



CAMBRIDGE QUARTER

Tempo

SCHEDULE OF FINISHES + INCLUSIONS

GWH

Standard Inclusions



EXTERIOR

FACADES	Off-form and decorative painted concrete facades and balustrades. Select powder coated aluminium and glazed windows, balustrades, screens and architectural features.
WINDOWS, SLIDERS, BALUSTRADES & SCREENS	Powder coated, fully framed aluminium. Single balcony slider to each balcony fronting living area and single slider and/or awning casement window to each bedroom.

INTERIOR

WALLS & CEILING	Painted plasterboard with square set ceilings.
LIGHT FITTINGS	Recessed LED downlights.
SKIRTINGS & JAMBS	Painted timber skirtings, architraves and/or steel door jambs.
DOORS	Painted timber doors with hardware.
LINEN CUPBOARDS	Painted and/or joinery doors inclusive of select hardware and white fixed melamine shelving.
FANS	Ceiling fan to master bedroom only.

KITCHEN

BENCHTOPS	Reconstituted 20mm engineered stone benchtops.
SPLASHBACK	Standard - White subway tiles. Upgrade - Refer to personalisation options.
JOINERY	Pantry and cupboards with Polytec door and drawer fronts, with white melamine internal shelving.
KITCHEN SINK & TAPWARE	Standard - Chrome standard gooseneck mixer with stainless steel overmount bowl/s. Upgrade - Refer to personalisation options.
RANGEHOOD	SMEG Classic Range (or equivalent) 600mm rangehood.
DISHWASHER	SMEG Classic Range (or equivalent) 600mm dishwasher.
COOKTOP	SMEG Classic Range (or equivalent) 600mm electric ceramic cooktop.
OVEN	SMEG Classic Range (or equivalent) 600mm electric oven.
MICROWAVE	Provision of space and power to allow install of a microwave by purchaser.

TILES

LAUNDRY, BATHROOM & ENSUITE FLOORING	Porcelain tiles.
BALCONY FLOORING	Porcelain pavers on cement screed or pedestals.
BATHROOM & ENSUITE WALLS	Full height wall tiles throughout.
LAUNDRY SPLASHBACK	Tiled splashback, paint to remainder of walls.

FLOORING

LIVING, KITCHEN & DINING	Hybrid flooring.
BEDROOMS	Nylon broadloom carpet.

ROBES

BUILT IN ROBES	Standard - White melamine shelving, drawers, hanging rail with black mirrored sliding doors Upgrade - Refer to personalisation options
WALK IN ROBES (WHERE APPLICABLE)	White melamine shelving and hanging rail.

Standard Inclusions



PC ITEMS

LAUNDRY TUB & TAPWARE	Free-standing stainless steel tub with chrome tap.
SHOWER TAPWARE	Standard - Chrome shower rose & wall mixer. Upgrade - Refer to personalisation options.
TOILET SUITE	Toilet suite with concealed cistern.
VANITY	Standard - Wall hung basin with chrome tap. Upgrade - Refer to personalisation options.
ACCESSORIES	Standard - Chrome towel/robe hooks, toilet roll holder, shower shelf. Upgrade - Refer to personalisation options.

BATHROOM & ENSUITES

MIRRORS	Wall mounted, white melamine mirrored shaving cabinet above basin.
EXHAUST FAN	Mechanically ventilated.
SHOWER SCREENS	Standard - Framed glass shower screen. Upgrade - Refer personalisation options.

LAUNDRIES

DOORS	Painted and/or joinery doors inclusive of select hardware.
EXHAUST FAN	Mechanically ventilated.
DRYER	Provision of space and power to allow install of energy efficient, stacked heat pump dryer - by purchaser.
WASHER	Provision of space, power, drainage, hot and cold water to allow install of water efficient washing machine - by purchaser.

SERVICES

POWER	Generally single double GPO provided in each room and dual GPOs to master bedroom.
WATER	Hot and cold water provided to kitchen, laundry, bathroom/s, and ensuite/s.
BALCONY	Soffit light only, A/C condensers on balcony/ies, no water/GPOs.
TELEPHONE / INTERNET	NBN Co high speed internet ready telephone/ data outlet to living room.
AIR CONDITIONING	Reverse cycle ducted to living areas and bedrooms, with condensers on balconies.
TELEVISION	TV outlet provided to living and master bedroom only.
SECURITY	Video intercom system. Security swipe card access to residential ground entry lobby, carpark roller shutter and lift cars. 24 hour security camera surveillance to ground entry lobby, carpark, lift cars and communal lounges.
GARBAGE & RECYCLING	Garbage and recycling chutes on each floor with bin room in carpark.

