

Signature

— ON EDMUND —

23 EDMUND STREET
RIVERSTONE

HOME & LAND
PACKAGE OPTIONS

3 & 4BR from \$599,000



Call: 0488 026 556

www.signatureonedmund.net.au

Disclaimer: Information provided herein does not form part of a legal contract and is subject to change without notice. Artists impression is used for illustrative purposes only. The actual materials, finishes and colours may vary. Buyers should refer to the contract for sale.

Signature
PROJECTS

ROUSE HILL
TOWN CENTRE
8 MINS.

PROPOSED CUDGEGONG
TRAIN STATION
5 MINS

RIVERSTONE
TRAIN STATION
4 MINS

T-WAY BUSES
TO SYDNEY AND PARRAMATTA CBD's
8 MINS

Garfield Road East

PROPOSED ROUSE HILL
TRAIN STATION
8 MINS

RIVERSTONE PRIVATE &
PUBLIC SCHOOLS
2 MINS

PROPOSED BOX HILL
TOWN CENTRE
4 MINS

Edmund Street

Signature
ON EDMUND

RIVERSTONE
TOWN CENTRE
3 MINS

HAWKESBURY RIVER &
WINDSOR 10 MINS



LOCATION MAP



TRAIN STATIONS



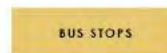
SCHOOLS



BUSINESS CENTRES



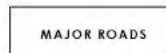
SHOPPING



BUS STOPS



NATURAL
LANDMARKS



MAJOR ROADS

RIVERSTONE: HEART OF SYDNEY'S GROWING NORTH WEST

Riverstone is an emerging residential centre which offers incredible growth potential leading to an increase in future property prices. It is considered by many as the future heart of the booming North West growth corridor of Sydney. This is an incredible opportunity that places you squarely in the middle of everything the Hills district and North West growth corridor has to offer as noted below:

- The new Sydney Metro Northwest Rail Link which is under construction and expected to be commissioned by early 2019. This will provide easy access to Sydney CBD and beyond.
- The existing T2 busway from Rouse Hill Town Centre which is only 8 minutes' drive connecting the Sydney, Parramatta and Blacktown CBDs, provide frequent and economical public transport.
- Proximity to existing business and retail centres like Rouse Hill Regional Centre, Norwest Business Park, the up and coming Sydney Business Park (Marsden Park) and Castle Towers.
- Close to M7 & M2 Motorways with new regional roads being planned.
- Close to Rouse Hill Regional Park
- 10 minutes' drive to Hawkesbury River and Windsor Village Centre.
- Proximity to good public and private schools.



