



ROSEWOOD

ESTATE

8 CELIA ROAD KELLYVILLE



AN IDYLIC NEIGHBOURHOOD AWAITS

THE AREA IS LOVED FOR ITS COMMUNITY FEEL, FABULOUS LIFESTYLE ATTRIBUTES AND PEACEFUL BUSHLAND SETTING.

Surrounded by native flora and fauna, you can listen to the bellbirds, play cricket with your children in the street and local parks including Annangrove, or take leisurely walks and bike rides along picturesque waterways.

Enjoy great shopping amenities close by at Kellyville and Rouse Hill, with easy access to the CBD via the soon to be completed North West Rail Link.



DISCOVER YOUR SANCTUARY

YOU AND YOUR FAMILY CAN INDULGE IN YOUR VERY OWN PIECE OF PARADISE AT ROSEWOOD.

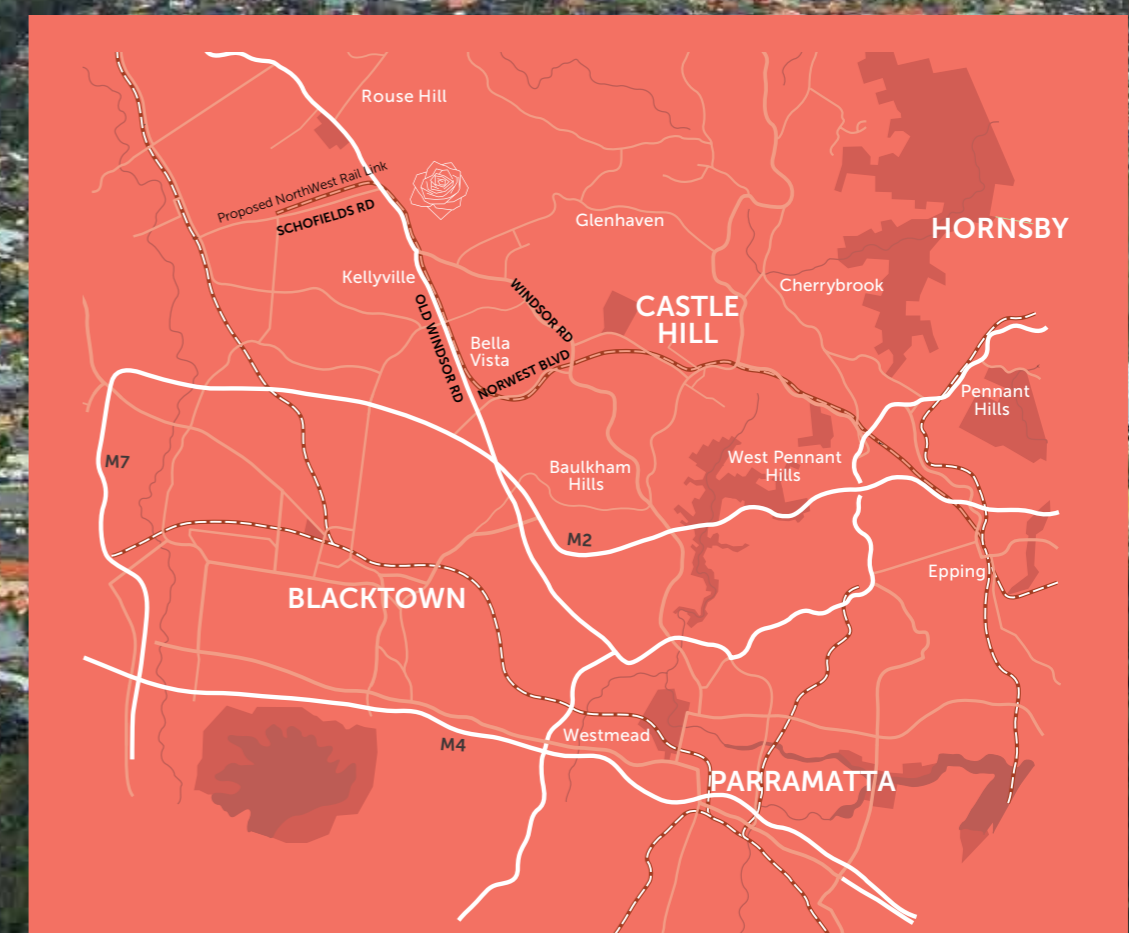
International developer, Royyel, brings you a neighbourhood of exclusive luxury homes built by Wisdom Homes.

