



ESTATE, ROUSE HILL

ClearState

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Prepare to discover new horizons in one of Sydney's most popular up-and-coming neighbourhoods, Rouse Hill.

Rouse Hill is located in the heart of Sydney's priority growth centre. As part of this growth area precinct, Clearstate Estate benefits from significant new government infrastructure spending.





Clearstate enjoy's close proximity to Norwest business park

A LOCATION ENJOYING RAPID EXPANSION

- An abundance of public transport options and an extensive road network makes living in Clearstate Estate accessible, convenient and desirable with only a short drive to the M4 and M7 orbitals and access to the T1 Western Sydney train line via Rouse Hill Train station and the newly finished Northwest Metro which further connects the area with surrounding amenities and greater Sydney.

Clearstate Rouse Hill 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.

SYDNEY BUSINESS PARK OFFERING EMPLOYMENT AND BIG BRAND SHOPPING





CONNECT WITH ALL OF SYDNEY

Clearstate is within walking distance to the new Tallawong Metro station

NORTH WEST RAIL LINK WITH MULTIPLE STATIONS NEARBY.

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

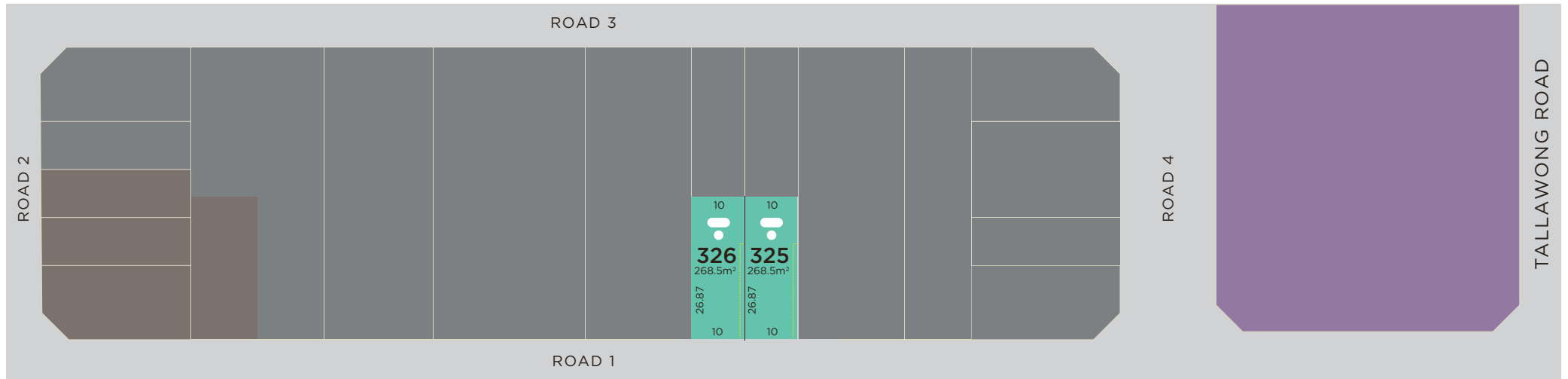
The newly finished Metro that connects with Sydney's wider rail network is now open with a train every five minutes during peak periods.



IMAGE COURTESY OF TRANSPORT NSW

LOT LAYOUT

163 Tallawong Road



KEY

- Current Release
- Easement for repairs 0.9m wide
- Easement to drain water 1.5m wide
- Easement to drain water 2.5m wide
- Restriction on the use of land

TRIBECA

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.

”



PREMIUM INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.



OUR PREMIUM STANDARD INCLUSIONS

Our enhanced standard specifications include:

- Generous planting to the landscaping
- Plentiful LED down lights across the home and the outdoor alfresco areas
- Two double powerpoints to each room
- Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Air conditioning to main living area and master bedroom

••
OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.
••



TRIBECA PREMIUM INCLUSIONS

Tribeca's fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.

- ✓ 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



Air Conditioning



7 Year Structural Warranty



Complete Settlement Process Guidance



Customer Service & Progress Updates



Professional Colour Selection



Premium Inclusions



BASIX Rated Energy Efficiency



Six Month Defect Liability Period



Upgrade Options Available



Turn-key Fixed Price Packages



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.

TRIBECA.COM.AU

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