







# Western Sydney's newest community.

With its picturesque and secluded parkland setting in the established heart of Blacktown, Fairwater combines natural beauty with everything you need for exceptional urban living.



# Family. Friends. Community.

Fairwater is a brand new masterplanned community in Blacktown where everything has been considered:

- ▶ Contemporary stylish architecture
- ▶ A range of Terraces, Townhomes and freestanding Family homes
- ▶ Open parklands, wetlands and wildlife
- ▶ Cycleways, walkways and exercise stations
- ▶ Family picnic and children's play areas
- ▶ Close proximity to trains, buses, motorways
- ▶ Nearby shopping centres, hospital and entertainment

Fairwater is the perfect place to start your family life, or to upsize or downsize your existing one.

The difference is real choice.







fairwater

# Central. Convenient. Connected.

Designed to provide a safe and relaxing community environment, Fairwater's convenient and central location puts you close to everything an active, modern family needs and wants.



Situated in the heart of Western Sydney, Fairwater is only 1km to the bustling Blacktown CBD.

Blacktown offers a vast array of services and amenities including well known Westpoint shopping centre, public and private schools, medical services and a variety of sporting facilities.

The nearby Blacktown transport interchange provides direct access to the Sydney CBD (and many other locations) via trains on the Cumberland, Western and Blue Mountains lines. The interchange is also the place to connect with a busy network of local and regional bus services.

From ovals, schools, shopping, sports stadiums, Eastern Creek Raceway through to one of Sydney's last drive-in cinemas and the world of entertainment offered by the Blacktown Workers Club, there's always something to see and do when you live at Fairwater.

- 1 Blacktown Hospital 3km
- 2 Blacktown Primary and Secondary Schools 2.5km
- 3 Blacktown CBD 1km
- 4 Blacktown Train and Buses 2km
- 5 Westpoint Shopping Centre 1.5km
- 6 Blacktown Showground 150m
- 7 M4 Motorway 8km
- 8 Proposed Business Park

While reasonable efforts have been made to ensure the accuracy of any distances stated, actual distances may vary and are to be used as a guide only. The proposed business park location is indicative only, this is subject to council approval and subject to change without notice.



Location.  
Lifestyle.  
Value.

Formerly the site of a private golf course, Fairwater is a brand new masterplanned community that has been transformed into a lush and vibrant location.



Fairwater's parklands have all been established around the original trees, providing natural meeting places and shaded areas that are just perfect for a family picnic. Each home is complete with environmentally focussed and modern landscaping. This, together with Fairwater's many interesting water features, creates a sense of your home being surrounded by nature.

Enjoy an authentic community atmosphere amid secure and tranquil surrounds that are linked by walkways and cycleways. Plus, with quick access to buses, trains and major motorways, Fairwater is well connected to most parts of metropolitan Sydney.

- ▶ Natural meeting places and shaded areas
- ▶ A place you can't wait to get home to
- ▶ A safe, green and social environment









Open space.  
Playgrounds.  
Cycleways.

Discover the serene natural surrounds, green open spaces, large entry lake, cycleways and a family-friendly playground including a 'learn-to-ride' bike park.



Fairwater boasts more than 6 hectares of green open space, featuring shaded, family-friendly play areas with children's play equipment made from natural materials.

Discover an extensive network of walkways and cycleways, connecting you to internal parks or directly to Harvey Park and Blacktown Showground, right on your doorstep.

- ▶ Large green open spaces
- ▶ Neighbourhoods meandering through parks and waterways
- ▶ Dedicated 'learn-to-ride' bike park

Lakes.  
Wetlands.  
Water play.

A combined 9.5 hectares of ponds, waterways and constructed wetlands all come together to make Fairwater a unique oasis in the heart of Western Sydney.



Coming home to Fairwater, you're welcomed by a picturesque lake, framed by greenery and a meandering wooden boardwalk and bridge. Here you can wander leisurely along the water's edge, marvel at the birdlife or simply relax in the serene natural surrounds. There's also a picnic area, play equipment and a safe kids' water-play area, specially designed for hours of summer fun.

Further within Fairwater's green, open spaces and you'll find more ponds and expansive wetlands, full of native plants and animals.

- ▶ Sprawling wetlands with ponds throughout
- ▶ Dedicated kids' water-play area
- ▶ Large entry lake greets you upon arrival











Buses.

Trains.

Bikes.

From getting to work, doing your shopping, visiting family and friends, or heading out on an adventure, you can easily get anywhere, the difference is real connectivity.



Fairwater provides quick and easy connection to Blacktown CBD; with a proposed bus service through Fairwater that will take you straight to the Blacktown interchange.

Catch a train from Blacktown station direct to Parramatta and Strathfield or an express service into the Sydney CBD.

Living at Fairwater means easy access to the M4 Motorway that takes you east to Parramatta, Sydney Olympic Park and onto the Sydney CBD, or westwards through Penrith and the Blue Mountains, or even further. The M2/M7 Motorway is your fast track to the Hills District, Norwest Business Park, Lane Cove and Sydney Airport – and more.

