

TRIBECA



## ARCHITECTURALLY DESIGNED HOUSE & LAND PACKAGES



FUTURES.

REIMAGINED.

TRIBECA AT

*Elara*

TRIBECA

# Elara

## A NEW OUTLOOK

ELARA IS AN EXCITING NEW STOCKLAND COMMUNITY IN SYDNEY'S NORTH-WEST OFFERING THE MODERN CONVENIENCES AND THE FAMILY-FRIENDLY LIFESTYLE YOU HAVE ALWAYS DREAMED ABOUT.

Elara, located in Marsden Park, will feature tree-lined streets, parks and green open spaces in a picturesque setting with views to the Blue Mountains. Elara's masterplan comprises 2,000 homes across the 178-hectare site

Residents can look forward to the establishment of a neighbourhood shopping centre, childcare facilities as well as proposed state and independent schools catering to years K-12. Key transport links are close by with easy access to Blacktown, Parramatta and the Sydney CBD while employment centres are within easy reach.



# Elara

**Elara is located on Richmond Road at Marsden Park in Sydney's fast-growing north-west.**

Elara is just 5 minutes from the transport interchange and future Marsden Park Town Centre. Up to two discount department stores, supermarkets, specialty shops and the opportunity for commercial offices are proposed, while a community precinct with an aquatic facility is also planned.

The future town centre is adjacent to the Marsden Park Industrial precinct, home to the new Sydney Business Park which is expected to generate 10,000 new jobs. At only 30 minutes to Parramatta and Penrith and only 15 minutes to the Norwest Business Park your networking opportunities and business commutes are made easy.

And there's more. Exciting lifestyle and DIY brands such as Ikea, Bunnings, Masters Home Improvement, Costco and Aldi are all at the Marsden Park Business Park and just five minutes away from Elara.

## LOCATION

### The perfect setting

- Easy access to the M7 Expressway linking to the M2 and M4 motorways.
- Less than 10 minutes to Schofields Train Station and less than an hour to Central Station.
- 5 minutes to Sydney Business Park.
- Close to shopping and dining at Rouse Hill Town Centre and Blacktown.
- 50km to Sydney's bustling CBD by car.

