

# The Palms

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THE PALMS  
RIVERSTONE

RIVERSTONE

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## SYDNEY'S NEW MELTING POT

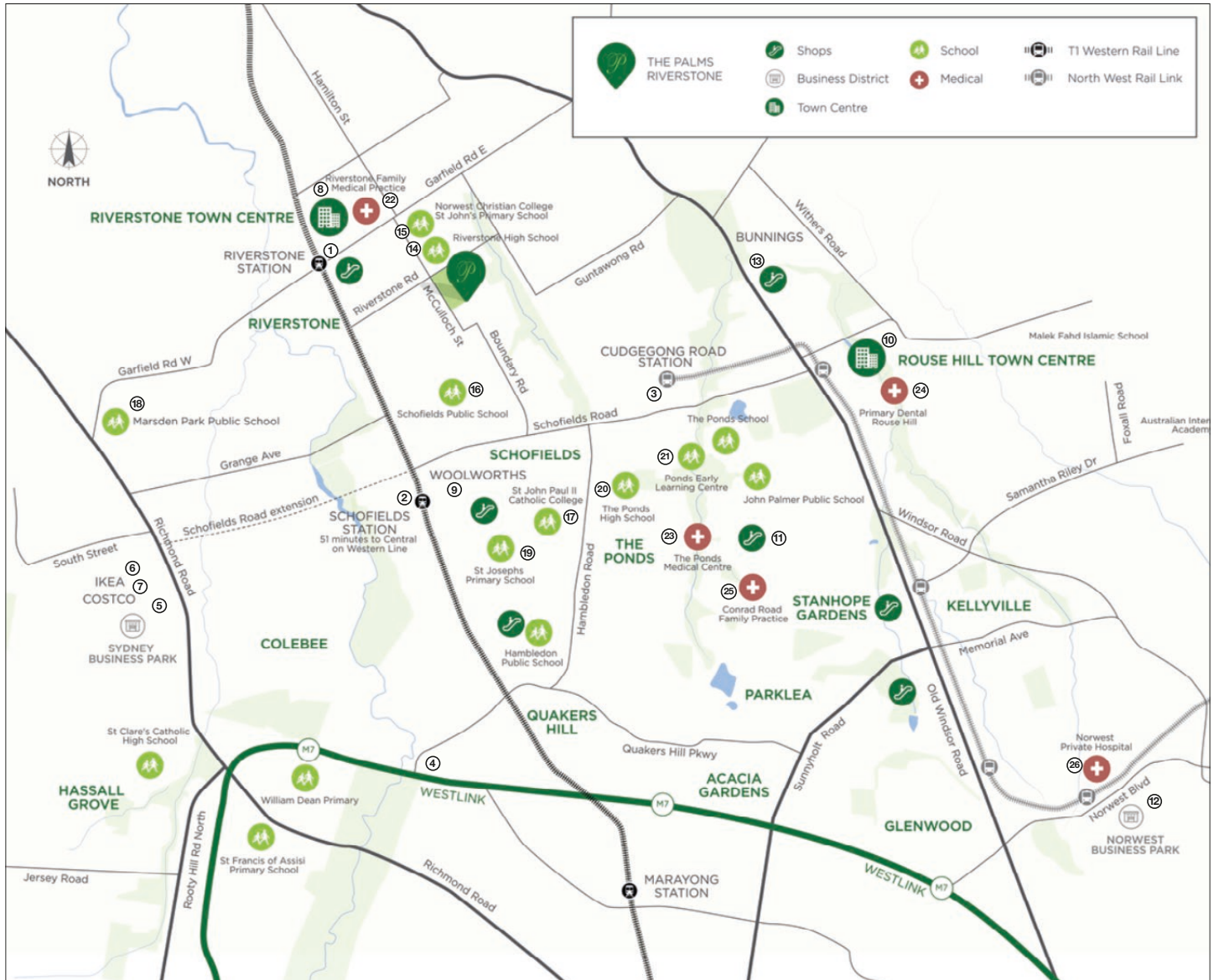
Situated in the heart of

North-Western Sydney, The Palms Riverstone offers the most exclusive and sought after amenities, community and infrastructure you'll be delighted to call home.

