

# The Sunland Collection

THE HILLS ESTATE · MARAYLYA

The Sunland Collection presents a limited release of 15 large four-bedroom family homes, ideally located within the master planned communities of The Hills Estate and The Gables Estate and close to a wave of new infrastructure and amenity in Sydney's growing north-west.



## ARCHITECTURE AS ART

The four distinct home designs within The Sunland Collection are attuned to modern family living, providing the ultimate blend of style and function.

Each single-level home is fully landscaped and features a secure double garage, four bedrooms, a large multi-purpose room or fifth bedroom, two bathrooms, and guest powder room.

The large entertainer's kitchen, complete with reconstituted stone benchtops, high-gloss cabinetry, quality appliances and ample storage, flows into open plan living and dining spaces. Each home is carefully designed to maximise the natural light and breezes with large windows and glass sliding doors integrating the indoor and outdoor living areas.

## INTERNAL FINISHES

- Fully ducted air-conditioning to living area and all bedrooms.
- Reconstituted stone kitchen bench tops and mirror splashback.
- Stainless steel SMEG appliances including dishwasher and 900mm wide oven.
- SMEG 900mm black ceramic glass natural gas cooktop.
- Large format porcelain tiles and premium carpet.
- LED downlights throughout.
- Reconstituted stone vanities in ensuite, powder room, and bathroom.
- Premium fittings and fixtures.

The Sunland Collection is located in Maraylya in the thriving Hills District within the master planned communities of The Hills Estate and The Gables Estate.



#### AN IDEAL LOCATION

The local area is serviced by a variety of education, recreation and sporting facilities and enjoys convenient access to the M2 and M7 orbital, Norwest Business Park, Rouse Hill Town Centre and Castle Towers. The new Rouse Hill Train Station, located opposite the Rouse Hill Town Centre, opened in April and connects to the Sydney Metro Northwest rail.

In the coming years the area is expected to flourish with the completion of major new infrastructure and amenity including the future Town Centre and Lake precinct at The Gables, only two minutes away.

#### AMENITIES

- 1 | The Gables Town Centre\* – 2 min
- 1 | The Gables Lake precinct\* – 2 min
- 2 | Scheyville National Park – 5 min
- 3 | Riverside Oaks Golf Course – 8 min
- 4 | Rouse Hill Town Centre – 11 min
- 5 | Rouse Hill Train Station – 11 min
- 6 | Advance Medical Practice – 13 min
- 7 | Glenorie Medical Centre – 15 min
- 8 | Riverstone Train Station – 15 min
- 9 | Norwest Private Hospital – 18 min
- 10 | The Hills Private Hospital – 25 min
- 11 | Sydney Business Park – 25 min
- 12 | Blacktown Hospital – 27 min
- 13 | Castle Towers – 27 min

\*Under construction, anticipated completion 2022.

#### PRIMARY & SECONDARY EDUCATION

- 14 | Arndell Anglican College
- 15 | St Matthew's Primary School
- 16 | Chisolm Catholic Primary School
- 17 | Maraylya Public School
- 18 | Riverstone Primary School
- 19 | Ironbark Ridge Public School
- 20 | Rouse Hill High School
- 21 | Riverstone High School
- 22 | Hawkesbury High School
- 23 | William Clarke College
- 24 | Hills Adventist College
- 25 | The Hills Grammar

**TERMS OF PURCHASE** – Initial deposit of \$5,000 to secure your home. Balance of 10% deposit payable at contract exchange. Settlement is 14 days from receipt of Occupation Certificate. Cash/Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

**OUTGOINGS** – Council rates are anticipated to be approximately \$1,400 per annum. Water usage is charged on consumption at the current local government rate.

## Sunland Group

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All reasonable care has been taken in the preparation of this Fact Sheet. Please note that the Fact Sheet is subject to change without notice. To the best of our knowledge, no relevant information has been omitted and all information is correct at the time of printing.