



HARVEST GROVE



WEST WYALONG NSW



GODSTAR
DEVELOPING WITH INTEGRITY

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EXPRESSION OF INTEREST

HARVEST GROVE ESTATE | 82 UNGARIE ROAD



\$440,000 - \$590,000

5.5% EXPECTED YIELD*

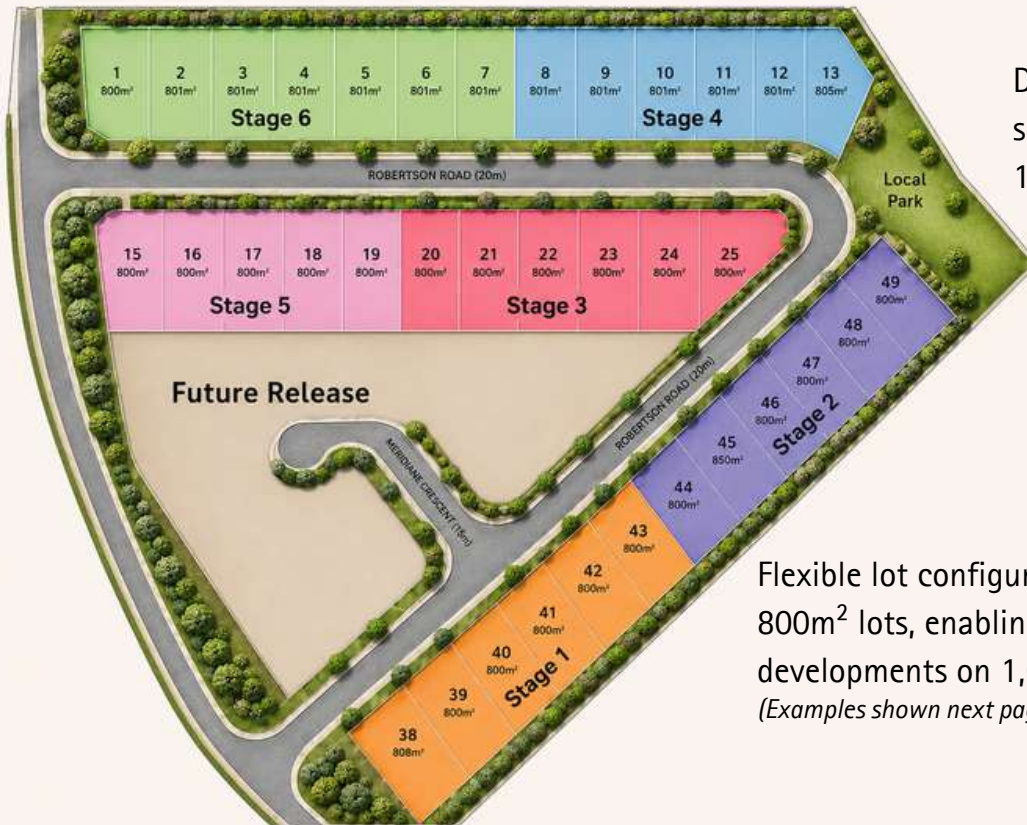
**Rental yields are estimations*

1  1  1 

2  2  1 

3  2  2 

-  **Modern Design** – Clean contemporary facade with luxury finishes.
-  **Open Plan Living** – Light filled kitchen, dining and lounge with high ceilings.
-  **Quality Finishes** – Premium timber look flooring, stone benchtops and modern fixtures.
-  **Practical Layout** – Comfortable bedrooms, sleek bathrooms and secure garage.
-  **Strong Demand** – Limited local supply supporting buyer and rental interest.
-  **Lower Power Bills** – Opt-in reduced power bills through specific energy provider.



DA & SWC Approved 49 lot subdivision allowing for up to 140 multi dwelling houses.

