



THE  
HILLS  
ESTATE  
M A R A Y L Y A

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# Ultimate lifestyle at your door step.

## The Hills Living

Picture you and your loved ones living in a great community environment in a much admired location, with school, childcare, parklands, sports fields and shopping amenities, even rail connections close by.

The Hills Estate is part of the latest North West development project and provides

an extraordinary opportunity to have all of your future family needs in one place.

Sites range from 300sqm-2000sqm and feature level blocks with wide street frontages and quality designs to ensure the long-term value of your property.



# All Your Dream Home Essentials in One Complete Package.

Nature Environment & Lifestyle



Imagine the ultimate family home embracing style, space and privacy. This offering represents a premium lifestyle prospect with contemporary flair, room to move and good proximity to all amenities.

The location offers so much in terms of convenience as it is so close to all the action. Just a short distance away you can shop, dine or grab a coffee at the nearby cafe scene, jump on a bus to major retail centres or explore the many parklands in the immediate vicinity.

House & land packages like these are highly sought-after because of the many advantages that come with residing in The Hills Estate and living the dream.



# Live The Life - A Blueprint for Contemporary Living.

## Community

Residents of The Hills Estate enjoy a great location with many advantages. It all starts with the sheer magic of the new masterplanned community which will be well developed at the time of release, but there's a lot more in between and all around.

### It's an enviable check list

- 01 Walking distance to parkland and open space
- 02 Town centre with shopping, dining and community facilities
- 03 Proposed Box Hill Business park (133 hectares)
- 04 Local public primary school and child care centre
- 05 Rouse Hill Town Centre and Castle Towers just a short drive away
- 06 M2 & M7 motorways and Norwest Business Park within close range
- 07 Sydney Metro Northwest rail link - Rouse Hill station to open in 2019
- 08 Less than an hour from Sydney Airport, connecting you to the world

And whatever your taste, your locality brings the world to you. Your appetite satisfied, there are fitness, dining, transport and social options galore. Everything you need is at your fingertips. An impressive list. With a location this good, the question is; will you ever wish to leave your own great neighbourhood?





# Your View on Life Will Change.

Environmental

The community is fully serviced by Box Hill Water with an advanced sewerage treatment and water recycling system in place. The environment in which we live is important to us and we have gone to great lengths to ensure eco-friendly design principles contribute to a better quality of life.

The development comes complete with design guidelines to bring a consistent style and feel to the neighbourhood. Homes will each display a thoughtful design to ensure a minimum three hours of direct daytime sunlight during the winter period. Modern façades showcase quality, and interior layouts will feature an efficient use of space that maximises living and entertaining areas.

## Other Design Features Include

- 01 Energy Efficient House Design
- 02 LED Downlights Included in Upgrade
- 03 Ample Storage Space
- 04 NBN Connection
- 05 No Additional Site Cost





**BUSINESS PARK**  
Three major business parks create a strong corporate and employment environment.

**TRAIN STATION**

**PLACE OF INTEREST**

**SHOPPING**

- 01. Rouse Hill Village Centre
- 02. The Ponds
- 03. Beaumont Hills
- 04. Stanhope Village
- 05. Kellyville Village
- 06. Grace Baby Products
- 07. Norwest Marketown
- 08. CircaRetail
- 09. Kings Langley
- 10. Glenwood Village

**HEALTH CARE**

- 01. St John Of God
- 02. Hills Hospital
- 03. Norwest Private Hospital
- 04. Hospital for Specialist Surgery
- 05. Castle Hill Day Surgery

**EDUCATION**

- 01. Oakville Public School
- 02. Arndell Anglican College
- 03. Vineyard Public School
- 04. St Matthew's Primary
- 05. Windsor South Public School
- 06. Chisholm Catholic Primary
- 07. Australian Christian College
- 08. St Luke's Catholic College
- 09. St John Paul II Catholic College
- 10. TAFE NSW - Nirimba College
- 11. Wyndham College
- 12. Mary Immaculate Primary
- 13. The Ponds High School
- 14. Barnier Public School
- 15. Quakers Hill High School
- 16. Holy Cross Catholic Primary
- 17. John XXIII Catholic Primary
- 18. Rouse Hill Anglican College
- 19. Schofields Public School
- 20. Norwest Christian College
- 21. ST John's Primary
- 22. Riverstone Public School
- 23. TAFE NSW The Hills, Castle Hill
- 24. The Hills Grammar School
- 25. Lorien Novalis School
- 26. Western Sydney University, Nirimba



