



S I E R R A

R E S I D E N C E S



K E L L Y V I L L E

STAGE 1



A NEW VANTAGE POINT
LUXURY HOMES
BEYOND THE EXPECTED

SLEERRA

ENVISAGE YOUR FUTURE



Artist Impression

Sierra Residences delivers a limited collection of boutique house and land packages in one of the North-West's booming centres of growth. Surrounded by natural bushland, local parks, village hubs and a number of major retail centres, it presents the perfect family address, enjoying excellent amenities and connectivity. An esteemed developer brings you a choice of 11 architecturally designed freestanding terrace-style residences to suit any lifestyle needs.

EVERYTHING WITHIN REACH





Close by, The Village Centre, Kellyville Village and the Bella Vista shopping precinct cater to all of your day to day needs, including a selection of supermarkets and eateries. Indulge all of your retail desires at Castle Towers in nearby Castle Hill. Here you can catch the latest movie at Event Cinemas or dine at the eclectic indoor/ outdoor eateries of The Piazza precinct.

Take a mere eight-minute walk to Kellyville Public School or a five-minute walk to Kellyville Preschool Kindergarten. It's a brief four-minute drive to the forthcoming Kellyville station along the new Sydney Metro high-frequency railway line, due to open in 2019, making commuting to the city a breeze.

EASY CONNECTIVITY





YOU'RE SPOILT FOR CHOICE WHEN IT COMES TO GLORIOUS OPEN SPACES AND RECREATIONAL ATTRACTIONS.

Take a leisurely five-minute stroll to Kellyville Park, a wonderful sporting complex with tennis and netball courts, sports fields, a cricket pitch and a kiosk. Perfect your swing at the Castle Hill Country Club Golf Course or keep fit and active on the many local walking and cycle paths meandering through tranquil green open space.

Picnic in the peaceful grounds of the historic Bella Vista Farm, where you can explore the monthly Free Spirit Markets, or browse fresh food, plants and furniture at Parklea Markets.



