



Wyndham Ridge

*Nestled among rolling green
fields and towering gums in the
picturesque Hunter Valley.*

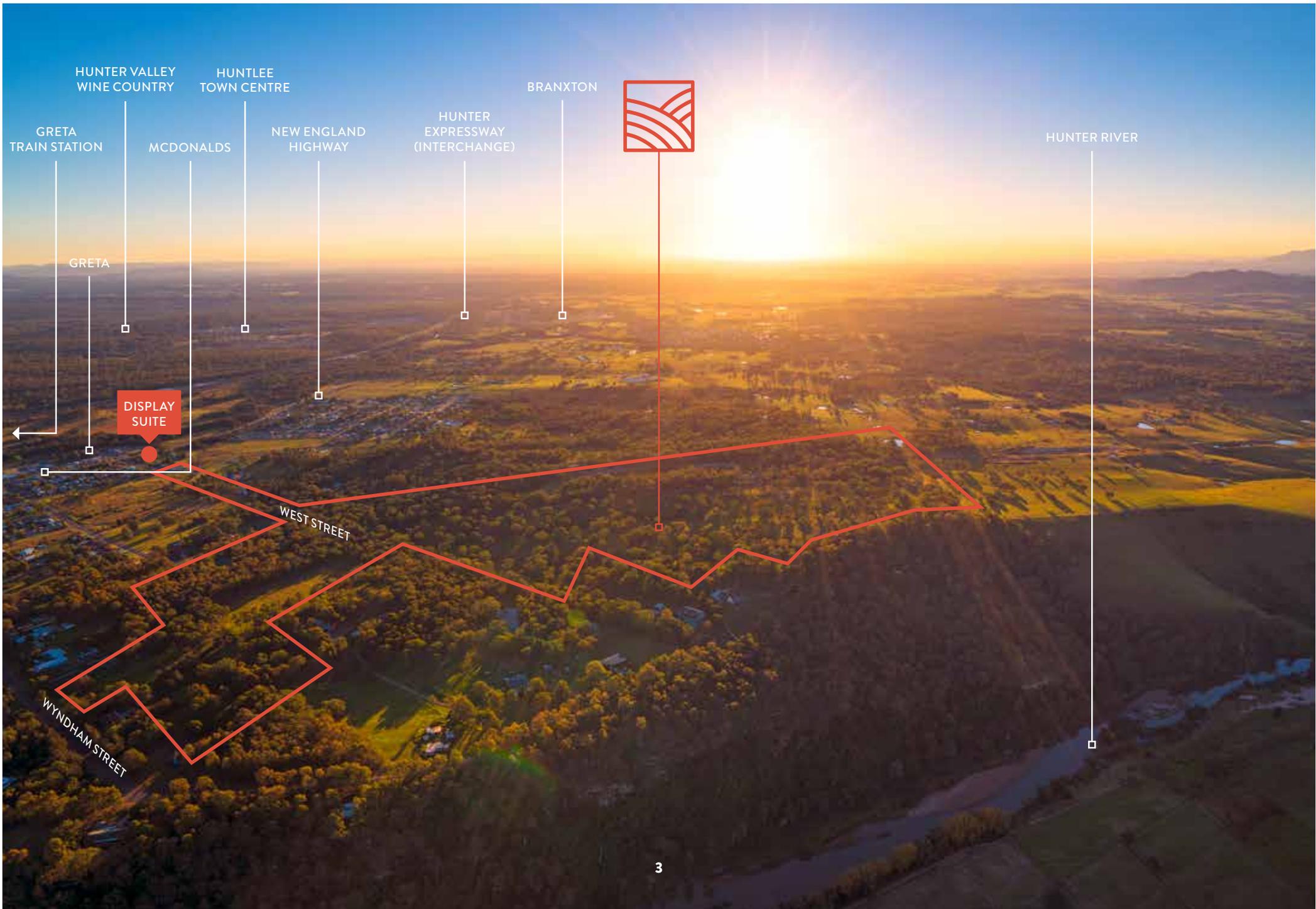
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SURROUND YOURSELF WITH COUNTRY

*A thriving new community
designed for your family
and a beautiful future.*

Wyndham Ridge is a new masterplanned village with everything in place for a life of absolute serenity. With large lot sizes and a natural landscape around you, this is a rare opportunity to build your dream home in a location to match.