North West Rail Link in construction



Norwest Business Park



Sydney Business Park - Marsden Park

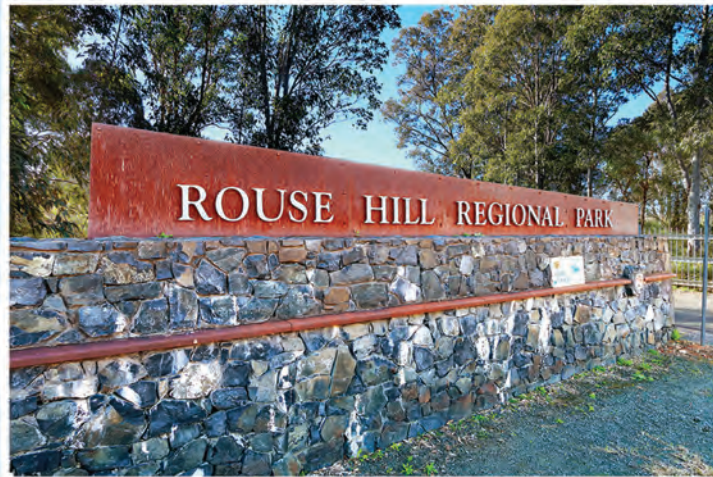


North West Rail Link Stations

SIGNATURE ON EDMUND LIFESTYLE



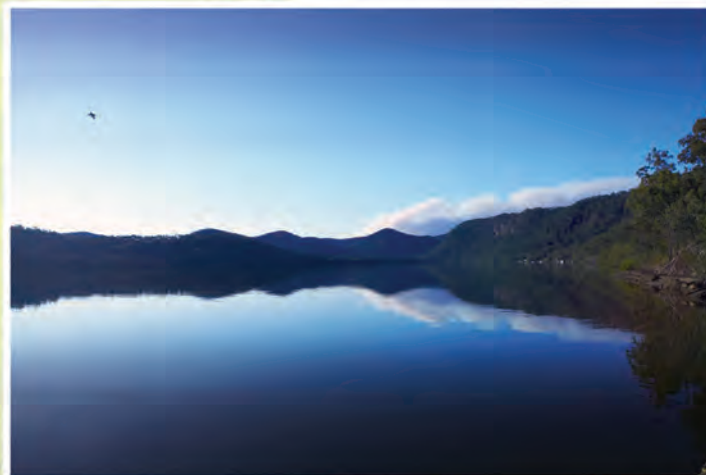
Lynwood Country Club



Rouse Hill Regional Park



Rouse Hill Town Centre



Hawkesbury River

Whilst located centrally in the growing Northwest area of Sydney, Riverstone on Edmund offers a relaxed and refreshing lifestyle choice in today's hectic world. It gives you a unique opportunity to live in a highly connected location but also be surrounded by the beauty of nature. Being able to have an address in the heart of the expanding Sydney while enjoying the fresh air and open greenery is truly the best of both the worlds.

With the stunning Hawkesbury river, the vast and serene Rouse Hill regional park and country clubs being close by there is something to do for everyone in the family. Whether you're into golf, water skiing, flying foxes or just a walk in the park it is all just around the corner. There are numerous parks and gardens in close proximity which encourage a healthy and wholesome lifestyle for families.

Close proximity to the local shops, the state of the art Rouse Hill town centre and the upcoming Box Hill local village centre mean entertainment, shopping and amazing restaurants are at your doorsteps. There are also good schools, childcare centres, sporting facilities and colleges located very close which makes this a great location for young and growing families. Several medical facilities are also in close proximity to Signature on Edmund.



GETTING EDGE

Whether you're a young entrepreneur, a seasoned business owner, or a budding investor, the world of real estate is a dynamic and ever-changing landscape. In this special section, we explore the latest trends, technologies, and strategies that are shaping the future of the industry. From the rise of digital marketing to the growing importance of sustainability, we provide you with the insights and information you need to stay ahead of the curve. Whether you're looking for new opportunities or seeking to optimize your current operations, this section is your go-to resource for all things real estate.

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For more information on the latest trends in real estate, visit our website at www.realestate.com.
Call 1-800-555-1234



DESIGN

CONSTRUCTION

DEVELOPMENT



OUR SIGNATURE OF CONFIDENCE - COMBINING QUALITY & AFFORDABILITY

Signature Property Developers Pty Ltd and associated companies have been providing high quality and affordable residential properties, apartments, commercial, retail and industrial projects across Australia since 2000.

The Principals of our second generation Australian owned family business have tertiary qualifications in Architecture and Construction Management and have consistently delivered successful projects.

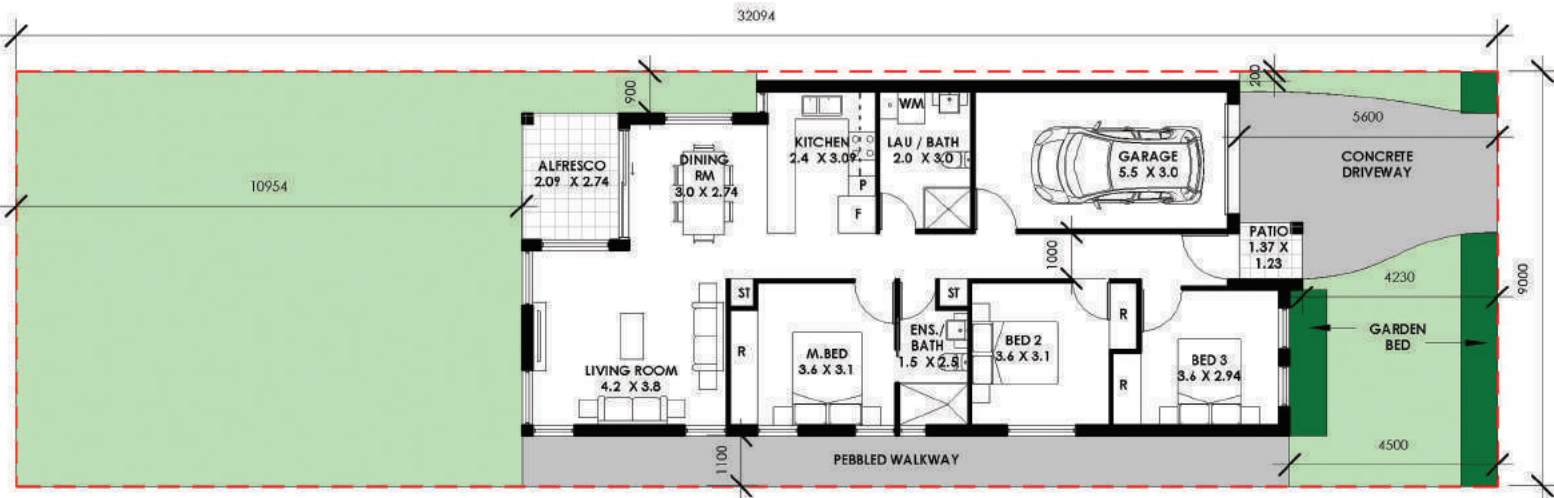
Our building designs, which are done in house, are aimed at creating quality developments which fit in with the requirements of the local communities in the form of aesthetically pleasing, functional and affordable properties.

