

Clydesdale Estate – Stage 1



1270 Richmond Road

MARSDEN PARK

HISTORICAL & CULTURAL
HERITAGE



Exp. Land Registration Date: in 2019
Land Size: approx. 300-384 sqm

EOI Collecting
Stage 1 - 63 lots; released on 30 Sep 2017



ORIGIN



**FUSION OF HISTORY AND MODERNITY
THE LAND OF CELEBRITY UNSEALED ELEGANT LIFE**

Clydesdale has State significance as one of a series of pre 1840s homesteads in the Hawkesbury area which contributed substantially to the agricultural and pastoral economy of the region, and the understanding of the historical development of colonial New South Wales and the pastoral era of the Cumberland Plain.



A Brand new Community

Cydesdale Estate is a family-oriented neighborhood with large area of wetlands, open spaces across the site, and a mixture of heritage and modern design.

It offers a wide range of community, comprising of 569 houses and 200 townhouses and over 1000 apartments.

Prosperous Location

Lies at the heart of the North West Growth Precinct where everything is on your doorstep for the ultimate family lifestyle.



Australian Best Architect – Glenn Murcutt

Being the only Australian winner of the prestigious Pritzker Prize, Glenn Murcutt pours high creativity to Clydesdale Estate for very limited lots.



Convenient Lifestyle

All kinds of facilities and services are available. Close to Sydney Business Park featuring Costco, IKEA, Lindt and Masters.

THE NORTH WEST INVESTMENT
STRATEGY LEADING THE NORTH WEST CAPITAL OF
HIGH -END RESIDENTIAL



After the completion of the large-scale infrastructure projects in the Northwest Growth Centre, the quality of local life will be further improved, and high-quality life will attract more high-income residents to live in.

Environment, far and wide impact on the physical and mental health of the occupants.

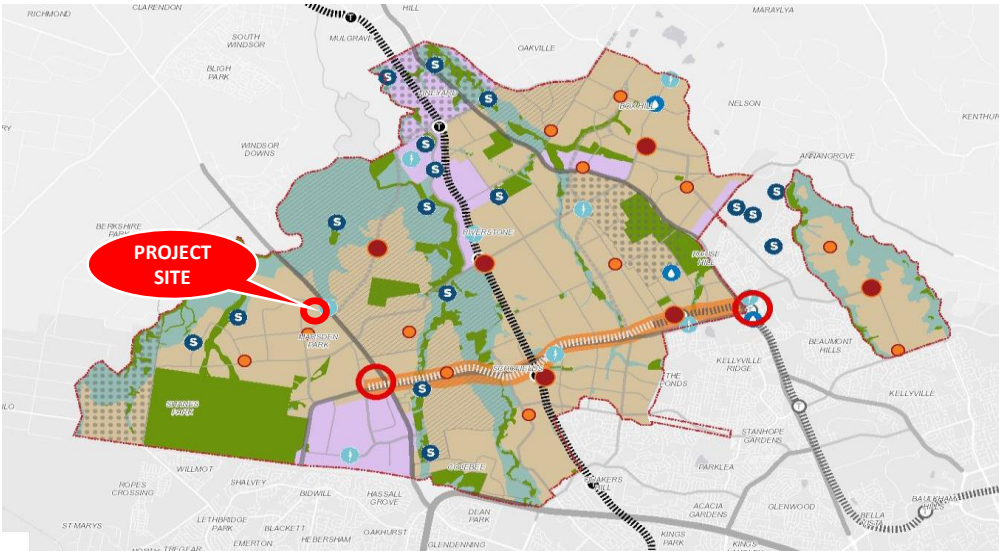
The quality of community will bring valuable to the Northwest area.

