

SHEFFIELD QUARTER

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.

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.



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A NEW STYLE OF COMMUNITY

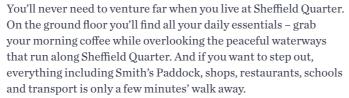
Not only is Sheffield Quarter an exciting precinct in itself, it's perfectly positioned in Penrith's emerging urban centre – a vibrant community to suit everyone and every lifestyle.

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.

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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.

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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.

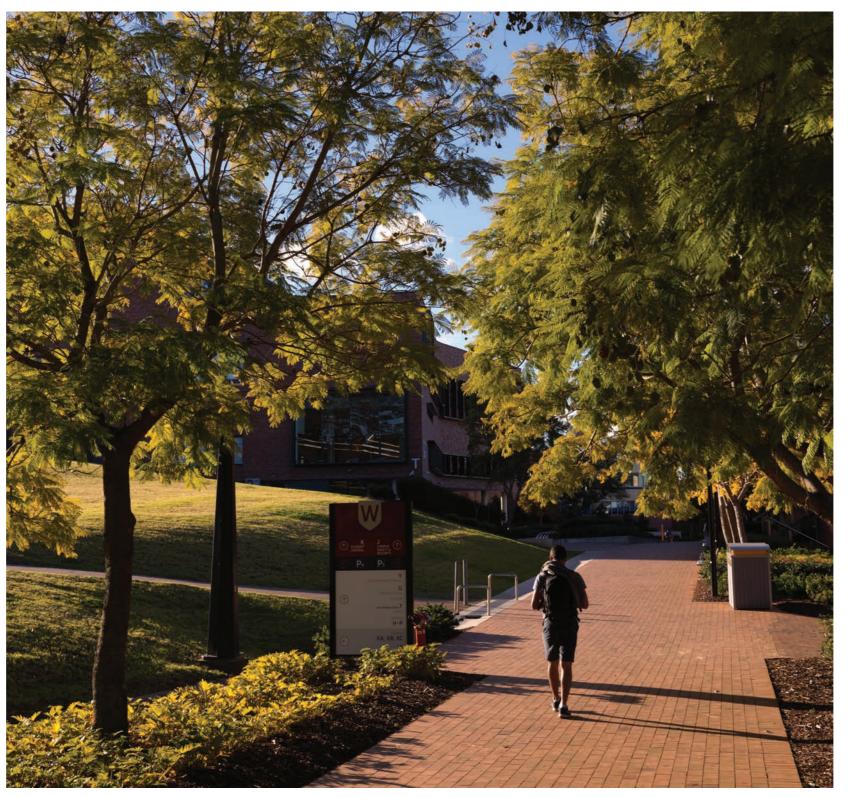
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Venturing further afield also couldn't be any easier. A train from Penrith Station will get you to the Sydney CBD in just 47 minutes, and it's just 20 minutes along the M4 Motorway to Parramatta

 $Sheffield\ Quarter\ really\ is\ a\ community\ unlike\ any\ other.$











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.

