



**S H E F F I E L D**  
**Q U A R T E R**

T H O R N T O N



# A VERY SPECIAL QUARTER OF PENRITH

**SHEFFIELD QUARTER IS THE LATEST RELEASE AT  
PENRITH'S PREMIER ADDRESS, THORNTON ESTATE.**

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Sheffield Quarter is a stunning new neighbourhood that sets a new standard for Penrith.

Inspired by the local natural landscape, it's a unique precinct designed to bring the modern luxuries of urban living to the foothills of Sydney's greater west.

Perfectly positioned so you can enjoy the best of all worlds, it's where work, schools and shops are close by, as well as an abundance of natural landscapes, like the surrounding mountains and rivers.

Sheffield Quarter offers affordable luxury and modern living, with all the benefits of being part of an emerging urban community.

# NATURALLY MODERN LIVING

Living at Sheffield Quarter is something special. Developed by Urban Apartments, these beautifully designed apartments will seamlessly line the water ways, with a relaxed vista from morning to night.

Carefully planned to provide easy pedestrian access, there are walkways connecting you around Sheffield Quarter to the neighbouring Smith's Paddock Oval and to a selection of quality retailers overlooking the water.

Each home has been designed to be modern, welcoming and functional for everyday living. With contemporary design and quality finishes, you will enjoy open and light-filled spaces, created to maximise the best aspects of nearby water views and green parklands.

It's the new benchmark for living in Sydney's west.



Artist's Impression



## THE FUTURE IS BRIGHT IN PENRITH

Penrith is the urban epicentre for the greater west, which is now the third largest economy in Australia – worth \$7.24 billion. The rate of growth is moving at an exciting pace as Penrith becomes a thriving hub for industry, employment, education, retail and recreation, with over 50% of Penrith's workforce living locally. Almost half of Sydney's residents live in Sydney's greater west, and by 2036 it is projected to be home to over 3 million.

Change like this has meant a push in infrastructure growth. Plans for a new Western Sydney Airport are well underway, as well as improvements at Penrith Station to manage future residents' needs. Leading tertiary education is also on your doorstep, with two Western Sydney University campuses and Nepean College only minutes by car.

Additionally, Penrith Westfield has been redeveloped over recent years to offer more than just great retail – it's now home to a Hoyts cinema and a diverse dining offering on Riley Street, the new 'Eat Street' of Penrith.



## A NEW STYLE OF COMMUNITY

Not only is Sheffield Quarter an exciting precinct in itself, it's perfectly positioned in Penrith's emerging urban centre – a vibrant community to suit everyone and every lifestyle.

It's where water ways lead you towards your local park. Where your local café is just downstairs and where you can be at the train station in minutes. Everything is easy and local, from the shops and cinemas of Westfield to a diverse choice of dining from morning to night.

Here, the benefits of city living are combined with the lifestyle of a weekend retreat. With the Nepean River and Blue Mountains just minutes away, it's easy to see why living in Penrith offers everything you would need, and want.

It's like nothing else in Sydney.

You'll never need to venture far when you live at Sheffield Quarter. On the ground floor you'll find all your daily essentials – grab your morning coffee while overlooking the peaceful waterways that run along Sheffield Quarter. And if you want to step out, everything including Smith's Paddock, shops, restaurants, schools and transport is only a few minutes' walk away.

# A BACKYARD TO MAKE THE REST OF SYDNEY ENVIOUS

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From Sheffield Quarter, one of the most iconic waterways is just a short drive away. Whether it's relaxing your day away by fishing and picnicking, or getting out on the water for more adrenalin fuelled activities like skiing and boating, the Nepean River is ideal for those who love the outdoors.



# EXPLORE YOUR SECRET CORNER OF SYDNEY

## Enjoy the great outdoors

Take in the fresh air at one of your local parks. Weir Reserve is ideal for a quiet picnic or morning kayak. With Nepean Rowing Club next door, you could also choose to wine and dine while overlooking the river.

Or take a short stroll to your local park, Smiths Paddock. It's the focal public place for Penrith, offering free exercise stations, a children's playground, BBQ facilities and beautifully maintained gardens.

## Indulge in retail therapy

If you're ready to shop then Westfield Penrith is your destination, with hundreds of stores including Myer, Apple and fashion brands, as well as beauty and homewares. Westfield's Eat Street, Riley Street, offers upscale dining with everything from sushi to burgers and amazing coffee. You can also take in the latest blockbusters at Hoyts. It's all just five minutes' walk from your home in Sheffield Quarter.

## Discover local culture and heritage

Penrith Regional Gallery is home to exhibitions, events, educational programs, as well as Artful Café at Lewers, where you can enjoy excellent coffee and breakfast made with locally grown produce. Enjoy free range eggs from the Hawkesbury, vegetables and herbs picked from the café garden, and Ironbark honey from down the road.