\$70B Invested on Infrastructure in Sydney



North West Growth Centre

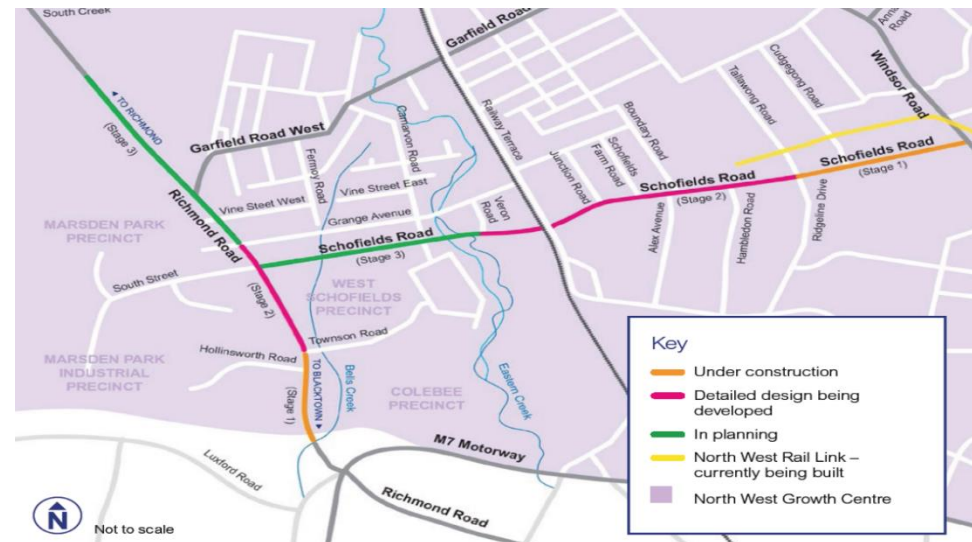
The North West Growth Centre is approximately 10,000 hectares comprising a total of sixteen Precincts¹. These precincts will be progressively released over the next 30 years, and will house 200,000 people in approximately 70,000 new dwellings.



Major Road Upgrade

Richmond Road Stage 1 and Stage 2 has been upgraded with widened to four lanes with an off-road shared path for pedestrians and cyclists on the western side of the road. The completion of Stage 3 will take place as neighboring development progresses.

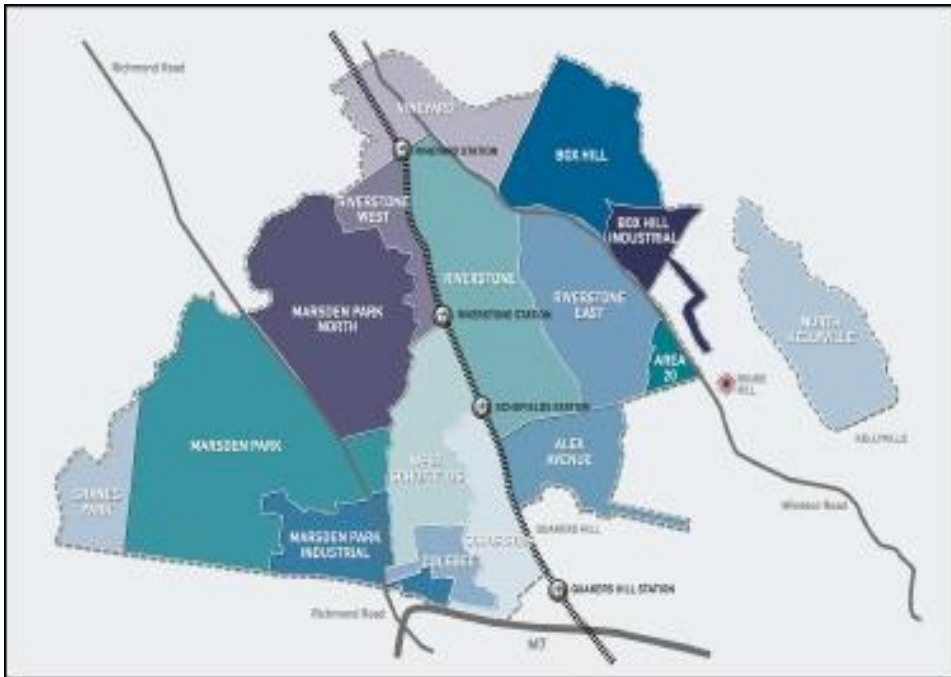
Schofields 3 stages upgrades will be completed in 2018





North West Rail Link

The NORTH WEST RAIL LINK will be extended to MARSDEN PARK and will be connected to the West Line and the Southwest Railway Line under construction, extending to the Southwest second airport, making the entire northwest area of public transport more convenient and fast.



