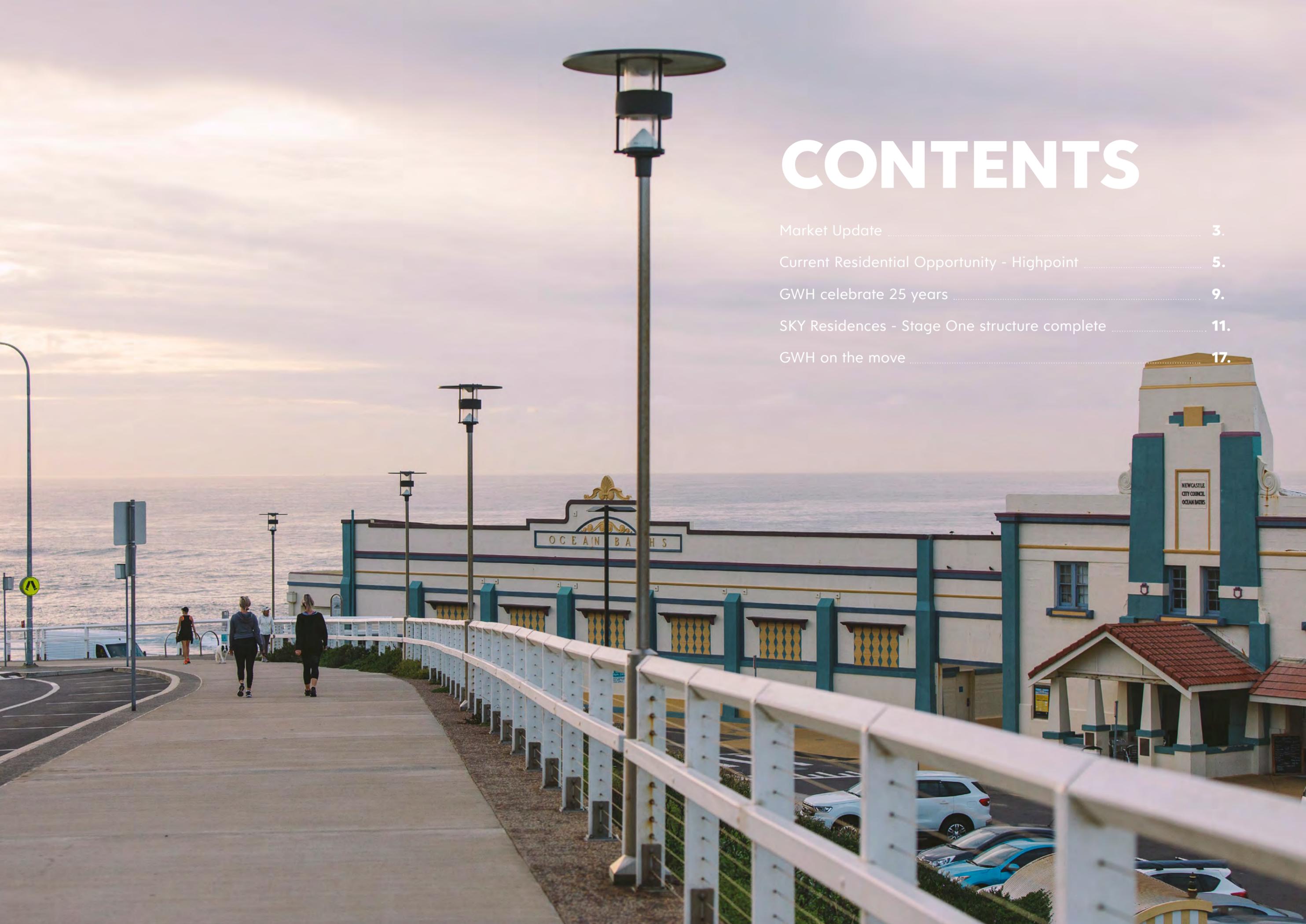
Residential Report *Q2*

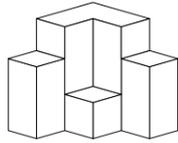
JULY 2021



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RESIDENTIAL MARKET UPDATE

WELCOME TO THE SECOND EDITION OF OUR RESIDENTIAL REPORT. WE HAVE SEEN PRICES CONTINUE TO GROW IN OUR LOCAL AREA OUTSTRIPPING ALL OTHER AREAS IN AUSTRALIA.

