







AN IDYLLIC COMMUNITY AWAITS



Surrounded by native flora and fauna, you can listen to the bellbirds, play cricket with your children in the street and local parks, or take leisurely walks and bike rides along picturesque waterways. Enjoy great shopping amenities close by at Kellyville and Rouse Hill, with easy access to the CBD via the soon to be completed North West Rail Link.





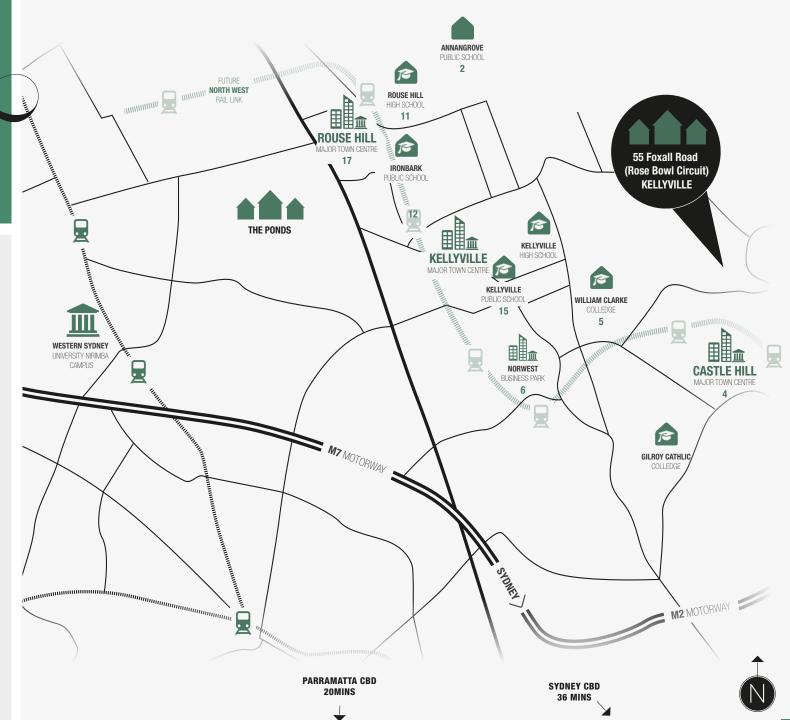


THE AREA IS
LOVED FOR ITS
COMMUNITY
FEEL, FABULOUS
LIFESTYLE
ATTRIBUTES AND
PEACEFUL
BUSHLAND
SETTING.



Nearby

- 1 Cattai Creek 8 min
- 2 Annangrove Public School 12 min
- 3 Hills Grammar School 11 min
- 4 Castle Towers Shopping Centre 14 min
- 5 William Clarke College 9 min
- 6 Kellyville Plaza 9 min
- 7 Woolworths & Specialty Shops 5 min
- 8 Castle Hill Country Club 15 min
- 9 Norwest Business Park & Metro Station 14 min
- 10 Norwest Private Hospital 15 min
- 11 Rouse Hill High School 5 min
- **12** Kellyville Metro Station **12 min**
- 13 Centenary Playing Fields 6 min
- 14 John XXIII Catholic Primary School 10 min
- 15 Kellyville Ridge Public School 10 min
- **16** Rouse Hill Town Centre & Metro Station **6 min**
- 17 Rouse Hill Public School 8 min
- 18 The Ponds Shopping Centre 5 min



THE OF BOTH WORLDS



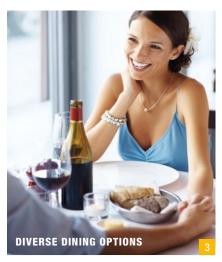
PEACEFULLY NESTLED
IN NATURE YET STILL
WONDERFULLY
CONVENIENT TO
EVERYTHING YOU NEED.
LOCAL ROUSE HILL TOWN
CENTRE AND KELLYVILLE
SHOPPING CENTRE
PROVIDE ALL YOUR
DAY-TO-DAY AMENITIES.







Nearby commercial centre, Castle
Hill, is a thriving hub with plenty
of retail, dining and entertainment
options with further future growth
planned. Norwest Business Park
is only a short drive away, with
offerings like childcare and
restaurants, to business
opportunities and supermarkets.



THE FUTURE IS Bright



The Sydney Metro North West
Rail Link is currently under
construction and will include
eight new stations and
services as part of a 23
kilometre link running from
Epping to Cudgegong.

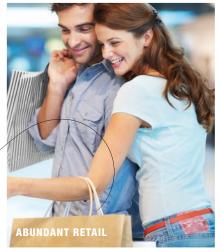




AS PART OF THE NORTH
WEST PRIORITY GROWTH
AREA, KELLYVILLE IS
POISED FOR SIGNIFICANT
ONGOING INFRASTRUCTURE
DEVELOPMENT AND
REVITALISATION,
ENHANCING ITS LIVABILITY
AND ACCESSIBILITY



LIVE A CONNECTED LIFESTYLE





THE METRO WILL CONNECT WITH
THE EPPING TO CHATSWOOD RAIL
LINK AND SYDNEY'S WIDER RAIL
NETWORK, IMPROVING
CONNECTIVITY FOR ALL LOCAL
RESIDENTS. THE NEW TRAIN
STATION AT KELLYVILLE IS ONLY A
12 MINUTE DRIVE AND THE ROUSE
HILL TRAIN STATION IS JUST 6
MINUTES AWAY.