Sydney Business Park

Sydney Business Park is a new master planned mixed-use commercial precinct, strategically located on the M7, and just 35 minutes from Sydney's CBD. This is a world-class business environment with superior telecommunications and infrastructure, high quality landscaping, central amenities and cutting edge green technology.





Thousands of eager shoppers came out to celebrate the opening of IKEA Sydney Business Park. The huge 28,000sqm store, provides IKEA with a central location to service the rapid growth in Sydney's north-west and anchors the 90,000sqm homemaker centre. IKEA is joined by other major retailers Costco, Home Hub, Bunnings, Masters Home Improvement and ALDI.

In 2007, Northwest Business Park

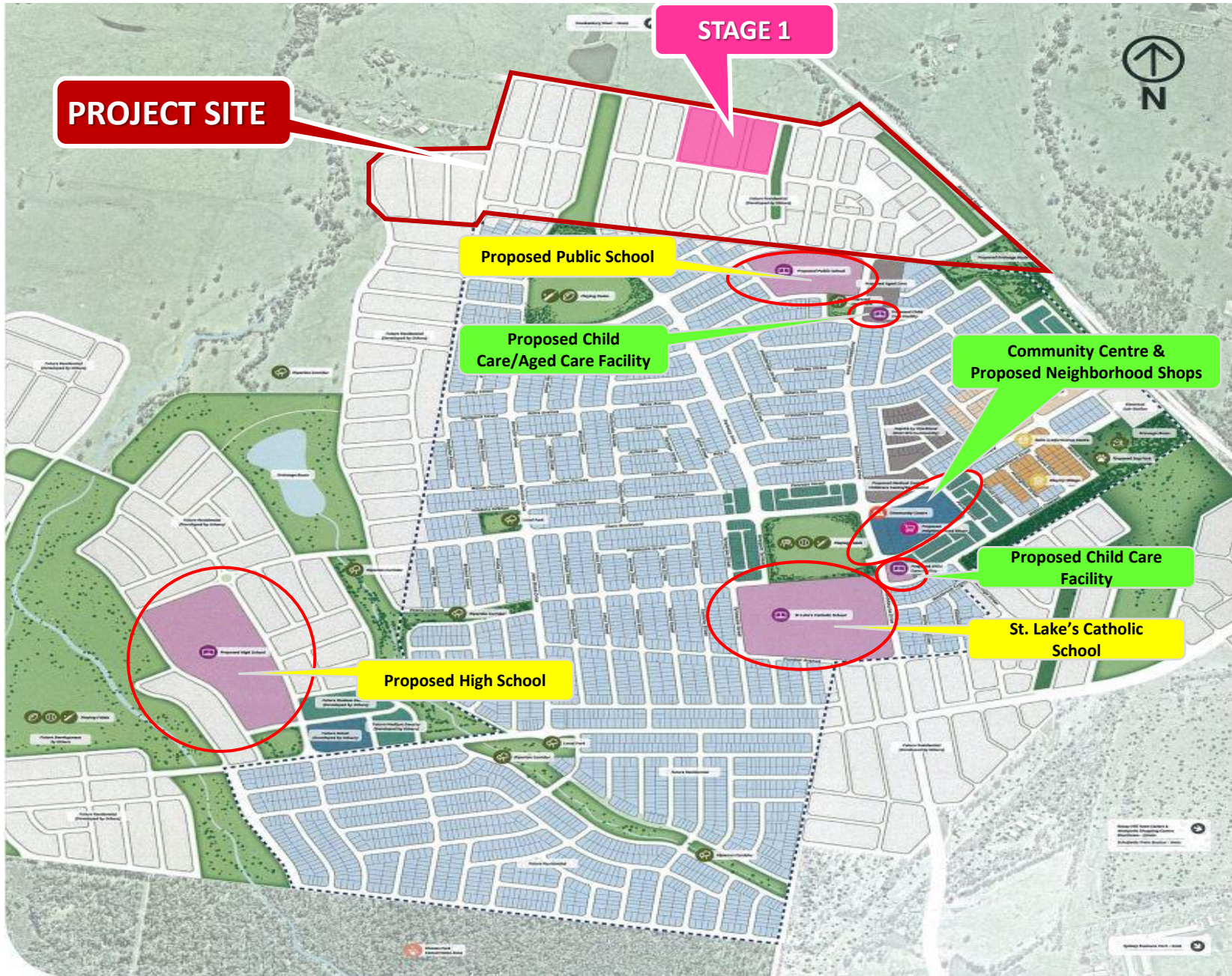
Before the commencement of the construction, the average price of freestanding houses in the area was only **\$663,800** in 2007, according to the statistics released by the Government website.



