

*Signature*

HOME & LAND  
PACKAGE OPTIONS

== ON EDMUND ==  
23 EDMUND STREET  
RIVERSTONE



Call: 0488 026 556  
[www.signatureonedmund.net.au](http://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

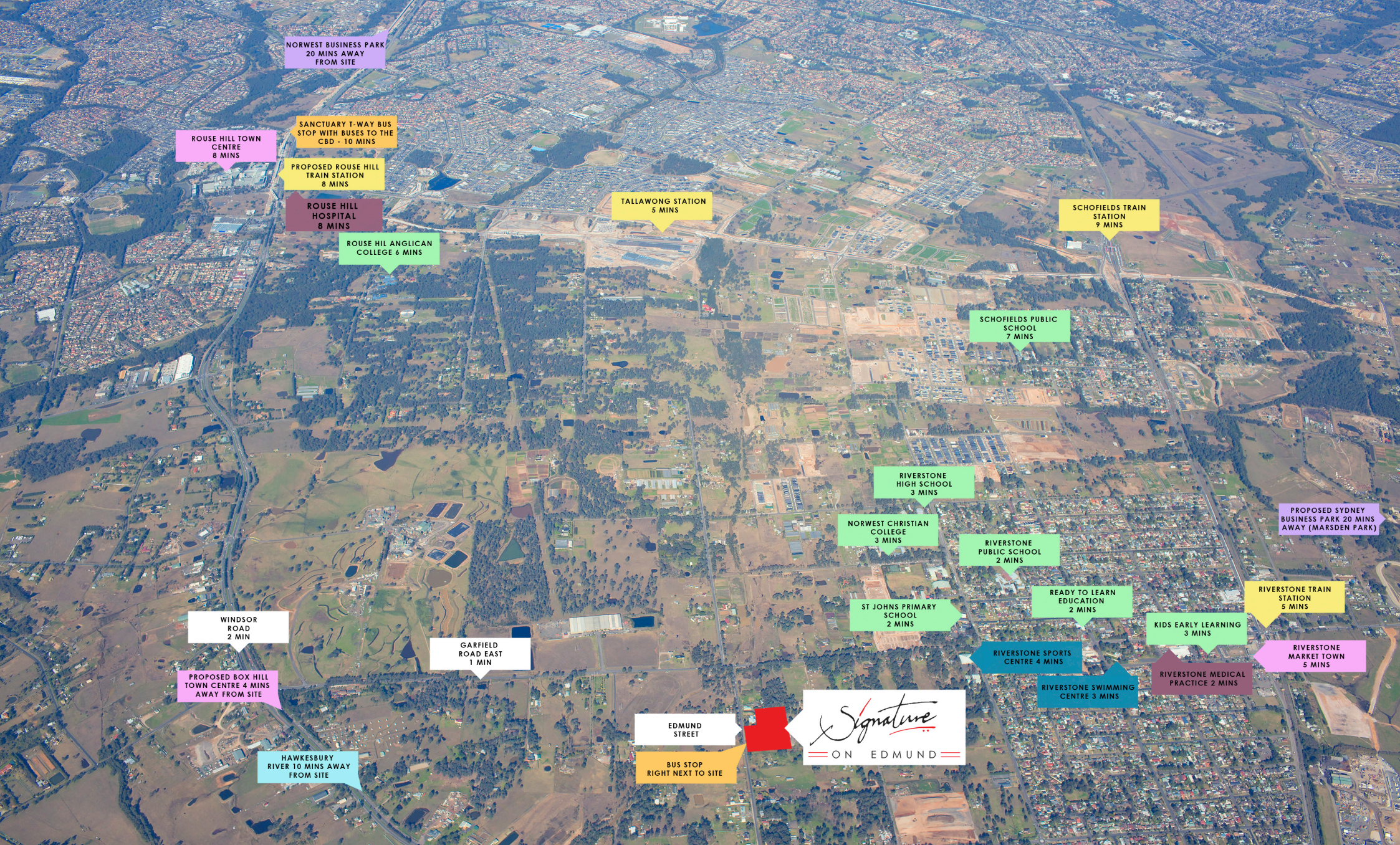
RIVERSTONE  
TOWN CENTRE  
3 MINS

Edmund Street

*Signature*  
ON EDMUND

HAWKESBURY RIVER &  
WINDSOR 10 MINS





# LOCATION MAP

- SITE
- TRAIN STATIONS
- SCHOOLS & CHILD CARES
