



Key Selling Points- The Highlands Collection, Box Hill

Overview of Box Hill

The NSW government Department has worked closely with The Hills Shire Council, stakeholders and the community to take a coordinated approach to planning for new homes and essential infrastructure, to help meet local community needs.

The new community at Box Hill and Box Hill Industrial will benefit from up to 9,600 new homes and the delivery of local amenities close to transport options, including:

- a new town centre and three village centres
- 133 hectares of employment land
- upgrades to major roads
- new primary and high schools
- protection of significant vegetation
- improved connections to encourage walking and cycling.

The new neighbourhood will also help create local jobs for people living on the area. It is anticipated that there will be up to 16,000 new jobs once the area is fully developed.

(www.planning.nsw.gov.au)

More information can be found at: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Growth-Area>

Schools

Within 10km there will be over 12 early learning, primary schools and high schools.

Including:

- Santa Sophia Catholic College 2.7km
- Rouse Hill Preschool Kindergarten 3km
- Cool Bananas Childcare & Preschool Box Hill 4.5km
- Oakville Preschool Learning Centre 5.5km
- Oakville Public Primary School 5.6km

- Rouse Hill Primary School 5.9km
- Rouse Hill High School 6km
- Playdays Preschool & Day Care Centre Rouse Hill 6.2km
- Riverstone Primary School 6.4km
- St John's Primary Catholic School Riverstone 6.4km
- Riverstone High School 7.3km
- Rouse Hill Anglican College-12 6km
- Norwest Christian College Riverstone K-12 6.8km

Entertainment and Living

The Highlands at Box Hill provides a unique tranquil surround with urban major shopping and amenities a short distance away, providing a unique suburb with the benefits of both peaceful surrounds and urban living.

- 6.2km to Rouse Hill Regional Park
- 6.7km to shopping, dining and entertainment at Rouse Hill Town Centre
- 14.2km to Norwest Business Park
- 13.8km to Norwest Private Hospital
- 17.1km to Castle Towers
- 25.5km to University of Western Sydney Parramatta Campus
- 48.3km to Sydney CBD
- 59.9km to Sydney Airport

Transport and other Major attractions

- M7 Motorway Access
- Sydney Metro Northwest
Rouse Hill station
- Riverstone Train Station
- Rouse Hill Town Centre
- Sydney Business Park
- Arndell Anglican College
- Ironbark Ridge Public School
- William Clarke College
- Hills Adventist College
- The Hills Grammar

Competitive analysis

- The Highlands offers excellent value for money per square metre on comparison with other developments including Albert Park and other surrounding developments (based on advertised pricing)
- Confidence with a National Experienced Builder heavily prominent in the NW with completed and viewable product in numerous major developments in Box Hill and surrounding suburbs
- Assured Creation Home Quality builds with the Creation Home brand.
- A unique range of inclusions to choose from based on your preferences and budget.
- Head office in the NW, with colour options and a full customer service team to guide you through.
- An established development with easy access and living amenities for residents.
- Registering soon with a limited release.