RELEASE PLAN STAGE 1

- Rosa

Verde

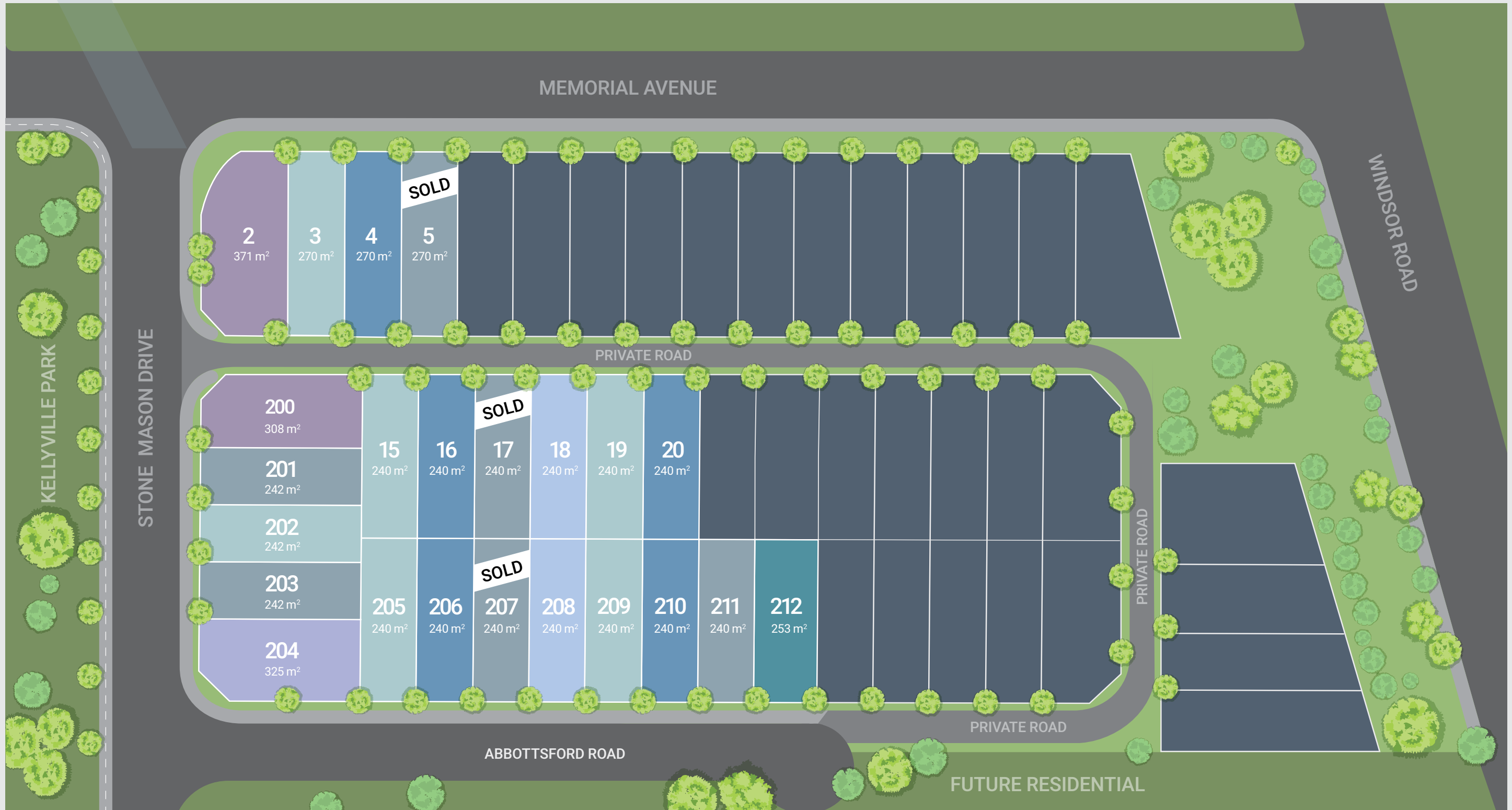
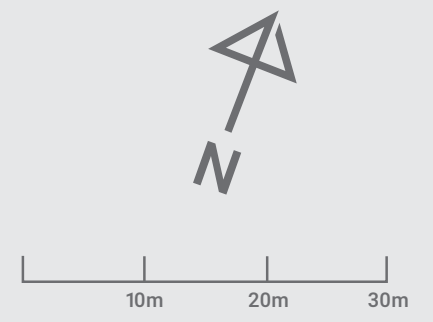
Altura

Campana
- Baroli

Nuevo

Parque

Future Stage



A BOUTIQUE OFFERING



SIERRA RESIDENCES ENCOMPASSES
JUST 51 HOME SITES WITH PRESTIGE
INCLUSIONS, MANY ENJOYING BLUE
MOUNTAINS VIEWS.