Latest figures from property analysts CoreLogic show the value of a typical house in Newcastle and Lake Macquarie jumped 3 per cent in May to \$722,000, up 21.3% in a year.

The table below composed from Core Logics data shows how we compare to other areas over the 12 months to May 2021.

Newcastle/ Lake Mac		21.3%	
Darwin	21.2%	Canberra	17.7%
Hobart	16.5%	Sydney	14.8%
Adelaide	13%	Brisbane	11.9%
Perth	8.8%	Melbourne	5.6%

We have seen a continued strong number of buyer enquiry over the quarter with a lack of property for sale driving the urgency around purchasing.

Buyer statistics reflect similar numbers to last quarter showing the continued interest in our area from Sydney and regional NSW and an increase in purchase price prepared to pay.

FOR MORE INFORMATION

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BUYER TYPE

First Home Buyer	11%
Investor	25%
Owner Occupier	64%

BUDGET INDICATORS

\$350,000 to \$500,000	2%
\$500,001 to \$750,000	43%
\$750,001 to \$1,000,000	23%
over \$1,000,000	32%

LOCATION OF BUYER

Local	84%
Sydney	9%
Regional	7%

75%

CURRENT ENQUIRY
LOOKING TO MOVE IN

32%

OF ENQUIRY IS SPENDING
OVER ONE MILLION DOLLARS

84%

ENQUIRY THAT COMES
FROM THE LOCAL AREA

2 Charles St, Charlestown

HIGHPOINT

- CHARLESTOWN -

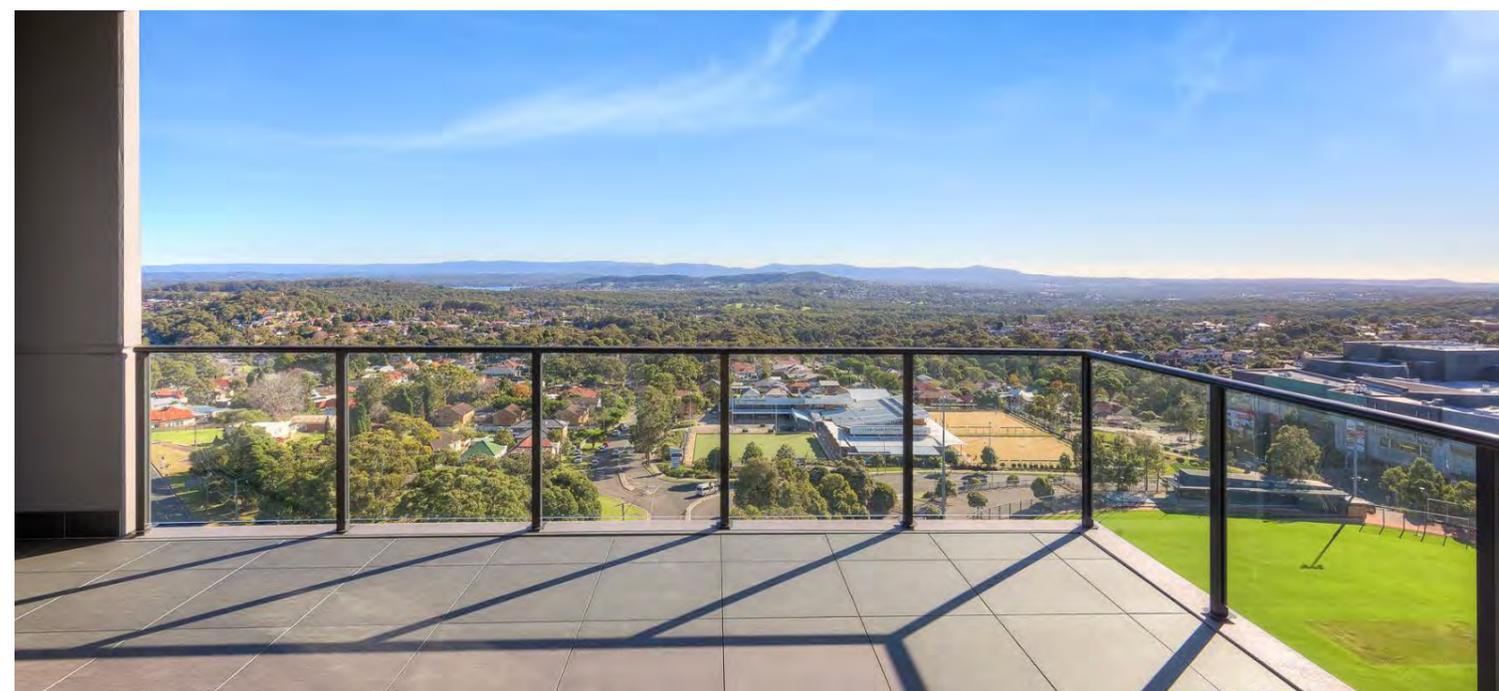
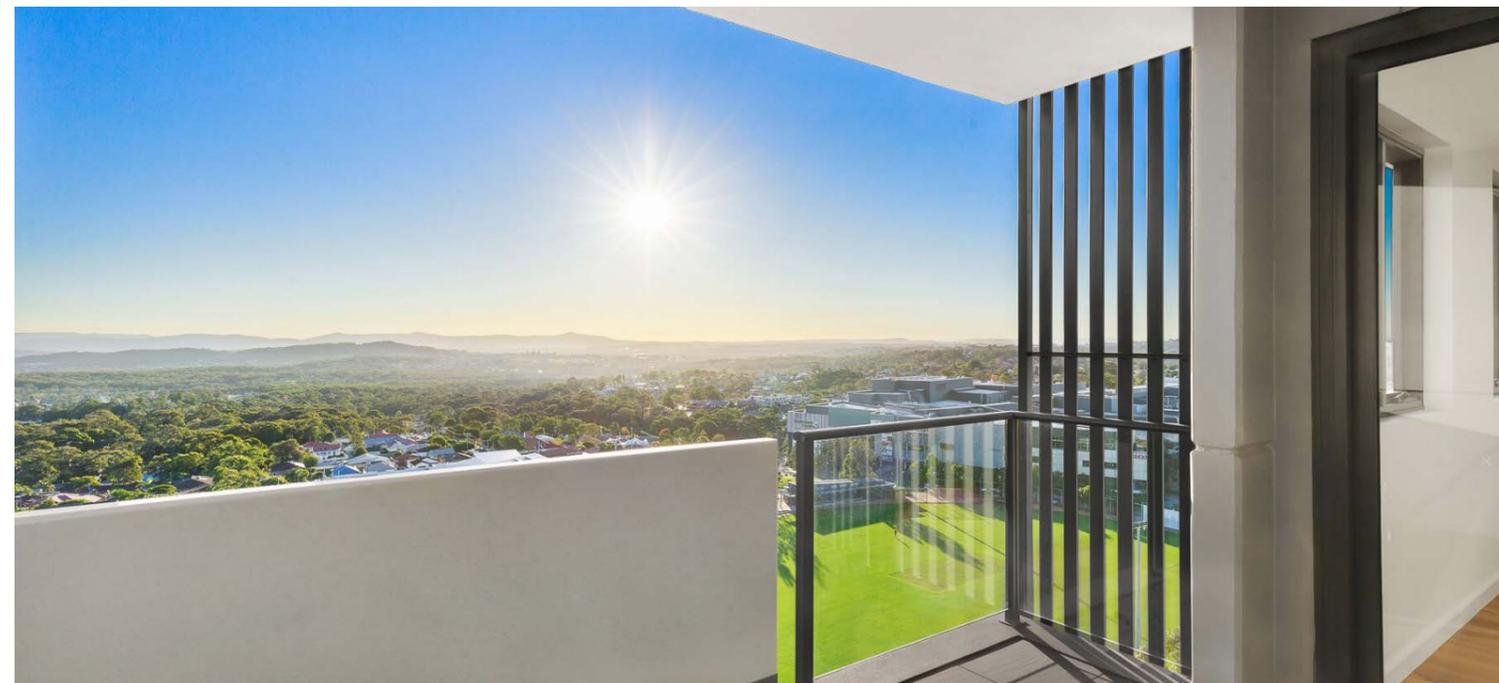
GATEWAY TO THE HIGHEST HEIGHTS

On acquiring the site at 2 Charles Street, we recognised the opportunity it presented.

Marked as a gateway site of Lake Macquarie and key to Charlestown and Lake Macquarie's progression, the Highpoint site also presented us the opportunity to move into and succeed in high rise residential developments. Highpoint enabled GWH to grow, progress and move to be a prominent player in high rise apartment living in the region. A success in hitting its objective of meeting the needs of the local market, with 85% of purchasers from the local area.