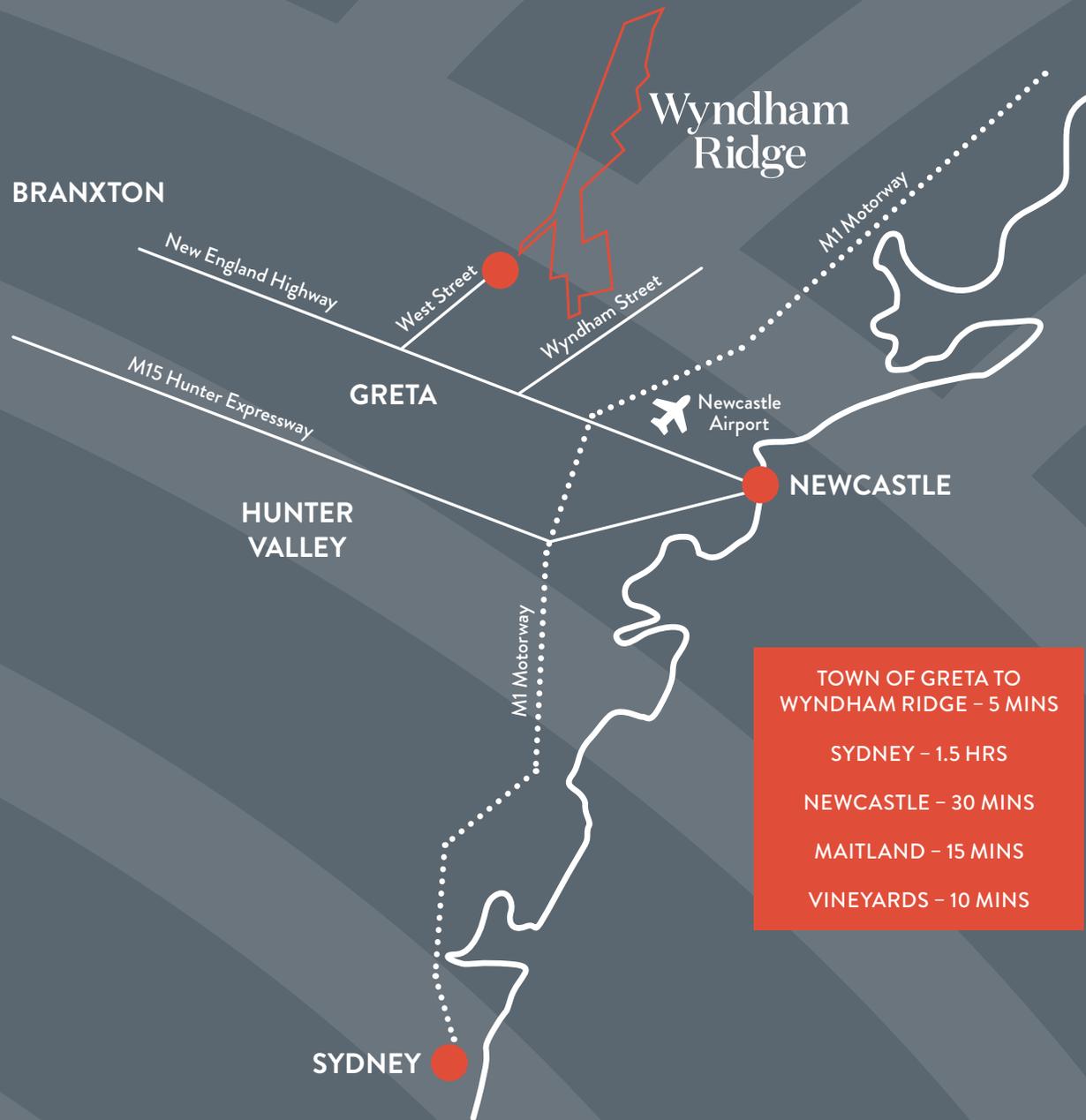


ENJOY EVERY SUNSET

Calm and connected.

This boutique development is ideally positioned just a few minutes away from the charming township of Greta and the new township of Huntlee, and only half an hour to Newcastle along the new \$1.7 billion Hunter Expressway.