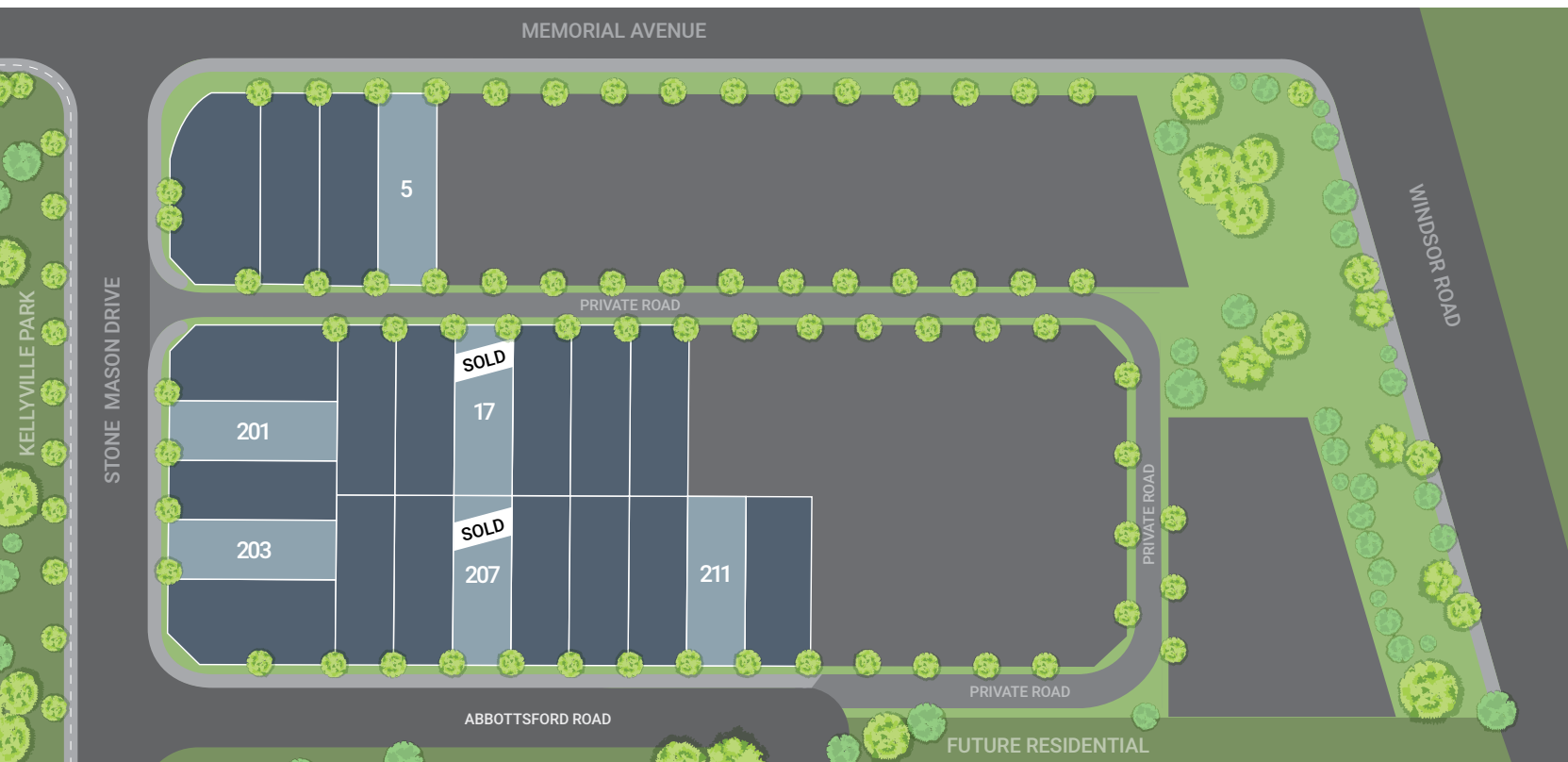
Select from Torrens title and community
title residences set among beautiful
streetscapes, with stylishly appointed
interiors and quality construction.
Well proportioned and cleverly designed,
each home comes with the advantage
of double garaging with internal access.

