

GOLD SERIES MATTHIAS



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MATTHIAS

\$696,680

While Riverstone feels like a village, major facilities like The New Rouse Hill Shopping Centre, Sydney Business Park at Marsden Park and Norwest Business Park are all close by. Riverstone and neighbouring Schofields is at the start of a complete and exciting rejuvenation. The Riverstone Oasis Estate will have easy access to a choice of established local schools, sporting facilities and shops as well as the convenience of Riverstone Station just 5 minutes away. Windsor Road, the M7 and the future North



| BEDROOMS | BATHROOMS | CAR SPACES | BUILD AREA | LAND AREA |
|----------|-----------|------------|---------------------|---------------------|
| 3 | 2 | 1 | 160.1M ² | 381.7M ² |



NORTH WEST

RIVERSTONE Riverstone Oasis



Located in the heart of Sydney's thriving North West, Riverstone is an established, dynamic area. While Riverstone feels like a village, major facilities like The New Rouse Hill Shopping Centre, Sydney Business Park at Marsden Park are all close by. Riverstone and neighbouring suburb Schofields are at the start of a complete and exciting rejuvenation.

The Riverstone Oasis Estate will have easy access to a choice of established local schools, sporting facilities and friendly shops as well as the convenience of Riverstone Train Station just 5 minutes away. Windsor Road, the M7 and the future North West Rail Link make for easy connections to the busy world outside your Oasis.

Quick facts

What Riverstone Oasis

Located at 178 & 192 Garfield Road East, Riverstone, the Riverstone Oasis Estate is a boutique oasis of 225 carefully planned land lots to choose from, ranging in size from 300m² to 400m² and is now registered ready for you to build your forever home on.

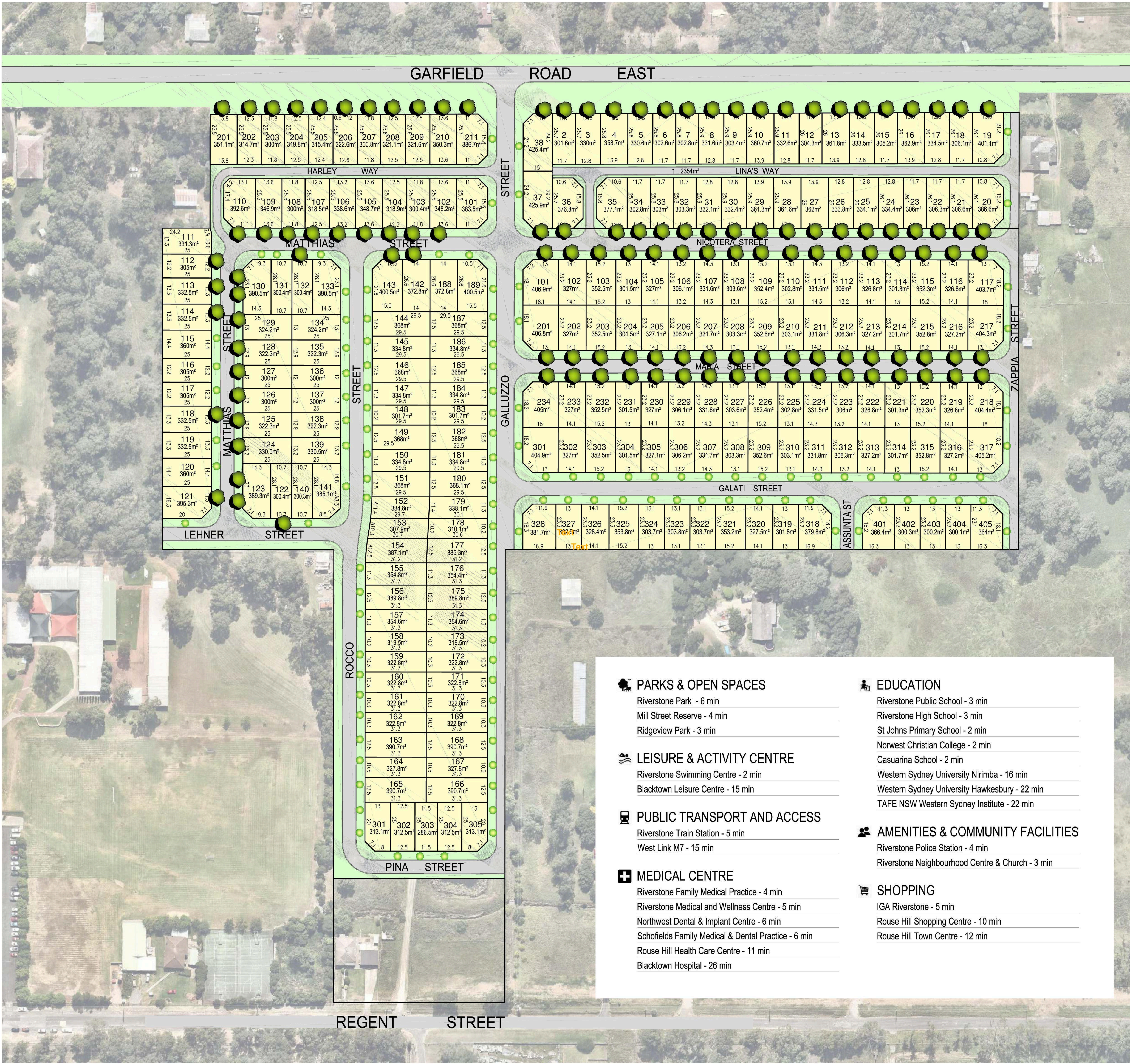
Step into 'The Oasis' and find yourself, protected from the hustle and bustle but with the convenience of Riverstone Station and buses at your doorstep as well as the multi-million dollar Riverstone Industrial Park.