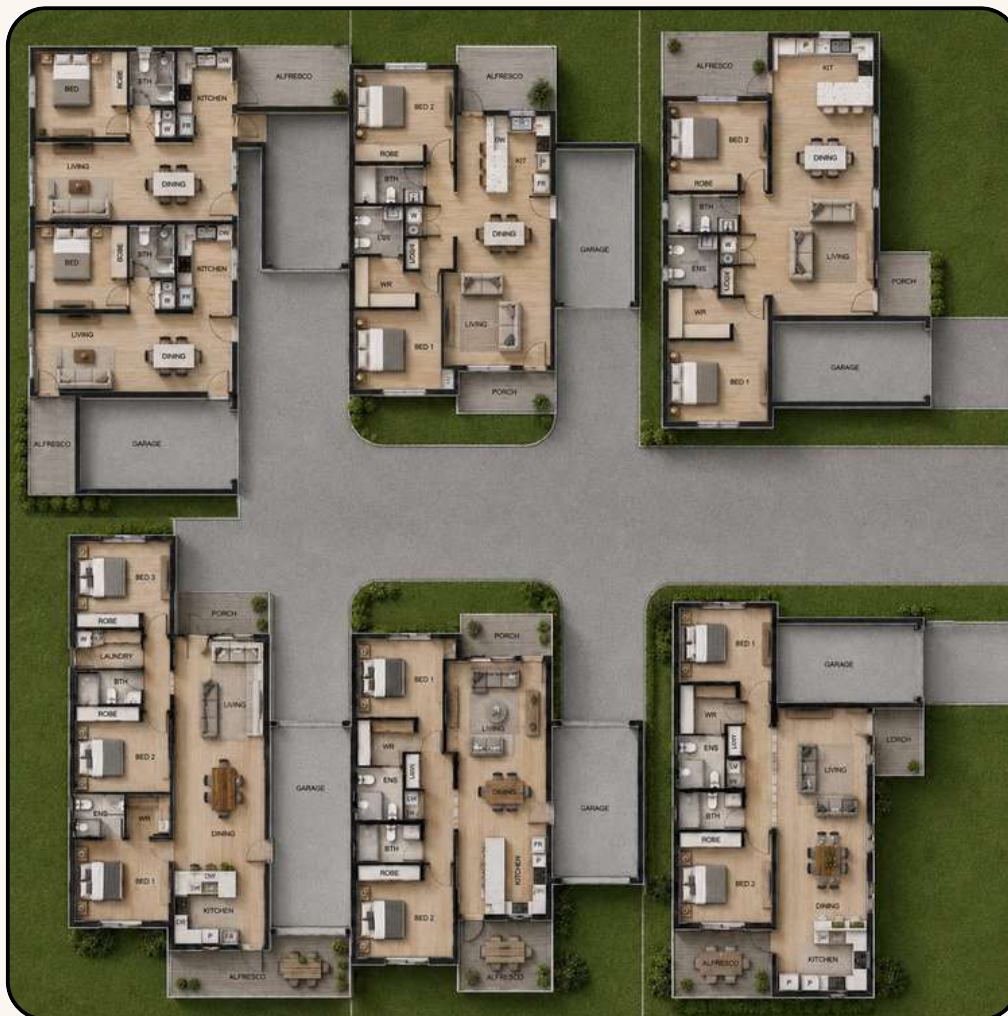
Flexible lot configurations include amalgamated 800m² lots, enabling triplexes and six-home developments on 1,600 m² sites.
(Examples shown next page)

STAGE 1 RELEASE





Example of a Single 800m² Lot
 2 x 2 Bedroom Villas
 1 x 3 Bedroom Villas
**Illustrative development concept
 from floorplans*



Example of Two Amalgamated
 800m² Lots
 2 x 1 Bedroom Villas
 4 x 2 Bedroom Villas
 1 x 3 Bedroom Villa
**Illustrative development concept
 from floorplans*