In 2015, Northwest Business Park

8 years later, with the construction and development of the Northwest business district, it brings a large number of employment. According to the statistics released by the Government's official website, the average selling price of the freestanding houses in the area was **\$1.36 million** at the end of 2015.

Community Facilities and Services



PROJECT SITE

STAGE 1

Proposed Public School

Proposed Child Care/Aged Care Facility

Community Centre & Proposed Neighborhood Shops

Proposed Child Care Facility

St. Lake's Catholic School

Proposed High School

SHOPPING AND DINING

- Plumpton Marketplace
- Sydney Business Park – 7min
- Rouse Hill Shopping Plaza
- Blacktown International Sports Park

TRANSPORT

- Schofields Train Station – 4.7km
- Riverstone Train Station – 3.5km
- Bus Networks
- Easy access to M2, M4 and M7

SPORTS AND LEISURE

- Stonecutters Golf Club
- Bungarribee Super Park
- Blacktown International Sports Park
- Shane's Park Conservation Zone
- Western Sydney Parkland

EDUCATION

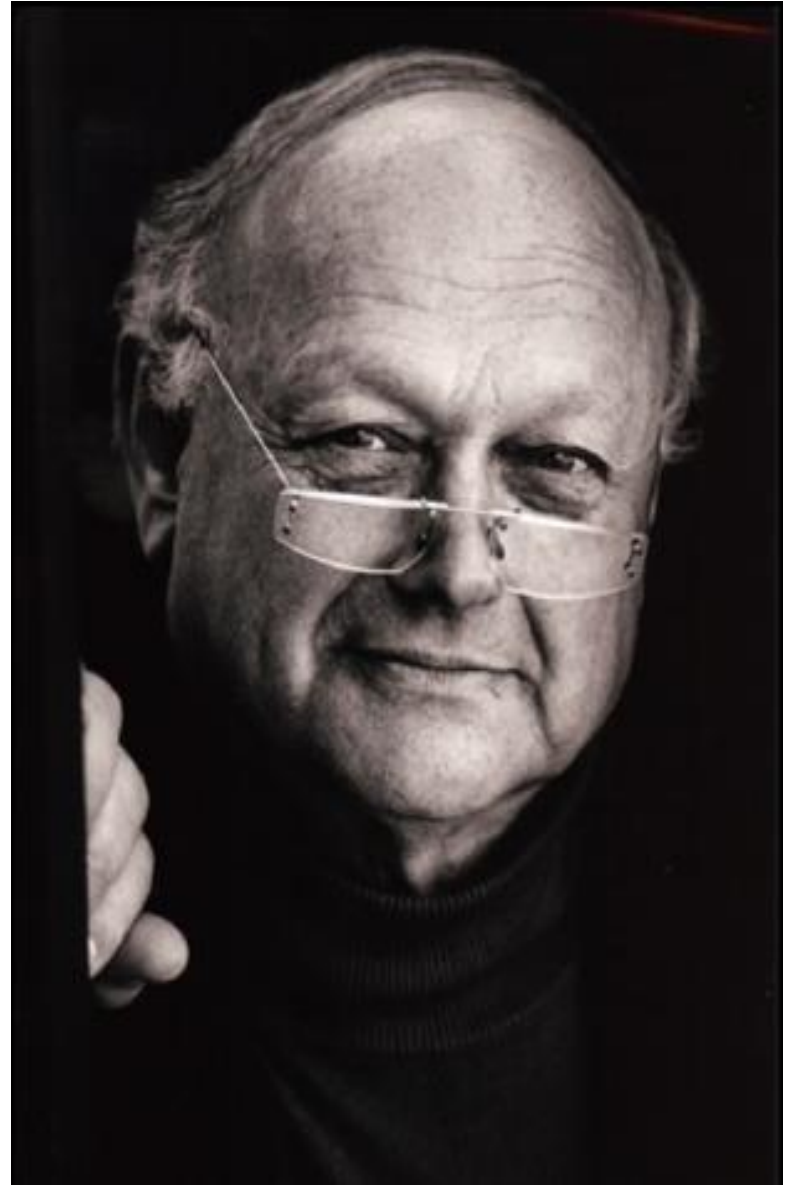
- St Francis Primary School
- Australian Christian Collage
- University of Western Sydney
- TAFE