# Boxhill North Development Master Plan

RESIDENTIAL LOCAL PARK



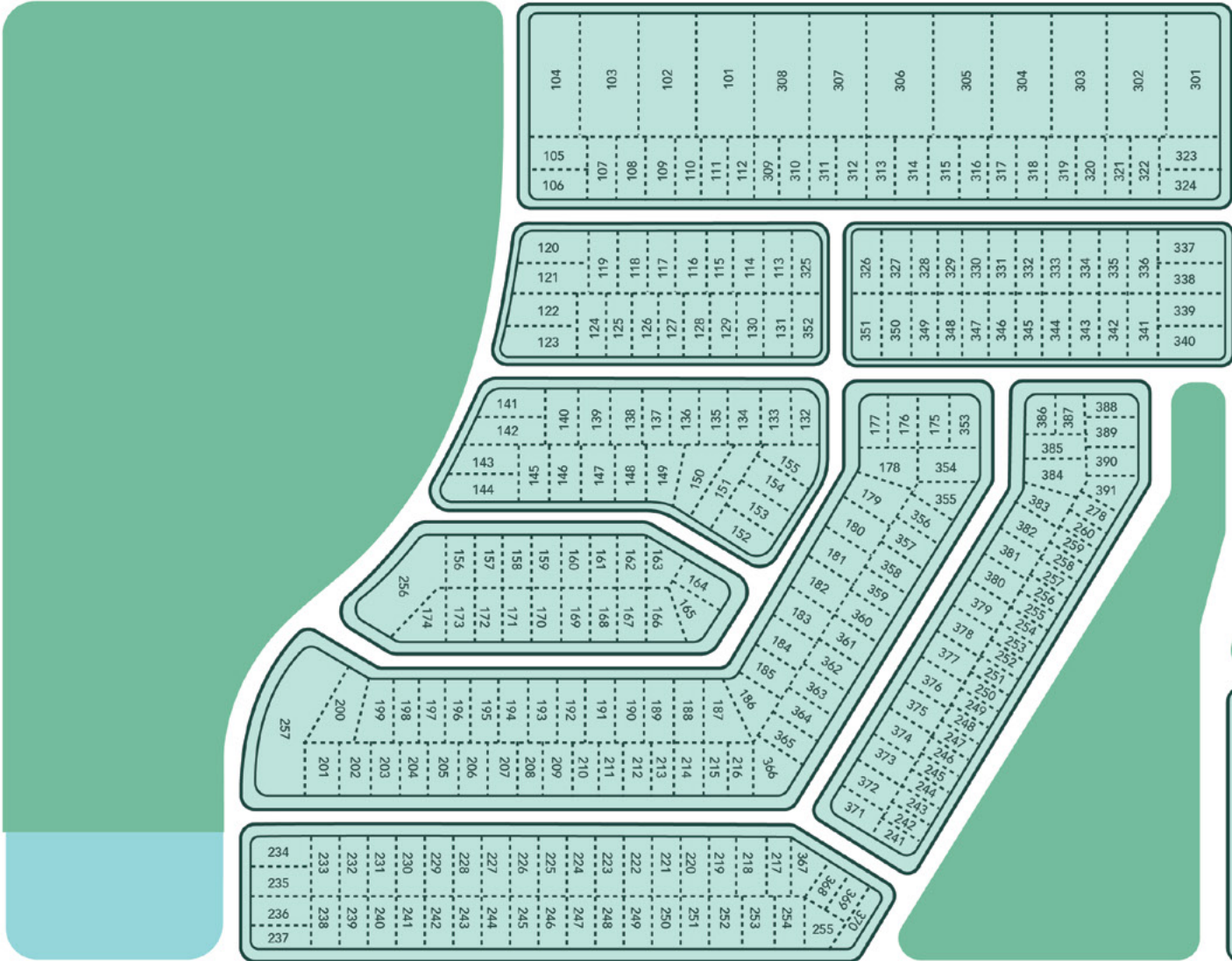
CUSAK ROAD

MAGUIRES ROAD

BOUNDARY ROAD

HESSION ROAD

HESSION ROAD







# Masterplanned with Your Future in Mind.

## The Future

The position, the spaces and the style of this exclusive estate represent a family scenario of outstanding appeal. Whether you're in the market for your first property, a future-proof investment or a home you can downsize into while upgrading your lifestyle, this vibrant masterplanned community is sure to deliver beyond your expectations.



# Bringing Together All The Elements for Lifestyle Success.

## The Hills Estate

All properties come complete with the option to build a superb contemporary residence designed by renowned builders and planners. Architect plans are custom designed to offer spacious in/outdoor

entertainment with high quality finishes and a layout that perfectly responds to modern family needs. Buyers can choose from a selection of home designs and tailor them to suit taste and lifestyle.

***Call now to start your lifestyle vision and secure your dream home.***

\* FIRB approved for foreign investors of new properties



# A Bright Future Awaits in The Hills Estate.

## About Us

Linden Wise delivers a high standard of projects directly to our buyers/investors to achieve stable returns and create future financial freedom.

Focusing on the residential market and new investment projects, we specialise in land development, building construction

and property project marketing. We offer a variety of opportunities for our buyers/investors, to ensure high investment returns and financial security.

We take care of the day-to-day co-ordination, evaluation and all of other activities for your investment including

after sales management, to give you the peace of mind.

“Wise Home Wise Living” is what we believe in, and achieving your financial dreams is important to us.





# The Hills Estate The Hills Living

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