



SOVREX
Management Redefined

27-61 NIKKO ROAD

WARNERVALE GARDEN

Your home. Your Lifestyle. Your Central Coast.

52 Turnkey House & Land Opportunities

A Turnkey Community Designed For Modern Coastal Living

The Central Coast has always been one of Australia's most liveable regions. Good schools, green streets, beaches within reach, and a community built around families. Finding a complete, turnkey home here is the real opportunity.

Warnervale Garden is a 52-home turnkey house and land community on Nikko Road, created for buyers seeking quality living in an established Central Coast region. Roads sealed, kerbs done, services connected, and your builder ready. Your premium home is delivered fully complete—ready for you to turn the key and move straight in.

“*A thoughtfully planned turnkey community in one of the Central Coast’s fastest-growing locations.*”

Released across five carefully planned stages.





**Established
Location**

**Strong Rental
Demand**

**Growing
Community**

**Coastal
Convenience**

WHERE YOU WILL LIVE

Minutes from the train. Moments from the shops. Short drive to the beach. Mackillop Catholic College and Lakes Grammar Anglican School sit beside the estate boundary. Warnervale Athletic Fields adjoin the southern edge, giving your family immediate space to move.

This is a vibrant, young neighbourhood built around modern families and professionals looking for connection and community. Under the Greater Warnervale planning framework, this region is positioned for significant, long-term structural growth. That expansion is backed by massive infrastructure spending already underway, ensuring the area scales beautifully with time.

Ahead of the curve, not catching up to it.

Warnervale Garden Master Plan

52 House & Land Packages

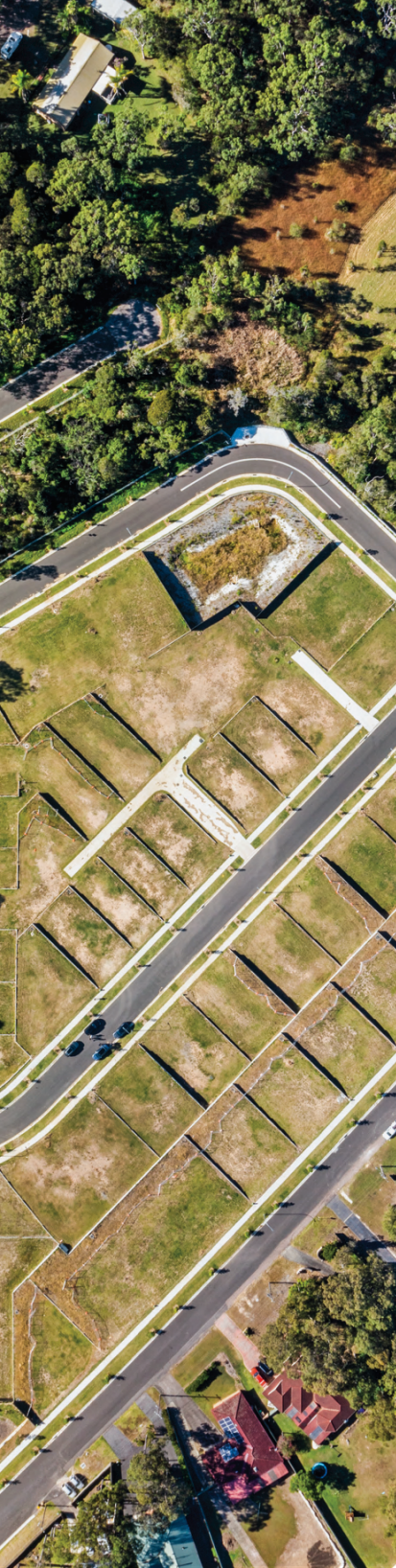
All Available Across Multiple Stages

Flexible Layouts tailored to Premium Living

Zone R2 — Low Density Residential

27-61 Nikko Road, Warnervale NSW 2259





YOUR DREAM HOME AWAITS

Fifty Two Turn Key Homes. Five Stages.

STAGE	NAME	NOTES
STAGE 01	Nikko Road Frontage	Primary street frontage, the estate’s first and most visible address. Suited for prominent, high-aspect turnkey designs.
STAGE 02	Central Section	The largest home configurations in the estate. Generous sprawling layouts with private rear-access options for buyers who want maximum space and privacy.
STAGE 03	Eastern Section	Well-proportioned residence layouts featuring highly functional, modern home designs.
STAGE 04	Kanowna Road	Premium corner positions on Kanowna Road with generous home configurations. A clean slate for buyers who want to choose exactly where they live.
STAGE 05	Internal Road	Perfectly balanced family proportions—expertly suited to a confident, spacious four-bedroom build

Stage 02 contains the grandest residence layouts. A rare find for premium turnkey living on the Central Coast.

