

Ross Place

kellyville

1300 tribeca | tribeca.com.au

TRIBECA



ROSS PLACE
KELLYVILLE



AREA MAP – PAGE 2

LOCAL AMENITY – PAGE 3

INFRASTRUCTURE – PAGE 4

LIFESTYLE – PAGE 5

ESTATE MAP – PAGE 6

HOME DESIGN FEATURES – PAGE 7

HOME INCLUSIONS – PAGE 8

ABOUT TRIBECA – PAGE 9

Kellyville is loved for its community feel, fabulous lifestyle attributes and peaceful bushland setting.

An Idyllic Community Awaits

Surrounded by native flora and fauna, you can listen to the bellbirds, play cricket with your children in the street and local parks, or take leisurely walks and bike rides along picturesque waterways. Enjoy great shopping amenities close by at Kellyville and Rouse Hill, with easy access to the CBD via the soon to be completed North West Rail Link.



The Area



- | | |
|--|--|
| 1 Cattai Creek 1min | 10 Norwest Private Hospital 22min |
| 2 Annangrove Public School 15min | 11 Rouse Hill High School 10min |
| 3 Hills Grammar School 17min | 12 Kellyville Metro Station 14min |
| 4 Castle Towers Shopping Centre 21min | 13 Centenary Playing Fields 11min |
| 5 William Clarke College 16min | 14 John XXIII Catholic Primary School 16min |
| 6 Kellyville Plaza 15min | 15 Kellyville Ridge Public School 16min |
| 7 Woolworths & Specialty Shops 12min | 16 Rouse Hill Town Centre & Metro Station 12min |
| 8 Castle Hill Country Club 22min | 17 Rouse Hill Public School 14min |
| 9 Norwest Business Park 20min | 18 The Ponds Shopping Centre 18min |

The best of both worlds

Peacefully nestled in nature yet still wonderfully convenient to everything you need. Local Rouse Hill Town Centre and Kellyville shopping centre provide all your day-to-day amenities.

Nearby commercial centre, Castle Hill, is a thriving hub with plenty of retail, dining and entertainment options with further future growth planned. Norwest Business Park is only a short drive away, with offerings like childcare and restaurants, to business opportunities and supermarkets.

NEIGHBOURHOOD
MARKETPLACES
WITH AN ABUNDANCE
OF FRESH FOOD,
LIFESTYLE OPTIONS
AND A VARIETY OF
DINNING OPTIONS



NORWEST
BUSINESS
PARK



ROUSE
HILL
TOWN
CENTRE

The future is bright

As part of the north west priority growth area, Kellyville is poised for significant ongoing infrastructure development and revitalisation, enhancing its liveability and accessibility.

The metro will connect with the Epping to Chatswood Rail Link and Sydney's wider rail network, improving connectivity for all local residents. The new train station at Kellyville is only a 12 minute drive and the Rouse Hill train station is just 6 minutes away.

FUTURE
NORTH WEST
RAIL LINK
WITH
MULTIPLE
STATIONS
NEARBY.



The Sydney Metro North West Rail Link is currently under construction and will include eight new stations and services as part of a 23 kilometre link running from Epping to Cudgegong.