ALTURA

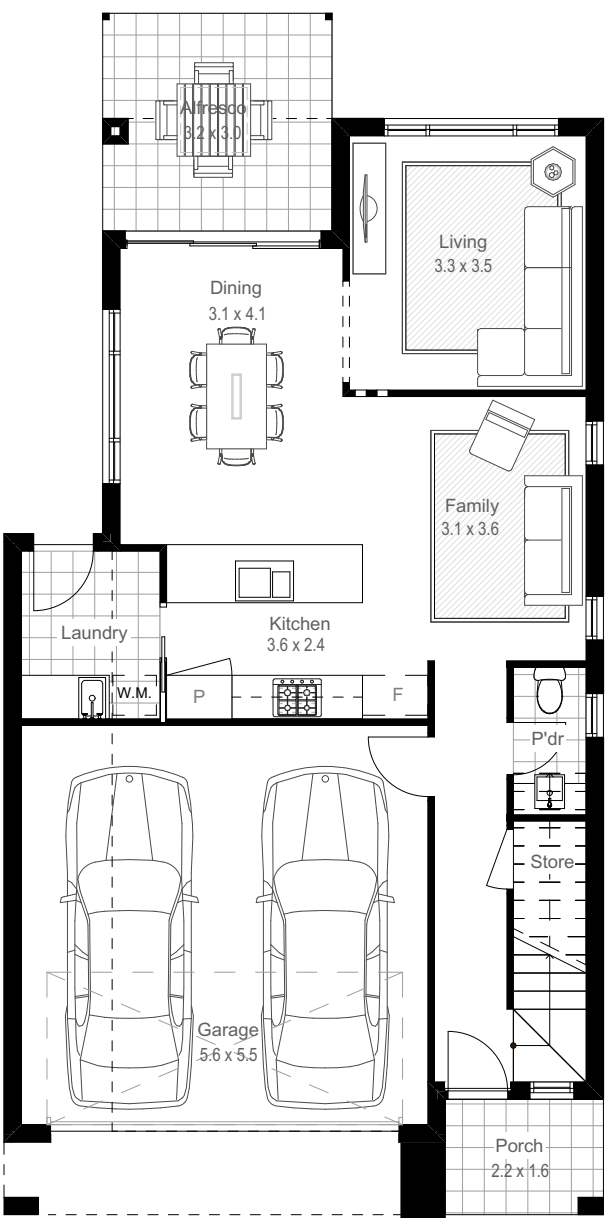
4 2 2

Total House Area 207.17m²

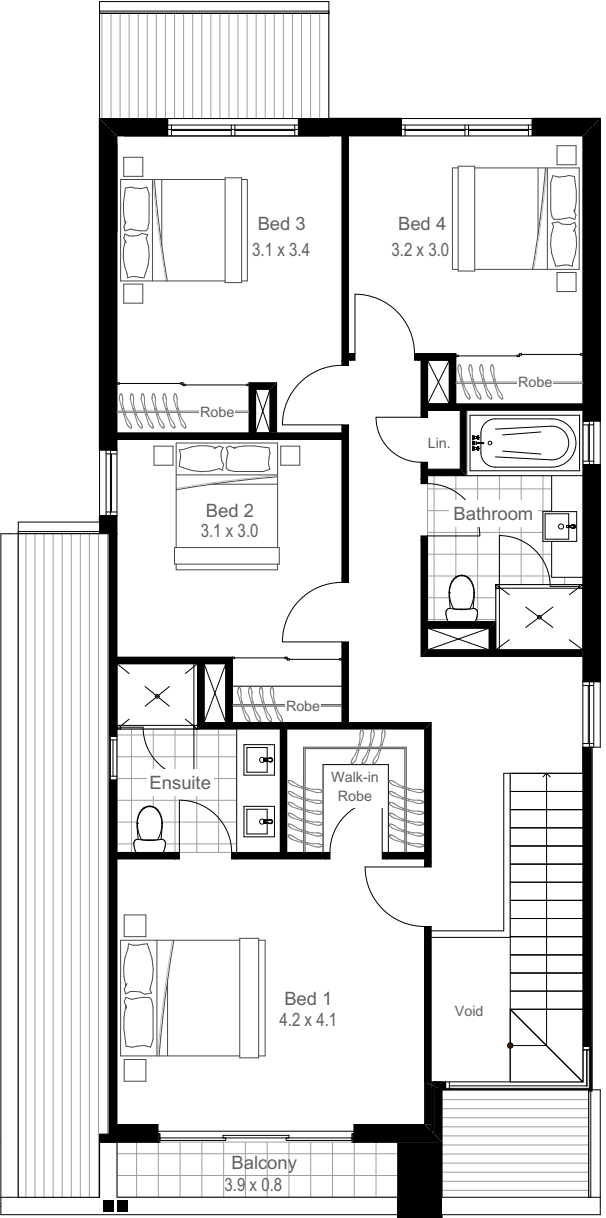
*Sample external façade colour 4



LOT 5, 201, 203, 211



GROUND FLOOR



UPPER FLOOR

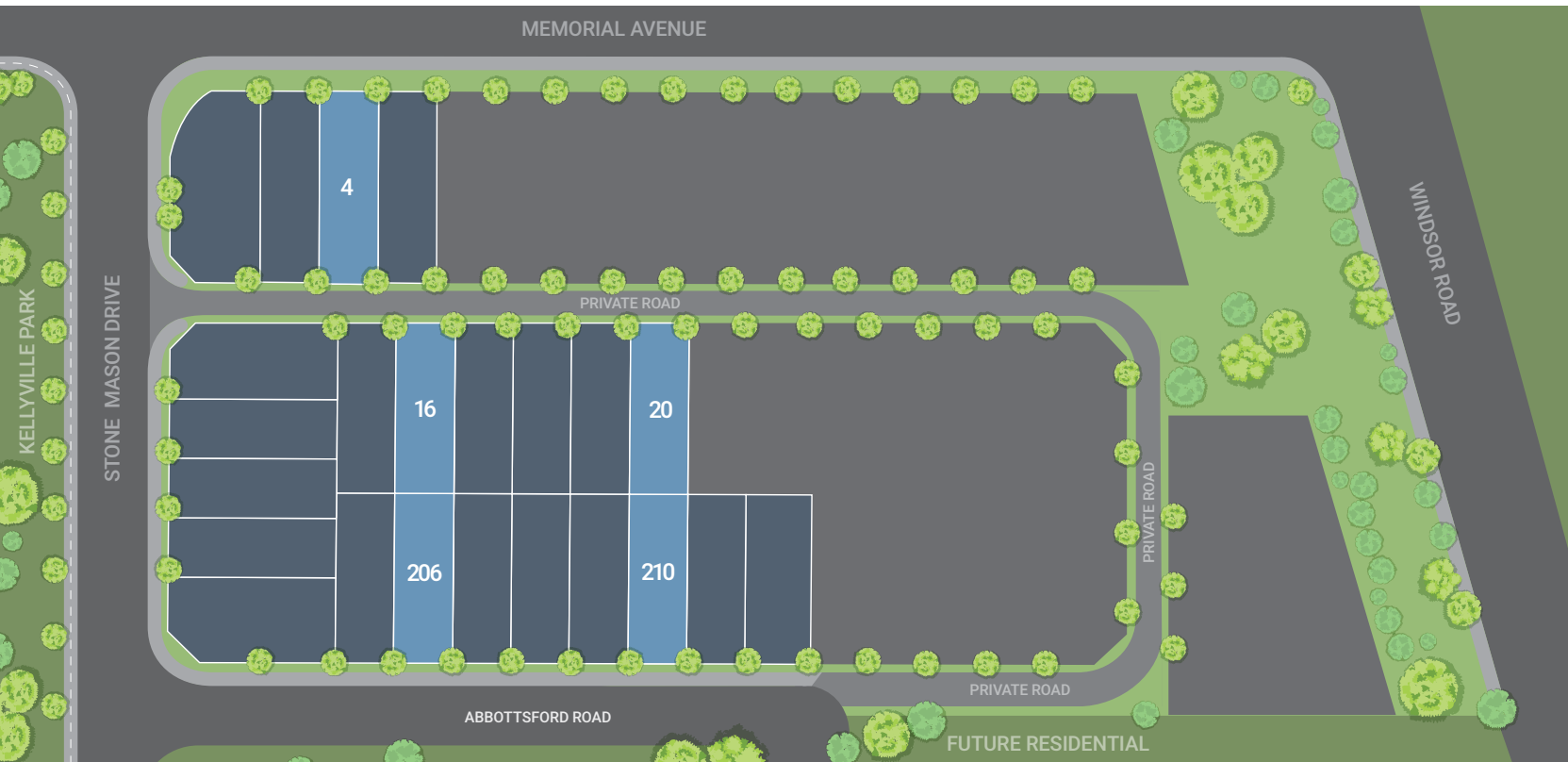
All dimensions, areas, specifications and layouts have been provided by third parties. The information is believed to be correct however The Agency Projects has not checked it and has no belief one way or the other as to its accuracy. Purchasers should make and rely upon their own enquiries. Neither The Agency Projects nor its agents have any authority to make or give any representation in relation to this property.