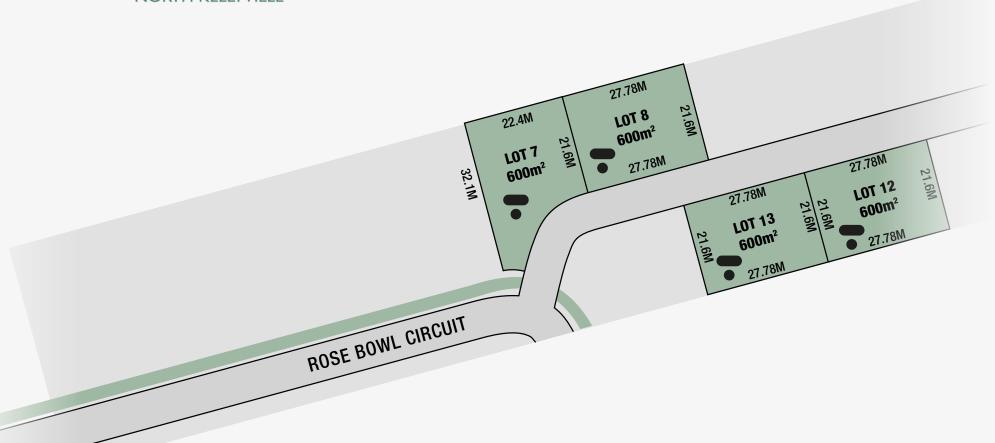




Plans are also afoot to sustainably improve parks and cycle ways, add to the vibrant streetscape of restaurants and shops and help create local jobs. This includes the proposed development of a new Woolworths along with 20 specialty stores at The Village, North Kellyville. Your children's future is always a priority, and the area is surrounded by highly regarded schools, both private and public, including William Clarke College, Rouse Hill High School and Hills Grammar, where they can grow and thrive.











TRIBECA HOME DESIGN FEATURES

A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

DESIGNED FOR LIFE

Every tribeca home is well fitted out with connectivity, Convenience and safety measures.

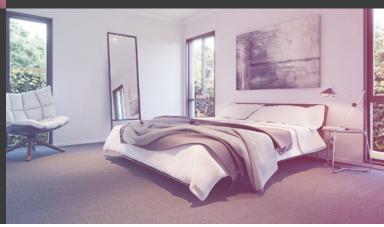


EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.



Combining living zones that support a busy lifestyle with the Need for rest and reflection.



TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Tribeca Representative for more details.



6 star rated energy efficiency



Statutory 7 year structural warranty



Complete Settlement Process guidance



Customer Service & progress updates



Professional colour selection



Bonus air conditioning



Independent final building inspection



Minimum six month maintenance period





FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

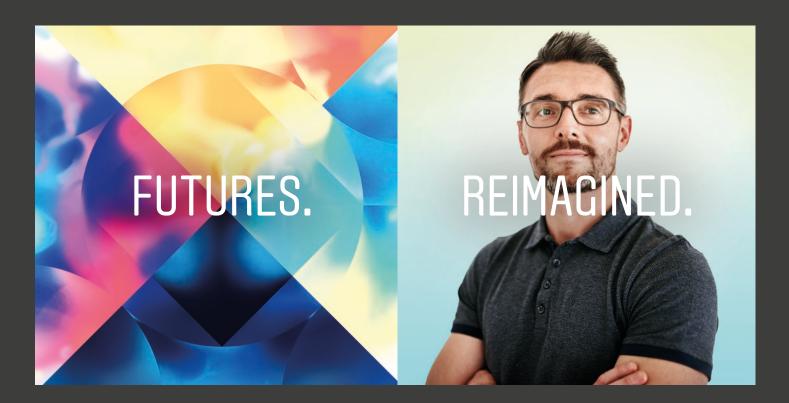
Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



TRIBECA.COM.AU

Disclaimer: Tranquility Estate, Kellyville Brochure is not a publication of Tribeca Capital Pty Limited. Purchasers should make their own enquiries to satisfy their decisions. Tribeca and its appointed marketing agents disclaim all liability should any information or matter in this brochure differ from the contract of sale or the actual constructed development. All contact details shown are for professional communication purposes only. To the best of our knowledge, no relevant information has been omitted or misrepresented. Photographs and artist's impressions are illustrative only and all information is correct at the time of printing. All reasonable care has been taken in the preparation of this brochure. Tribeca Homes Pty Ltd, ABN 84129932243. Tribeca Homes (VIC) Pty Ltd, ABN 21151370160. Building Licences NSW 219619C.