## Transport

SCHOIELDS TRAIN STATION

BUS NETWORKS

## Retail

PLUMPTON MARKETPLACE

SEVEN HILLS PLAZA

WESTPOINT BLACKTOWN

ROUSE HILL SHOPPING PLAZA

## Parklands and Ovals

BUNGARRIBEE SUPER PARK

BLACKTOWN INTERNATIONAL SPORTS PARK

SHANE'S PARK CONSERVATION ZONE

WESTERN SYDNEY PARKLAND

## Education

ROUSE HILL PRIMARY

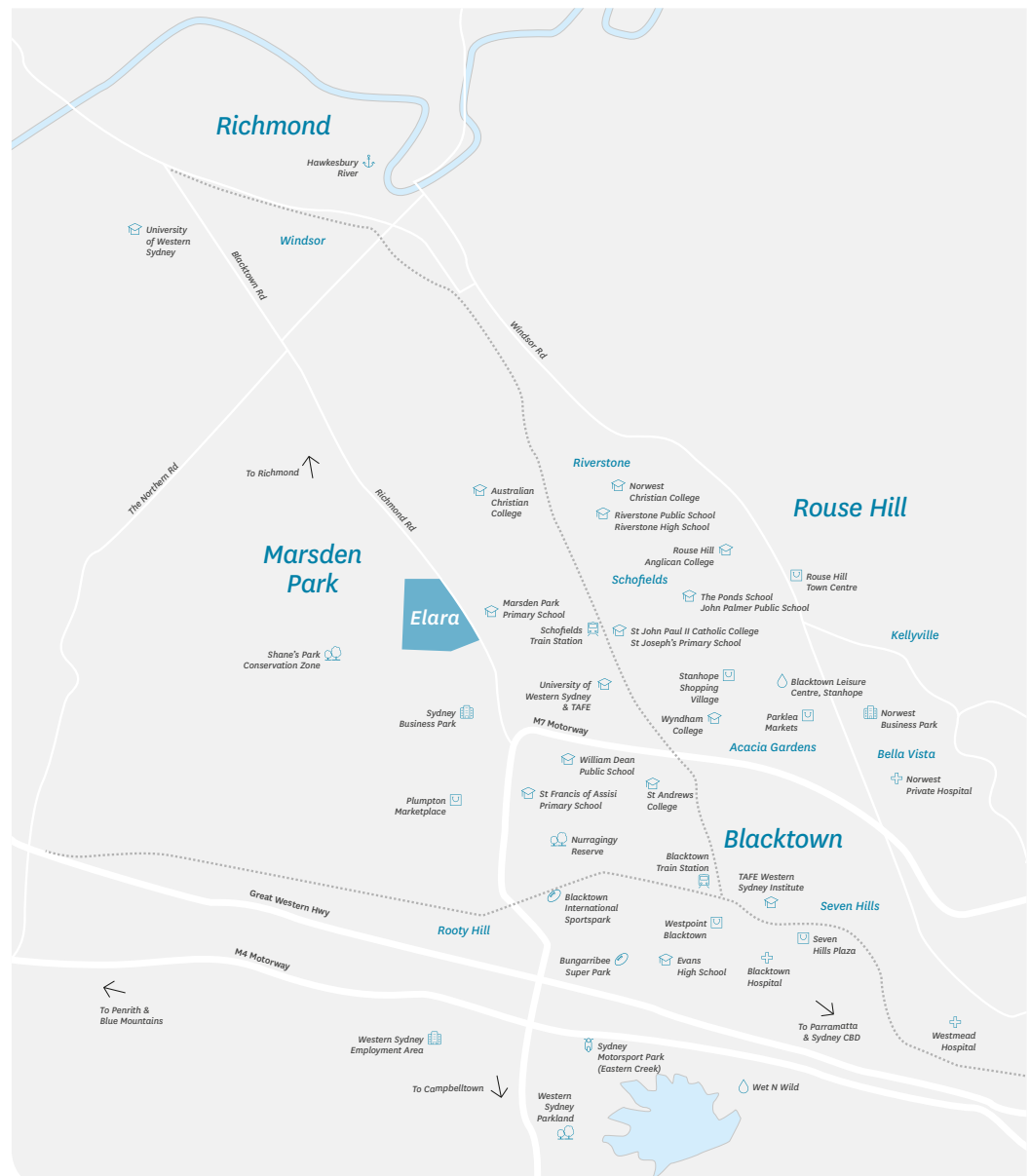
AUSTRALIAN CHRISTIAN COLLEGE

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## 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.



### WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

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





# TRIBECA HOME INCLUSIONS

- Tribeca's fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.
- ✓ 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



6 Star Rated  
Energy Efficiency



Statutory 7 Year  
Structural Warranty



Complete Settlement  
Process Guidance



Customer Service  
& Progress Updates



Professional  
Colour Selection



Ducted Air  
Conditioning



Independent Final  
Building Inspection



Minimum Six Month  
Defect Liability Period



ASK ABOUT OUR  
**NEW**  
IMPROVED STANDARD  
INCLUSIONS

# NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.

## OUR NEW ENHANCED STANDARD INCLUSIONS

### Our new enhanced standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

OUR DIFFERENCE IS SEEN IN  
THE MOST OBVIOUS PLACES,  
BUT ALSO THE SMALLER ONES.



TRIBECA

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.**



FUTURES.



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# MARSDEN PARK. NSW.

