

Clydesdale

ESTATE



PRECINCT

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Your next chapter starts today

Clydesdale Estate builds on a rich history to create a future full of possibility. With green parkland spaces and heritage buildings setting the scene, and with sustainable design and active living at its heart, everything is in place for your family to become part of Sydney's most exciting new story.



Meet new friends

There's a sense of belonging here. Clydesdale Estate is where old school community spirit meets modern village living – where neighbours know each other, families become friends, children grow up together and there's always something to do.

1840's restored Clydesdale House transformed into community hub





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Visit the local grocer

Love locally sourced food? It couldn't be more local than the community gardens of Clydesdale Estate. With rich soil, open spaces and fresh air, this is the perfect place to enjoy gardening alongside friends and family, and to take the freshest of produce away to create some truly home grown meals.

Community gardens only a short walk from home



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Love the afternoon traffic

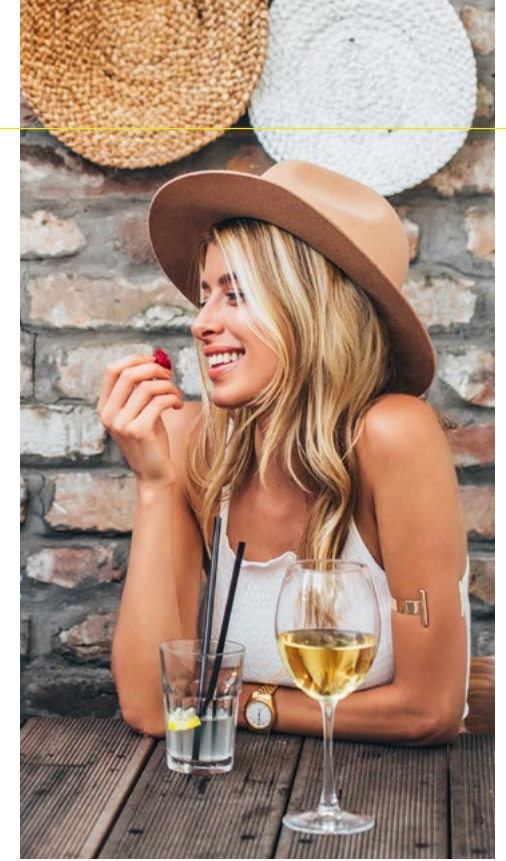
Winding through the estate, a series of walkways and cycle paths ensure a strong connection to nature is be part of every day. Spend time surrounded by peaceful scenes and fresh air, knowing that the comforts of modern living and easy connections to the CBD are always close by.

100ha of land,
waterways, walks
and cycle paths





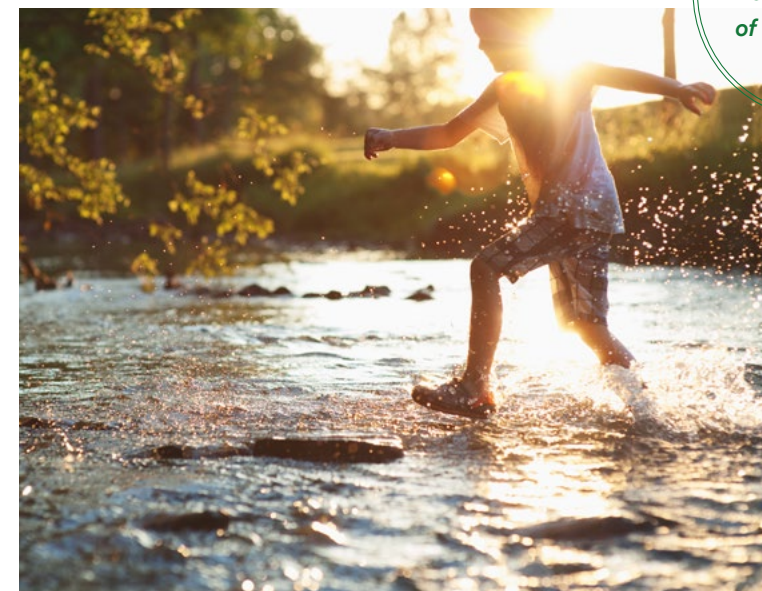
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Explore the grounds

From sporting fields to friendly cafés, the estate has been designed to create places for people to enjoy time together in active and social pursuits. Whether you love cricket, football or just spending time with friends, a life at Clydesdale Estate provides places to be and things to do. And always in the best of company.

Two sporting fields & a range of social spaces



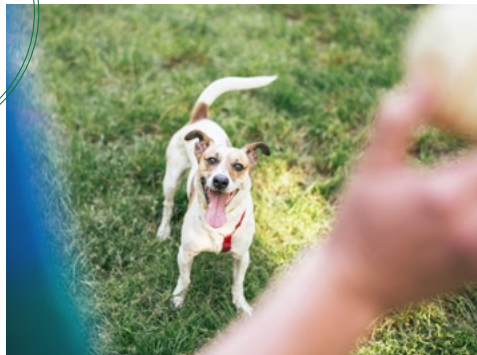
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While away the weekend

Much more than a place to live – Clydesdale Estate has been designed to host events and activities for the people who live here and the wider community. Here, a built environment full of rich heritage provides the background for events such as farmers markets – all right on your doorstep.

*Friendly shopping,
dining and
entertainment*



Make a connection

Ideally positioned to enjoy quiet community living as well as easy access to the city and nearby amenity, Clydesdale Estate has everything a growing community needs. Well regarded schools, hospitals, shopping and business centres are all in easy reach, with trains and major roads providing easy access to all of Sydney.

KEY

SCHOOLS

- 1 Australian Christian College
- 2 Marsden Park Public School
- 3 Richard Johnson Anglican School
- 4 St John Paul Catholic College
- 5 St Lukes Catholic College
- 6 St Pauls Grammar
- 7 WSU Hawkesbury
- 8 WSU Kingswood

HOSPITALS

- 1 Blacktown Hospital
- 2 Hawkesbury Health Services
- 3 Norwest Hospital

BUSINESS & RETAIL

- 1 Macquarie Park
- 2 Norwest Business Park
- 3 Parramatta CBD
- 4 Rouse Hill Town Centre
- 5 Sydney CBD





CLYDESDALE ESTATE



MARSDEN PARK

You're in good company



Boyuan Holdings Limited is an Australian property company that brings a truly unique perspective and capability to the local market.

Our ambition is to create market-leading, quality residential and commercial communities where Australians live and work, delivering value right along the property spectrum.

From selective site acquisition through to repositioning, rezoning and development, we're proud to be building a strong land bank of development opportunities in high-growth corridors, where strong housing demand is supported by existing and proposed infrastructure.

boyuan.com.au



Clydesdale Estate, Marsden Park
clydesdaleestate.com.au