The houses in Signature at Edmund have been designed keeping in mind housing affordability without compromising on quality or practicality.



HOME & LAND PACKAGE

SIGNATURE SPINEBILL



HOUSE

3BR without alfresco	-	115.86m2
Squares	-	12.47
3BR with covered alfresco	-	121.58m2
Squares	-	13.08

BRIEF INCLUSIONS

- All site costs incl retaining walls
- Driveway, path & landscaping
- Ducted air conditioning
- Stone benchtop to kitchen
- Dishwasher
- 900mm stainless steel appliances
- Auto garage doors
- Gas connection
- Plus much more

Call: 0488 026 556

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33 EDMUND STREET, RIVERSTONE



HOME & LAND PACKAGE

SIGNATURE SPINEBILL 2



HOUSE

3BR without alfresco - 110.94m2
Squares - 11.94

BRIEF INCLUSIONS

- All site costs incl retaining walls
- Driveway, path & landscaping
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- Stone benchtop to kitchen
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- 900mm stainless steel appliances
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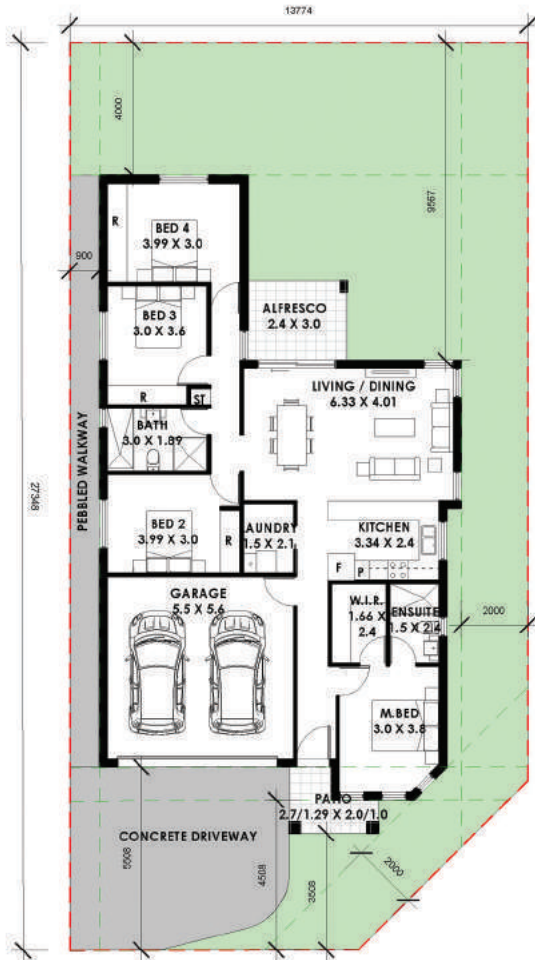
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HOME & LAND PACKAGE