1 BEDROOM VILLA FLOORPLANS

1 BED VILLA DESIGN A

1  1  1 

\$445,000

\$470 WEEKLY RENT *(Expected)*

5.5% YIELD *(Expected)*

Internal Area 51m²

Garage 19m²

Alfresco 11m²

Total Home 81m²

Total Lot Area 121m²

1 BED VILLA DESIGN B

1  1  1 

\$440,000

\$465 WEEKLY RENT *(Expected)*

5.5% YIELD *(Expected)*

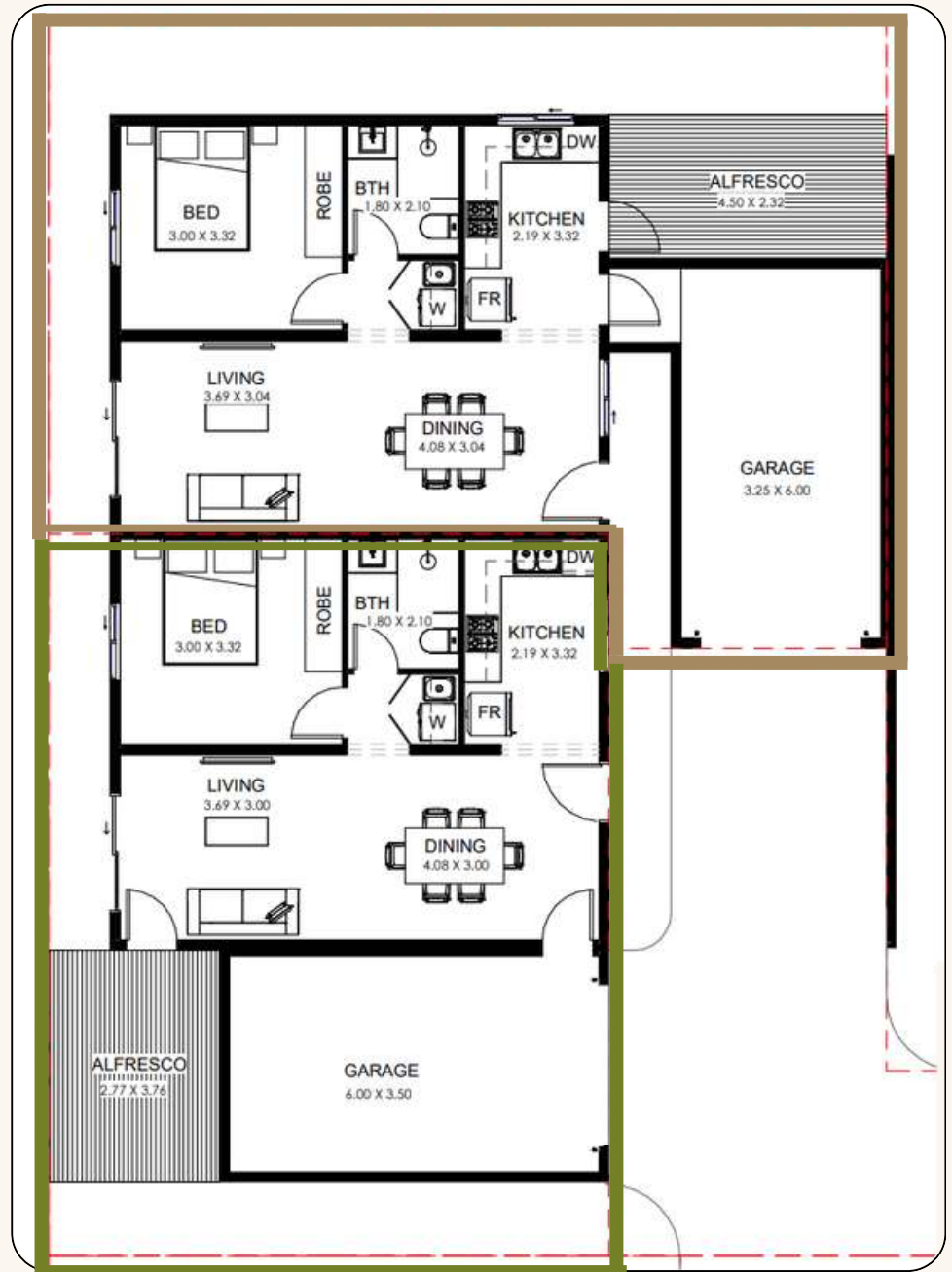
Internal Area 51m²

Garage 21m²

Alfresco 10m²

Total Home 82m²

Total Lot Area 106m²



2 BEDROOM, 1 GARAGE VILLA FLOORPLAN

2 BED, 1 GARAGE VILLA

2  2  1 

\$520,000

\$550 WEEKLY RENT *(Expected)*

5.5% YIELD *(Expected)*

Internal Area 87m²

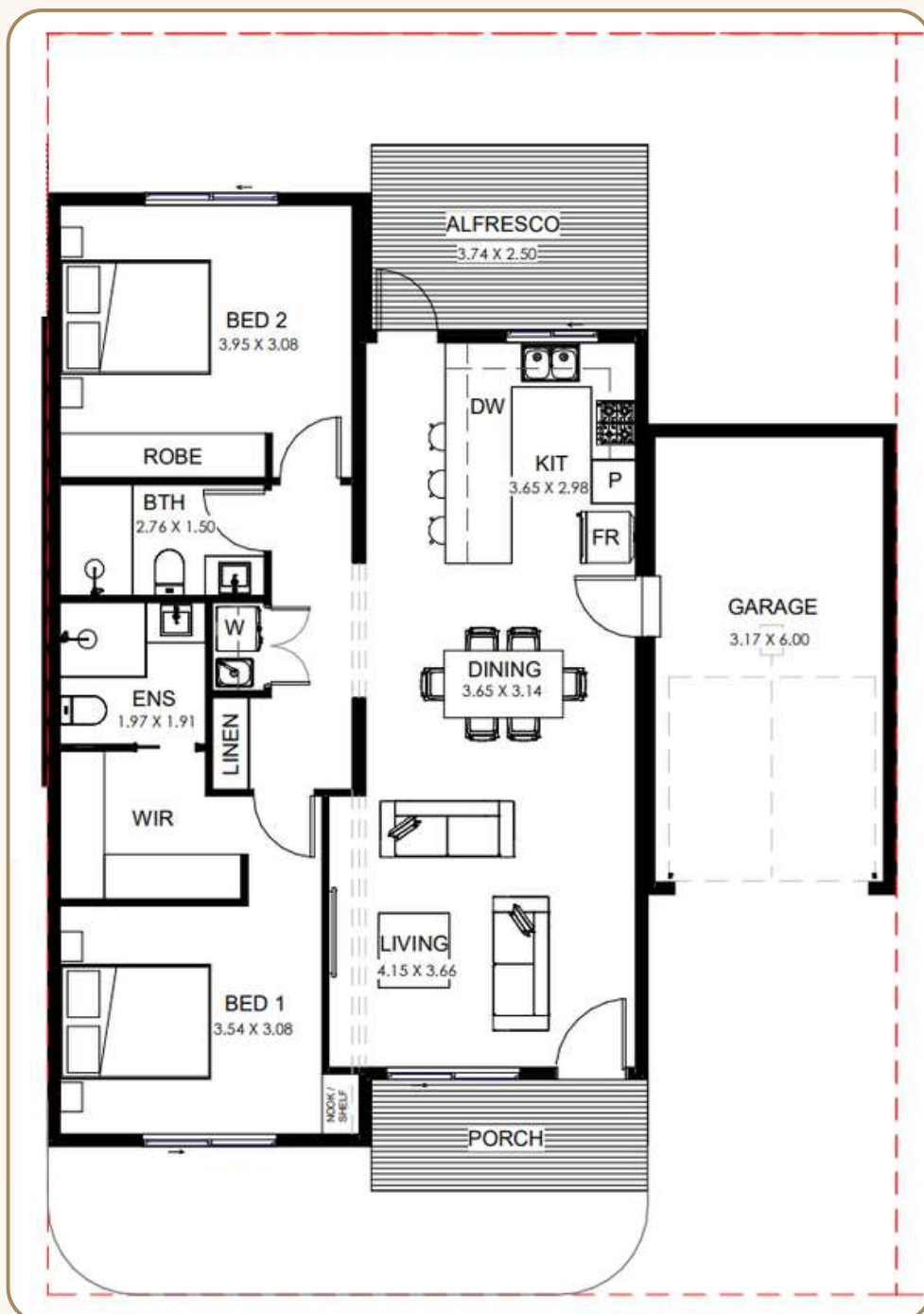
Garage 19m²