Project Site Surroundings

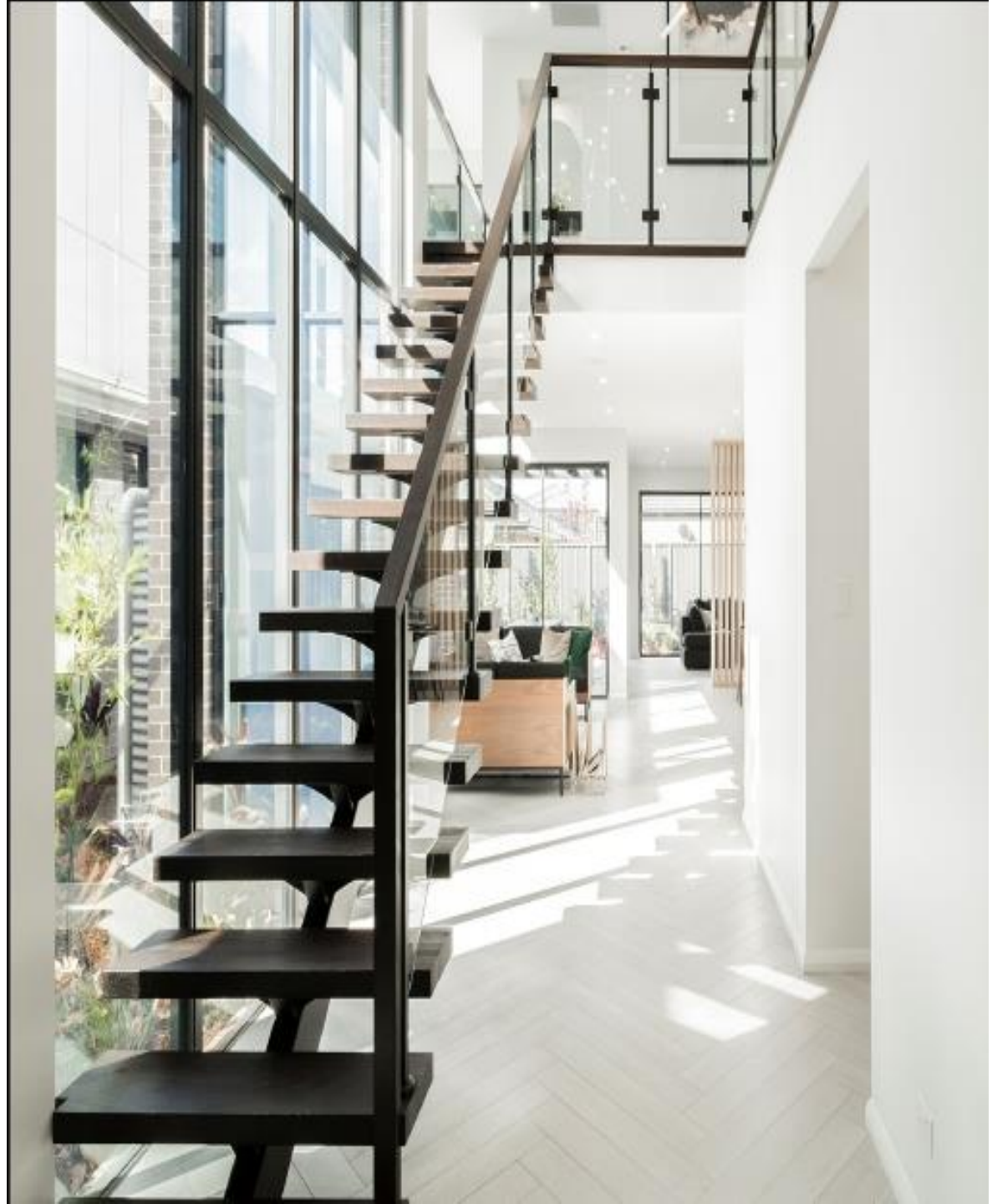
ELEGANCE

Glenn Murcutt is the best known for its distinctive Australian character and environmental sensitivity. He has won numerous significant awards, including the Gold Medal of the Royal Australian Institute of Architects (1992), the Alvar Aalto Medal (1992), the Pritzker Prize for Architecture (2002) and the Australian Institute of Architects Gold Medal (2009). World Class Designer ever.



THE SPIRIT

CLYDESDALE ESTATE in MARSDEN PARK's core residential area, a total of 286 sets of boutique villas, set investment and owner of the culmination of the community into the overall planning, green landscape garden, classic apartment design, integrated kitchen and toilet, easy to stay and rent.





MARSDEN PARK region will plan to build a major development center for employment, entertainment, community and government services to meet the needs of more than 42,000 new residents. The program includes facilities such as shopping, entertainment, leisure, dining, educational culture, health care, park green space, outdoor workout and community service.

It will also be designed for walking, running, cycling and driving different traffic routes, raising high People can enjoy the comfort of the line, 10 minutes to reach Schofields train station.

Future Townhouses and Apartments



Clydesdale Estate will have about 200 houses released by end of 2017, following by over 300 houses, 200 townhouses and over 1000 Apartments.

House Design – Peridot 19 (Single Story)



**4 bedrooms, 2 bathrooms,
Single Garage**

Inclusions: Turn-key home and land package

- 2.59m high ceiling to ground floor
- Landscaping (concrete driveway, pathways and fencing)
- Tiles to alfresco, porch and entrance
- Ducted air conditioning