All information, images and representations contained herein are indicative only and subject to change without notice. Images, renders, perspectives and photography are artists' impressions only and have been prepared prior to completion of construction. They are intended as a visual aid and do not necessarily represent the final built form, views, landscaping, finishes, fixtures, furnishings or surroundings. Furniture, styling and decorative items shown are not included unless expressly stated. While care has been taken in the preparation of this material, no warranty or representation is given as to the accuracy, completeness or suitability of the information provided. Prospective purchasers should rely on their own enquiries and the contract for sale. Dimensions, specifications, layouts, materials, finishes and development details may change during the planning and construction process subject to approvals and design refinement.

Personalisation Options



PREMIUM UPGRADE PACKAGE

Upgraded premium luxury range reconstituted engineered kitchen stone bench tops with matching splash back.

Curved island bench with brushed rose gold - pull out goose neck tap and under mount sink bowl/s.

SMEG Dolce Stil Novo range appliances (or equivalent) including:

- 600mm Induction surface share Flexi-Zone ceramic cooktop
- 600mm Multifunction electric pyrolytic self-cleaning oven
- 600mm Combi convection-microwave speed oven

Integrated appliances

- SMEG dishwasher
- F&P Integrated Fridge

Upgraded pantry space with integrated woodgrain drawer fronts.

Feature fluted kitchen island barback panel.

Brushed rose gold vertical heated towel rail to ensuite.

Brushed rose gold tapware and fittings to kitchen, bathroom/s and ensuite.

Brushed rose gold shower rose, hand-held wand and wall mixer.

Frameless fluted shower panel to bathroom/s and ensuite.

Feature tiles to shaving cabinet recess to bathroom/s and ensuite.

Integrated basin/vanity storage unit with brushed rose gold mixer.

LED feature lighting (kitchen overhead cabinets and island bench).

1 BED	2 BED	3 BED
\$40,000	\$45,000	\$50,000

BEDROOM FLOORBOARD UPGRADE

Hybrid engineered flooring to bedroom/s (in lieu of carpet)

\$3,300	\$6,600	\$9,900
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LAUNDRY UPGRADE

8kg front load washer and 5kg heat pump/condenser dryer stacked package Bosch (or equivalent) supplied and installed.

Overhead laundry cabinets matched with bottom cabinet finishes.

\$11,000

MASTER BEDROOM ROBE UPGRADE

Select polytec woodmatt hinged doors to robes, with matching woodmatt drawer fronts, white melamine shelving and hanging rails.

\$6,600

TOTAL UPGRADES

\$60,900	\$69,200	\$77,500
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*All prices are inclusive of GST.

Colour & Upgrade Selections



KITCHEN

Light

Light, airy and timeless natural tones with layered texture



STANDARD



UPGRADE

Dark

Deeper contemporary palette with contrast and richness



STANDARD



UPGRADE

BATHROOM



STANDARD



UPGRADE

Frequently asked questions



WHAT DOES “BUYING OFF THE PLAN” MEAN?

Buying off the plan means purchasing an apartment before construction is complete, based on architectural plans, renders and specifications. This allows buyers to secure today's price while the development is being delivered.

WHY DO PEOPLE BUY OFF THE PLAN?

Purchasing off the plan offers several advantages including securing today's price for a future asset, having more time to save and prepare financially, accessing brand-new finishes and appliances, and the opportunity to select from the best apartments early in the release.

WHAT TYPE OF APARTMENTS ARE AVAILABLE AT TEMPO?

Tempo offers a range of thoughtfully designed 1, 2 and 3-bedroom apartments with open-plan living, generous balconies and carefully considered layouts designed for modern city living.

WHAT ARE THE PRICES AND SIZING OF THE APARTMENTS?

Apartment sizes and pricing vary depending on layout, level, aspect and views. Please refer to the latest apartment schedule or speak with the GWH sales team for current availability and pricing.

HOW MUCH DEPOSIT IS REQUIRED?

Typically, a holding deposit of \$1,000 is initially paid to reserve your apartment, followed by the balance of the deposit upon exchange of contracts, bringing the total deposit to 10% of the purchase price. The deposit is securely held in a trust account until settlement occurs.

WHAT IS A HOLDING DEPOSIT?

A holding deposit of \$1,000 allows the property to be reserved while contracts are issued to your preferred solicitor or conveyancer. Purchasers then have 14 days to exchange contracts and pay the balance of the 10% deposit to secure the property. If you choose not to proceed within the 14-day period, the \$1,000 holding deposit is fully refundable.

WHEN DO I PAY THE REMAINING BALANCE OF THE PURCHASE PRICE?

The remaining balance is paid at settlement once construction is complete and the apartment is ready for handover.

CAN I CHOOSE MY APARTMENT AND FLOORPLAN?

Yes. Buyers purchasing early in the release generally have the greatest choice of floorplans, aspects, levels and layouts available within the development.

WILL THERE BE UPGRADE OR COLOUR SCHEME OPTIONS AVAILABLE?

Selected apartments may offer colour schemes and upgrade packages depending on the stage of construction at the time of purchase. Buyers can discuss available options directly with the GWH team.

WHAT CAR PARKING AND STORAGE OPTIONS ARE AVAILABLE?