Secluded amid tranquil bushland surrounds on generous land, these superb high-end family homes provide a spacious sanctuary where your family can grow, thrive and enjoy the area's wonderful lifestyle offerings. A place where your children enjoy playing outdoors and your neighbours become your best friends.



THE BEST OF BOTH WORLDS

1. Cattai Creek
2. Annangrove Public School – 15 min
3. Hills Grammar School – 14 min
4. Castle Towers Shopping Centre – 18 min
5. William Clarke College – 12 min
6. Kellyville Plaza – 12 min
7. Woolworths & Specialty Shops – 5 min
8. Castle Hill Country Club – 17 min
9. Norwest Business Park & Metro Station (due for completion 2019) – 17 min
10. Norwest Private Hospital – 18 min
11. Rouse Hill High School – 8 min
12. Kellyville Metro Station (due for completion 2019) – 12 min
13. Centenary Playing Fields – 9 min
14. John XXIII Catholic Primary School – 13 min
15. Kellyville Ridge Public School – 13 min
16. Rouse Hill Town Centre & Metro Station (due for completion 2019) – 12 min
17. Rouse Hill Public School – 10 min
18. The Ponds Shopping Centre – 14 min




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Times are approximate and will vary depending on traffic conditions

THE FUTURE IS BRIGHT

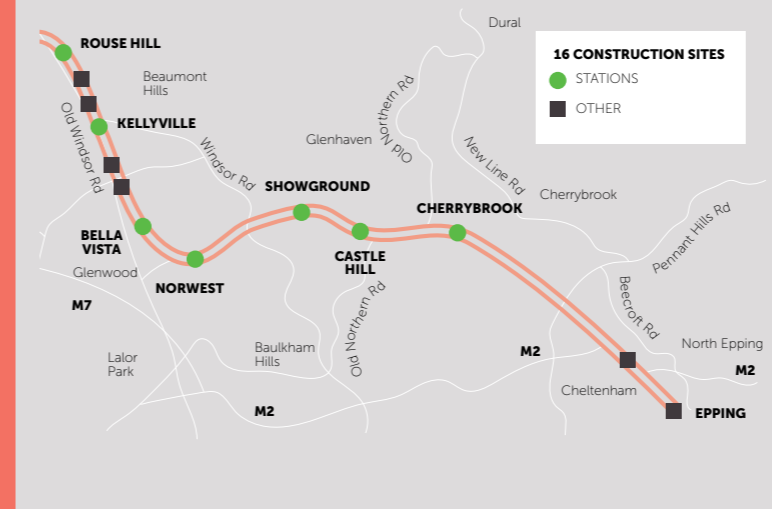


AS PART OF THE NORTH WEST PRIORITY GROWTH AREA, KELLYVILLE IS POISED FOR SIGNIFICANT ONGOING INFRASTRUCTURE DEVELOPMENT AND REVITALISATION, ENHANCING ITS LIVABILITY AND ACCESSIBILITY.

The Sydney Metro North West Rail Link is currently under construction and will include eight new stations and services as part of a 23 kilometre link running from Epping to Cudgong. It will connect with the Epping to Chatswood Rail Link and Sydney's wider rail network, improving connectivity for all local residents.