Riverstone is set to be a part of the new era of the North West residential market. Situated in the epicentre of development, you will be surrounded by exclusive residences that will become the next property boom of the North West being linked to major regional destinations such as Rouse Hill Regional Centre and Blacktown City Centre.

Riverstone is home to a diverse community living in a variety of housing forms within a landscape dominated by trees. Open spaces, local services, infrastructure and employment will be locally provided to enhance lifestyle and maximise environmental sustainability. The Riverstone Town Centre lies at the heart of an area of major growth. Blacktown City Council advises that the Riverstone area could be home to close to 30,000 new residents in the next 20 to 30 years.

The Green Capital Group is an Australian company, based in Sydney, with property interests throughout Australia and internationally. The company was founded with the commitment to deliver outstanding projects of exceptional quality that fit well within the existing communities.

GreenCapital Aust, one of the Green Capital Group companies takes great pride to ensure their developments are the very best in the market and are proud of their commitment to deliver quality projects well beyond expectations.



PARKS & OPEN SPACES

- Riverstone Park - 6 min
- Mill Street Reserve - 4 min
- Ridgeview Park - 3 min

LEISURE & ACTIVITY CENTRE

- Riverstone Swimming Centre - 2 min
- Blacktown Leisure Centre - 15 min

PUBLIC TRANSPORT AND ACCESS

- Riverstone Train Station - 5 min
- West Link M7 - 15 min

MEDICAL CENTRE

- Riverstone Family Medical Practice - 4 min
- Riverstone Medical and Wellness Centre - 5 min
- Northwest Dental & Implant Centre - 6 min
- Schofields Family Medical & Dental Practice - 6 min
- Rouse Hill Health Care Centre - 11 min
- Blacktown Hospital - 26 min

EDUCATION

- Riverstone Public School - 3 min
- Riverstone High School - 3 min
- St Johns Primary School - 2 min
- Norwest Christian College - 2 min
- Casuarina School - 2 min
- Western Sydney University Nirimba - 16 min
- Western Sydney University Hawkesbury - 22 min
- TAFE NSW Western Sydney Institute - 22 min

AMENITIES & COMMUNITY FACILITIES

- Riverstone Police Station - 4 min
- Riverstone Neighbourhood Centre & Church - 3 min

SHOPPING

- IGA Riverstone - 5 min
- Rouse Hill Shopping Centre - 10 min
- Rouse Hill Town Centre - 12 min

MOVE IN, READY



We don't just give you a turnkey home, we give you a *'Move in, Ready' Home*.