IMAGES
COURTESY OF
TRANSPORT
NSW

ACCESS THE BEST
EDUCATION
OPPORTUNITIES
CLOSE BY



Live a connected lifestyle

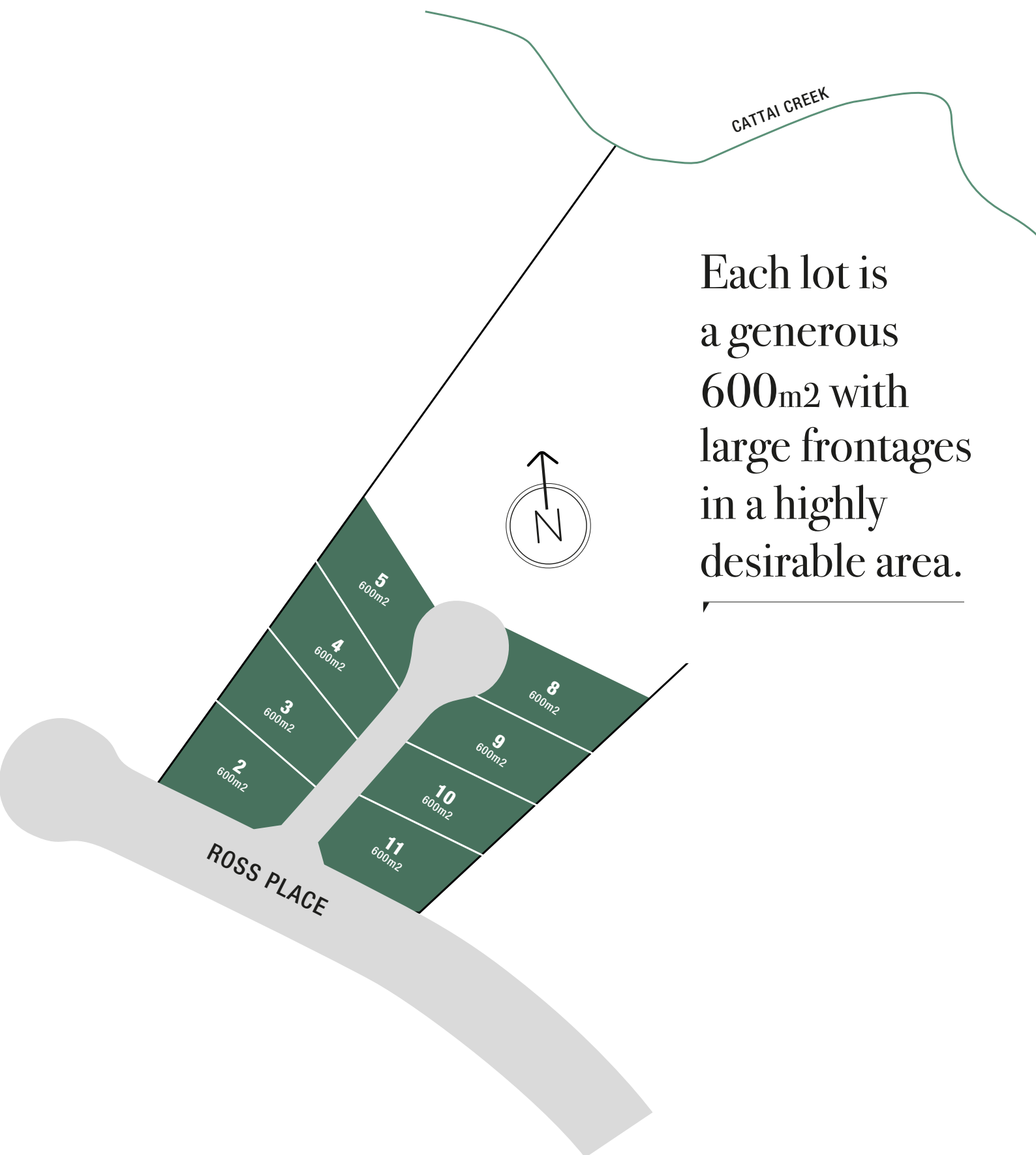
Your children's future is always
a priority, and the area is
surrounded by highly regarded
schools, both private and public,
including William Clarke
College, Rouse Hill High School
and Hills Grammar, where they
can grow and thrive.

Plans are afoot to
sustainably improve parks
and cycle ways, add to
the vibrant streetscape of
restaurants and shops and
help create local jobs.
This includes the
proposed development of
a new Woolworths along
with 20 specialty stores at
The Village, North
Kellyville.

CLOSE TO
A WIDE
VARIETY
OF
RETAIL



SURROUNDED
BY
PARKS
AND
CYCLEWAYS



Each lot is
a generous
600m² with
large frontages
in a highly
desirable area.

TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

“

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

”

DESIGNED FOR LIFE

“

Every tribeca home is well fitted out with connectivity, Convenience and safety measures.

”



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

“

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

”



WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

“

Combining living zones that support a busy lifestyle with the Need for rest and reflection.

”



TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Tribeca Representative for more details.



6 star rated energy efficiency



Statutory 7 year structural warranty



Complete Settlement Process guidance



Customer Service & progress updates



Professional colour selection



Bonus air conditioning



Independent final building inspection



Minimum six month maintenance period



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION
COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND
DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

Disclaimer: Ross Place, Kellyville Brochure is a publication of Tribeca Capital Pty Limited. Purchasers should make their own enquiries to satisfy their decisions. Tribeca and its appointed marketing agents disclaim all liability should any information or matter in this brochure differ from the contract of sale or the actual constructed development. All contact details shown are for professional communication purposes only. To the best of our knowledge, no relevant information has been omitted or misrepresented. Photographs and artist's impressions are illustrative only and all information is correct at the time of printing. All reasonable care has been taken in the preparation of this brochure. Tribeca Homes Pty Ltd, ABN 84129932243. Tribeca Homes (VIC) Pty Ltd, ABN 21151370160. Building Licences NSW 219619C.