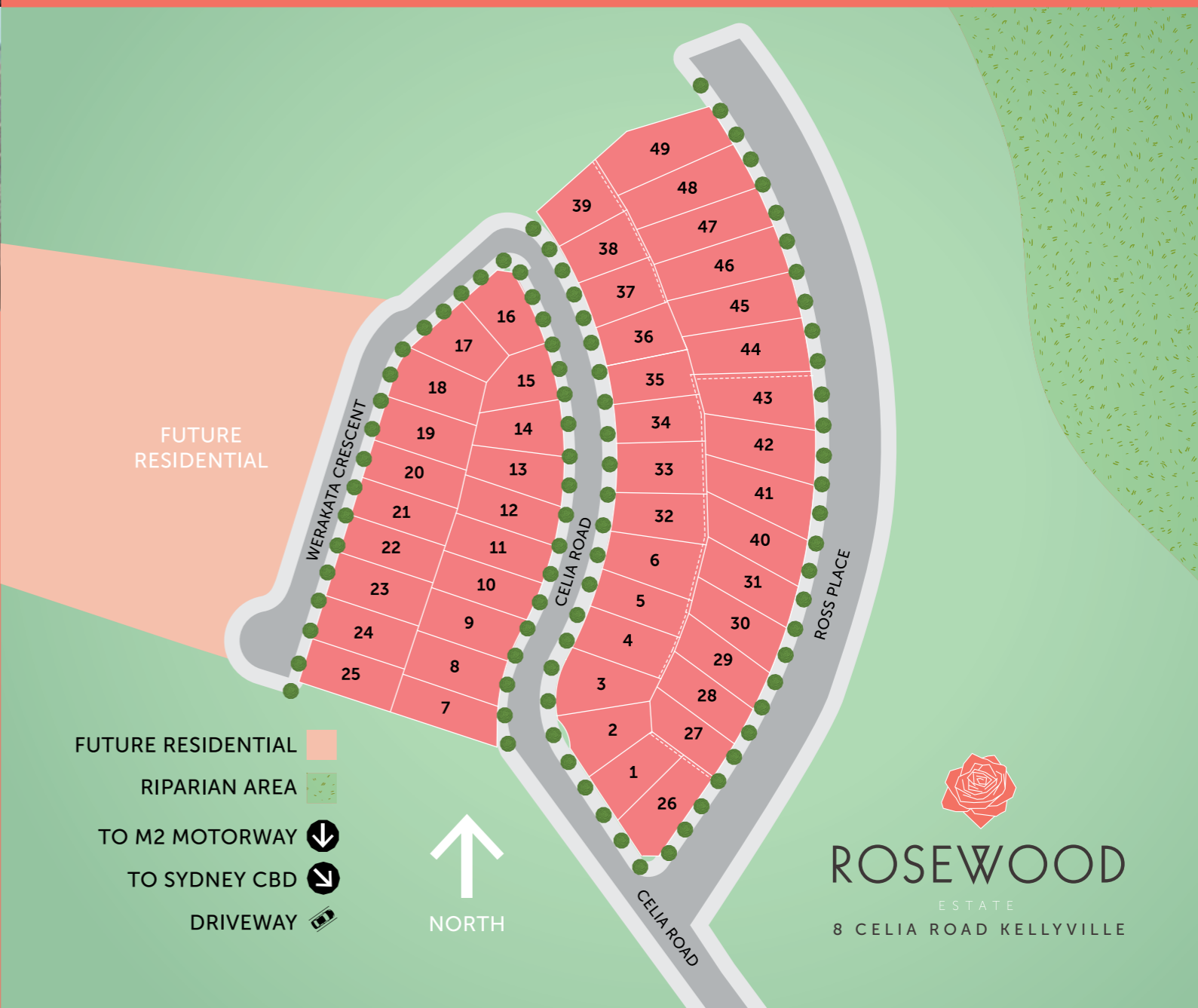
The new train station at Kellyville will be located just East of Old Windsor Road and South of Samantha Riley Drive; with Rouse Hill train station located only 7.9 kilometres away.