Alfresco 9m²

Porch 6m²

Total Home 121m²

Total Lot Area 195m²



2 BEDROOM, 1.5 GARAGE VILLA FLOORPLAN

2 BED, 1.5 GARAGE VILLA

2  2  1 

\$525,000

\$550 WEEKLY RENT *(Expected)*

5.5% YIELD *(Expected)*

Internal Area 87m²

Garage 25m²

Alfresco 9m²

Porch 6m²

Total Home 127m²

Total Lot Area 254m²



STREET FACING -2 BEDROOM, 1 GARAGE VILLA FLOORPLAN

2 BED, 1 GARAGE VILLA

2  2  1 

\$533,000

\$560 WEEKLY RENT *(Expected)*

5.5% YIELD *(Expected)*

Internal Area 94m²

Garage 19m²

Alfresco 10m²

Porch 5m²

Total Home 128m²

Total Lot Area 254m²



3 BEDROOM, 2 GARAGE VILLA FLOORPLAN

3 BED, 2 GARAGE VILLA

3  2  2 

\$590,000

\$625 WEEKLY RENT *(Expected)*

5.5% YIELD *(Expected)*

Internal Area 109m²

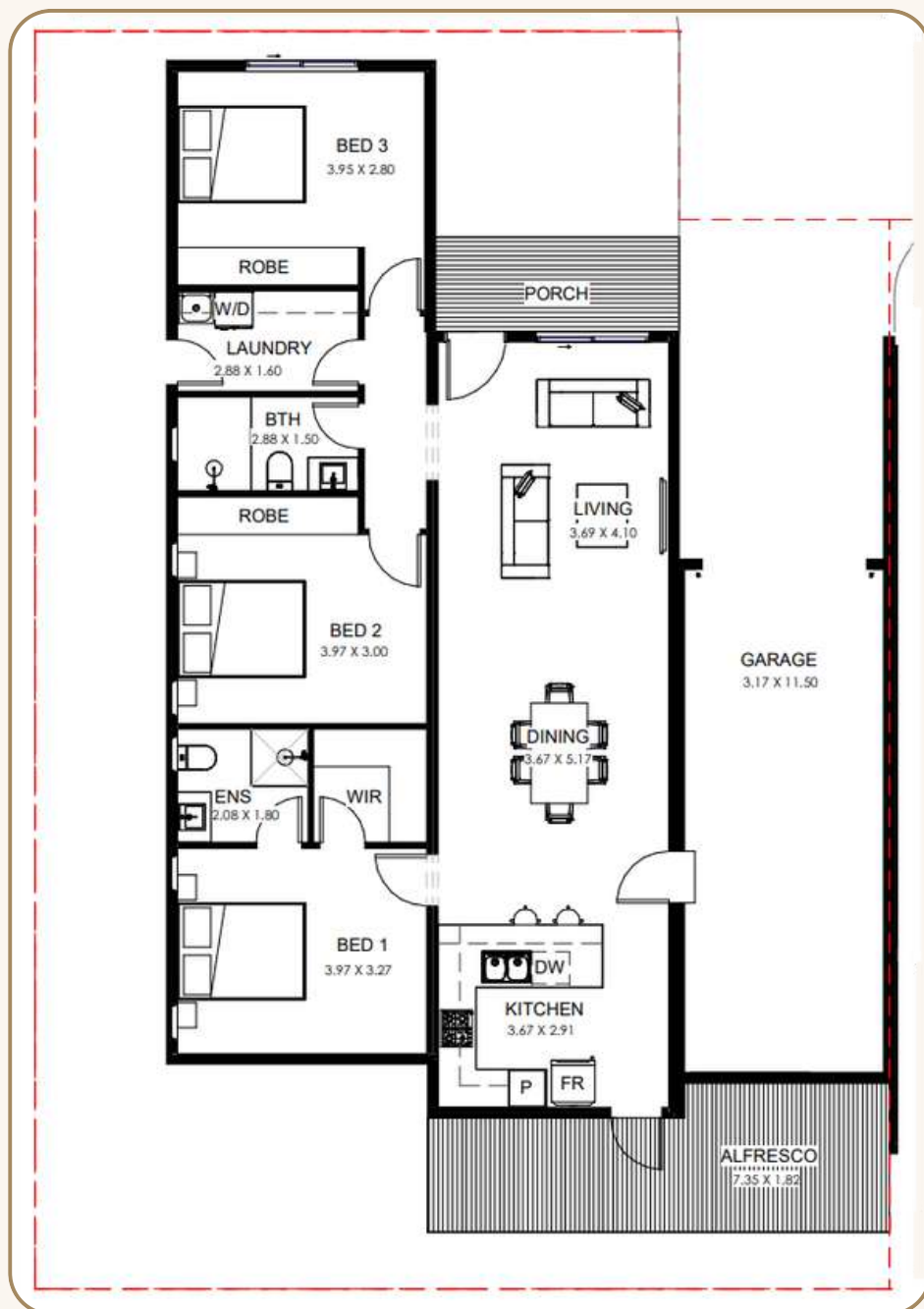
Garage 25m²

Alfresco 10m²

Porch 6m²

Total Home 155m²

Total Lot Area 262m²





INCLUSIONS SCHEDULE

- Full turnkey home
- Individually owned lot and home
- Shared private access driveway
- Fixed-price inclusions with upgrades available
- Professionally Australian built modular home
- Backed by builder and product warranties



BUILDER WARRANTIES

- The homes will be supported by regulated builder and product warranties, inc home owners warranty.
- Purchasers will receive all warranty documentation as part of the handover process.