- ▶ A short commute to Central Station
- ▶ Easy access onto the M4, or M2 and M7
- ▶ Just 3km to Blacktown Hospital
- ▶ Less than 10km to Norwest Business Park



# Planned. Visionary. Perfect.

Designed to bring families together, Fairwater includes a wide range of first-class facilities for everyone to enjoy. Discover 44 hectares of serene natural surrounds, 9.5 hectares of open space, waterways, wetlands, cycleways and family-friendly playground including a 'learn-to-ride' park.



This plan is an artist's impression is not to scale and should be used as a guide only. The facilities and amenity are indicative only, subject to council approval and subject to change without notice. Purchasers must rely on their own enquiries and the contract for sale.

Fairwater Precincts ● Putters Green ● The Rise ● Evergreen ● The Lakes



## Cycleways

Dedicated cycleways connect you to parks and waterways.



## Boardwalk & Lake

Enjoy a stroll along the boardwalk, overlooking the water and wildlife from the bridge.



## 'Learn-to-Ride' Bike Park

A dedicated 'learn-to-ride' bike park for kids provides a safe training ground for getting the hang of riding on two wheels.



## Central Parklands

More than **6 hectares** at Fairwater has been dedicated as public open space.



## Walking Tracks/Pramways

Numerous walking tracks / pramways meander through magnificent stands of trees and waterways.



## Kids Play Area

Children's play equipment made from natural materials and a water play area especially designed for toddlers.



## Picnic Area

Relax under mature stands of trees and enjoy the lakeside view.



## Wetlands

Fairwater boasts more than **3.5 hectares** of ponds, wetlands and waterways.



Terraces.  
Townhomes.  
Family homes.

From young couples through to extended families, there's a Fairwater home that's been designed with you in mind.



From the contemporary terrace, which captures the essence of inner city living for young singles and couples, to the open-plan townhome offering low-maintenance living, or the four bedroom family home for those who desire more space both inside and out, there really is something for everyone at Fairwater.

All homes have been designed with living areas as the centre of the home, capturing natural light, with spacious kitchens and alfresco living areas overlooking landscaped gardens. Each home showcases the highest level of architectural detail, with interior and exterior inclusions selected by Frasers Property Australia's experienced designers.

- ▶ Two, three and four bedroom terraces
- ▶ Two, three and four bedroom townhomes
- ▶ Four bedroom residences









Stylish.  
Contemporary.  
Architecture.

Attention to detail is the cornerstone of Fairwater's design, and a suite of luxury living options will make it even easier to fall in love with your new home.



Fairwater's contemporary architecture is mirrored in the interior spaces of every home. Open, light-filled living areas complement the designer kitchens that feature only quality appliances. Reverse cycle ducted air conditioning, modern, stylish bathrooms and premium finishes and fittings throughout the homes are all standard features. With private landscaped front and rear courtyards or gardens, balconies, garages and ample, built-in storage, Fairwater homes are as luxuriously beautiful as they are functional.

- ▶ Designer kitchens with stainless steel appliances
- ▶ Reverse cycle ducted air conditioning
- ▶ Alfresco outdoor living spaces
- ▶ Pet-friendly community



Sustainable.  
Environmental.  
Ecological.

From the outset, Fairwater's focus has been on creating the ideal community-minded and family-friendly environment – including all the necessary features for complete sustainability and ecological sensitivity.



An environmental first for new residential masterplanned communities in Australia, every one of the new home sites at Fairwater will have provision for the GeoAir geothermal heating and cooling system, a cutting edge renewable energy source that could cut your energy costs compared to a standard air-conditioned home.

Clever engineering, mechanical devices and the installation of bioswales and bio basins have helped clean and rejuvenate the watercourses, and provide efficient methods for the ongoing treatment and management of stormwater.

To help encourage an active lifestyle, existing open spaces have been upgraded and exercise equipment will be installed, while the proposed bike path will link to the Blacktown showground. This dedication and planning has resulted in an ageing golf course with degraded watercourses being transformed into a magnificent, ecologically diverse and naturally beautiful living environment.



Hidden away from all the hustle and bustle, yet still close to everything you could possibly need, Fairwater is a clever combination of natural beauty and urban living where you'll have everything you could possibly want at your doorstep.

It all comes together at Fairwater.



The information and images in this brochure are intended as a general introduction to Fairwater and do not form an offer, guarantee or contract. Please note that whilst reasonable care is taken to ensure that the contents of this brochure are correct, this information is to be used as a guide only. All plans and images are conceptual only and may change at any time without notice. The computer generated images of dwellings are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. Purchasers must rely on their own enquiries and the contract for sale. This material was prepared prior to the completion of design and construction of dwellings at Fairwater. Printed 2015



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With \$20 billion in assets across 77 cities around the world we have the strength and experience to make a real difference, and we're fixing our sights on making a contribution to important issues such as sustainability and livability into the future.

We understand the human side of property. It's our greatest asset. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit. **The difference is real.**

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