- BUSINESS CENTRES
- SHOPPING
- BUS STOPS
- NATURAL LANDMARKS
- SOCIAL & LEISURE CENTRES
- MEDICAL CENTRES & HOSPITALS
- 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:



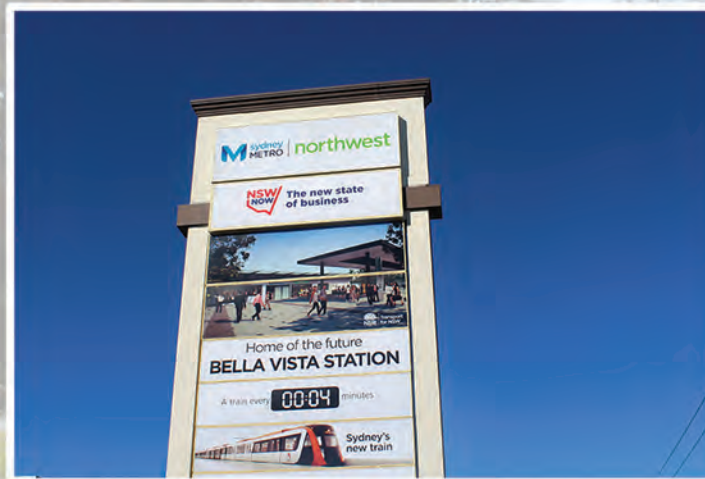
North West Rail Link in construction



Norwest Business Park



Sydney Business Park - Marsden Park



North West Rail Link Stations

- 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.





