

ROOM TO GROW



A RENOWNED HOTSPOT OF THE NORTH WEST

A boutique land sub-division of only 64 blocks, Tallawong Park Estate presents a wonderful opportunity to create your perfect residence immersed in the heart of rapidly developing North West Priority Growth Area. Close proximity to new world-class transport, retail, health and educational amenities makes life convenient & effortless. Whilst the region enjoys unprecedented growth, it's a perfect place to call home or enjoy an exceptional investment opportunity.

Only a few minutes by car, the Rouse Hill Town Centre is set to benefit from a \$300m injection, extending its lively retail, commercial and dining hub. A \$550m M2 Hills Motorway upgrade will improve its City connection, whilst Norwest Hospital is undergoing a multi-million dollar upgrade, including a brand new local hospital proposal. Norwest Business Park and Sydney Business Park provide major centres of employment for the expanding local population.

STAY CONNECTED

Tallawong Park Estate is an easy walk to Tallawong Station, which will become part of the new \$8.3b Sydney Metro, due for completion in 2019. Railway expansion will cut the CBD commute to 45 minutes once complete, with peak hour trains every four minutes.

1000 new car spaces will be introduced for further convenience.





LIFESTYLE

Perfect for families, Tallawong Park Estate has four leading primary and high schools within 1.8km. Head to the Rouse Hill Town Centre for all your retail needs, great dining options and Reading Cinemas. Numerous local parks and clubs provide wonderful recreational opportunities for the whole family.











SUBDIVISION PLAN

Tallawong Park Estate offers a selection of well-proportioned blocks with generous frontages, allowing for a varied mix of housing types, from single to double-storey designs, giving you plenty of options. As part of the Estate, there is an expansive children's playground right at your doorstep to enjoy over 7300m^2 of parkland with family and friends. A short stroll away, a future sports field will provide plenty of additional green open space, meaning you can maximise the size of your build while enjoying this fabulous recreational amenity moments from your door.



FUTURE COUNCIL RECREATIONAL PARK



TALLAWONG ROAD

LOT 531

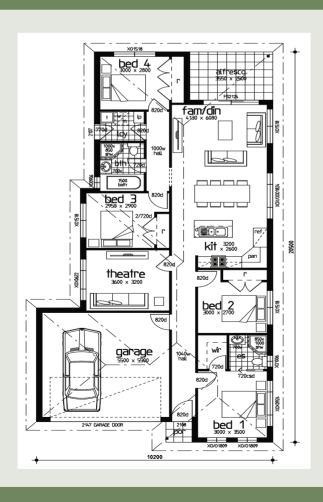


\$839,990

TALLAWONG ROAD ROUSE HILL

LOT 531 309.8 m²

11.19m



INCLUSIONS

The inclusions listed below represent a finished home that you can move into. That means all standard site costs, BASIX requirements and all other standard requirements to build your home are included in all prices.

- of colours
- » Keyed window locks to all openable windows
- » Obscure glazing to bathroom, powder room, WC, and ensuite

EXTERNAL TAPS

» Three garden taps fitted as standard including one rainwater tank hose cock

- » 3000 litre rainwater tank connected to WC's and one garden tap OR recycled water connection

- » Bricks to Lily Homes standard range
 » Moroka finish to selected areas to front facade
 (28m² allowed for)

CLADDING / EXTERNAL FEATURES

» 90mm x 90mm timber posts to porch and alfresco areas (if

» Concrete roof tiles on timber battens (sarking not included)

FI FCTRICAL

- » Two external light points
- » Two TV points (aerial not included) + co-axial cable left in roof space for future connection
 » One phone point
 » Three phase board upgrade allowed for

- » NBN basic set up (hills home hub not included)

- » R2.0 insulation to external walls including internal garage walls
 » R3.5 insulation to roof trussed ceilings over living areas (excluding garage)
- » Insulation subject to BASIX assessment