Riverstone is a part of Sydney's priority Growth centre. As a part of the growth area precinct, this community will expect provisions of infrastructure which is integral to your quality of life and in delivering essentials such as roads, schools and parks to flourish and grow overtime.



# A TRULY SYDNEY LIFESTYLE



## Transport

- 1 Riverstone Train Station **4min**
- 2 Schofields Train Station **6min**
- 3 Cudgegong Station **6min**
- 4 M7 Motorway **14min**

## Shopping & Employment

- 5 Sydney Business Park **11min**
- 6 Ikea **11min**
- 7 Costco **11min**
- 8 Riverstone Town Centre **4min**
- 9 Woolworths **5min**
- 10 Rouse Hill Town Centre **10min**
- 11 The Ponds Shopping Centre **10min**
- 12 Norwest Business Park **19min**
- 13 Bunnings Rouse Hill **7min**

## Education

- 14 Riverstone High School **1min**
- 15 St John's Primary School **1min**
- 16 Schofields Public School **3min**
- 17 St John Paul II Catholic College **6min**
- 18 Marsden Park Public School **8min**
- 19 St Joseph's primary School **8min**
- 20 The Ponds High School **6min**
- 21 The Ponds Early Learning Centre **7min**

## Medical

- 22 Riverstone Family Medical Practice **4min**
- 23 The Ponds Medical Practice **9min**
- 24 Primary Dental Rouse Hill **11min**
- 25 Conrad Road Family Practice **10min**
- 26 Norwest Private Hospital **18min**

## A LOCATION ENJOYING RAPID EXPANSION

- An abundance of public transport and easy roads makes living in this community accessible and desirable with only a short drive to the M4 and M7 orbitals and access to the T1 Western Sydney train line via Riverstone Train station.

The Palms Riverstone offers close proximity to the newly developed suburb 'The Ponds' as well as access to a range of other amenities such as Public schools, Rouse Hill Town Centre and Castle Towers.

The NSW government and the private sector are investing \$8.5 billion in the region, projecting 41,000 new jobs and 74,000 new residents by 2031.\* And in 2019 the Sydney Metro Northwest rail network will further connect the area with surrounding amenities.

SYDNEY  
BUSINESS PARK  
OFFERING  
EMPLOYMENT  
AND BIG BRAND  
SHOPPING





## CONNECT WITH ALL OF SYDNEY

The Palms, Riverstone is situated close to two train stations providing fast commutator access the entire Sydney network.

FUTURE  
NORTH WEST  
RAIL LINK  
WITH  
MULTIPLE  
STATIONS  
NEARBY.

As part of the north west priority growth area, Riverstone is a centre for significant ongoing infrastructure development, enhancing its liveability and accessibility.

The metro 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 Cudgegong Road is only a 6 minute drive and the Rouse Hill train station is just 10 minutes away.