PROPOSED RIVERSTONE TOWN CENTRE REDEVELOPMENT





PROPOSED RIVERSTONE TOWN CENTRE REDEVELOPMENT



Cafe @ Rivo

Parrington Grill

JEWELLED MATERIALS

caprabo

markstown

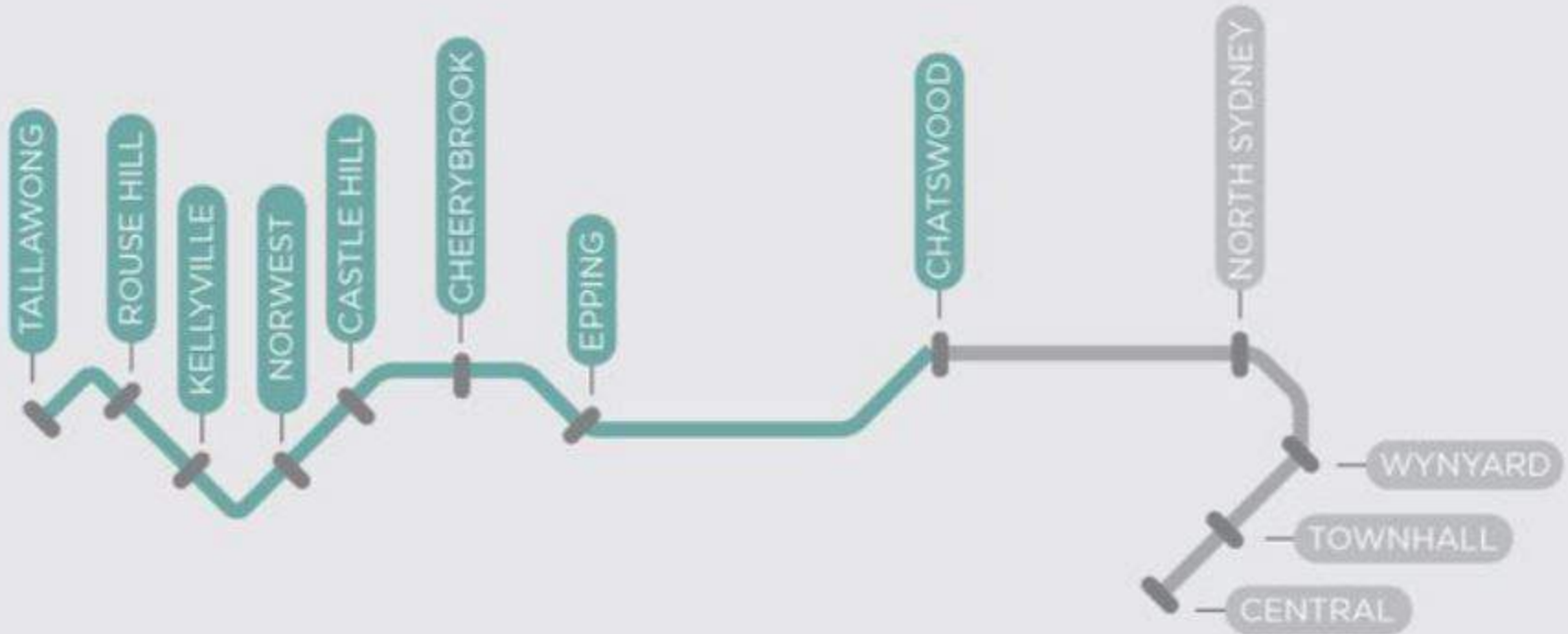
INDUSTRIE

PROPOSED RIVERSTONE TOWN CENTRE REDEVELOPMENT





# northwest



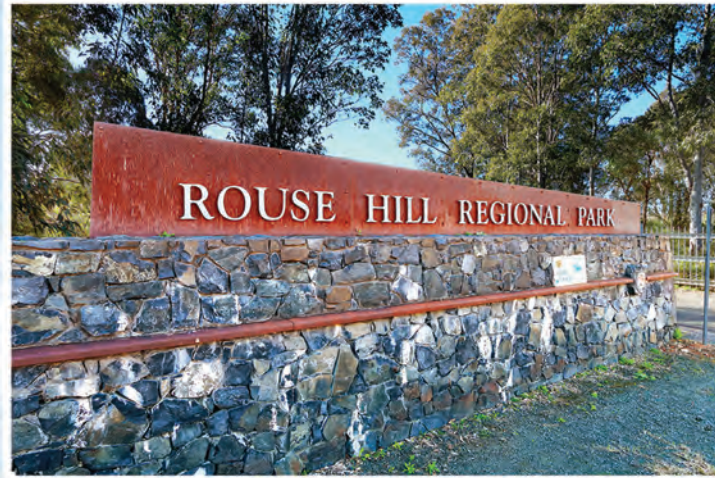
ESTIMATED COMPLETION MAY 2019



## 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.





## CUTTING EDGE

Signature on Edward is a ground breaking new development situated within Sydney's fast growing North West sector. The hallmark of this unique community is an incredible new level of quality and affordability that has created new benchmarks in luxury residences. Signature on Edward is one of the newest developments in Riverstone, and sets a new standard for how future communities will be created. This culmination of new thinking and a fresh approach to design has provided an affordable entry point, with a "no compromise" approach to an all-inclusive turn-key package.

Located just minutes to Rose Hill Town Centre, future Bus Hill local Village Centre, new schools, large open spaces, Riverstone train station & local shops as well as quickly accessible to the new Sydney Metro Northwest Rail Line.

