

Signature

— ON TALLAWONG —

HOME & LAND PACKAGE OPTIONS

103 TALLAWONG ROAD
ROUSE HILL



750M FROM NEW TALLAWONG METRO STATION!!!

Disclaimer: Information provided herein does not form part of a legal contract and is subject to change without notice. Artists impression is used for illustrative purposes only, the actual materials, finishes and colours may vary. Fencing around house will be as per the requirements of the Council. Buyers should refer to the contract for sale. Bedroom and Lounge sizes include the depth of robes where robes are shown.

Signature
PROJECTS



CUTTING EDGE

Signature on Tallawong is a new development in the beautiful, popular and upmarket suburb of Rouse Hill, situated in the heart of Sydney's booming North West sector. The hallmark of this unique community is the incredible location situated close to all amenities. This project is the culmination of creative thinking and a pragmatic approach to design to provide an affordable entry point in Sydney's property market with a no compromise approach to an all-inclusive turnkey package.

The houses in this development are ideally suited for first home buyers as they may be eligible for the government's First Home Owner Grant and will have to pay no stamp duty with only a 5% initial deposit required. This is also a great opportunity for astute investors looking for a timely purchase in a high growth area at a very reasonable price point.

The project features mainly double storey 4 bedroom houses with 2 car garages and 3 bathrooms with typically 1 bedroom and 1 bathroom on the ground floor which are low maintenance and practical designs.

Signature
GROUP OF COMPANIES

DESIGN CONSTRUCTION DEVELOPMENT

Developer



OUR SIGNATURE OF CONFIDENCE - COMBINING QUALITY & AFFORDABILITY

Signature group of companies have been providing high quality and affordable residential properties, apartments, commercial, retail and industrial projects across Australia since 2000. The principals of our second generation Australian owned family business have tertiary qualifications in architecture and construction management and have consistently delivered successful projects.

Our building designs, which are done in house, are aimed at creating quality developments which fit in with the requirements of the local communities in the form of aesthetically pleasing, functional and affordable properties. The houses in Signature at Tallawong have been designed keeping in mind housing affordability without compromising on quality or practicality.

Signature group of companies are currently doing two more residential projects in the North West Sector which have almost sold out. Signature on Edmund at 33 Edmund St, Riverstone is a 61 lot home and land package project where subdivision works are complete with house construction under way. Signature at the Ponds at 98 Hambledon Rd, The Ponds is a 29 lot home and land package project where civil and subdivision works will begin soon, with house construction to start later this year.

SIGNATURE ON TALLAWONG: LOCATION



Tallawong Station



Rouse Hill Anglican College



Rouse Hill Town Centre



Norwest Business Park

Rouse Hill is a growing suburb with 2 railway stations along the Sydney metro rail link with an abundance of new homes, large shopping centres and proximity to schools and recreational areas. It is in the heart of the booming North West growth corridor of Sydney.

This development is situated in a vibrant location with great public transport connectivity that places you squarely in the middle of everything the Hills district has to offer as noted below;

- Walk to Tallawong Station, the first station on the Sydney Metro North West Rail link with trains available every 4 minutes in peak hour.
- Short drive to existing Schofields Station with frequent trains to Parramatta and Sydney CBD's
- Close to the best schools in the area: Rouse Hill Anglican College and Norwest Christian College
- Proximity to retail hubs including the proposed retail centre at Tallawong Station, Rouse Hill Town Centre (with plans to expand), Rouse Hill Shopping Village, Castle Towers plus Marsden Park Shopping Precinct including Ikea and Costco.
- Proximity to upcoming Rouse Hill Public Hospital and several medical facilities
- Proximity to Norwest Business Park and Sydney Business Park at Marsden Park.
- Close to Rouse Hill Regional park, Bella Vista Farm and short drive to the Hawkesbury River
- Close to M7 and M2 Motorways with new regional roads being planned
- Close to T-Way buses linking to Parramatta and Sydney CBD's



Enjoy the convenience of the incredible location that
Signature on Tallawong has to offer

SIGNATURE ON TALLAWONG: LIFESTYLE

Whilst located centrally in the growing Northwest area of Sydney, Signature on Tallawong offers a relaxed and refreshing lifestyle choice in today's hectic world. It gives you a unique opportunity to live in a highly connected location but also be surrounded by the beauty of nature. Being almost adjacent to a proposed sporting field and local park, within walking distance to the serene Rouse Hill regional park and a short drive to the picturesque Hawkesbury River and Stonecutters Ridge Golf Club, there is something to do for everyone in the family. Whether you're into flying foxes or just a walk in the park it is all just around the corner.