Tempo offers secure resident parking, with 1-bedroom apartments including 1 car space, 2-bedroom apartments including 1 car space, and 3-bedroom apartments including 2 car spaces.

Each apartment also includes a dedicated storage cage located within the secure basement parking levels. Please refer to the apartment schedule for specific allocations and details.

WHAT VIEWS ARE AVAILABLE FROM TEMPO?

Depending on the apartment's position and level, residences may enjoy a variety of outlooks across the Newcastle skyline, harbour, cityscape and evolving urban precinct.

Apartments are oriented across a range of aspects including North, North West, South East and South West, offering differing perspectives, natural light and outlook experiences throughout the building.

WHAT AMENITIES WILL RESIDENTS HAVE ACCESS TO?

Tempo residents will enjoy access to thoughtfully designed indoor and outdoor shared spaces that support modern lifestyle, convenience and community living within Cambridge Quarter.

Resident amenities are positioned across the podium and rooftop levels, creating spaces for relaxation, dining, entertaining and enjoying elevated views within the precinct environment.

WHAT ARE THE OUTGOING FEES?

Estimated strata levies, council rates and water rates will be outlined within the sales and finance information packs. These costs may vary depending on the apartment type, size, level, parking allocation and access to building amenities and shared facilities.

WHAT IS STRATA?

Strata refers to a property ownership structure where individuals own their apartment while collectively sharing ownership of common areas such as lobbies, gardens and amenities.

A strata scheme helps manage the maintenance, insurance and upkeep of the building and shared facilities, supporting the long-term presentation, convenience and value of the community.

WHAT ARE STRATA LEVIES?

Strata levies are regular contributions made by owners to support the maintenance, management and long-term care of the building and its shared amenities, helping preserve the quality, presentation and functionality of the community.

Frequently asked questions



WHEN WILL TEMPO COMMENCE CONSTRUCTION AND SETTLE?

Tempo is part of the first residential release within Cambridge Quarter. Early works have commenced on site with estimated completion expected in the first half of 2028. Construction and settlement timeframes will be communicated by the GWH team throughout the sales process and updated regularly as the project progresses.

HOW WILL I STAY UPDATED DURING CONSTRUCTION?

GWH provides regular quarterly construction updates throughout the development process so purchasers can follow the progress of their new home and the development.

CAN I INSPECT THE APARTMENT BEFORE SETTLEMENT?

Yes. Prior to settlement, buyers will be invited to attend a pre-settlement inspection of their apartment. This provides the opportunity to walk through the residence, review finishes, fittings and inclusions, and identify any items requiring attention before completion and handover. The inspection process helps ensure the apartment has been delivered in accordance with the contract and expected quality standards prior to settlement occurring.

DO YOU OFFER PROPERTY MANAGEMENT?

Yes. GWH can connect purchasers with trusted local property management professionals experienced in Newcastle apartment leasing and investment management.

These services can assist with leasing, tenant management, rental appraisals, marketing and ongoing property care, helping provide a smoother transition for investors seeking support after settlement.

GWH also offers tailored Investor Advantage packages, which may include leasing support, marketing assistance and ongoing property management services designed to help support a smooth transition from settlement to tenancy.

WHY BUY AT CAMBRIDGE QUARTER AND NEWCASTLE WEST?

Newcastle West is rapidly transforming into one of Newcastle's most connected and vibrant lifestyle precincts, with proximity to the Interchange, light rail, dining, entertainment, beaches and the harbour.

Cambridge Quarter represents a significant new lifestyle precinct in Newcastle West, bringing together contemporary apartments, retail, hospitality and connectivity in one evolving urban destination.

WHY IS NEWCASTLE WEST BECOMING SO POPULAR?

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CAN FIRST HOME BUYERS PURCHASE AT TEMPO?

Yes. Eligible first home buyers may be able to access NSW Government incentives, grants or stamp duty concessions applicable at the time of purchase. Buyers should seek advice from their solicitor or financial adviser.

HOW DOES THE RECENT FEDERAL BUDGET IMPACT APARTMENT PURCHASERS AND INVESTORS?

Recent Federal Budget announcements have reinforced support for new housing supply and newly built apartments, with a continued focus on increasing housing delivery across Australia.

For purchasers at Cambridge Quarter, this reinforces the long-term importance of well-located new apartment communities in growth cities such as Newcastle. New apartments may also offer advantages compared to older established properties, including potential depreciation benefits for investors, modern energy-efficient design, lower maintenance requirements and access to contemporary amenities and infrastructure.

As government policy increasingly prioritises new housing delivery, quality new developments in connected urban locations are expected to remain an important part of Australia's future housing landscape.

WHY BUY WITH GWH?

GWH is a trusted Newcastle developer and builder with over two decades of experience delivering residential communities across the Hunter region. Purchasers benefit from dealing directly with the developer and builder throughout the entire journey.



cambridgequarter.com.au

GWH