With Sydney a 1.5 hour drive from home, this is the perfect opportunity to live the ultimate Hunter Valley lifestyle everyday, knowing the city is never far away.



- TOWN OF GRETA TO WYNDHAM RIDGE - 5 MINS
- SYDNEY - 1.5 HRS
- NEWCASTLE - 30 MINS
- MAITLAND - 15 MINS
- VINEYARDS - 10 MINS



A destination on the rise.

Most Australians know the Hunter Valley as one of the country's most acclaimed wine-producing regions.

The first vineyard was planted here in 1823 in a 20-acre plantation. Today there are more than 11,000 acres of grape-growing areas here, with the region one of Australia's largest regional economies based on resources, tourism and services.

7,000

Around 7,000 people are moving to the Hunter Region each year.

75

There are more than 75 cellar doors within 15km of Wyndham Ridge.



The future of Newcastle.

The closest city to Wyndham Ridge is Newcastle, which has attracted substantial capital spending from the State Government. This major waterfront city is encouraging greater industry, people and tourism, which will mean even more infrastructure and investment for the region.

Some of the recent and upcoming infrastructure projects include:

\$1.7b
Hunter Expressway

\$110m
Pacific International
Rail Interchange

\$95m
Completion of the new
Newcastle University campus

\$1.75b
Port privatisation

\$1.5b
Williamstown RAAF Base

\$377m
Redevelopment of Stockland
Greenhills Shopping Centre

\$80m
Upgrade to Newcastle
International Airport

\$400m
Hunter Street Mall

“In the longer term, we see an opportunity to strengthen the city’s position on the regional, national and international stage, with a view to stronger ties with the Asia Pacific.”

NSW Urban Growth



An iconic tourism location.

The Hunter Region is the sixth most visited place in Australia. Tourism represents more than \$2 billion to the region each year, with the new Hunter Expressway poised to deliver even more visitors. In 2015, this picturesque wine country enjoyed around 5.7 million day-trippers and 3.1 million overnight visitors.



LIVE LIKE A LOCAL

Much more than its hugely celebrated wine growing culture and spectacular scenery – the Lower Hunter Valley offers everything you need for modern living with schools, shopping, highways and communities all in place.

And at the heart of it all is Wyndham Ridge, surrounded by the serenity of the bush and all the modern amenity of nearby town centres. Greta train station provides easy connections to Newcastle and Sydney, with the surrounding village offering everything residents need from shopping and schools to cafés and casual dining.

The newly created Huntlee also offers a range of amenities including a Coles supermarket, specialty shops and education facilities – all just a five-minute drive from home.



MORE SPACE MORE CHARACTER MORE FLEXIBILITY

Positioned on an elevated site with picturesque river views, the masterplan has been carefully considered to ensure the green character of this unique site remains. With mature trees, gentle slopes and park spaces incorporated into the landscape, Wyndham Ridge embraces its natural setting so you can enjoy the best of true country living. With only 248 lots, Wyndham Ridge is also able to offer larger lot sizes, giving you more space between homes and more of a connection to the countryside.