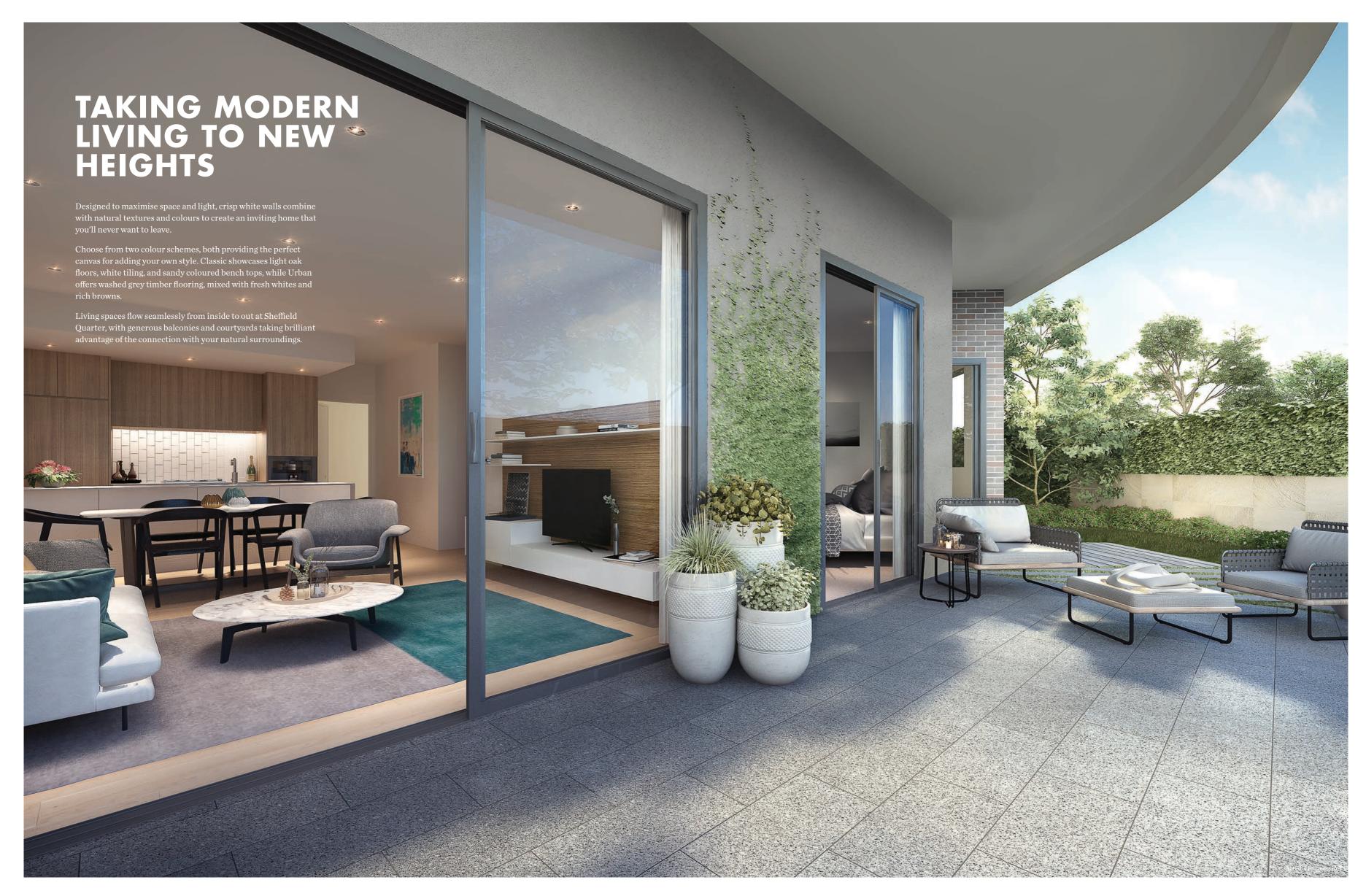
Start your day with a coffee from the barista downstairs, overlooking the water ways, before heading to work. Enjoy lunch on Riley Street after a run along with water's edge or in a nearby park. Then wind down for the day while watching the sunset from the rooftop – where you can enjoy your own company,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

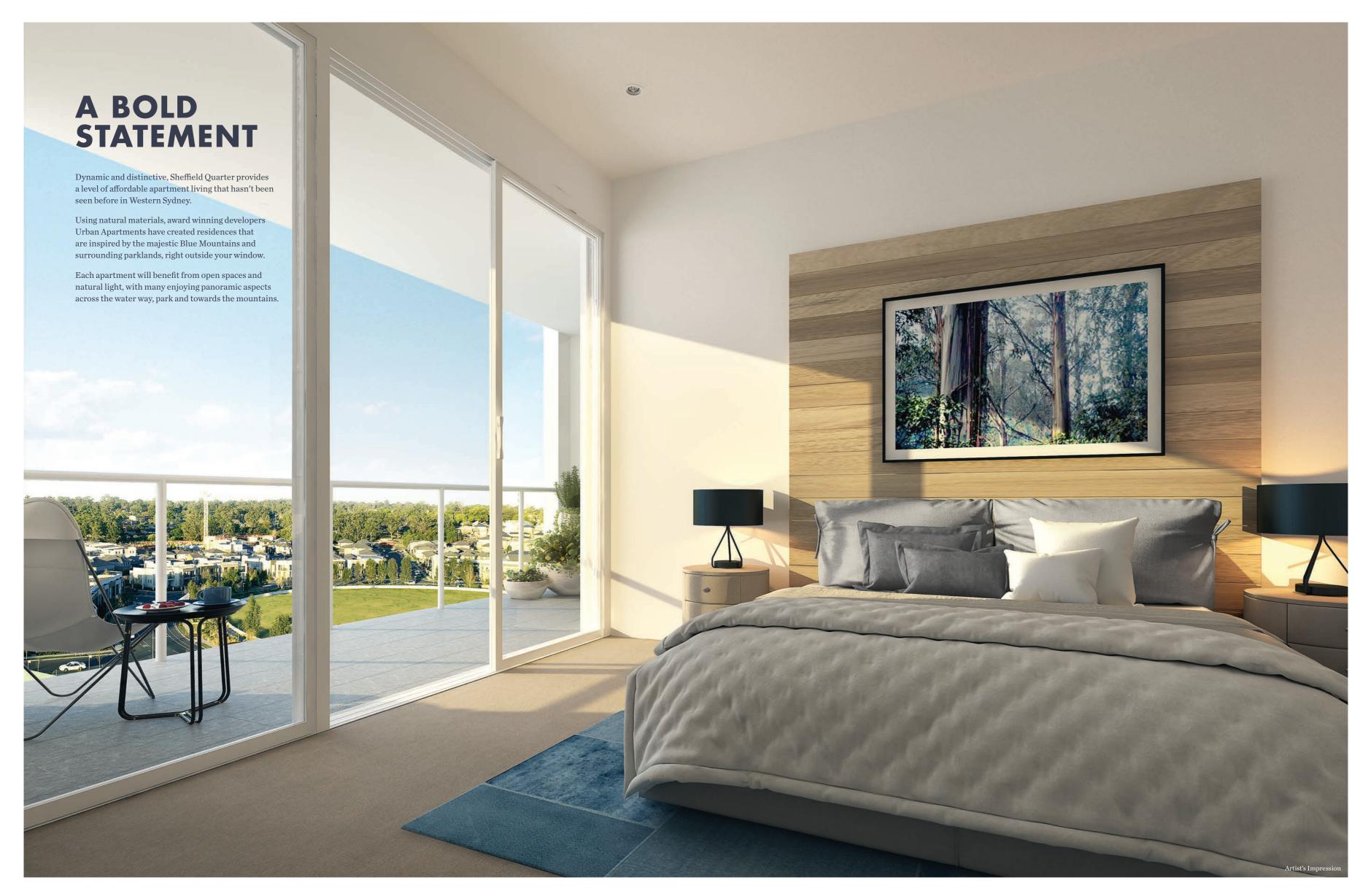
Sheffield Quarter is perfectly positioned, and planned to make the way you want to live your life so much easier.