Support local growers and producers by heading to the Showground Markets on Wednesday mornings for fresh produce, clothing, crafts and much more.

## Taste the difference

From Henri Marc's modern Australian menu, to High Street Depot where quality coffee is paired with indulgent French toast, there is no shortage of options for your morning coffee or brunch.

The Shack Organic Wholefood Market & Café provides nourishing meals that cater for all dietary requirements. From their famous Nepean River breakfast and quinoa risottos to chicken tagines, you can enjoy a relaxing meal on their outdoor balcony dining area.

And if it's steak you're after, then Ossa at Penrith Panthers is the place. A speciality steakhouse with all cuts, from wagyu rump, dry aged porterhouse and ribs, along with an extensive wine list to suit all tastes. This is also the local's pick for live music and of course supporting your favourite sports team.



As Penrith flourishes as an emerging city centre, it continues to expand choices for the local community to enjoy. From shopping, sports and parklands to arts, food and dining, there is no shortage of options nearby – and no reason to venture too far from home if you don't want to.

# MOTHER NATURE ON YOUR DOORSTEP

## PENRITH LAKES, THE JEWEL IN WESTERN SYDNEY'S CROWN.

The Sydney International Regatta Centre offers world-class sporting facilities with scenic views of the Blue Mountains, Penrith Lakes and nearby parklands.

Here, you can enjoy the use of some of the best rowing and kayaking courses in the world, or take it easy with a scenic 5km walk or cycle. It's also a popular venue for celebrations, and can cater for birthday parties, weddings, and other private events.

Adjacent to the river is the exciting 2,000ha Penrith Lakes development. It's a stunning recreational area for cycling, boating, fishing, skiing and other watersports. But it's also sustainable nature at its finest, with a natural lakes system and surrounding parklands filled with unique flora and wildlife.

Each of the five lakes serves their own purpose. Main Lake will be ideal for sailing, kayaking and boating, while Boorooberongal will create a thriving environment for wildlife. Each plays a part in creating the complete Penrith Lakes scheme, providing greater western Sydney residents with a sense of place that is unparalleled to anywhere else in Australia.

It's your recreational haven to enjoy.





When you live at Sheffield Quarter, the Blue Mountains is your backdrop and offers opportunities for weekends full of adventure and wonder. Some of Australia's most iconic and popular world-heritage listed attractions are less than an hour away, with the gateway to the mountains, Glenbrook, just 10km up the road.

This is nature at its most dramatic, wild and scenic. Bushwalk through quiet tracks around Wentworth Falls, or take in the country charm of Leura. Pack a picnic and have lunch at the Cascades beneath the shady eucalyptus trees.

For a more special occasion, enjoy high tea at the Hydro Majestic, whilst taking in the panoramic view of the Megalong Valley. From indoors to outdoors, the Blue Mountains is yours to appreciate and enjoy.

It's the perfect way to retreat.



Just walk out your door to enjoy the best of all worlds. At Sheffield Quarter, you're just minutes away from brilliant local cafés and the best in dining, retail, entertainment, recreation and the arts. Plus, you're central to everything that makes life easier – work, schools and services. It's living, made better.

Venturing further afield also couldn't be any easier. A train from Penrith Station will get you to the Sydney CBD in just 47 minutes, and it's just 20 minutes along the M4 Motorway to Parramatta.

Sheffield Quarter really is a community unlike any other.



# BE ANYWHERE, FOR ANYTHING

## IT'S ALL CONVENIENTLY AT YOUR DOORSTEP

At Sheffield Quarter everything you need, from shops to schools and services, is close at hand.

Start your day with a coffee from the barista downstairs, overlooking the water ways, before heading to work. Enjoy lunch on Riley Street after a run along with water's edge or in a nearby park. Then wind down for the day while watching the sunset from the rooftop – where you can enjoy your own company, or entertain family and friends. Here, the choice on how you live is completely up to you.

Nearby schools include Penrith Public School, St Nicholas of Myra Primary School, and Penrith High School – all just five minutes up the road. Both Western Sydney University and Nepean College are 10 minutes drive away. When it comes to commuting, a direct train from Penrith to the Sydney CBD takes just 47 minutes, and Parramatta is only a 20 minute drive away.

Sheffield Quarter is perfectly positioned, and planned to make the way you want to live your life so much easier.

It's the way life should be.

# TAKING MODERN LIVING TO NEW HEIGHTS

Designed to maximise space and light, crisp white walls combine with natural textures and colours to create an inviting home that you'll never want to leave.