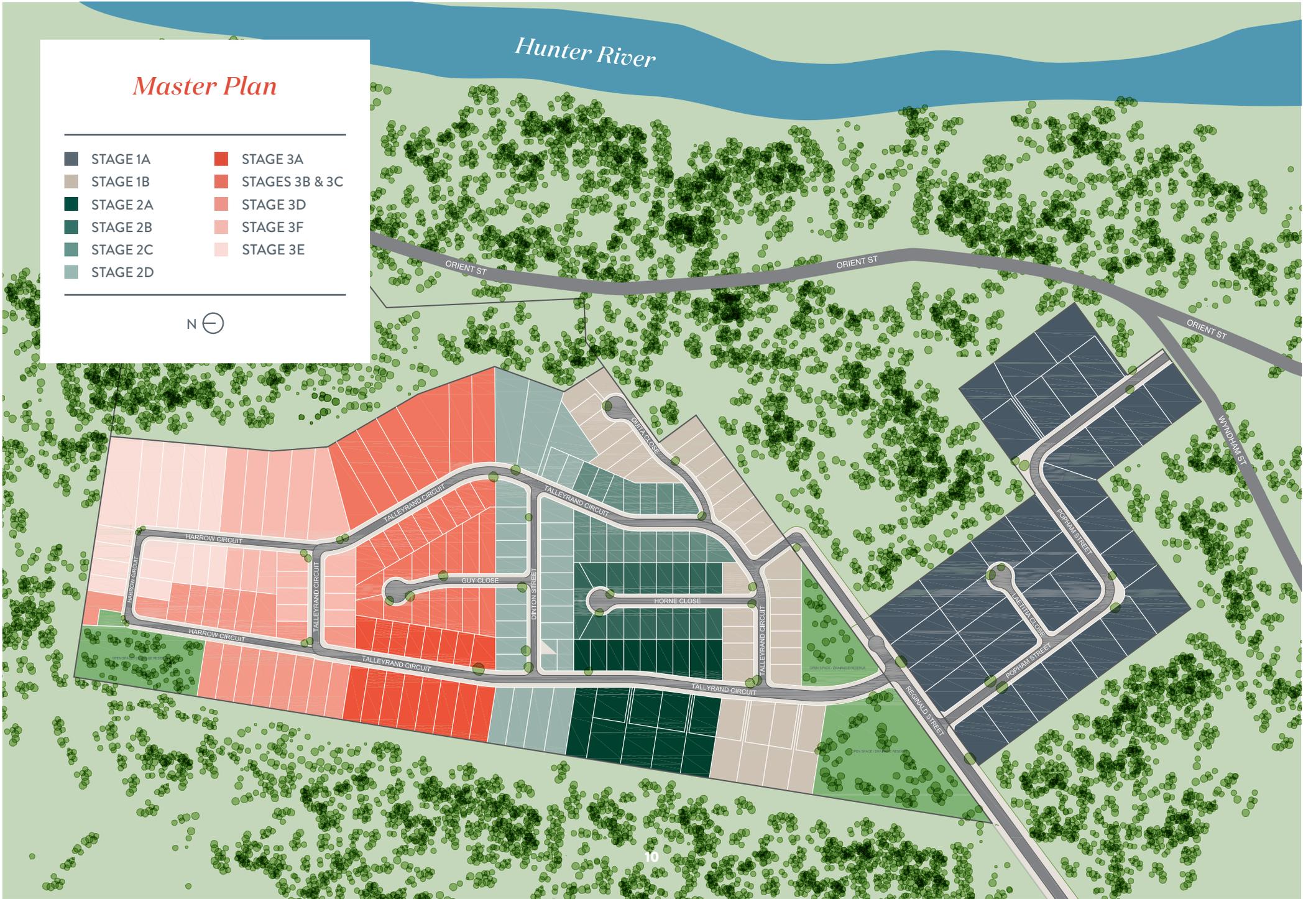
And because living here is all about creating a place that's right for you, you can choose a new home from one of our builders or bring your own builder with approved plans. The first release at Wyndham Ridge offers lots ranging from 600sqm to 2,700sqm. All lots are fully serviced to the boundary including gas and NBN.

*Wyndham Ridge is unlike anywhere
else in the Hunter Valley.*

Hunter River

Master Plan

- | | |
|------------|------------------|
| ■ STAGE 1A | ■ STAGE 3A |
| ■ STAGE 1B | ■ STAGES 3B & 3C |
| ■ STAGE 2A | ■ STAGE 3D |
| ■ STAGE 2B | ■ STAGE 3F |
| ■ STAGE 2C | ■ STAGE 3E |
| ■ STAGE 2D | |