Across its 17 levels, Highpoint encompasses 68 apartments, a mix of one, two and three bedrooms apartments, plus a ground floor commercial suite and two resident exclusive entertainment terraces. Purposefully designed to reflect the needs of today's living, an amazing opportunity, whether it be for a first property, the last or something in between.

[LEARN MORE ABOUT HIGHPOINT](#)





[LEARN MORE](#)

APARTMENT 1302

2 Charles Street **\$640,000**



Two Bedrooms



Two Bathrooms



One Carspace & lockable storage

SIZE

89m2 Int. & 10m2 Ext.

FEATURES

- Open plan, light filled living and kitchen
- Expansive master with premium ensuite
- Built-in robes in both bedrooms
- Sought after '02' layout



[LEARN MORE](#)

APARTMENT 901

2 Charles Street **\$649,000**



Two Bedrooms



Two Bathrooms



One Carspace & lockable storage

SIZE

101m2 Int. & 10m2 Ext.

FEATURES

- Flexible layout, adapt to suit your needs
- King sized master with balcony access
- Modern finishes and colour palette throughout
- Highpoint's largest 2 bed layout



[LEARN MORE](#)

APARTMENT 1501

2 Charles Street **\$739,000**



Three Bedrooms



Two Bathrooms



One Carspace & lockable storage

SIZE

101m2 Int. & 10m2 Ext.

FEATURES

- Mountain vistas to the West and ocean views to the East
- Highpoint upgrade package included
- Timber flooring throughout living
- Ducted Air-Conditioning



[LEARN MORE](#)

APARTMENT 1503

2 Charles Street **\$900,000**



Three Bedrooms



Two Bathrooms



Two Carspace & lockable storage

SIZE

100m2 Int. & 13m2 Ext.

FEATURES

- Sought after North Eastern aspect
- Expansive open plan living with ocean views
- King sized master with walk-in robe
- Timber flooring throughout living

Rise to the Top

A 25 YEAR STORY



In 2021 we are shining a light on our 25 years of delivering for Newcastle and the Hunter with 'Rise to the top'. We look back on the projects, the people and the decisions that have made GWH what it is today.

During our 25 years we have delivered developments and contract projects to a standard, timeframe and quality that has positioned us as an innovative and trusted local developer-builder with a strong future. Our ability to identify opportunity, our willingness to embrace change and our passion for innovation and community, form our foundations. They remain integral in the continued progression and growth of GWH.

Take the road trip with us, a trip down memory lane reminiscing on the foundations of GWH and how those foundations allowed us to be flexible, innovative and grow as our home region grew.

[LEARN MORE ABOUT GWH](#)