Developer

Buy direct from  
developer and save \$\$\$

Call: 0488 026 554





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 APOSTLEBIRD



### HOUSE

4BR without alfresco	- 139.95m2
Squares	- 15.06
4BR with covered alfresco	- 150.59m2
Squares	- 16.2

### 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

[www.signatureonedmund.net.au](http://www.signatureonedmund.net.au)

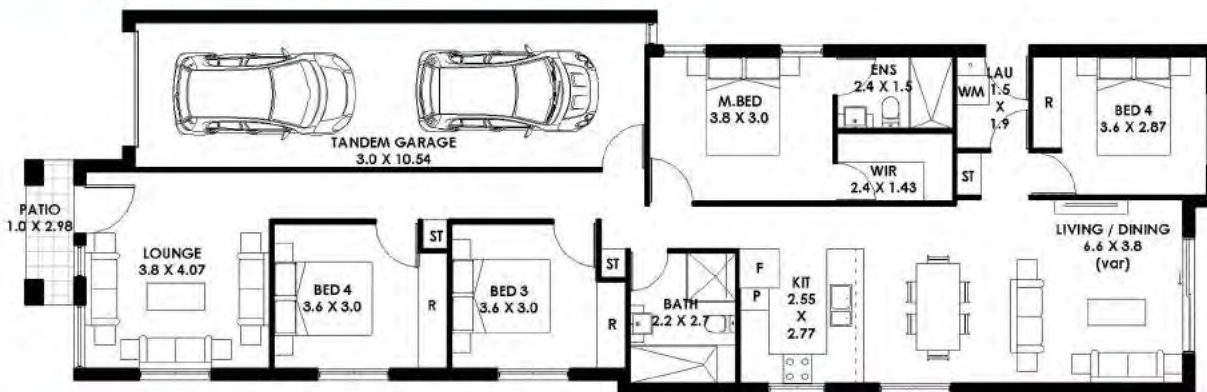
33 EDMUND STREET, RIVERSTONE





# HOME & LAND PACKAGE

## SIGNATURE OSPREY



### HOUSE

4BR without alfresco - 172.83m2  
Squares - 18.6

### 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

[www.signatureonedmund.net.au](http://www.signatureonedmund.net.au)

33 EDMUND STREET, RIVERSTONE

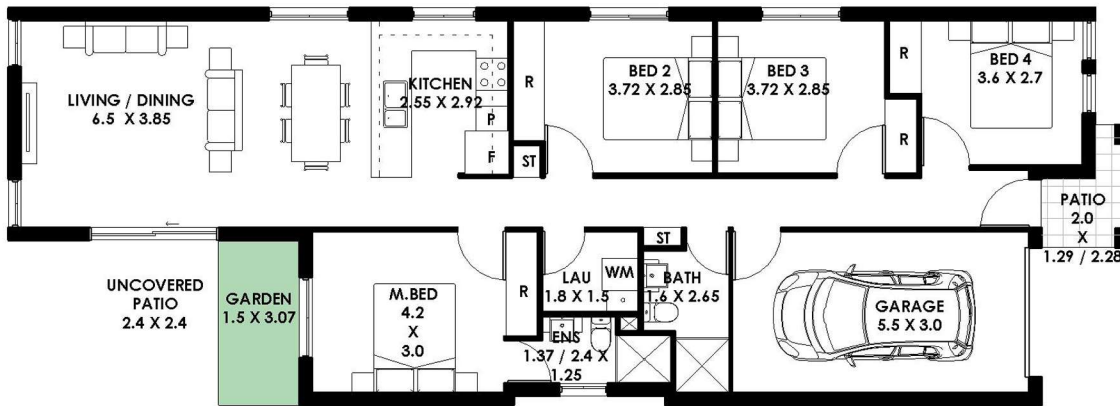






# HOME & LAND PACKAGE

## SIGNATURE KOEL



24670

### HOUSE

4BR without alfresco - 130.23m<sup>2</sup>  
Squares - 14.01

### 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

[www.signatureonedmund.net.au](http://www.signatureonedmund.net.au)