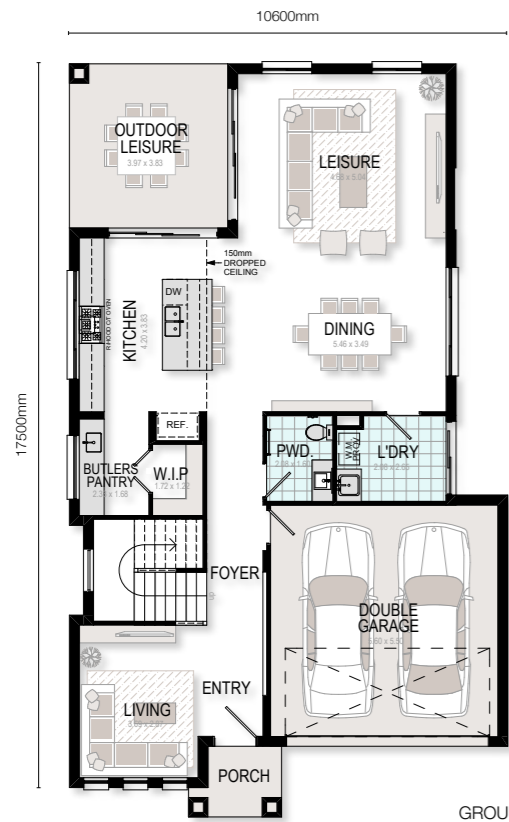
NORTHWEST RAIL LINK



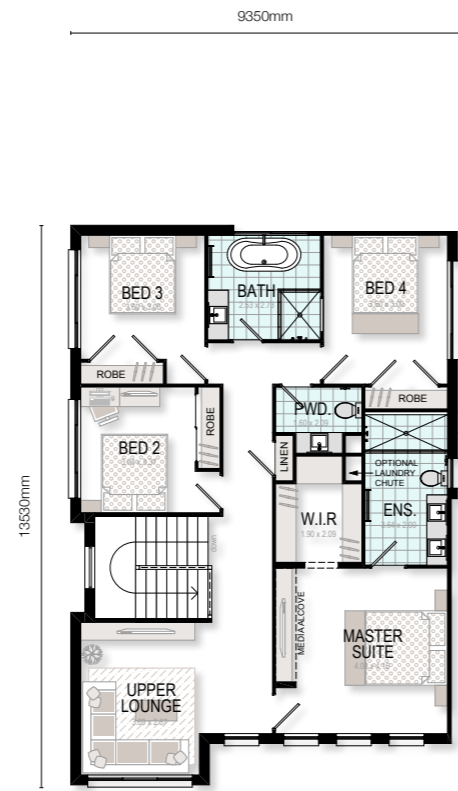
Plans are also afoot to sustainably improve parks and cycle ways, add to the vibrant streetscape of restaurants and shops and help create local jobs. This includes the proposed development of a new Woolworths along with 20 specialty stores at The Village, North Kellyville.

Your children's future is always a priority, and the area is surrounded by highly regarded schools, both private and public, including William Clarke College, Rouse Hill High School and Hills Grammar, where they can grow and thrive.