509 Hunter St, Newcastle



NEWCASTLE'S TALLEST BUILDING TOPS OUT

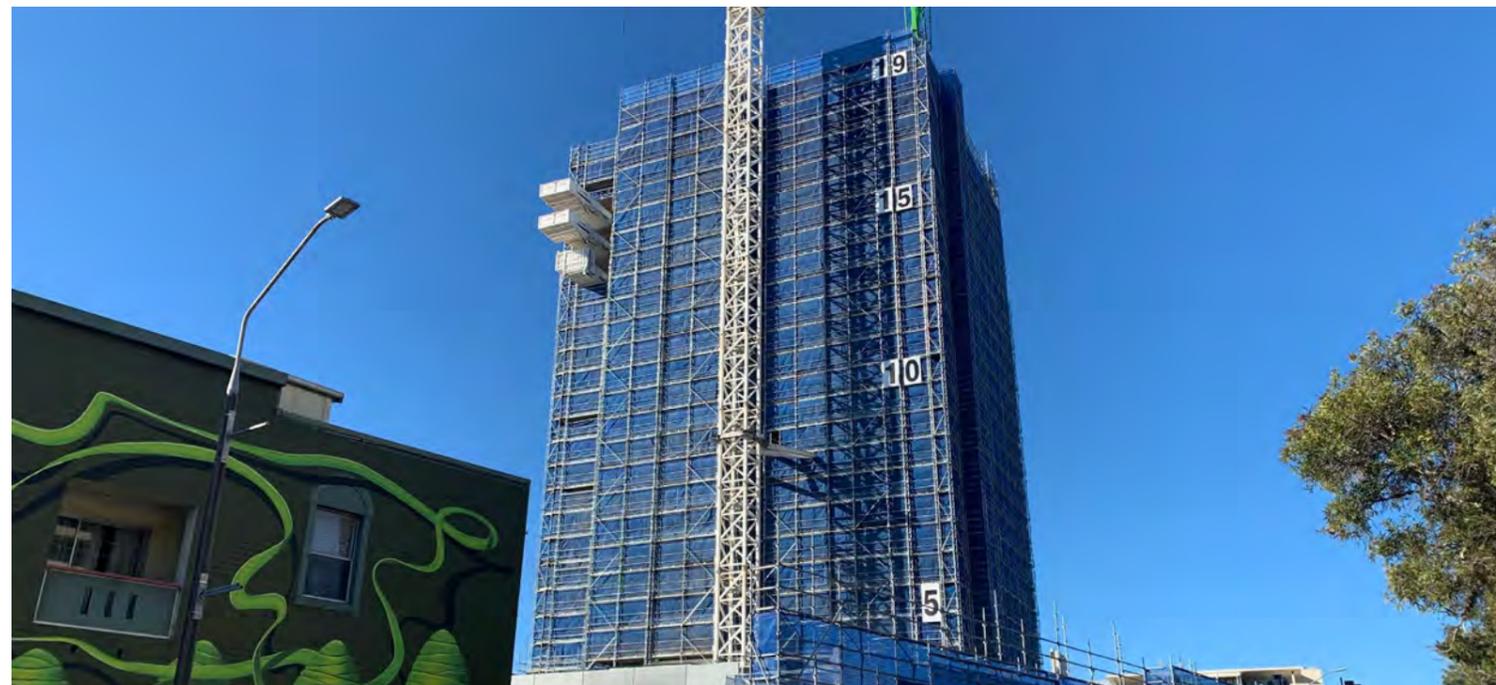
Superbly located in the heart of the CBD's Civic Cultural Precinct, SKY offers 180 meticulously planned, contemporary residences. Every detail ensures luxury city living at your doorstep with access to world-class university campuses, transport, entertainment and amenities.

Stage One - SKY Residences has now topped out! A massive congratulations to all the GWH construction team who celebrated the completion on the 19th floor.

It's been a massive push to complete the structural build through some very tough times for the nation and the property market. We can't wait to deliver the 116 homes to their new owners in Spring this year.

There are only 10 apartments left in Stage One.

[LEARN MORE ABOUT SKY RESIDENCES](#)





APARTMENT 1801

509 Hunter (Stage One)

[LEARN MORE](#)



Three Bedrooms
incl. walk-in robe



Two Bathrooms
floor to ceiling tiling



Two Carspace &
lockable storage

Offering a large-scale dining space that flows from the designer kitchen with stone top kitchen island bench and SMEG appliances makes entertaining a dream. Luxury continues on entering the king sized master suite, which encompasses a large walk-in-robe and full-sized designer bathroom. The large second and third bedrooms have built-in-robos, with the main stylish bathroom sitting adjacent. this is a Sky home leaving nothing to be desired.

PRICE	\$2,300,000
SIZE	119m ² Int. & 14m ² Ext.
FEATURES	<ul style="list-style-type: none"> - A prime position that will take your breath away - Spectacular views to the North and North West - Luxurious sense of light and space - Soaring 2.7m ceilings accentuate hard-top oak engineered flooring - Ducted Air-Conditioning



APARTMENT 1406

509 Hunter (Stage One)

[LEARN MORE](#)



Two Bedroom
incl. study nook



Two Bathroom floor
to ceiling tiling



Tandem Carspaces
& lockable storage

Location, ocean and harbour views, high-end designer quality throughout Apartment 1406 has it all. A 79sqm, 2 bed, 2 bath and 2 car residence, the apartment includes a premium chef's kitchen including stone bench tops, open-plan living/dining area with engineered oak flooring, large balcony, extra internal storage, separate laundry room and tandem carpark. All making this an incredible offering.

PRICE	\$900,000
SIZE	79m ² Int. & 10m ² Ext.
FEATURES	<ul style="list-style-type: none"> - Ocean & Harbour views - Separate laundry room - Access to the best residential facilities available in Newcastle - Ducted Air-Conditioning



APARTMENT 802

509 Hunter (Stage One)

[LEARN MORE](#)



Three Bedrooms
incl. walk-in robe



Two Bathrooms
floor to ceiling tiling



Two Carspace &
lockable storage

Northern aspect dominates this apartment. The premium features and finishes throughout include oak engineered flooring, ducted air conditioning, SMEG appliances and stone bench tops in both the kitchen and bathrooms, which also see floor to ceiling tiling, completing every 'must have' list.