SIGNATURE FIGBIRD



HOUSE

4BR without alfresco - 161.58m2
Squares - 17.39

4BR with covered alfresco - 168.78m2
Squares - 18.16

BRIEF INCLUSIONS

- All site costs incl retaining walls
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- Ducted air conditioning
- Stone benchtop to kitchen
- Dishwasher
- 900mm stainless steel appliances
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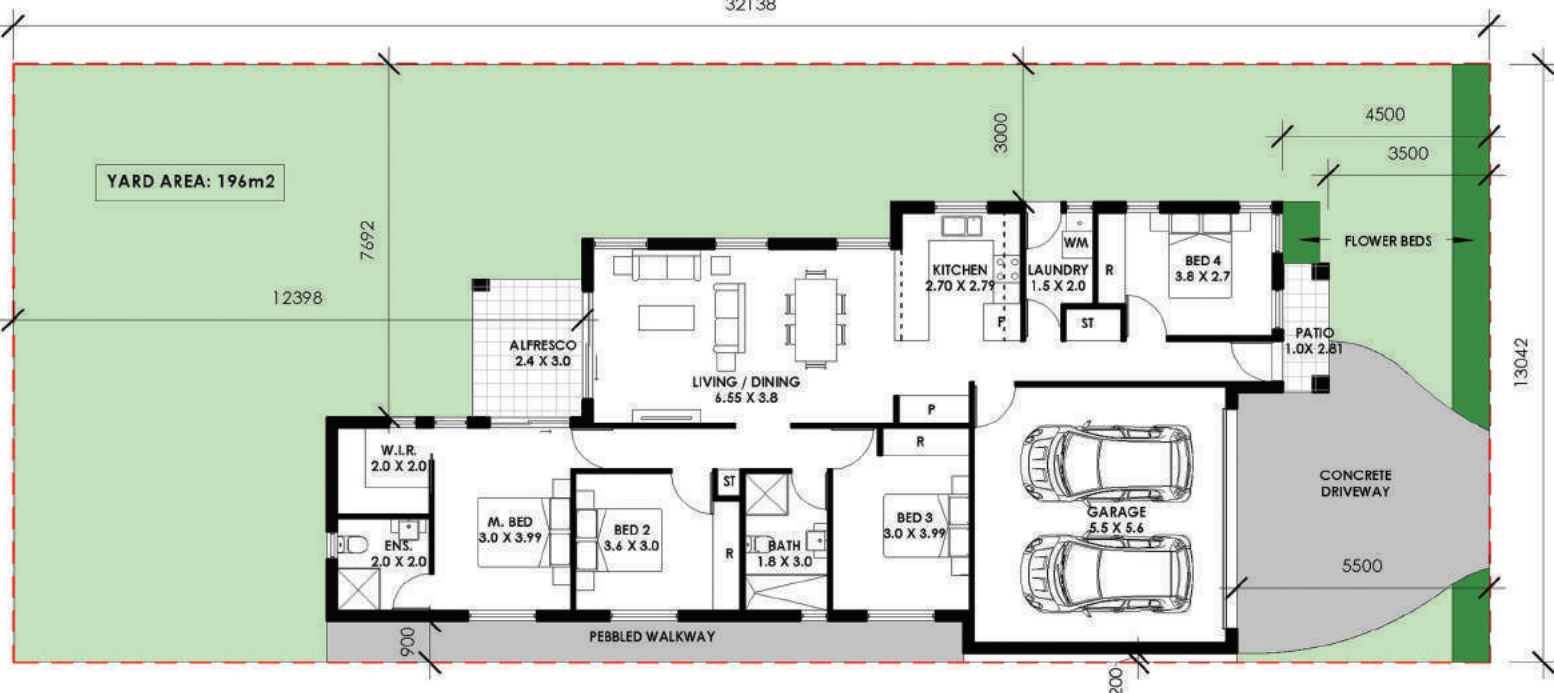
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HOME & LAND PACKAGE

SIGNATURE KOOKABURRA

32138



HOUSE

4BR without alfresco	-	160.73m ²
Squares	-	17.30
4BR with covered alfresco	-	167.93m ²
Squares	-	18.07
Total yard Area	-	196m ²

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BRIEF INCLUSIONS

- All site costs incl retaining walls
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- Ducted air conditioning
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- Dishwasher
- 900mm stainless steel appliances
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- Gas connection
- Plus much more