33 EDMUND STREET, RIVERSTONE





# HOME & LAND PACKAGE



First Floor



Ground Floor

## BRIEF INCLUSIONS

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

## HOUSE

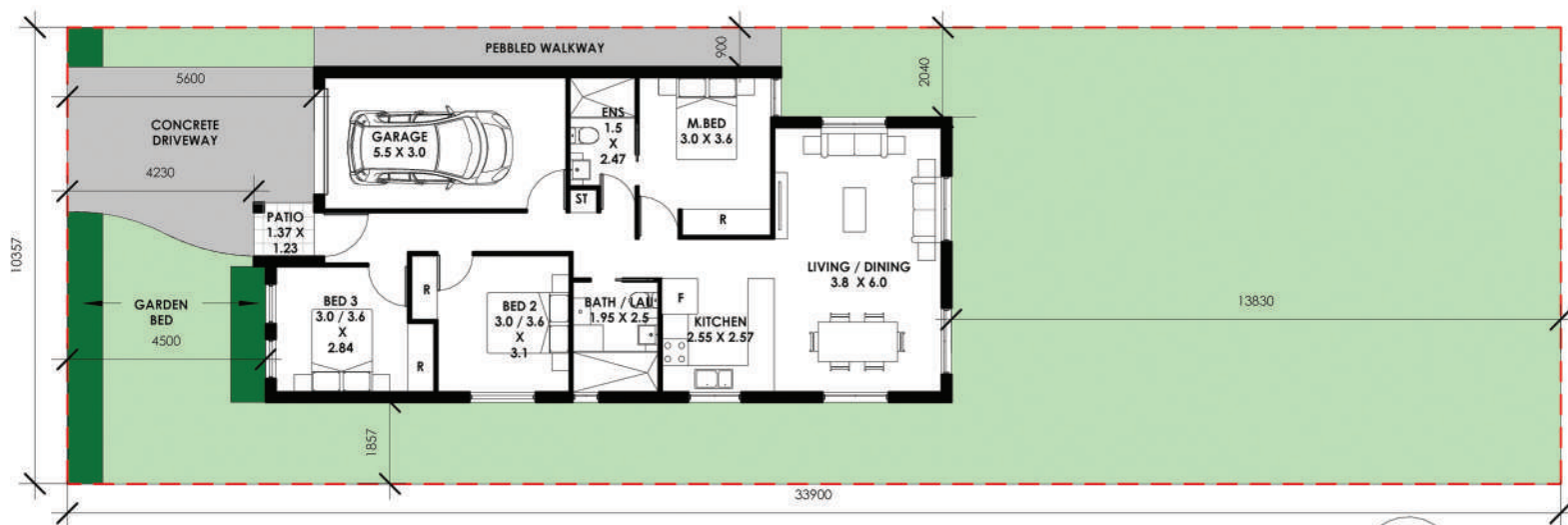
**4BR with covered alfresco**  
House Area - 162.61m<sup>2</sup>  
Squares - 17.50

33 EDMUND STREET, RIVERSTONE





# HOME & LAND PACKAGE



## HOUSE

3BR without alfresco - 110.94m<sup>2</sup>  
Squares - 11.94

## BRIEF INCLUSIONS

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

Call: 0488 026 556

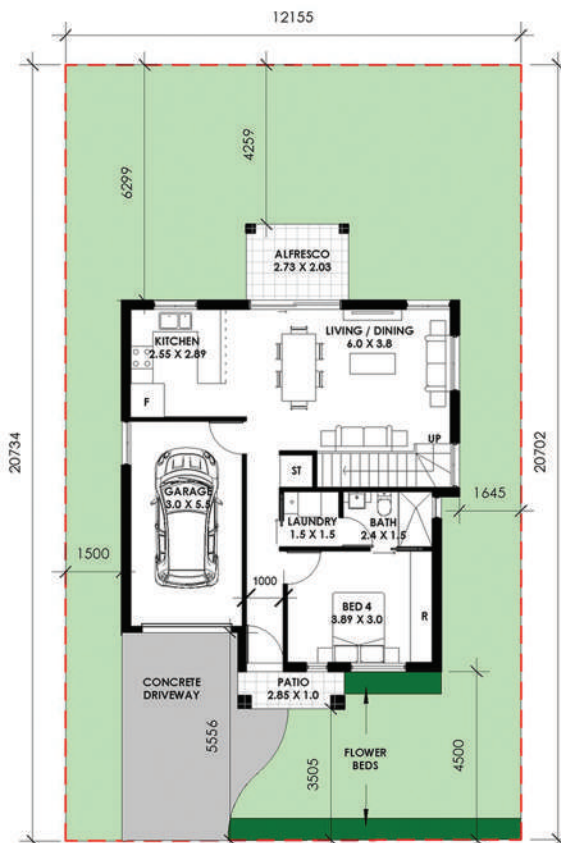
[www.signatureonedmund.net.au](http://www.signatureonedmund.net.au)

