



LOCATION: 158-164 Hawksbury Road, Westmead

DISPLAY APARTMENT ADDRESS: 161a Hawksbury Road, Westmead

Project Location:

Highline Westmead is unlike anything that Western Sydney has ever seen. It sits at the heart of \$1 billion expansion plans for local universities, an upcoming \$900 million hospital redevelopment and at the start of the new light rail.

- Located right at start of the new light rail.
- 250m to Westmead train station
- Short stroll to the nearby Heritage World Listed Parramatta Park
- One train stop away to Church Street, Parramatta

Apartment Features:

Highline is the most significant master planned development in Westmead.

- Contemporary apartments fitted with Smeg appliances and designer finishes
- Stunning facilities including swimming pool, sundecks, BBQ pavilions, and green spaces
- CBD or beautiful bushland and Blue Mountain views from sun filled balconies

	Internal Square Metres	Preliminary Pricing
Studio	43	\$492k - \$561k
1 Beds	50-56	\$581k - \$699
2 Beds	75-80	\$789- \$928
3 Beds	96	\$1.033m - \$1.167m

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This aerial photograph shows the Westmead area in Sydney, Australia, with the proposed Highline Westmead development highlighted in the center. The development is a dark, irregularly shaped area with a white icon of three vertical bars of increasing height. Surrounding the development are various landmarks, including hospitals, schools, sports grounds, and transport hubs. Callouts with lines pointing to specific locations provide travel times from the development. The background shows a dense urban landscape with residential areas, commercial buildings, and green spaces. The sky is clear and blue.

Location	Travel Time
Sydney City	35 mins
Sydney Domestic/International Airport	51 mins
Western Sydney University	10 mins
Sydney Olympic Park	27 mins
Parramatta Stadium	23 mins
Parramatta train station	7 mins
Parramatta Westfield	7 mins
Parramatta Park	6 mins
Westmead Civic Centre	2 mins
Westmead train station	3 mins
Westmead Public School	7 mins
Children's Medical Research Institute	8 mins
Sydney Children's Hospital Westmead	6 mins
Westmead Hospital	2 mins
Catherine McAuley Catholic School	5 mins
Parramatta Marist College	5 mins
Westmead Private Hospital	10 mins
Coles	12 mins
MJ Bennett Reserve	13 mins
M4	7 mins

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INTERNAL AGENTS Q&A

Does the building have DA Approval?	Yes.
When will construction commence?	Late 2017
When will construction be finished?	Late 2019/ Early 2020.
What is the sunset date in the contract?	5 years from the date of the contract.
What is the building structure and features?	Concrete framed structure with a combination of quality face brick and full height glazing and windows.
Ducted range hoods in kitchen?	Yes.
What are the Buildings facilities?	Large internal landscaped podium with a BBQ pavilion, swimming pool and community room.
Security/Intercom systems?	Yes, audio intercoms at lobbies and garage.
Hot Water Service?	Yes.
Gas cooking/gas point?	Gas cooking + gas bayonets on balconies & in living rooms.
Gas/Water points on balconies?	Gas = yes, water = no.
NBN enabled?	The building will be NBN ready for future connection.
Garbage room / chutes?	Yes, there are Garbage chutes and rooms.
Window operation?	There will be a combination of double hung and awning windows depending on the apartment, to meet Building Code requirements
Built-in-robos fitted out?	Yes
Flush finish between balconies and internal?	No
Party walls?	Hebel or equivalent with metal frame and gyprock

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What are the ceiling heights?

- Living Areas 2.7m
- Bedrooms 2.7m
- Kitchen and bathrooms 2.4m

Are car spot locations determined? No

Visitor parking? Yes

What are the buildings green initiatives? Water reuse from rainwater tanks
Use of Insulation
Use of sustainable materials

Is their air-conditioning in apartments? Living & master bedroom

Location of air-con condensers? On balconies

Acoustic Treatment? Yes, to meet building code requirements

Who is the Builder? Deicorp

Are pets allowed? Yes. Small animals.

Is the building FIRB pre-approved? No

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