PRE-CONSTRUCTION

- House design and working drawings
- Engineering and certification
- Compliance documentation
- Builder specifications
- House inclusions and options upgrades available



EXTERNAL STRUCTURE

- Metal frame structure
- Metal roof framing
- External cladding
- Colorbond or equivalent roofing
- Gutters and downpipes
- Aluminium windows and external doors
- Insulation to all external walls and roof
- External paint or finish system



TURNKEY INCLUSIONS

- Lock-up garages
- Covered alfresco
- Concrete driveways
- Colourbond fencing
- Garden beds and planting
- Clothesline
- Letterbox





BATHROOM AND LAUNDRY

- Vanity
- Shower screen
- Toilet
- Mirror
- Towel rails and toilet roll holders
- Bathroom and laundry tiling
- Laundry tub with cabinet
- Clothes Dryer



KITCHEN

- Kitchen cabinetry
- Stone benchtops
- Sink
- Gas cooktop
- Electric Fan Forced Oven
- Ducted Rangehood
- Dishwasher
- Pantry storage



INTERNAL FINISHES

- Premium timber-look flooring
- Carpet in bedrooms
- Skirting and architraves throughout
- 2.7m high ceiling in main living areas
- Internal doors and hardware
- Walk-in wardrobes & built in wardrobes
- Blinds throughout



ELECTRICAL AND COMFORT

- Downlights to living areas
- Power points throughout
- Smoke alarms
- Exhaust fans to bathrooms & laundry
- Ducted heating/cooling air-conditioning
- Ceiling fans with lights to bedrooms
- Instantaneous gas hot water system
- Opt into energy savings
- NBN Optic Fibre
- Gas bayonet in living area for gas heating
- Gas bayonet on alfresco for BBQ's



PROJECT OVERVIEW

Harvest Grove has been designed to deliver a practical, high-quality house and land product in West Wyalong, with a focus on affordability, flexibility in housing outcomes, speed of delivery and long-term liveability.

The project will offer turnkey completed modular homes on individually owned community title lots, supported by shared driveway access where required. The homes are intended to be delivered as turnkey packages, allowing purchasers to move into a finished home.

Residents also have the opportunity to opt into a shared energy arrangement, intended to help reduce power costs through bulk energy purchasing with an energy provider.

WHY THIS PRODUCT SUITS BUYERS

Harvest Grove is designed to meet a clear gap in the local housing market – modern, low-maintenance homes that are ready to occupy.

The homes are well suited to:

- owner-occupiers seeking a new home without the complexity of sourcing an affordable builder
- first-home buyers looking for a more affordable entry point
- downsizers wanting a practical, low-maintenance residence
- investors seeking a completed product in a market with limited housing supply with high rental demands.
- local workers and families needing quality accommodation close to town services

The modular construction approach also allows for greater cost control, faster delivery timeframes and a more consistent build quality compared with traditional on-site construction.

