



# THE WATERS

AT BOX HILL





# ABOUT THE AREA

Box Hill is a suburb of Sydney, in the state of New South Wales. Box Hill is located 40 kilometres north-west of the Sydney central business district in the local government area of the City of Blacktown and The Hills Shire. Box Hill is part of Greater Western Sydney and is in the Hills District.

Major features of the area include Rouse Hill Town Centre, Bruce Purser Reserve, Connie Lowe Reserve, The Hills Centenary Park, Second Ponds Oval Reserve, William Harvey Reserve, Rouse Hill Community Centre, Vinegar Hill Memorial Community Centre, Annangrove Road Business Park and several schools.



# HERITAGE TIES

The Estate contains a heritage item known as The Hunting Lodge which is listed as an item of State Significance. The Hunting Lodge has both architectural and historic significance. It is State significant for its associations with early farms at Rouse Hill, Box Hill and Copenhagen Farm and for its possible association with S.H.Terry. It is also significant for its rarity as a 19th century hunting lodge and its associated elements including gothic baronial design follies and the remains of a surrounding moat.



## LOCAL SHOPS:

Keeping it local in Box Hill you will find close by to Summerview Estate:

- IGA Supermarket (2 min)
- Aldi Supermarket (4 min)
- Coles / Woolworths (8 min)

## OTHER SHOPS:

- Rouse Hill town centre is where you will find a great mix of stores such as Woolworths, Big W, retail stores, food court, Banks, ATMs and more. (8 min)
- Rouse Hill Bunnings (2 min)
- The Australian Brewery (2 min)
- Regal Gardens Retail Nursery (3 min)
- Rouse Hill Landscape Supplies (5 min)

## RECREATION:

The Fiddler is located on Windsor Rd & Commercial Rd, Rouse Hill. Whether you're looking for large communal dining options with friends or family, or smaller, more intimate spaces dripping with ambience, you're sure to find your perfect spot amongst The Fiddler's sprawling network of bar and dining areas (7 min)

Looking to shop? Rouse Hill town centre on Windsor Rd & White Hart Dr is the perfect place to find everything you could need. Rouse Hill Town Centre combines the traditional values and streetscape of a contemporary market town with the latest fashion, homewares, dining, community services and lifestyle choices. With over 230 specialty stores including Woolworths, Coles, Big W, Target and a Reading Cinema, you're bound to find what you need in the convenience of the Town Centre. (8 min)

Rouse Hill picnic area and playground makes for a perfect family day out. When the kids have had enough of monkeying around on the swings, slides, maze, playhouses and rope bridge, they can ride their bikes or rollerblade around the paths, play ball games or relax at the picnic shelters while their lunch cooks on the barbecue. (7 min)

At The Australian Brewery, you can find boutique craft beers brewed on the premises, an expansive sporting and games hub, private function rooms, all weather kids play areas and a large bistro serving fresh local produce and daily food specials. (2 min)



## EDUCATION:

Summerview Estate has access to a number of primary and secondary schools including:

- Vineyard Public School, Years K-6 (8 min)
- Rouse Hill Public School, Years K-6 (8 min)
- Rouse Hill High School, Years 7-12 (9 min)

## HEALTHCARE:

A large range of medical professionals and medical centres are located in close proximity to Summerview estate, Only 7 minutes from the Estate is Rouse Hill Medical Centre and several General Practitioners



## TRANSPORT:

Driving to Schofields Train Station from Summerview Estate takes approximately 13 minutes. Schofields railway station is located on the Richmond line. It is served by Sydney Trains T1 Western and T5 Cumberland line services. The station offers 230 parking spaces, 40 bicycle racks are available. A “Kiss-and-ride” zone is located parallel to the bus interchange.

Sydney Metro Northwest is delivering eight new railway stations and 4000 commuter car parking spaces to Sydney's growing North West. Trains will run every four minutes in the peak, that's 15 trains an hour. Customers won't need a timetable, they will just turn up and go.

Bus services operate through the estate, Route 746 travels directly through the suburb of Box Hill from Riverstone and travels towards Rouse Hill.





# Q & A

## General Information

### Q) Where is The Waters located?

The Waters is a new residential development within the rapidly growing suburb of Box Hill, 50 min from Sydney CBD.