**Lot 3716** - Howell Street, Marsden Park , NSW 2765



Artist's impression

***Elara***

HOUSE & LAND  
**\$758,980** FIXED PRICE

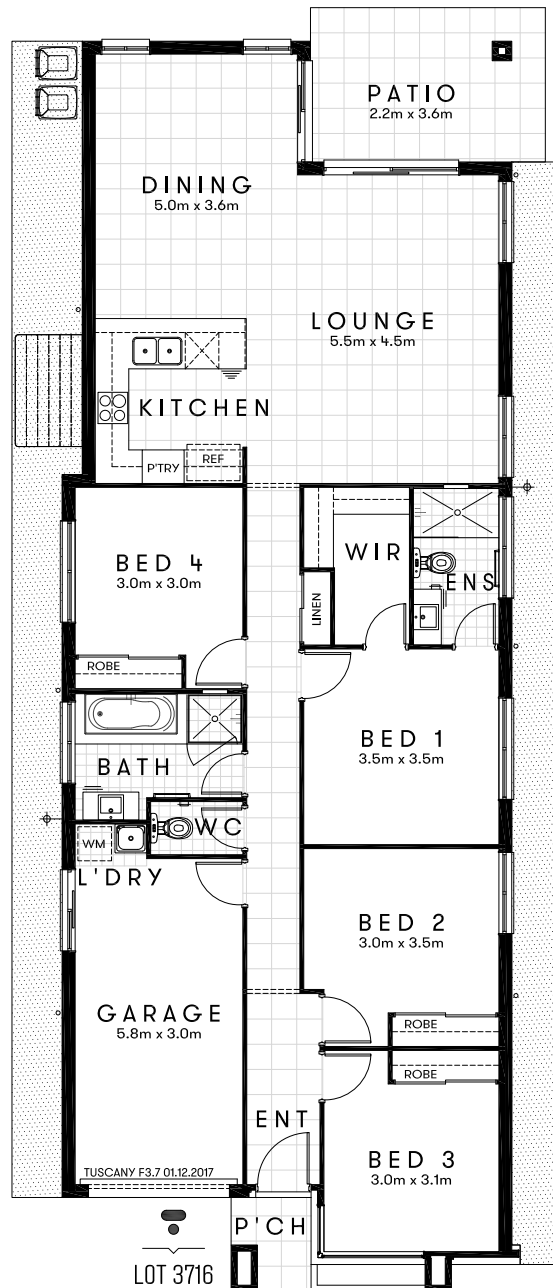


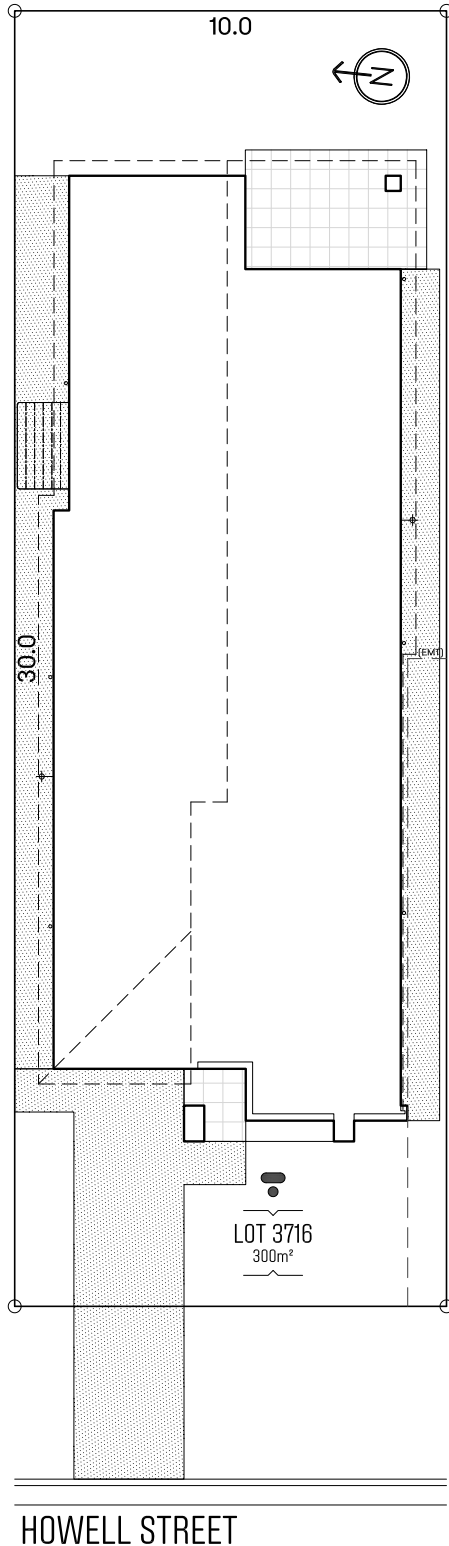
Approx. House Area 171m<sup>2</sup>  
Land Area 300m<sup>2</sup>

House Price \$306,980  
Land Price \$452,000

# TRIBECA

Design Tuscany F3.7 Approx. House Area 171m<sup>2</sup>  
Land Area 300m<sup>2</sup> House Price \$306,980 Land Price \$452,000