PURCHASERS ADVANTAGES



NEW BUILD
NEGATIVE GEARING



TAX DEPRECIATION
SCHEDULE



STAMP DUTY
SAVINGS



FIRST HOME
BUYERS GRANTS



FASTER
CONSTRUCTION



GODSTAR
DEVELOPING WITH INTEGRITY

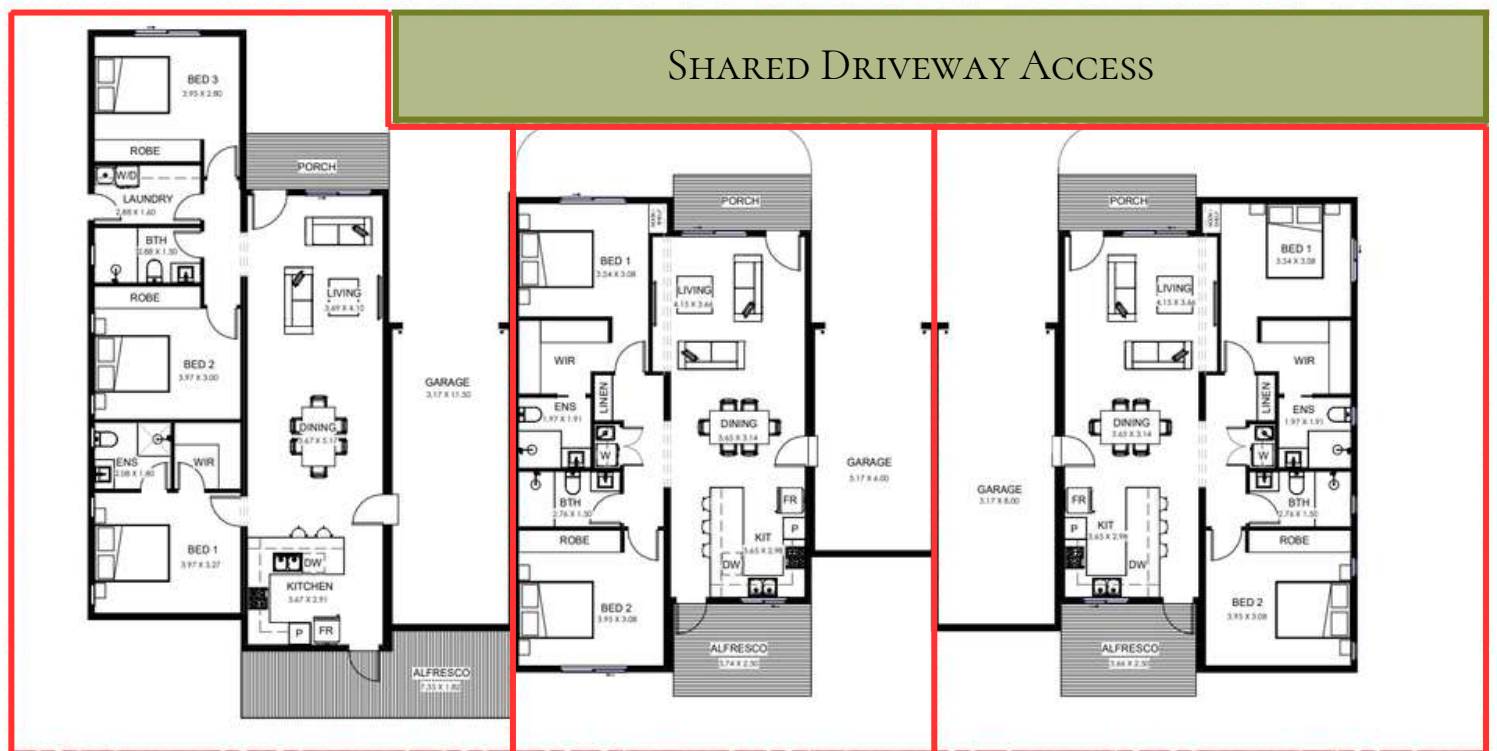
INDIVIDUAL OWNERSHIP WITH SHARED ACCESS

The homes are proposed to be sold as a standard house and land package under a commonly used split-contract structure, with separate contracts for the land purchase and house construction. This structure may provide purchasers with significant stamp duty savings.

Each purchaser will receive individual title to their home and lot, with shared driveway access provided through a community title arrangement. Community title allows each purchaser to own their home and lot individually while sharing ownership to the association property such as the driveway in this instance.

Purchasers will therefore own their individual home and lot (title) while sharing access to the common driveway with neighbouring lot owners. There are no strata fees associated with community title, although limited shared costs may apply for the maintenance of the common driveway.

Below is an exaple of a triplex community title arragement, a similar arragement is in place for all other lot layouts in the estate.



INDIVIDUALLY OWNED
HOME AND LOT

INDIVIDUALLY OWNED
HOME AND LOT

INDIVIDUALLY OWNED
HOME AND LOT

KEY MILESTONES

- 
- **DA + SWC | COMPLETED**
Development Approval and Subdivision Works Certificate are already in place, providing a strong planning foundation for the project.
 - **EXCLUSIVE EOI CAMPAIGN | AUGUST 2026**
An exclusive off-market expression of interest for house and land packages, allowing buyers and investors to secure their property prior to the public market release.
 - **PUBLIC RELEASE**
The development is formally released to the public open market, allowing buyers and investors to secure available house and land packages.
 - **SITWORKS + CONSTRUCTION BEGIN**
Civil siteworks are estimated to take approximately six months. Construction of the modular homes is expected to commence three months before the completion of the civil works, allowing the homes to be completed as soon as the site is ready.
 - **STAGE 1 HOMES COMPLETED**
Following completion of the siteworks, the homes will be completed on a turnkey basis and available for occupation shortly thereafter.
 - **STAGED DELIVERY CONTINUES**
Further homes will be delivered progressively in line with buyer demand.