### Q) How many lots are available?

A limited release of 5 Lots.

## Home Details

### Q) Who is the builder?

The speciality home builder invited to build is ZAC Homes. For more information please call PAIG

### Q) What are the home types?

Please see our offered packages on the following pages in this booklet for more information on house types.

### Q) What are the prices of the homes?

Please refer to our price list or website for details.

**Q) If I am interested in purchasing what do I do?** Please call your designated PAIG associate to discuss the purchase procedure with one of our friendly consultants.

## Land Details

### Q) What are the land sizes?

Land sizes available start from 408m<sup>2</sup> - 486.6m<sup>2</sup>

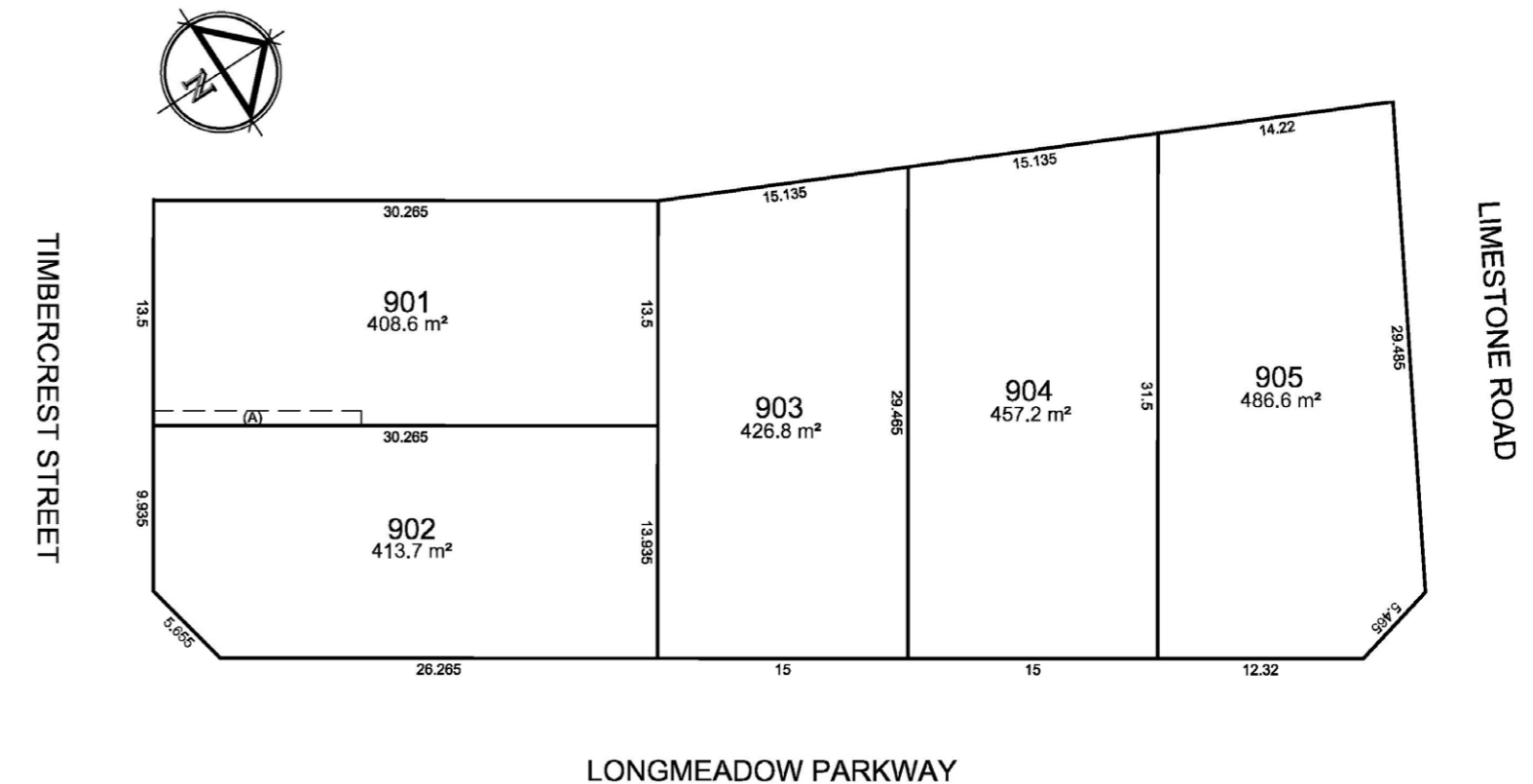
### Q) What is the price of the packages?