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HOME & LAND PACKAGE

SIGNATURE LOVEBIRD

HOUSE

Principal Dwelling

Ground Floor - 202.06
Squares - 21.75

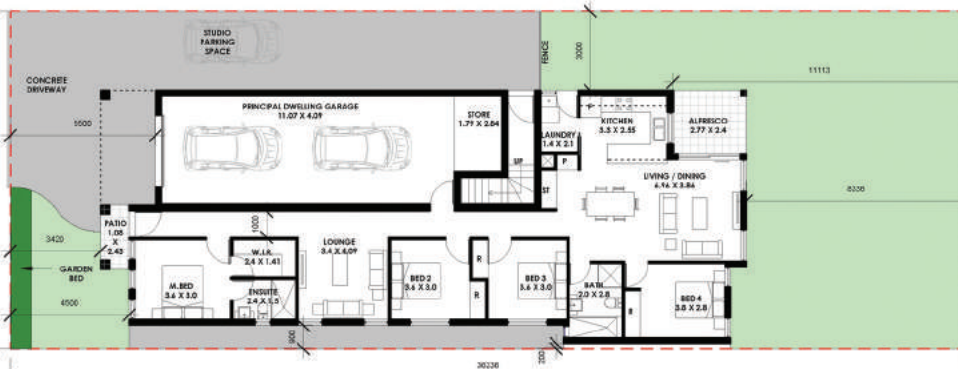
Studio Dwelling

Ground Floor - 3.59
First Floor - 76.57
Total - 80.16
Squares - 8.62

NORTH



First Floor



Ground Floor

BRIEF INCLUSIONS

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- Plus much more

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SIGNATURE SPARROW

HOUSE

Principal Dwelling

Ground Floor - 182.11
Squares - 19.60

Studio Dwelling

Ground Floor - 7.41
First Floor - 58.97
Total - 66.38
Squares - 7.14

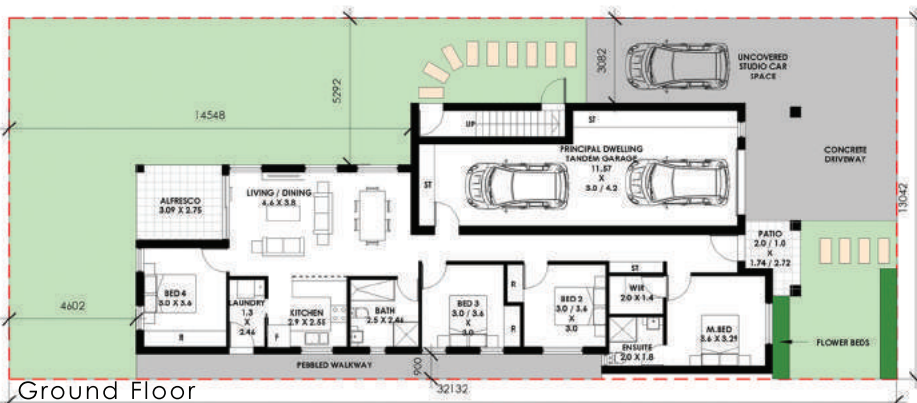
NORTH



First Floor

BRIEF INCLUSIONS

- All site costs incl retaining walls
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- Ducted air conditioning
- Stone benchtop to kitchen
- Dishwasher
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- Plus much more



Ground Floor

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SIGNATURE SKYLARK 1



HOUSE

4BR without alfresco - 146.11m2
Squares - 15.72

4BR with covered alfresco - 153.00m2
Squares - 16.46

BRIEF INCLUSIONS

- All site costs incl retaining walls
- Driveway, path & landscaping
- Ducted air conditioning
- Stone benchtop to kitchen
- Dishwasher
- 900mm stainless steel appliances
- Auto garage doors
- Gas connection
- Plus much more

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HOME & LAND PACKAGE

SIGNATURE SKYLARK 2



HOUSE

4BR without alfresco - 143.74m2
Squares - 15.47

4BR with covered alfresco - 150.94m2
Squares - 16.24

BRIEF INCLUSIONS

- All site costs incl retaining walls
- Driveway, path & landscaping
- Ducted air conditioning
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HOME & LAND PACKAGE

SIGNATURE APOSTLEBIRD



HOUSE

4BR without alfresco	- 139.95m ²
Squares	- 15.06
4BR with covered alfresco	- 150.59m ²
Squares	- 16.2

BRIEF INCLUSIONS

- All site costs incl retaining walls
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HOME & LAND PACKAGE