GROUND FLOOR



FIRST FLOOR

ASPIRATION 31

4 3 2

ITEMISED FLOOR AREAS
 Ground Floor
 First Floor
 Garage
 Porch
 Outdoor Leisure

AREA
 115.51^{sqm}
 118.07^{sqm}
 33.76^{sqm}
 3.38^{sqm}
 15.21^{sqm}

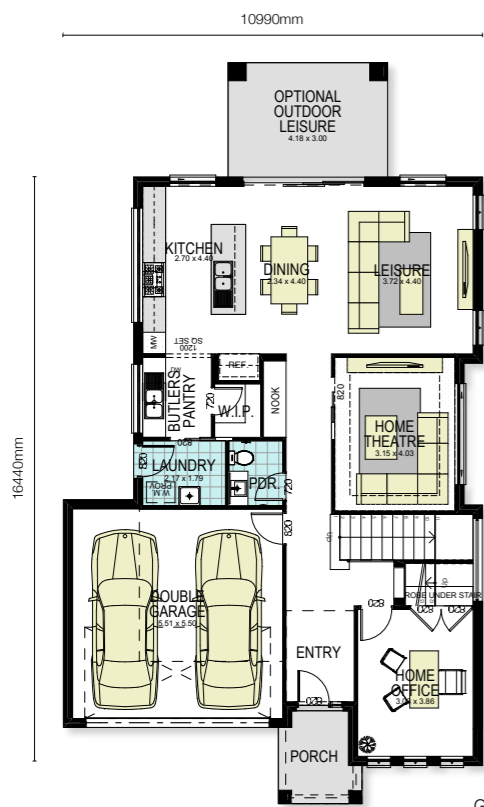
Gross Floor Area 285.93^{sqm}

THIS HOME HAS BEEN DESIGNED TO FIT A
12.5m lot width

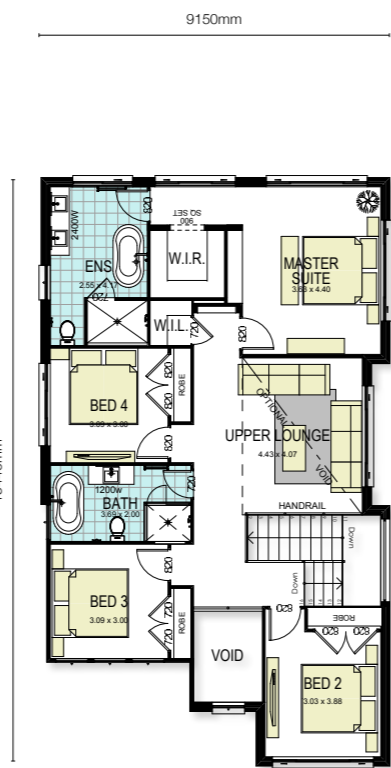


SAVANNAH FACADE





GROUND FLOOR



FIRST FLOOR

BOSTON 30

4 3 2

ITEMISED FLOOR AREAS	AREA
Ground Floor	109.86 ^{sqm}
First Floor	124.72 ^{sqm}
Garage	34.33 ^{sqm}
Porch	4.67 ^{sqm}
Opt. Outdoor Leisure	12.54 ^{sqm}