For prices call or view on the project listing

<https://www.paig.com.au/house-land-packages-real-estate/annangrove-road-box-hill-nsw-2765/724/>

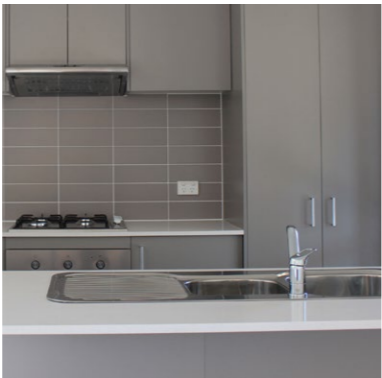
# PACKAGE INFORMATION

The Waters at Box Hill is a premium designed house and land package offering, comprising five exclusive properties designed by Australian House and Land, with The Waters estate now sold out, this is the last chance for residents to secure an exclusive prime home in this much sought after location.



# SPECTRUM HERITAGE UPGRADES:

- Soft landscaping - turf and basic garden beds. ✓
- Coloured on concrete driveway and path. (Where applicable) ✓
- Fold down clothesline. ✓
- Face brick pier with built in letterbox. ✓
- Fencing. (Estate design guidelines apply) ✓
- Sarking to underside of roof tiles. ✓
- 1x Split system air conditioner to main living. ✓
- Remote control unit to garage door. ✓
- TV antennae. ✓
- Flyscreens to operable windows and sliding doors. ✓
- Tiling and carpet throughout. (as per plan - Selection from standard range) ✓
- Stone bench tops to kitchen - 20mm pencil edge. ✓
- Stainless steel dishwasher. ✓
- Vertical blinds to all windows and sliding doors. (Excl. wet areas) ✓
- Oyster light fittings to ground floor living areas. ✓
- Fluorescent light fitting to garage. ✓
- 3 coat paint system in Taubmans Endure. ✓
- Alarm System. ✓
- Colourbond Roof. ✓



# HOUSE & LAND

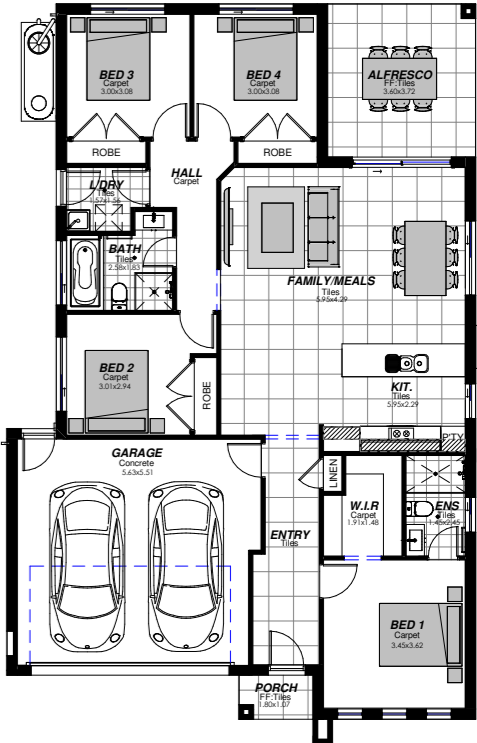
Fixed Price Package  
\$899,000



**Rosedale 19 – Lot 901**  
*The Waters Stage 2 - Box Hill*

<b>Lot Number:</b>	901
<b>Location:</b>	Box Hill
<b>Land Size:</b>	408.6m2
<b>External Colour:</b>	Leisure
<b>Internal Colour:</b>	Oynx
<b>House Design:</b>	Rosedale 19
<b>Facade:</b>	Heritage Option
<b>House area:</b>	179.82m2
<b>Width:</b>	11.39m
<b>Depth:</b>	17.98m
<b>Inclusions:</b>	Classic
<b>Upgrades:</b>	Spectrum Heritage