SIGNATURE SWAN



HOUSE

4BR area without alfresco - 142.36 m2
Squares - 15.32

4BR area with alfresco - 153.49m2
Squares - 16.52

BRIEF INCLUSIONS

- All site costs incl retaining walls
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HOME & LAND PACKAGE

SIGNATURE OSPREY



HOUSE

4BR without alfresco - 172.83m2
Squares - 18.6

BRIEF INCLUSIONS

- All site costs incl retaining walls
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== DON EDMUND ==

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HOME & LAND PACKAGE

SIGNATURE KOEL



HOUSE

4BR without alfresco
Squares

- 130.23m²
- 14.01

BRIEF INCLUSIONS

- All site costs incl retaining walls
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- Plus much more

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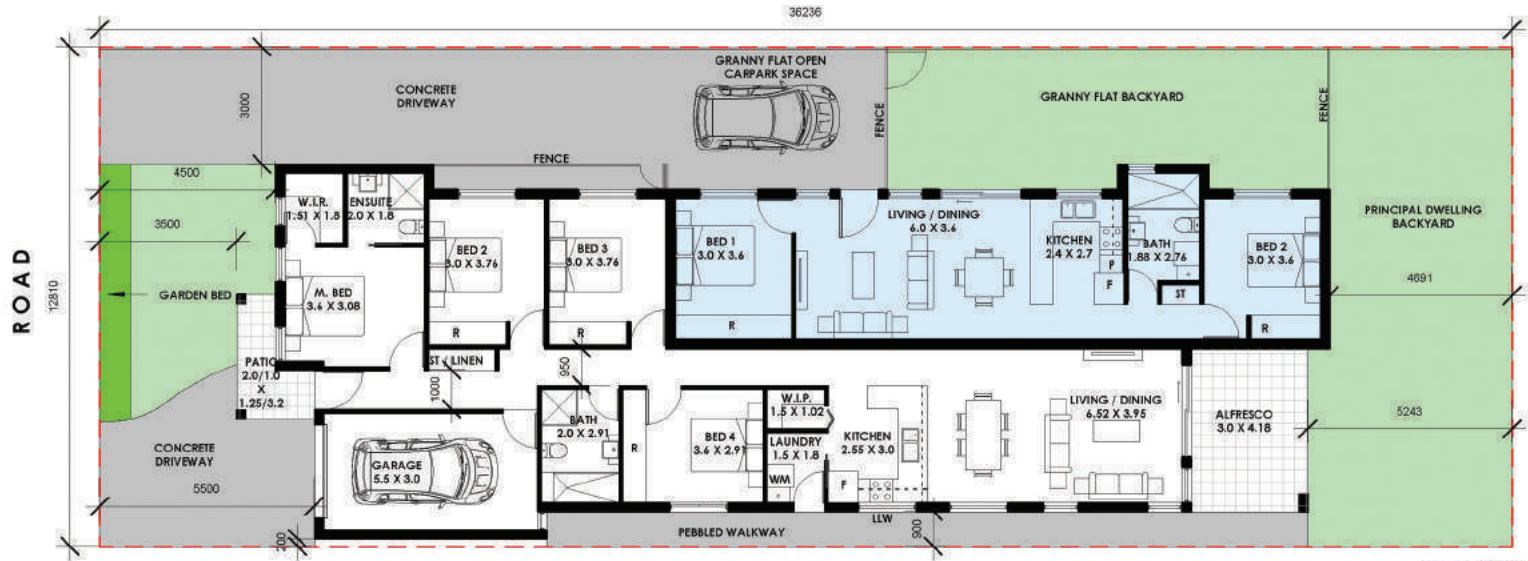
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HOME & LAND PACKAGE

SIGNATURE PEREGRINE



HOUSE

Principal dwelling

House Area - 161.78m²
Squares - 17.41

Granny Flat

House Area - 68.47m²
Squares - 7.37

Note: the blue area denotes the granny flat, and the white area denotes the principal dwelling