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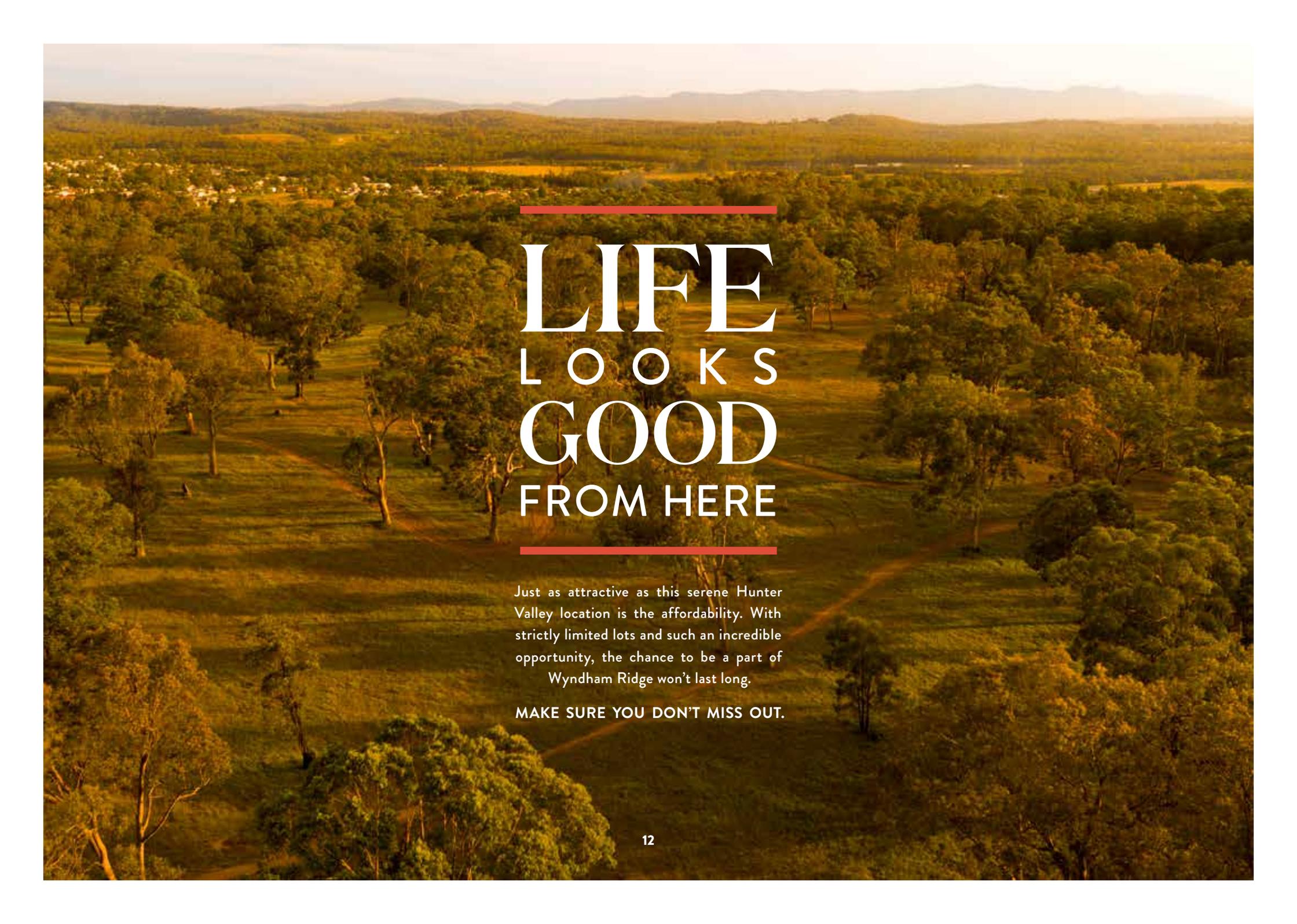
Iris is a fully integrated development and hospitality group with a passion for creating places people love. Since 1995, we've been behind some of the most popular hotels, property developments and wineries in Sydney and Newcastle.

Most recently, we've launched East End – a visionary new precinct home to residential, retail, commercial, entertainment and dining spaces which will introduce a new urban village lifestyle to Newcastle's harbour.

We are also heavily invested in the Hunter Region, not only as a developer, but as a grape grower and wine maker with two successful vineyards, Hungerford Hill and Sweetwater.

Because we know first-hand what makes the Hunter such a unique and enjoyable place to live, we're excited about helping people build a future here at Wyndham Ridge.

*We're not only a trusted name in property –
we're a local with a love of the Hunter Valley.
That dedication is driving Wyndham Ridge.*



LIFE LOOKS GOOD FROM HERE

Just as attractive as this serene Hunter Valley location is the affordability. With strictly limited lots and such an incredible opportunity, the chance to be a part of Wyndham Ridge won't last long.

MAKE SURE YOU DON'T MISS OUT.



Wyndham Ridge

**REGISTER
YOUR INTEREST**

1800 930 932

Visit our display suite located at
85 New England Highway, Greta.

WyndhamRidgeHunterValley.com.au

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