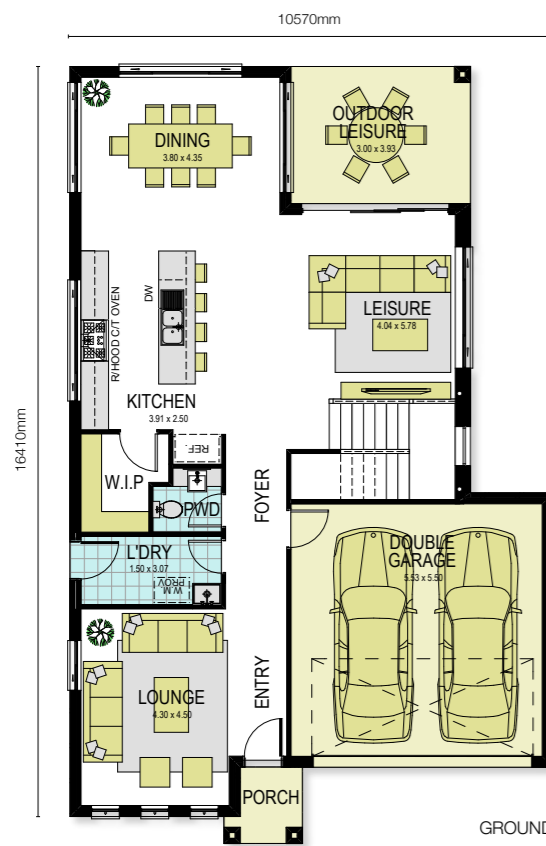
Gross Floor Area 273.58^{sqm}

THIS HOME HAS BEEN DESIGNED TO FIT A
13m lot width



DESIGNER FACADE





GROUND FLOOR

COLUMBUS 28

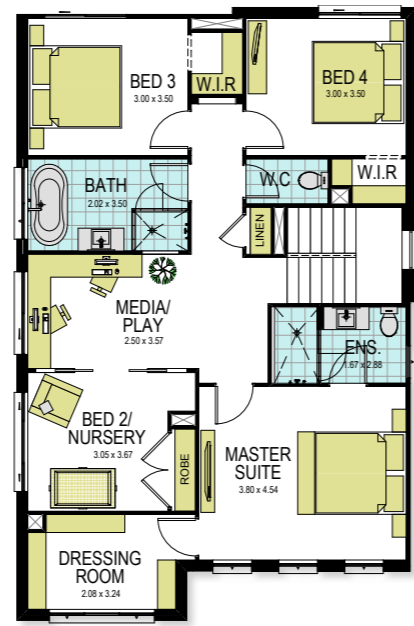
4 3 2

ITEMISED FLOOR AREAS
 Ground Floor
 First Floor
 Garage
 Porch
 Outdoor Leisure

AREA
 103.84sqm
 110.43sqm
 33.53sqm
 2.47sqm
 11.79sqm