## HOME OVERVIEW

**Design** Tuscan F3.7

**Approx. House Area** 171m<sup>2</sup>

**Land Area** 300m<sup>2</sup>

**House Price** \$306,980

**Land Price** \$452,000

## QUALITY INCLUSIONS

- Fixed site costs, no surprises
- Fully ducted air-conditioning
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Flyscreens provided to all windows
- Blinds throughout
- Covered alfresco
- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- 3 coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials



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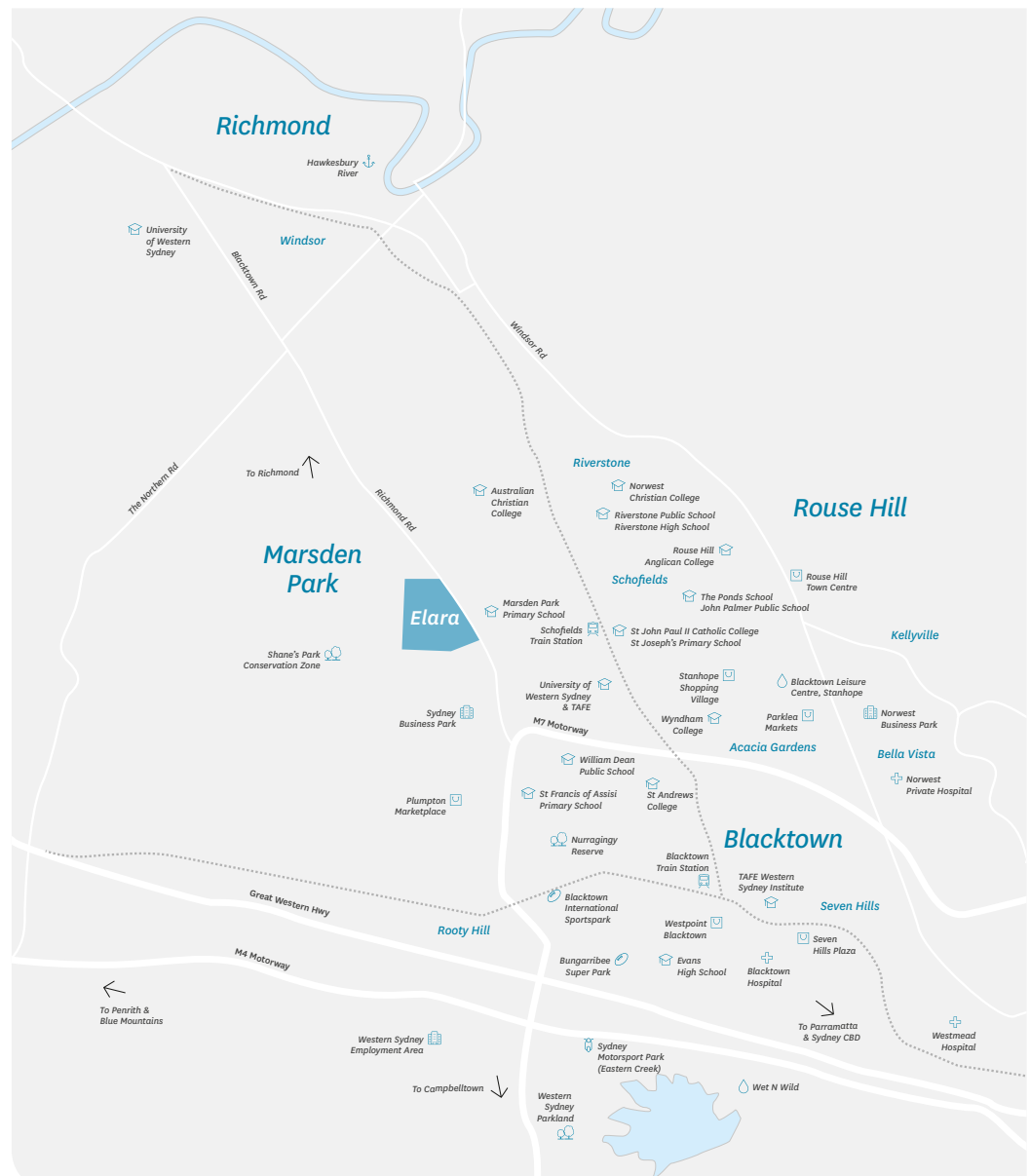
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Professional  
Colour Selection



Ducted Air  
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Independent Final  
Building Inspection



Minimum Six Month  
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