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BRIEF INCLUSIONS

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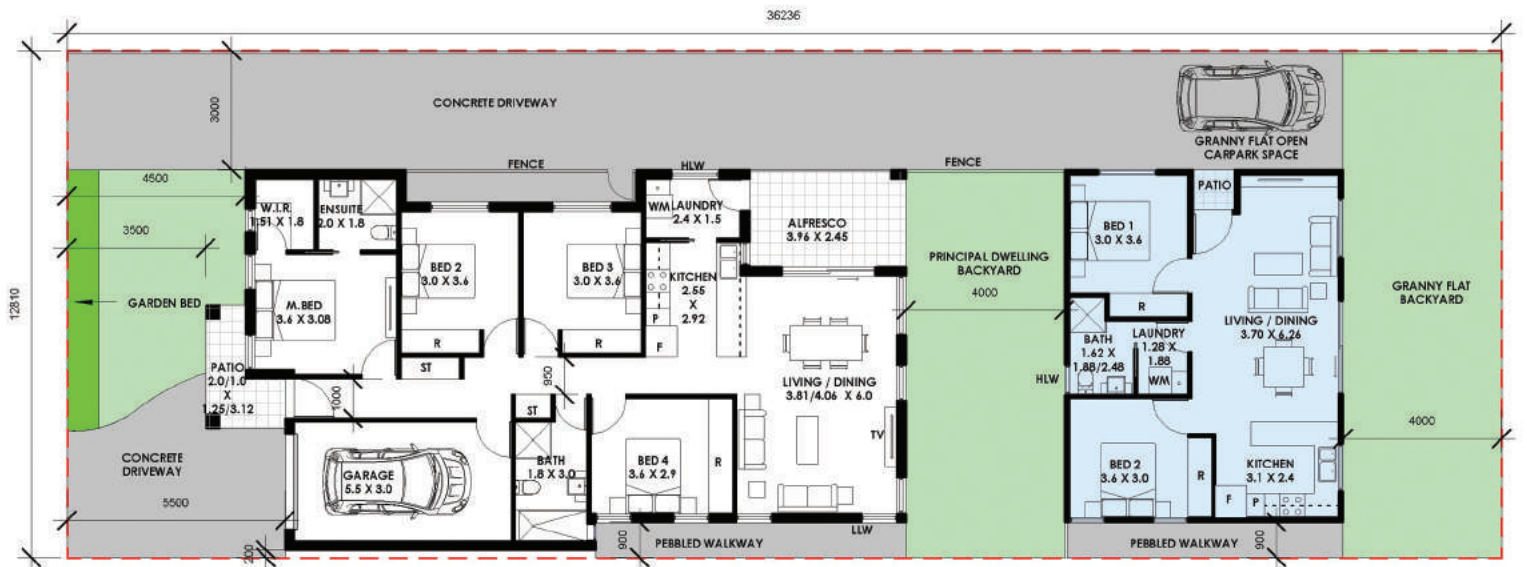
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HOME & LAND PACKAGE

SIGNATURE ROBIN



HOUSE

Principal dwelling

House Area - 150.21m²
Squares - 16.16

Granny Flat

House Area - 62.76m²
Squares - 6.75

Note: the blue area denotes the granny flat, and the white area denotes the principal dwelling

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BRIEF INCLUSIONS

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- Plus much more

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HOME & LAND PACKAGE

SIGNATURE WREN



Ground Floor

First Floor

HOUSE

Principal Dwelling

Ground Floor - 127.25
First Floor - 61.74
Total - 188.99
Squares - 20.34

Studio Dwelling

Ground Floor - 31.10
First Floor - 72.2
Total - 103.3
Squares - 11.11

BRIEF INCLUSIONS

- All site costs incl retaining walls
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- Stone benchtop to kitchen
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- 900mm stainless steel appliances
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- Gas connection
- Plus much more

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HOME & LAND PACKAGE

SIGNATURE PASSERINE



HOUSE

4BR without covered alfresco and balcony	- 168m ²
Squares	- 18.08
Area of alfresco	- 7.11m ²
Area of balcony	- 5.19m ²

BRIEF INCLUSIONS

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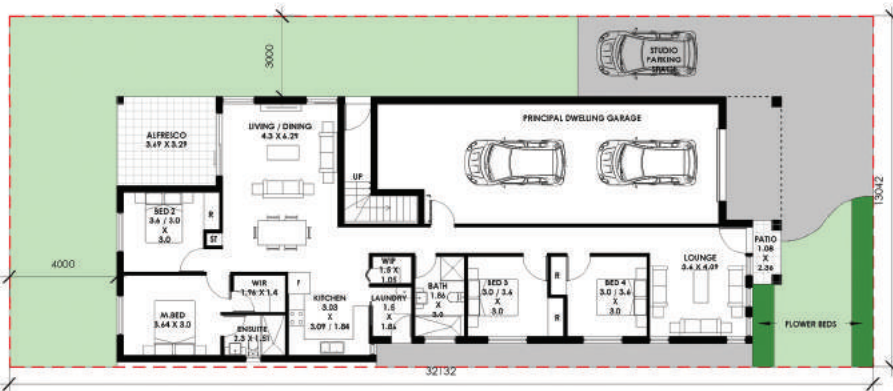