Gross Floor Area 262.06sqm

THIS HOME HAS BEEN DESIGNED TO FIT A
12.5m lot width

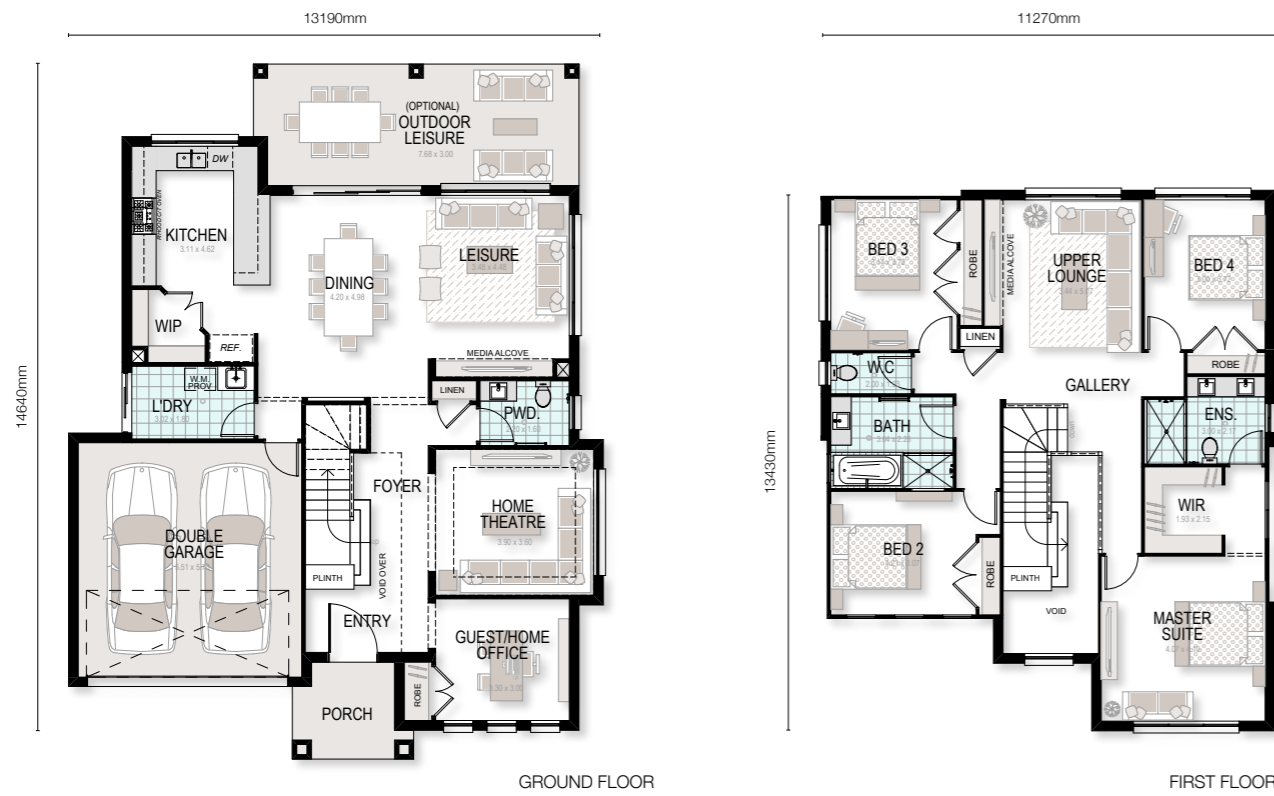


FIRST FLOOR



NEVADA FACADE





IMPRESSION 32

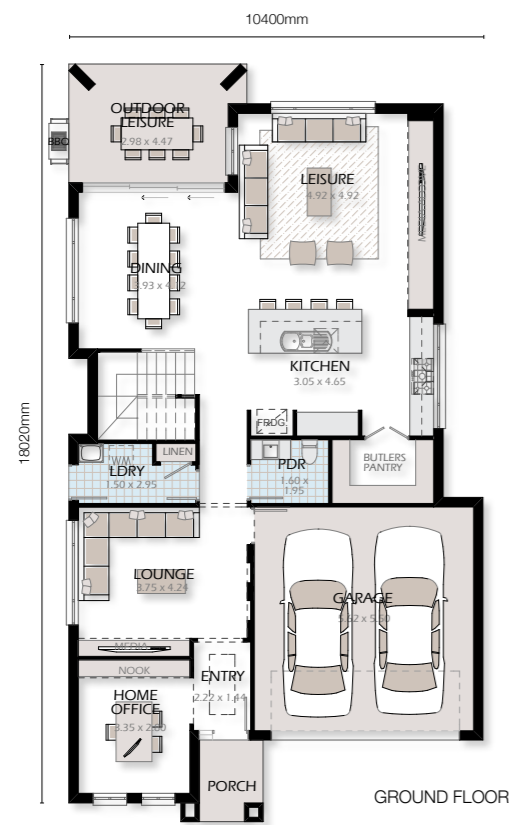
4 3 2

ITEMISED FLOOR AREAS	AREA
Ground Floor	122.89sqm
First Floor	133.55sqm
Garage	35.02sqm
Porch	6.07sqm
Opt. Outdoor Leisure	23.04sqm