33 EDMUND STREET, RIVERSTONE

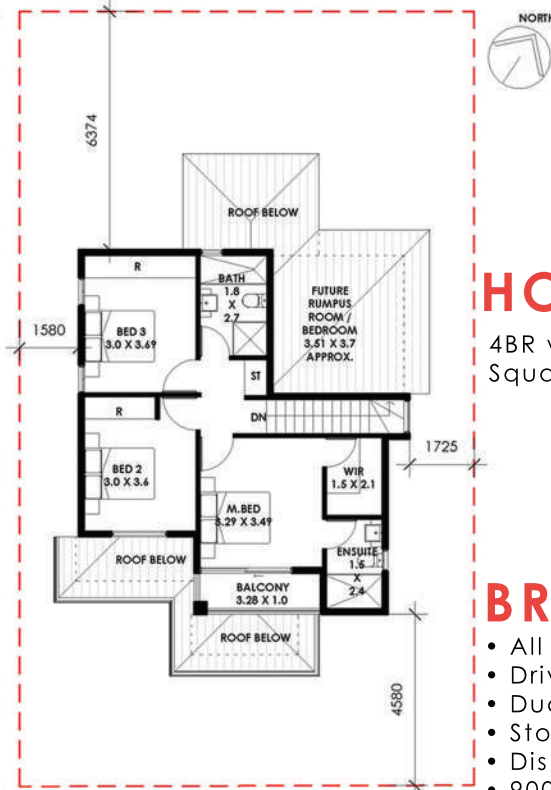




# HOME & LAND PACKAGE



GROUND FLOOR



FIRST FLOOR

## HOUSE

4BR with covered alfresco - 155.67m<sup>2</sup>  
Squares - 16.75

## BRIEF INCLUSIONS

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

33 EDMUND STREET, RIVERSTONE





# HOME & LAND PACKAGE



NORTH



## HOUSE

4BR with covered alfresco - 134.36m2  
Squares - 14.46

## BRIEF INCLUSIONS

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

Call: 0488 026 556  
[www.signatureonedmund.net.au](http://www.signatureonedmund.net.au)

33 EDMUND STREET, RIVERSTONE



## **APPLIANCES**

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

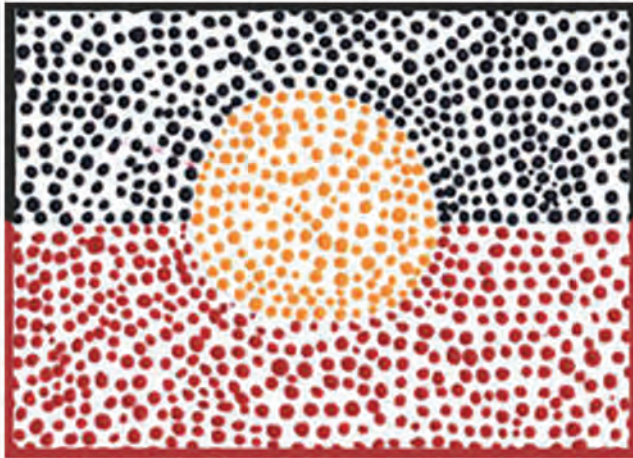
## **GARAGE**

- 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](http://www.monstarfoundation.com.au)
- The Sanctuary: 45%  
[www.facebook.com/thesanctuaryshelter](http://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**