- Baumatic oven, rangehood and dishwasher
- Remote controlled garage handsets
- 6 years' structured guarantee



House Type	House Size	Story	Beds	Baths	Garage	House Price
Peridot 19	174	Single	4	2	1	\$314,000

House Design – Emerald 19 (Single Story)



**4 bedrooms, 2 bathrooms,
Single Garage**

Inclusions: Turn-key home and land package

- 2.59m high ceiling to ground floor
- Landscaping (concrete driveway, pathways and fencing)
- Tiles to alfresco, porch and entrance
- Ducted air conditioning
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House Type	House Size	Story	Beds	Baths	Garage	House Price
Emerald 19	175	Single	4	2	1	\$314,000

House Design – Sapphire 22 (Double Story)



Ground Floor



First Floor



**4 bedrooms, 2.5 bathrooms,
Single Garage**

Inclusions: Turn-key home and land package

- 2.59m high ceiling to ground floor
- Landscaping (concrete driveway, pathways and fencing)
- Tiles to alfresco, porch and entrance
- Ducted air conditioning
- Baumatic oven, rangehood and dishwasher
- Remote controlled garage handsets
- 6 years' structured guarantee

House Type	House Size/sqm	Story	Beds	Baths	Garage	House Price
Sapphire 22 option1	205	Double	4	2.5	1	\$358,000
Sapphire 22 option2	205	Double	4	2.5	1	\$362,000

House Design – Sapphire 23 (Double Story)



Ground Floor



First Floor



**4 bedrooms, 2.5 bathrooms,
Double Garage**

Inclusions: Turn-key home and land package

- 2.59m high ceiling to ground floor
- Landscaping (concrete driveway, pathways and fencing)
- Tiles to alfresco, porch and entrance
- Ducted air conditioning
- Baumatic oven, rangehood and dishwasher
- Remote controlled garage handsets
- 6 years' structured guarantee

House Type	House Size	Story	Beds	Baths	Garage	House Price
Sapphire 23 (12.5 Frontage Only)	217	Double	4	2.5	2	\$370,000