Gross Floor Area 297.53sqm

THIS HOME HAS BEEN DESIGNED TO FIT A
15m lot width





WASHINGTON 32

4 3 2

ITEMISED FLOOR AREAS
 Ground Floor
 First Floor
 Garage
 Porch
 Outdoor Leisure

AREA
 118.74^{sqm}
 128.03^{sqm}
 33.82^{sqm}
 3.50^{sqm}
 12.39^{sqm}

Gross Floor Area 296.48^{sqm}

THIS HOME HAS BEEN DESIGNED TO FIT A
12.5m lot width



SANTA FE FACADE



KEY BENEFITS
NOW AND FOR THE FUTURE

NORTH KELLYVILLE PRECINCT



5,185
NEW DWELLINGS



15,563
NEW RESIDENTS



2006
REZONED FOR
DEVELOPMENT

NORTH WEST



70,000
NEW DWELLINGS



200,700
NEW RESIDENTS



99,000
EMPLOYMENT



2011
REZONED FOR
DEVELOPMENT

NORWEST BUSINESS PARK



32,000
EMPLOYMENT



500,000
CURRENT SQUARE
AREA



1.7M
ESTIMATED SQUARE
AREA GROWTH

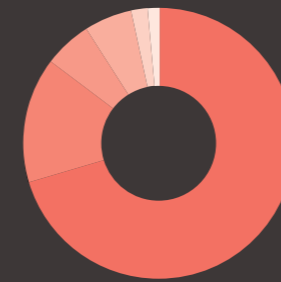


800
NUMBER OF
BUSINESS

* DATA FROM THE AUSTRALIAN BUREAU OF STATISTICS

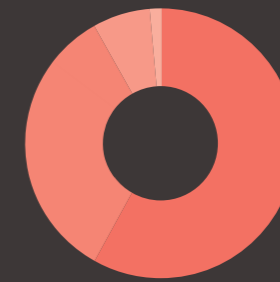
KELLYVILLE STATISTICS

HOUSEHOLD STRUCTURE



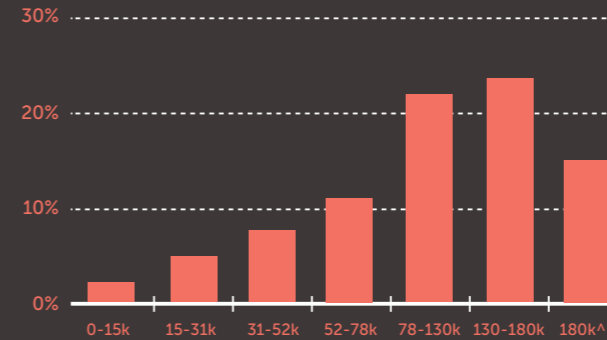
- Couples with Children 68.5%
- Childless Couple 17.5%
- Single Parents 5.1%
- Other 5.2%
- Lone Households 2.8%
- Group Households 0.90%

OCCUPANCY

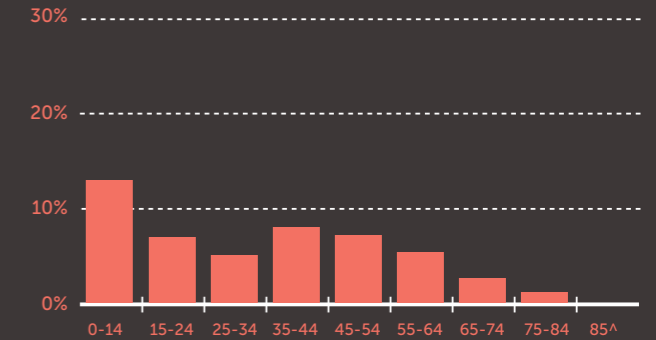


- Purchaser 57.5%
- Owns Outright 27.0%
- Renting 14.0%
- Other 1.4%

HOUSEHOLD INCOME



AGE & GENDER



**AN AWARD WINNING
HOME BUILDER**



- 2015 HIA NSW HOUSING AWARDS 'WINNER' PROFESSIONAL MAJOR BUILDER
- 2015 HIA NSW HOUSING AWARDS 'WINNER' BEST DISPLAY HOME UNDER \$250,000
- 2015 HIA NSW HOUSING AWARDS 'WINNER' BEST KITCHEN IN A DISPLAY HOME
- 2015 HIA NSW HOUSING AWARDS 'WINNER' BEST BATHROOM IN A DISPLAY HOME
- 2014 HIA NSW HOUSING AWARDS 'WINNER' BEST PROJECT HOME
- 2014 HIA NSW HOUSING AWARDS 'WINNER' BEST KITCHEN IN A DISPLAY HOME
- 2013 HIA NSW HOUSING AWARDS 'WINNER' BEST DISPLAY HOME \$250,000 - \$300,000
- 2011 HIA NSW HOUSING AWARDS 'WINNER' BEST DISPLAY HOME UNDER \$300,000
- 2010 HIA NSW HOUSING AWARDS 'WINNER' BEST DISPLAY HOME OVER \$350,000



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