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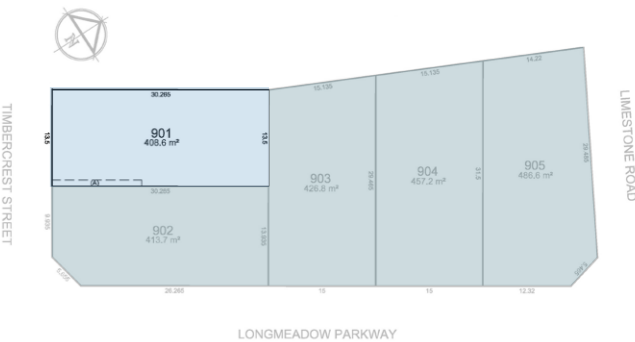


## Rosedale 19:

The Rosedale 19 offers comfortable family living with an open plan layout, complete with 4 spacious bedrooms, 2 bathrooms and a double garage. Enjoy entertaining with the outdoor alfresco area or enjoy relaxing in the large Master suite with walk in robe and ensuite.

This package contains classic Australian House and Land Inclusions and Spectrum Heritage Upgrades.

Images and colours are shown for illustrative purposes and may not always represent the final product. Area, depth, width and layout may vary slightly depending on facade and site conditions. Design and prices may be subject to conditions of developer and/or Council approval. Eaves may change due to Council condition and/or zero lot location. Land size is subject to change pending on DA approval and land registration. Australian House and Land has the right to alter prices and inclusions without prior notice. All designs are copyright to Australian House and Land.





# HOUSE & LAND

Fixed Price Package  
**\$895,000**



# HOUSE & LAND

Fixed Price Package  
**\$906,200**



**Rosedale 19 – Lot 902**  
*The Waters Stage 2 - Box Hill*

Lot Number:

Location:

Land Size:

External Colour:

Internal Colour:

House Design:

Facade:

House area:

Width:

Depth:

Inclusions:

Upgrades:

902

Box Hill

413.7m2

Slate

Nickel

Rosedale 19

Trend MK4

179.26m2

11.37m

17.30m

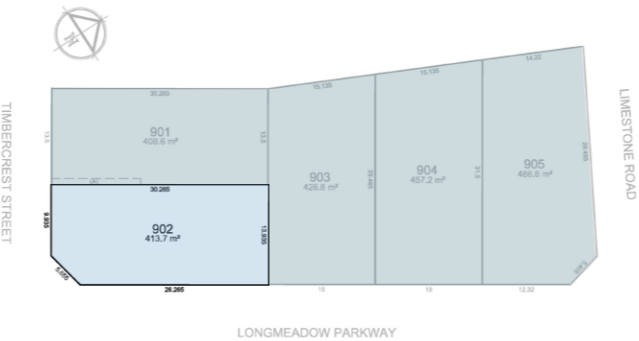
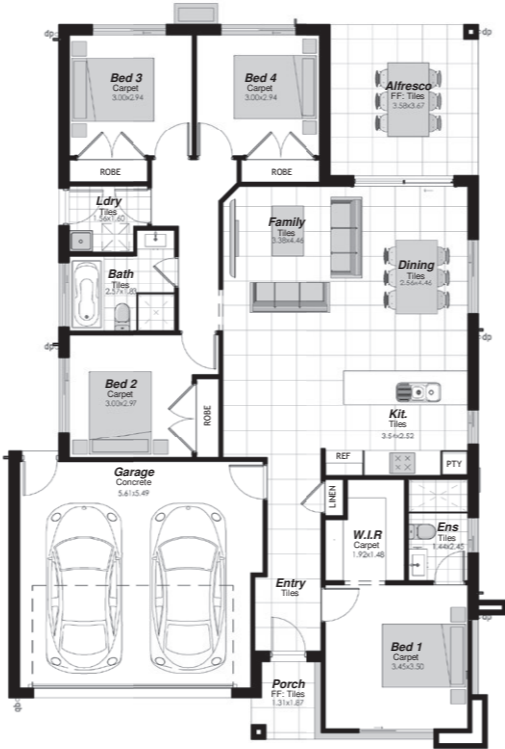
Classic