IMAGE  
COURTESY OF  
TRANSPORT  
NSW

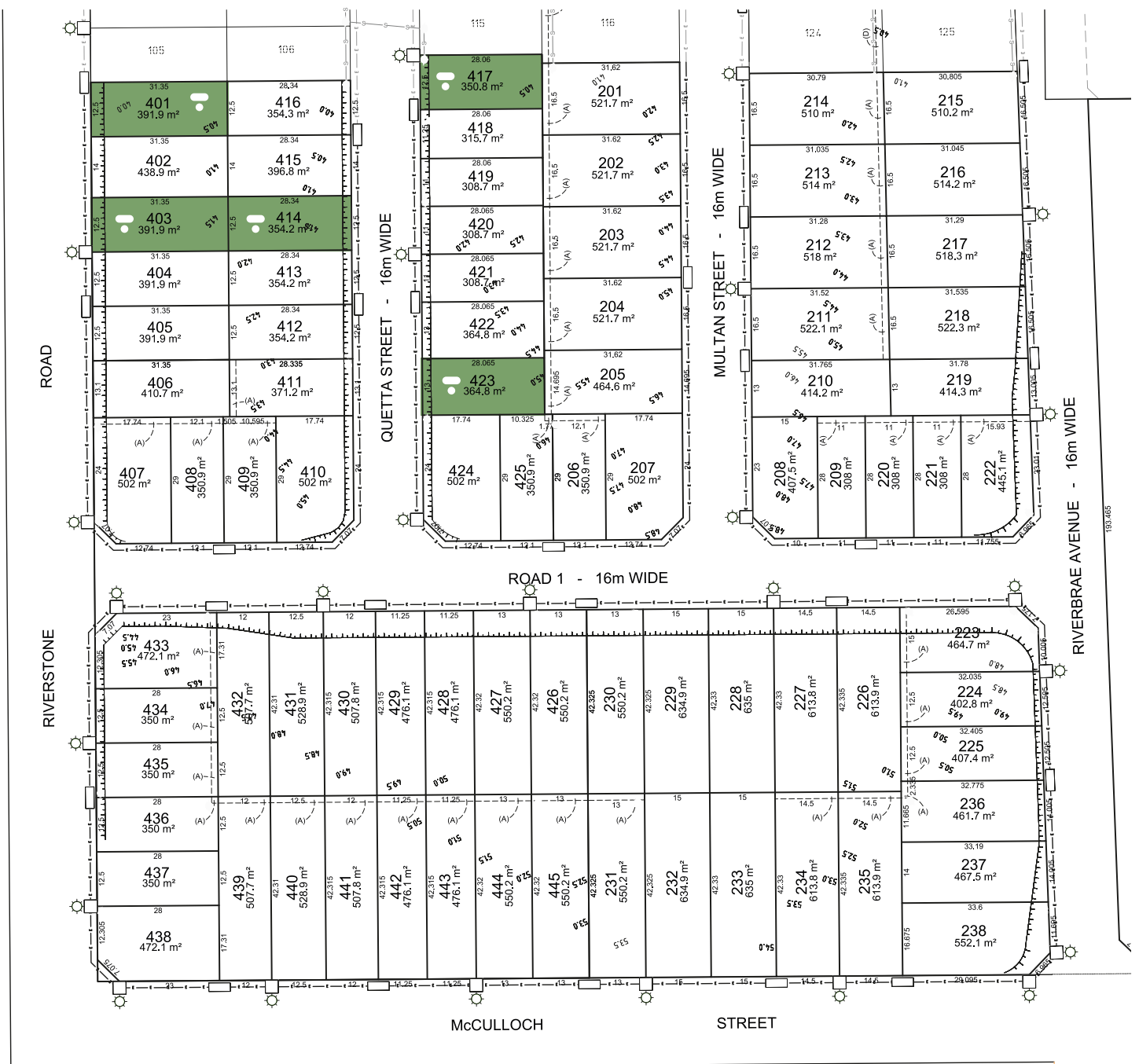
# THE FUTURE IS IN GOOD HANDS

Your children's future  
is always a priority, and  
the area is surrounded  
by highly regarded  
schools where they can  
grow and thrive.

- Riverstone High School **1min**
- St John's Primary School **1min**
- Schofields Public School **3min**
- St John Paul II Catholic College **6min**
- Marsden Park Public School **8min**
- St Joseph's primary School **8min**
- The Ponds High School **6min**
- The Ponds Early Learning Centre **7min**



# ESTATE MAP



# ESTATE MAP



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## TRIBECA HOME DESIGN FEATURES



### A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

### DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, Convenience and safety measures.



### EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.



### WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the Need for rest and reflection.





# TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Tribeca Representative for more details.



6 star rated energy efficiency



Statutory 7 year structural warranty



Complete Settlement Process guidance



Customer Service & progress updates



Professional colour selection



Bonus air conditioning



Independent final building inspection



Minimum six month maintenance period



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

**We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.**



FUTURES.



REIMAGINED.

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