One Estate. Three Very Good Reasons To Be Here.

Warnervale Garden works for different buyers in different ways. Here is what each group needs to know.



FIRST HOME BUYERS

Your first home should not be a compromise.

Skip the stress of managing a construction site. Our turnkey packages offer a premium alternative to cramped inner-city apartments or tiny terraces. You lock in a fixed-price house and land contract, making it a clear, seamless path to owning your own detached four-bedroom home.



GROWING FAMILIES

Space, schools and community — all within reach.

MacKillop Catholic College and Lakes Grammar Anglican School sit beside the estate. Warnervale Athletic Fields adjoins the southern boundary. Generous structural home layouts provide a proper, private backyard for the kids, not just a concrete courtyard.



INVESTORS

A strong asset in a high-demand corridor.

A brand-new, turnkey home commands premium tenant appeal and strong historical rental demand in this corridor. With regional population growth structural rather than speculative, securing a completed asset before the major expansion peaks is excellent timing.

Whatever brings you here, the fundamentals are the same — professionally planned turnkey homes, quality inclusions, and a streamlined building process.

Built By AusDream Built. Personalised By You.

AusDream Built is the appointed builder for Warnervale Garden, bringing proven expertise in residential construction across New South Wales. Every home is built to the highest standards using quality materials, premium inclusions and meticulous craftsmanship.

Before a slab is poured, you sit with their team and make every selection — kitchen, bathrooms, bricks, roof, doors. There is no display suite version that gets watered down on delivery. What you choose is what gets built.

PHONE 1300 001 654

EMAIL info@ausdreambuilt.com.au

WEB www.ausdreambuilt.com.au



Kitchen

Stone benchtop, premium cabinetry selection, integrated oven and dishwasher.



Air Conditioning

Premium ducted system throughout, multi-zone control for every room.



Garage

Premium panel-lift door system in a wide choice of architectural colours.



Bathrooms

Freestanding tub, twin shower configurations, rimless toilets, premium designer accessories.



Exterior

Full premium brickwork and durable designer roofing built to endure.



Wardrobes

Fully integrated built-in robes throughout; walk-in configurations to main bedroom.

Speak to SOVREX to explore available turnkey house and land package options.



THE TEAM

A properly structured development. Zero guesswork.

DEVELOPMENT MANAGEMENT



SOVREX PTY LTD manages the full delivery of Warnervale Garden — lot sales, builder coordination, legal administration and settlement. They are your first point of contact from the moment you enquire through to the day you receive your title.



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BUILDER



AUSDREAM BUILT is the appointed builder for the estate. Direct relationship with buyers from selection through to handover. Every selection — kitchen, bathrooms, bricks, roof — is made with you before a slab is poured.



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Five Steps From Today To Your Brand-new Front Door

1

Speak to SOVREX

Connect with our project team by phone or enquiry form. We will introduce you to the multi-stage master plan, walk you through the structural layout configurations, and guide you through the turnkey journey.

2

Choose Your Home Package

Select the premium architectural residence design and ideal position within the estate that perfectly aligns with your family's lifestyle, spaciousness preferences, and structural stage timing.

3

Make Your Selections

Collaborate directly with the AusDream Built design team to finalize your internal color palettes, premium textures, and finishes, ensuring your home is fully personalized before construction begins.

4

Pay Initial Deposit

Secure your chosen turnkey home and land package with an initial commitment deposit, formalizing your design selections and locking in your fixed-price contract with absolute confidence.

5

Rest Until Completion

Relax while your premium home is delivered completely finished inside and out. You can simply prepare to collect your keys, settle the remaining balance, and move straight into a ready-to-enjoy residence.



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Your New Address Is Ready.
Contact Us To Secure A Package.



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DISCLAIMER

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House and land packages are subject to final building contracts with the **appointed builder, AusDream Built**. Final structural dimensions and plans should be verified against the final registered survey plan prior to contract exchange.

Market insights, infrastructure references, and population growth forecasts are drawn from public planning frameworks and external data sources. SOVREX does not warrant the permanent accuracy of third-party regional projections.

Images, renders, and internal finishes are representative of the builder's premium inclusion range and are subject to final buyer selections and availability. Registration and title timelines are subject to standard local council and government approvals.

Prospective buyers are encouraged to obtain independent professional, legal, and financial advice before entering into any contract. SOVREX Pty Ltd accepts no liability for loss arising from total reliance on the marketing contents of this brochure.

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