HOME & LAND PACKAGE

SIGNATURE HERON



First Floor



Ground Floor

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HOUSE

Principal dwelling

4BR with covered alfresco - 212.97 m2
Squares - 22.9

Studio dwelling

Total House Area - 83.78m2
Squares - 9.01

BRIEF INCLUSIONS

- All site costs incl retaining walls
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Brief Inclusions

AUTHORITY APPROVALS & INSURANCE

- DA/Complying Development Certificate (CDC) approval for house
- Home Owners Warranty Insurance

EXTERNAL / STRUCTURAL

- Site costs including retaining walls (if applicable)
- Colour concrete driveway and path
- Landscaping to front and rear yards
- 1.8m high colourbond fencing
- Letter box
- Clothesline
- Pine timber frame and trusses.
- Facebrick veneer and partly rendered/ bagged external walls finish
- Concrete roof tiles
- Colourbond gutter and fascia
- Rainwater tank

TECHNOLOGY / SERVICES

- Ducted air conditioning
- NBN connection
- Gas hot water unit

APPLIANCES

- 900mm stainless steel appliances comprising:
rangehood, gas cooktop and electric oven
- Dishwasher
- Microwave space

FINISHES

- 20mm stone benchtop to kitchen
- Plasterboard wall linings, ceilings and cornices.

INTERNAL

- Skirtings and architraves
- Carpet / tiling to all internal areas including Patio and Alfresco.
- Insulation to external walls and ceilings of living areas.
- Flyscreens
- Aluminium framed windows

BATHROOMS & ENSUITES

- Semi frameless shower screens
- Polished edge mirrors to all vanities

ALFRESCO

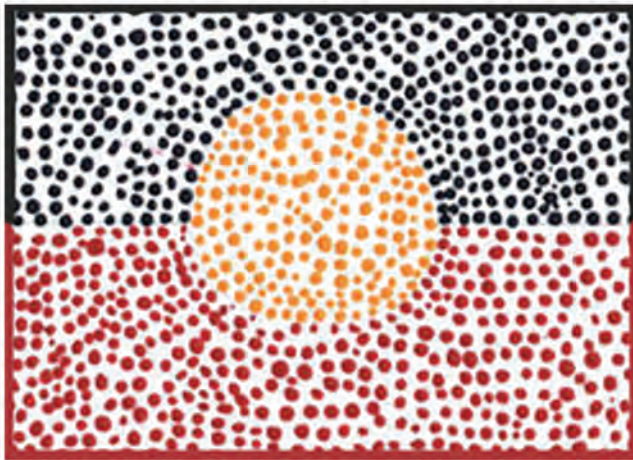
- Security door to Alfresco

GARAGE

- Auto garage doors with remote control

MonSTaR FOUNDATION

  Together we can make a difference



ABORIGINALS FOR JESUS INCORPORATED



House for Hope

As a second generation Australian owned family business, Signature Properties is committed to establishing high standards of corporate social responsibility and philanthropy.

Out of the profits from 'Signature On Edmund', Signature Properties will donate \$100,000 to three local charities namely:

- MonSTaR foundation: 45%
www.monstarfoundation.com.au
- The Sanctuary: 45%
www.facebook.com/thesanctuaryshelter
- Aboriginal Church operating under Vineyard Church, NSW: 10%

Signature Properties will dedicate one of the houses in the project as the 'House for Hope'. Signature encourages other project participants like consultants, real estate agent and other individuals and organisations to also donate to the 'House for Hope.'

During the end of the sales campaign (expected to last approx. 6 to 8 months) the 'House for Hope' would be auctioned keeping the reserve price the same as an identical house sold at the start of the sales campaign with any bids over the reserve price also going to charity.

As a minimum the three charities would receive \$100,000 donated by Signature Properties with a target of \$225,000 including the support from others with all donations being tax deductible.



**Avail of this opportunity to
secure your future**