Spectrum Heritage

 4

 2

 2



## Rosedale 19:

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**Rosedale 19 – Lot 903**  
*The Waters Stage 2 - Box Hill*

Lot Number:

Location:

Land Size:

External Colour:

Internal Colour:

House Design:

Facade:

House area:

Width:

Depth:

Inclusions:

Upgrades:

903

Box Hill

426.8m2

Silver

Nickel

Rosedale 19

Heritage Option


179.82m2

11.39m

17.98m

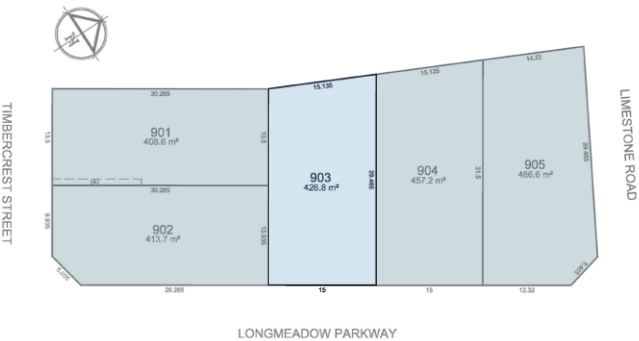
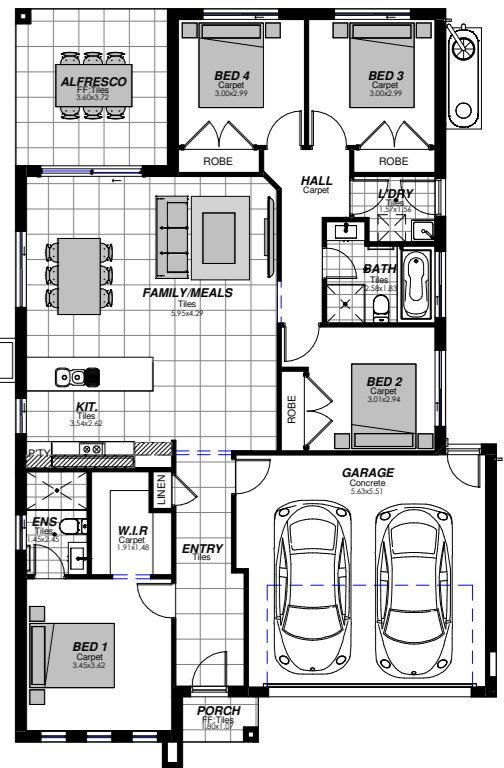
Classic

Spectrum Heritage

 4

 2

 2



## Rosedale 19:

The Rosedale 19 offers comfortable family living with an open plan layout, complete with 4 spacious bedrooms, 2 bathrooms and a double garage. Enjoy entertaining with the outdoor alfresco area or enjoy relaxing in the large Master suite with walk in robe and ensuite.

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# HOUSE & LAND

Fixed Price Package  
**\$941,150**



# HOUSE & LAND

Fixed Price Package  
**\$961,800**

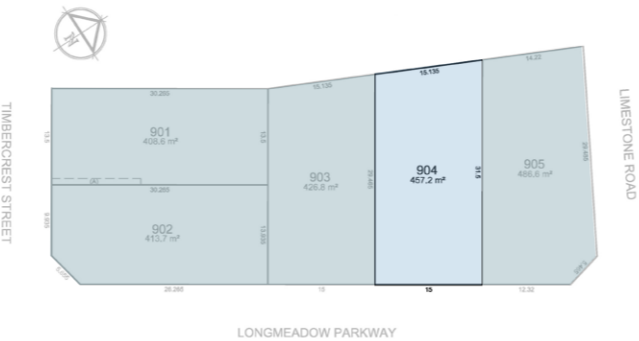
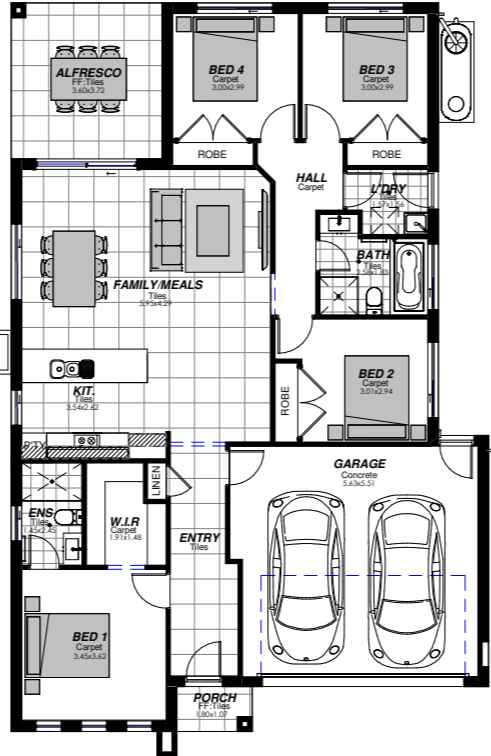