There are parks and sporting fields in proximity which encourage a healthy and wholesome lifestyle for families. Proximity to local shopping and retail precincts including the state of the art Rouse Hill Town Centre and upcoming Tallawong Station retail centre mean entertainment, shopping and amazing restaurants are at your doorsteps. There are also great schools and childcare centres located very close which makes this a great location for young and growing families. Several medical facilities are also within close proximity including the upcoming Rouse Hill Public Hospital which will be only a short drive from Signature on Tallawong.



Rouse Hill Hospital



Rouse Hill Regional Park



Hawkesbury River



Stonecutters Ridge Golf Club

A man and a woman are in a kitchen. The man, on the left, is wearing a blue denim shirt over a grey t-shirt and is chopping cucumbers on a wooden cutting board. The woman, on the right, is wearing a white tank top and a grey cardigan, and is smiling while stirring food in a black frying pan on a gas stove. A stainless steel range hood is above the stove. In the foreground, there are two whole red tomatoes on the counter. The background shows a bright window with a view of a city.

**Signature on Tallawong
boasts quality and style
with an unbeatable price
at an amazing location**

A modern bedroom interior featuring a large bed with a light-colored headboard, white bedding, and a dark grey throw blanket. The bed is flanked by two wooden nightstands, each with a glass lamp. A purple armchair is visible on the right side of the room. Large windows with white curtains are in the background. The text "Construction excellence and value for money are Signatures' hallmarks" is overlaid on the right side of the image.

**Construction excellence and
value for money are
Signatures'
hallmarks**

== Brief Inclusions list ==

- Ducted air conditioning
- Site costs including retaining walls (if applicable)
- Colour concrete driveway and path
- Landscaping to front and rear yards
- 1.8m high colourbond fencing
- 20mm stone benchtop to kitchen
- 900mm stainless steel appliances comprising rangehood and gas cooktop
- Dishwasher and electric oven
- Microwave space
- Skirtings and architraves
- Carpet to all bedrooms and first floor ; tiling to all other areas
- Semi frameless shower screens
- Polished edge mirrors to all vanities
- Auto garage doors with remote control
- Gas hot water unit
- NBN connection
- Flyscreens
- Security door to Alfresco
- Letter box
- Clothesline
- Timber frame and trusses.
- Facebrick veneer, feature cladding and partly rendered/ bagged external walls finish
- Concrete roof tiles
- Aluminium framed windows
- Colourbond gutter and fascia
- Insulation to external walls and first floor ceilings.
- Plasterboard wall, ceiling linings and cornices.
- Rainwater tank
- Security Alarm
- DA/CDC approval and fees
- Home Owners Warranty Insurance

**Avail of this opportunity
to secure your future**





House for Hope

PHILANTHROPY

As a second generation Australian owned family business, Signature group of companies is committed to establishing high standards of corporate social responsibility and philanthropy. Our core belief is based on the mantra "Service to humanity is service to God." Our people believe in giving back to the community as individuals and as a company as much as possible.

We support charities including Red Cross, Salvation Army, ISKCON's Food for Life, Yaadein Vision etc.

In addition to this we have been fortunate to have been able to donate our free services and play a pivotal role in the following philanthropic projects:

1. Working with Habitat for Humanity across several projects to provide accommodation for the needy across NSW.
2. Working with Eagles RAPS to design a school in Doonside, NSW for kids requiring assistance along with a childcare centre.
3. Design & Project management of a new temple for Sri Mandir in Pitt Town, NSW.
4. Donating in excess of \$100,000 to 3 local charities through the auction of the 'House for Hope' at our Signature on Edmund project in Riverstone.
5. Design of school for underprivileged children of Fiji, through Yaadein Vision.
6. Skills training workshop in Deoghar, India for the local village children.



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ON TALENT

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