With a *'Move in, Ready' Home*, you'll get:

- Driveway
- Fencing
- Turf
- Landscaping as per CDC Landscaping Plan
- All base site costs
- Letterbox
- Clothesline
- Floor Coverings.

No confusion, no games, no gimmicks. With *'Move in, Ready'* CHL takes the pain out of building.

Make sure your comparing apples to apples....

No hidden or extra costs....

Every builder has a different definition of turnkey inclusions - but what do they really mean?

Some have driveways, some have turf, some have floors, some have neither, some have extra costs.

Make sure you always ask for a full quote for site costs and get a list of what your turnkey inclusions are.

At CHL we are *'Move in, Ready'*. Get what you really want, get what you expect, with no extra or hidden costs.

Are you *'Move in, Ready'*?



EXTERNAL

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Slab | Concrete slab as shown on engineers drawings up to 'H-Class' soil |
| Frames | Pre-Fabricated wall frames and engineer designed roof trusses. |
| Pest Treatment | Termite Protection in accordance with AS3660.1-2000. |
| Driveway | 100mm reinforced coloured concrete paving to the driveway, crossover, front porch, paths, clothes line pad and alfresco where shown on the approved drawings. |
| Roof | Concrete roof tiles or Colorbond metal roofing as indicated on plans. |
| Windows | Aluminium Windows and Sliding Doors. |
| Bricks | Selection of Bricks from Builders' standard range and combination of nominated cladding to external walls. |
| Fascia/Gutter | Colorbond fascia and gutter |
| Garage | Remote controlled Colorbond Sectional Overhead Door |
| Rainwater Tank | Rainwater tank as per BASIX requirements, including pump and piped to W.C and external tap. |

INTERNAL

| | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceiling | 2440mm ceiling height |
| Cornice | 90mm cove cornice. |
| Staircase | Stringers, tread and risers constructed using paint grade MDF treads and risers. and balustrades and handrail constructed using paint grade timber. |
| Skirting & Architrave | 42mm architrave in a splayed profile and 68mm skirting. |
| Robes | Built -in robes to have vinyl sliding doors and a single melamine shelf with hanging rail underneath for their entire length. |
| Cupboards Linen/Store | Linen press is to have a hinged flush panel core door and/or vinyl sliding doors as shown on approved plans, and four melamine shelves for entire length of the linen press. |
| Insulation | R3.0 Thermal Batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco) and reflective foil sarking to the external walls of the new home. Additional insulation may be required to ensure new home meets BASIX requirements for the region it is being constructed. |

KITCHEN

| | |
|-----------|-------------------------------------------------------------------------------|
| Cabinetry | To be constructed with fully laminate base cupboards and overhead cupboards . |
| Benchtop | Laminated square edge benchtops in a wide range of colours. |
| Oven | 60cm Electric Oven in Stainless Steel Finish. |
| Cooktop | 60cm Gas Cooktop in Stainless Steel Finish. |
| Rangehood | 60cm slide out rangehood in Stainless Steel finish. |
| Tapware | Chrome Mixer Tap to Kitchen Sink. |

ENSUITE & BATHROOMS

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cabinetry | Vanity Unit, constructed with fully laminated base cupboards and laminate post formed benchtops. |
| Vanity Basin | White vitreous china drop in vanity basin and chrome mixer tap. |
| Powder Room | Vanity Unit, constructed with fully laminated base cupboards and laminate post formed benchtops. |
| Vanity Mirrors | Polished edge mirror is to be provided above each vanity unit for the full width of the vanity unit and 1000mm high. |
| Baths | Bath is to be a 1500mm white acrylic bath mounted in a ceramic tiled podium with a wall mounted chrome bath mixer and bath spout. |
| Toilet Suites | White, dual flush close coupled vitreous china toilet suites. |
| Shower | Fully tiled shower base, polished silver powder coated aluminum and clear glass shower screen with a pivot door, chrome shower mixer and adjustable shower rose and rail. |

The background of the entire page is a light-colored, marbled texture with soft, flowing veins in shades of grey and white.

Castlehaven

HOUSE & LAND

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