## Rosedale 19 – Lot 904

*The Waters Stage 2 - Box Hill*

**Lot Number:** 904  
**Location:** Box Hill  
**Land Size:** 457.2m<sup>2</sup>  
**External Colour:** Freedom  
**Internal Colour:** Amber  
**House Design:** Rosedale 19  
**Facade:** Heritage Option  
**House area:** 179.82m<sup>2</sup>  
**Width:** 11.39m  
**Depth:** 17.98m  
**Inclusions:** Classic  
**Upgrades:** Spectrum Heritage

 4  2  2

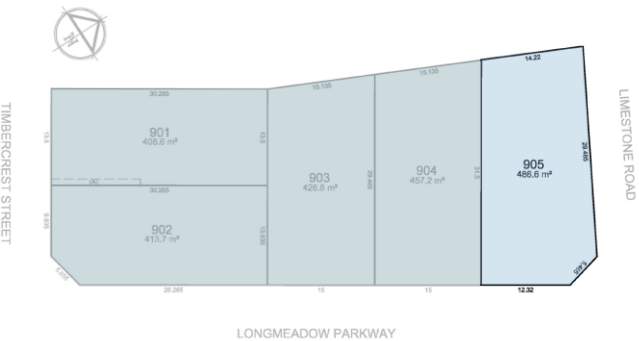
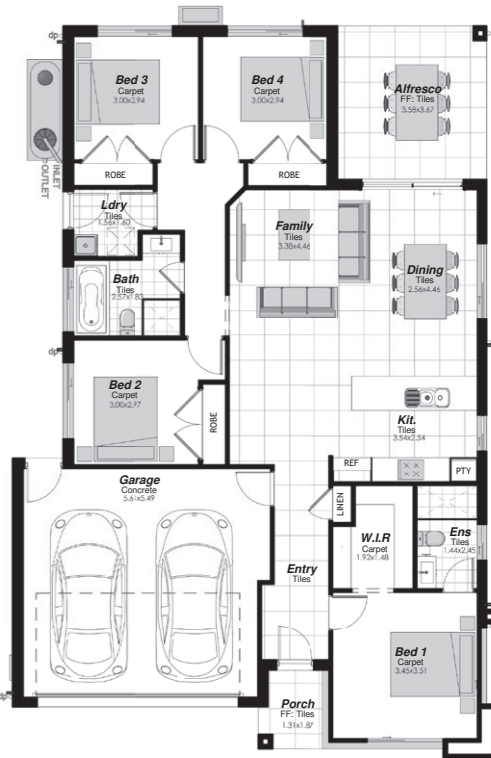


## Rosedale 19 – Lot 905

*The Waters Stage 2 - Box Hill*

**Lot Number:** 905  
**Location:** Box Hill  
**Land Size:** 486.6m<sup>2</sup>  
**External Colour:** Pepper  
**Internal Colour:** Agate  
**House Design:** Rosedale 19  
**Facade:** Trend MK4  
**House area:** 179.26m<sup>2</sup>  
**Width:** 11.37m  
**Depth:** 17.30m  
**Inclusions:** Classic  
**Upgrades:** Spectrum Heritage

 4  2  2



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# Join the community.

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