







a HIDDEN OPPORTUNITY IN THE HEART of Marsden Park

Thank you for your interest in Rawson Communities' innovative new project, Horizon.

A new and exciting residential community located in Sydney's fastest growing residential postcode of Marsden Park, Horizon is a family-friendly village set amid views to the Blue Mountains.

With extensive access to well-connected transport, retail and leisure precincts, this new vibrant and connected community will be home to approximately 350 residences offering freedom of choice.



This freedom is one of the most unique aspects of this beautiful community. Rawson Homes will offer more choice in house and land package options with the benefits of its all-inclusive price that means no nasty surprises or costly add-ons.

We know that finding the right home is a big decision, that's why we'll be with you every step of the way.

Did you know Marsden Park is the fastest growing precinct in Sydney and that this property hotspot is a magnet for the next generation of young professional families?

To learn more about Horizon and Marsden Park, speak to one of our friendly sales team members.

FREQUENTLY ASKED QUESTIONS

WHEN IS THE FIRST SALES RELEASE?

The first sales release for Horizon at Marsden Park will be in early May 2016.

WHAT CAN I BUY AT HORIZON?

Horizon offers a new type of flexible lifestyle for growing families. This freedom is one of the most unique aspects of this beautiful community.

The community is located off Glengarrie Road with lot sizes starting from 225sqm to 500sqm.

Horizon will deliver cost-effective house and land packages where buyers can choose to build and design an all-inclusive, award-winning Rawson Home with no hidden costs.

WHEN DOES COMMUNITY CONSTRUCTION COMMENCE?

Subdivision and civil road works are scheduled to commence in late 2016. The first blocks of land are forecast to register in September 2017.

WHAT IS THE SALES PROCESS?

Please register your interest via the website where further information will be available closer to our release date in May. Please ask our sales team for more details.

You can sign up for Horizon community announcements and register your interest at www.horizonmarsdenpark.com.au to stay up to date with the latest developments.

WHAT ARE MY LOCAL COMMUNITY FACILITIES?

The Marsden Park precinct is a hub for the next generation of young families with its wealth of planned schools, shops, dining, entertainment, parklands and community facilities.

As Sydney's newest suburb, Marsden Park is already home to New South Wales' fastest growing retail centre, Sydney Business Park, anchored by major tenants IKEA, Costco, Bunnings, Shell and Aldi.

The area will also be home to two new shopping villages with a supermarket and specialty stores, a proposed state primary school and independent K-12 schools, childcare facilities, a community centre, modern playgrounds and sporting fields.

Nestled amid abundant open space and with a range of challenging Blue Mountain hikes just 30 minutes away, Horizon offers many outdoor sporting activities.

Stonecutters Ridge Golf Course offers a challenge to keen golfers, while a number of recreation centres are located

in nearby Mount Druitt and Rooty Hill, with more facilities under construction in Marsden Park.

HOW CAN I GET AROUND?

With Schofields Station and Riverstone Station just a short drive away, public transport is fast and efficient, linking Horizon to Windsor in one direction and Blacktown and the CBD in the other.

Horizon connects via Richmond Road to the M7 at Colebee, a short 10 minute drive, while the M4 is just 15 minutes away.

The precinct is just 20 minutes to Blacktown, 15 minutes to Rouse Hill Town Centre and 45 kilometres west of the Sydney CBD.

WHEN CAN I MOVE IN?

The first residents will be able to move into their dream home at Horizon Marsden Park by mid 2018.

ARE THERE ANY COMMUNITY FEES?

As the development will be Torrens Title, there are no special community fees or additional hidden costs for residents.

DOES THE SITE HAVE ACCESS TO NBN AND GAS?

Horizon is expected to have both NBN and gas connections available on site.

WHO ARE RAWSON COMMUNITIES?

Rawson Communities is one of New South Wales' most active land developers, focused on creating new opportunities for residents in Sydney.

Our close relationship with house builder Rawson Homes means we can go further than other developers, tackling much more complex projects and delivering a quality outcome to our purchasers.

Our team of experts is experienced in all facets of property development and is committed to delivering benchmark residential communities that our residents are proud to call home.

HOW CAN I GET IN TOUCH?

The Horizon display suite is located at the Rawson Homes Home & Land Centre at Homeworld Kellyville, 67 Gorman Ave, Kellyville.

You can register your interest at:

www.horizonmarsdenpark.com.au or call 1300 733 193 for more information.