Choose from two colour schemes, both providing the perfect canvas for adding your own style. Classic showcases light oak floors, white tiling, and sandy coloured bench tops, while Urban offers washed grey timber flooring, mixed with fresh whites and rich browns.

Living spaces flow seamlessly from inside to out at Sheffield Quarter, with generous balconies and courtyards taking brilliant advantage of the connection with your natural surroundings.



## A BOLD STATEMENT

Dynamic and distinctive, Sheffield Quarter provides a level of affordable apartment living that hasn't been seen before in Western Sydney.

Using natural materials, award winning developers Urban Apartments have created residences that are inspired by the majestic Blue Mountains and surrounding parklands, right outside your window.

Each apartment will benefit from open spaces and natural light, with many enjoying panoramic aspects across the water way, park and towards the mountains.



Artist's Impression

# ELEVATED FOR SMARTER LIVING

Generously designed with quality finishes and plenty of room to move, the kitchens at Sheffield Quarter have been created to be functional as well as stylish. This is the heart of your home, connecting the living space with the outdoors, and providing plenty of room for families and entertaining.

Each kitchen features vertical splashback subway tiling, in harmony with the distinctive blade feature on the exterior façade. You can also choose to upgrade the tap ware from chrome to black or white, to add a bold and sophisticated touch to your space.

Bathrooms are spacious, practical and sleek, having been designed to provide a sense of functionality as well as a touch of luxury. Wall hung basins and luxurious joinery make these bathrooms extra special, while large mirrors and generous storage make the space suitable for everyday use.





## A LIFESTYLE SUITED TO YOUR NATURE

Bringing a new level of attainable luxury to Penrith, Sheffield Quarter offers a distinctive residence that works in harmony with the surrounding streetscape.

Architecturally designed to be bold, Sheffield Quarter adds geometric symmetry to the neighbourhood. Linear blades and organic forms create stunning light play and shading effects from morning to night. Each residential building also provides internal courtyards filled with greenery, and a communal rooftop garden with stunning aspects over the neighbourhood – from local parks and the water way towards the Nepean River and the majestic mountains of the west.

It will be a place you'll be proud to call home.





SHEFFIELD QUARTER

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PENRITH LAKES DISTRICT

BLUE MOUNTAINS

EMU PLAINS STATION

NEPEAN PERFORMING ARTS HIGH SCHOOL

EMU PLAINS

VICTORIA BRIDGE



KINGSWOOD PARK PUBLIC SCHOOL

PENRITH STATION

THORNTON

← KATOOMBA - 40 MINUTES

GREAT WESTERN HWY

NEPEAN RIVER

CABLES WAKE PARK

PENRITH PANTHERS

PENRITH SHOWGROUND

WESTFIELD PENRITH

NEPEAN VILLAGE

HIGH STREET DINING PRECINCT

PARKER STREET RESERVE

ST DOMINIC'S COLLEGE

CAMBRIDGE PARK

WERRINGTON LAKES

PANTHERS STADIUM

PENRITH

PENRITH SELECTIVE HIGH SCHOOL

KINGSWOOD STATION

NEPEAN HOSPITAL

PENRITH HOMEMAKER CENTRE

JAMISON PARK

SOUTH PENRITH

CHAPMAN GARDENS OVAL

KINGSWOOD

WESTERN SYDNEY UNIVERSITY

NEPEAN TAFE

# THE GATEWAY TO EVERYWHERE AND BEYOND

This is your opportunity to be part of so many things. A thriving, new, and exciting place to live, like nowhere else in Sydney.

Parramatta is just 20 minutes down the newly widened M4 Motorway or by train, offering even more retail, food and cultural options. If you want to head further, Sydney's CBD is just 47 minutes by express train, while the Blue Mountains, Richmond, Blacktown and Campbelltown are all close by. Investment in the local area means WestConnex will make your commute to Sydney's CBD and Inner West quicker than ever before. Travel will never be more convenient when the new Western Sydney Airport opens, just 20 minutes down the road.

FUTURE WESTERN SYDNEY AIRPORT - 20 MINUTES ↙

PARRAMATTA - 20 MINUTES →

SYDNEY OLYMPIC PARK - 30 MINUTES →



## **BUILT FOR TODAY, DESIGNED FOR TOMORROW**

Urban Apartments is fast emerging as one of Sydney's leading property building developers.

Founded in the late 1990s, and coming off an award winning year, the company is dedicated to their philosophy, 'The way living should be' – bringing life to residential dwellings that are stylish, of high quality and offer exceptional value to the home owner.

For Sheffield Quarter, they have worked closely with renowned architect Tony Jreige from Urban Link and interior designer Aldo Virtich, to deliver affordable luxury and innovative design that sets a new benchmark for Penrith.

DISCLAIMER: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property. Images are computer generated and indicative only. Designed by The Property Agency





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