It's the way life should be.

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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.





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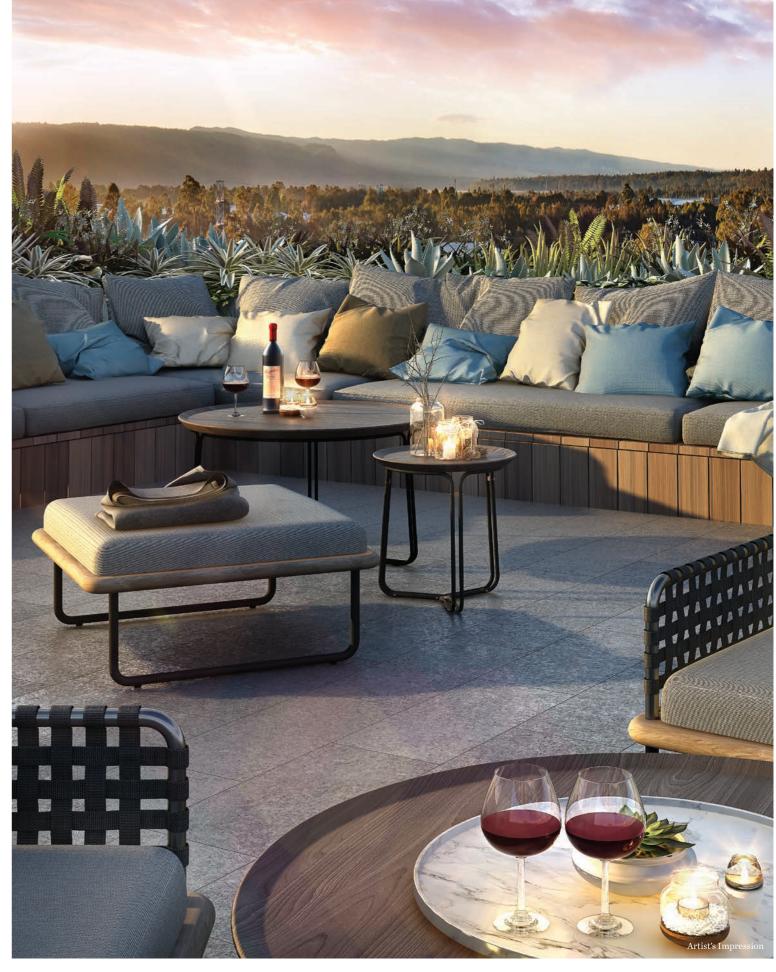




Bringing a new level of attainable luxury to Penrith, Sheffield Quarter offers a distinctive residence that works in harmony with the surrounding streetscape.

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.







URBAN

BUILT FOR TODAY, DESIGNED FOR TOMORROW

 $\label{thm:continuous} \mbox{Urban Apartments is fast emerging as one of Sydney's leading property building developers.}$

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 atisfy 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 of the correctness of each intended to the party of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations of the party supplier or their agents has any authority to make or give any representations.



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