Wine and dine with friends and family, utilising your chef's kitchen, open and generous living and dining positioned perfectly to take in the abundance of

PRICE	\$1,195,000
SIZE	119m ² Int. & 14m ² Ext.
FEATURES	<ul style="list-style-type: none"> - Master suite includes walk in robe and stylish modern ensuite - Fibre to the premises with speeds up to 1Gps - Access to the best residential facilities available in Newcastle - Ducted Air-Conditioning



APARTMENT 301

509 Hunter (Stage One)

[LEARN MORE](#)



Four Bedrooms
over two floors



Three Bathrooms
over two floors



Two Carspaces &
lockable storage

This incredible two level residence offers the luxury of 194sqm of interior living space plus a rare 102sqm of external courtyard. Entering into the apartment from the upper level you are immediately struck by the open plan living. The large open kitchen and two living areas are amplified by the raked ceiling heights throughout.

The second floor is a home-owners retreat, with bedroom, built in robe, bathroom, study and it's own balcony.

PRICE	\$1,799,000
SIZE	194m ² Int. & 102m ² Ext.
FEATURES	<ul style="list-style-type: none"> - Whole floor apartment with private second level bedroom, bathroom and study - Huge wrap around courtyard. - Access to the best residential facilities available in Newcastle - Ducted Air-Conditioning



ON THE MOVE

Within a year of founding GWH, our first industrial building in Thornton was complete. From our humble beginnings, the growth in diversity, capacity and experience has enabled us to have delivered over \$1 BILLION OF SUCCESSFUL BUILDING PROJECTS. In 2015 & 2018 we were the proud winners of a Master Builders Newcastle 'Excellence in Building Award'.

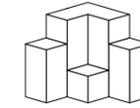
We moved our head office to the ground floor commercial suites of our award winning Aero apartments.

Our unique position in the market, thanks to our vertical integration with the Hunter Construction Group, allows unprecedented transparency in the development and build of our projects in Newcastle and the Hunter.

Highpoint was completed mid 2020 and is currently ours and also Lake Macquarie's tallest building. 100% of purchasers at Highpoint noted that if/when buying again GWH would sit at the top of their list to buy from again.

In May 2021 we relocated our head office to a purpose designed commercial premise; enabling our continued growth. With a strong pipeline of projects in development and under construction, we are excited for what lies ahead in 2022 and beyond.

[LEARN MORE ABOUT GWH](#)



With many more industrial, commercial and residential projects in the pipeline, we look forward to the next 25 years continuing to make property possible.

- 1995** | *Grahame Chevalley and Hilton Grugeon AM establish GWH Build. The company completes its first industrial building in Thornton*
- 2001** | *Maitland Federation Centre - Hunter Concrete Products Building - Tyrell's Wineries*
- 2005** | *Celebrates the first decade with a greater focus on commercial developments; Thornton Supa Centre - Hunter Supa Centre - One Reliance (Commercial Office & Warehouse Strata Units) - Neighbourhood Shopping Centres*
- 2010** | *Under clever management GWH successfully navigates the GFC and builds numerous commercial hotel and accommodation developments including; Bradford Hotel - Maitland Motel & Conference Centre - Maitland Toyota projects - Bloomfield Group, Rix's Creek Mine Workshop*
- 2015** | *GWH celebrates 25 years of making property possible in Newcastle and Lower Hunter regions. Winner of Master Builders Newcastle Excellence in Building Award Completed Projects: Cordina Food Manufacturing Facility, Storage King North Wyong 7-11, Kellyville*
- 2017** | *Top 3 at NSW Safe Work Awards. Completed Projects: AERO Apartments – Newcastle's tallest residential building - Waterview Apartments – Belmont*
- 2018** | *Winner of The Hunter Safety Awards – Most Innovative WHS Idea (SME). Winner of Master Builders 'Apartment Development of the Year' for AERO. Completed Projects: Yancoal Australia Mine Infrastructure Areas, SOHO Apartments – Islington*
- TODAY** | *Today GWH are building and developing numerous projects in a variety of locations including industrial developments in Lisarow, Thornton and Steel River, commercial developments in the CBD and Belmont plus, residential developments in Newcastle's CBD.*

FOR MORE INFORMATION

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Building for Life™