West Wyalong services a regional catchment of almost 20,000 people and functions as a commercial, healthcare, education and retail hub for surrounding communities. Major employers across mining, agriculture, government, healthcare, transport and food production provide a diverse employment base, with ongoing workforce demand and a shortage of housing, which continues to underpin the urgent need for new residential development.

ECONOMIC GROWTH

Population: 5,455

Regional Catchment: 19,408

Mining Output: \$1.047 Billion Annually

Regional Exports: \$1.009 Billion Annually

Gross Regional Product (GRP): \$1.31 Billion

Annual Local Spend: \$70.81 Million

Annual Retail Leakage: \$56.24M Escape Spend

Rental Vacancy: <1%

AGRICULTURE

Large-scale agriculture, including wheat, canola and livestock production, contributes approximately \$500 million annually to the regional economy, supporting a broad network of farming, transport and agribusiness industries

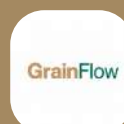
COWAL GOLD OPERATIONS

Mining plays a significant role in the Wyalong economy, generating more than \$1.047 billion in annual output. Evolution Mining's Cowal Gold Operation supports approximately 1,250 employees and contractors, with a further 400 additional workers anticipated through future expansion. The operation has approvals extending to 2042 with ongoing resource development expected beyond, and contributes an estimated \$539.6 million in annual economic output through direct and flow-on effects.

REGIONAL SERVICE CENTRE

West Wyalong services a regional catchment of almost 20,000 people and functions as the commercial, healthcare, education and retail hub for surrounding communities across the Central West and Riverina

MAJOR LOCAL EMPLOYERS



City-Grade Thinking. Regional Advantage.

Regional Edge Property combines metropolitan-level strategy with genuine regional expertise—helping clients invest with confidence where opportunity meets value.



EMMA HENDERSON

- +61 417 224 222
- Emma@reproperty.com.au
- Class 1 Licensed Real Estate Agent
- Residential | Commercial | Development Property

Regional Edge Property was founded on a simple belief: some of Australia's best property opportunities exist in regional communities—but identifying them requires genuine local knowledge, strategic insight and on-the-ground experience.

Emma Henderson is a Class 1 Licensed Real Estate Agent with extensive experience in residential, commercial and development property throughout regional New South Wales.

With a strong background in property investment, development and finance, Emma provides clients with practical advice backed by market knowledge and strategic thinking.

She holds a Diploma of Finance and has completed further study in property investment and development, giving her a comprehensive understanding of the financial and commercial considerations behind successful property acquisitions.

Known for her professionalism, integrity and strong negotiation skills, Emma is passionate about helping clients build wealth through regional property while delivering a personalised, transparent experience from enquiry through to settlement.

"Emma has played a vital role in shaping Harvest Grove into the quality estate it is today. Her attention to detail, market knowledge, industry experience, and commitment to achieving the best outcome have helped strengthen every aspect of the development. We are incredibly thankful for her involvement and the value she has brought to the project."

Joseph and Mitch - Godstar

We are a property development company delivering quality residential, commercial and community-focused developments. We focus on creating communities with integrity, that support the way people live, work and belong – creating communities with a sense of arrival.



JOSEPH SASSEN



MITCHELL BROWN



VISIT OUR WEBSITE

For Harvest Grove, Godstar will manage the project from beginning to completion, working closely with Bland Shire Council and our wider project team to maintain an A-grade standard throughout.

Our goal is to create a strong community with quality homes that ease local housing pressure and provide something genuinely new to the West Wyalong market. We are proud of the speed, care and quality with which Harvest Grove is being delivered.

OUR CORE VALUES



Integrity

We do what we say.



Clarity

We make complex projects understandable.



Velocity

We move with purpose and precision.



Stewardship

We take responsibility for long-term outcomes.



HARVEST GROVE



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