- » 10mm to ceilings and walls
 » Villarboard to wet areas
 » Plaster board bulkhead above overhead cabinets to kitchen

- » Front door XV 14 hinged 2040mm high x 820mm wide with Parma entry lock in paint finish » External laundry door tempered hardboard in paint finish or aluminium sliding door (if applicable)
- » External garage access door tempered hardboard in paint
- » Internal 2040mm high flush hollow core doors with Parma internal door handles in paint finish







WARDROBES

- » Robes fitted with one shelf and underneath metal hanging rail
- » Linen cupboard fitted with four shelves

GARAGE DOORS

- » 2100mm high panel-lift garage door

- » 2100mm high cabinet and drawer fronts to the kitchen selected from a range of Laminex (natural finish)

- » Clark Radiant double bowl stainless steel sink with a flick
- » Fisher and Paykel HS60LRX4-C 600mm slide out range hood
- » Fisher and Paykel Elba CG604LWFX2 600mm gas cook top in stainless steel finish » Fisher and Paykel Elba OB60S5LCX1EL 600mm electric fan
- forced arille oven in stainless steel finish

- » Pre-fabricated wall vanity units including poly white cabinets,
- » 20mm stone benchtop, and basin (Product Code SF-N-WM)

- Stylus (flint) closed coupled toilet suite in white
 Standard 45 litre laundry tub and cabinet
 1500mm Stylus Maxton rectangular bath in white
 Stylus Venecia flick mixers throughout in chrome

- » Stylus Venecia single towel rails and toilet roll holders in matching chrome
- » Aluminium trimmed showers with clear safety glass shower
- Mirrors to all vanity units or hand basins with frame colours selected from the standard colour range
- » Shower soap holder/s tile fixed

FLOOR TILING

- » Ceramic tiling to Lily Homes standard range

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- » 1800mm high tiling to showers
- » One tile row above the laundry tub

WALL TILING CONT

- » Skirting tiles throughout wet areas

HOT WATER SYSTEM

» B26N50 26LTR hot water system (provided gas is available

(three colours have been allowed for including the ceilings)

FLY SCREENS

» Fly screens to all opening windows (aluminium sliding doors not included)

- » Carpet to bedrooms and theatre or media (if applicable) with standard underlay and colour range allowed for only
- » Carpet to stairs and first floor (if applicable)

INTERNAL STAIRWAY (IF APPLICABLE)

to soil testina)

» 30m2 (single garage) or 60m2 (double garage) stencil concrete driveway

» \$5000.00 allowance included

IMPORTANT INFORMATION

- 1. Lily Homes provide fixed price Tenders for new areas ONLY (excluding duplexes) for a fee of \$2,490.
- ees, and are subject to the Lily Homes Timeline
- 3 Render / applied finishes stackstone and / or feature brickwork have not been allowed for in the standard prices
- landscaping & Fencing

IMPORTANT NOTES

- 1. This is not a fixed House and Land Package. The home is subject to additional site costs once the additional \$1,800 is paid
- 2. Lily homes does not take any responsibility for any delays in registration of the land. The date of 'March / April 2020' is



NEXT STEPS

IMPORTANT NOTES

- 1. The above mentioned House and Land Package is a split contract and involves a 'Land contract & 'HIA building contract.
- 2. Stamp duty is not included in the cost of this House and Land packages and need to be paid separately by the client.

PROCEDURE

- Step 1: The client will pay a FULLY REFUNDABLE \$1,000 to take the home off the market.
- developer as a 'Sales advice'
- organised between The client and the developer.
- Step 4: The client will then be required to pay a 10% deposit on the land and the balance amount 14 days after registration of the land.

- access to the site.
- Step 2: Once we have all the site assessment site costs (approx 3-4 weeks), we will call the client to present.
- Acceptance, the client will be asked to pay a 5% deposit. From there, any further payments will be paid in progress payments as the build