VERDE

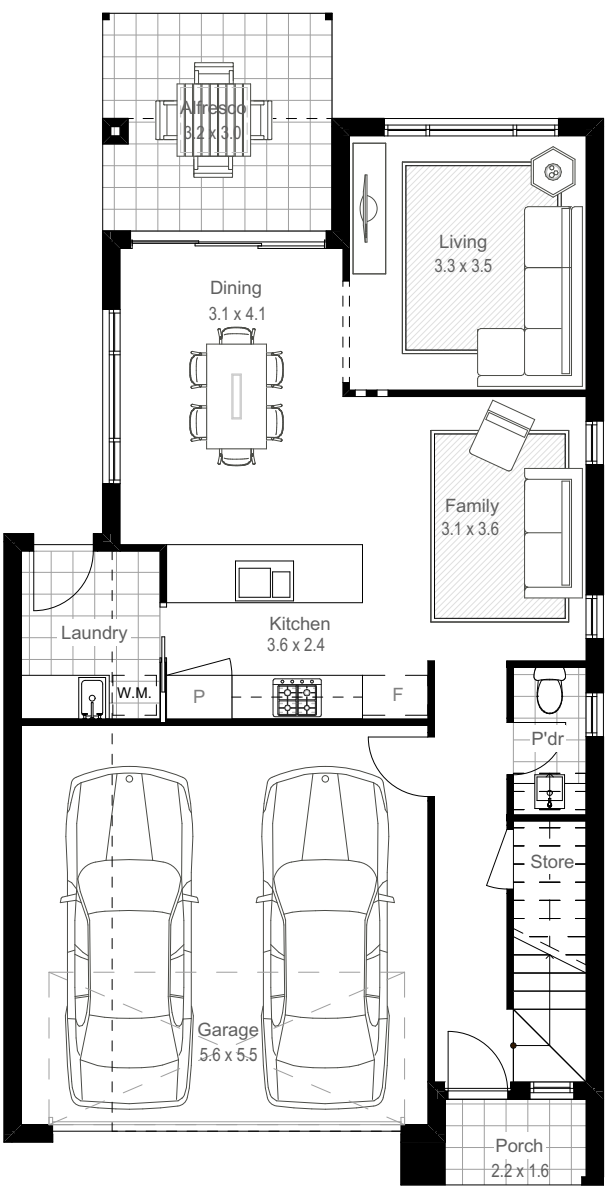
4 2 2

Total House Area 202.73m²

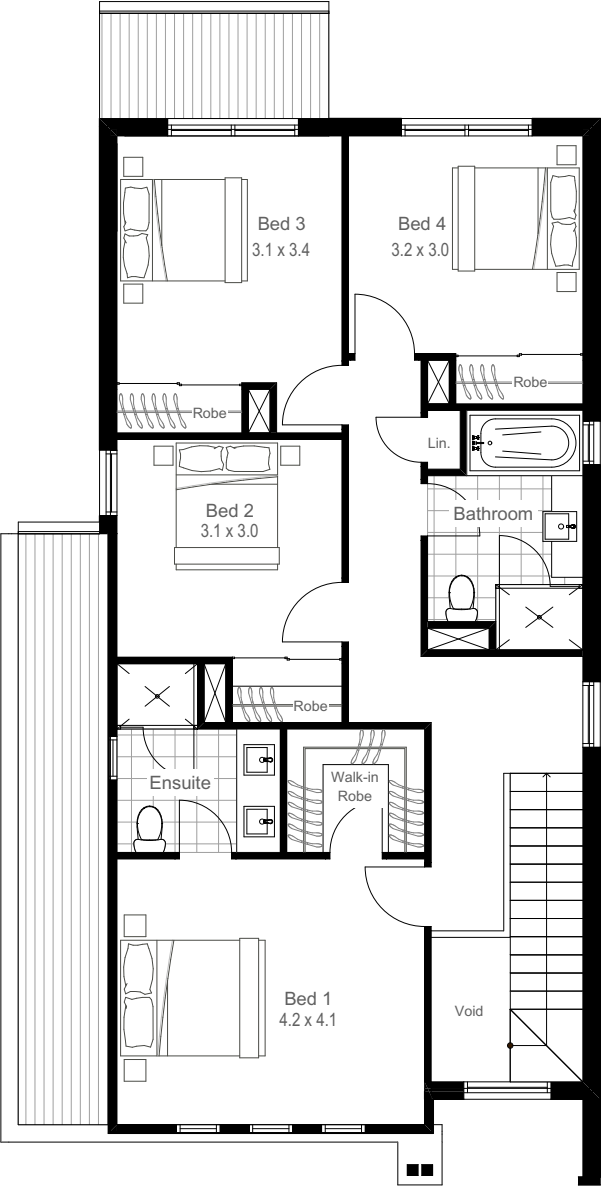
*Sample external façade colour 3



LOT 4, 16, 20, 206, 210



GROUND FLOOR



UPPER FLOOR

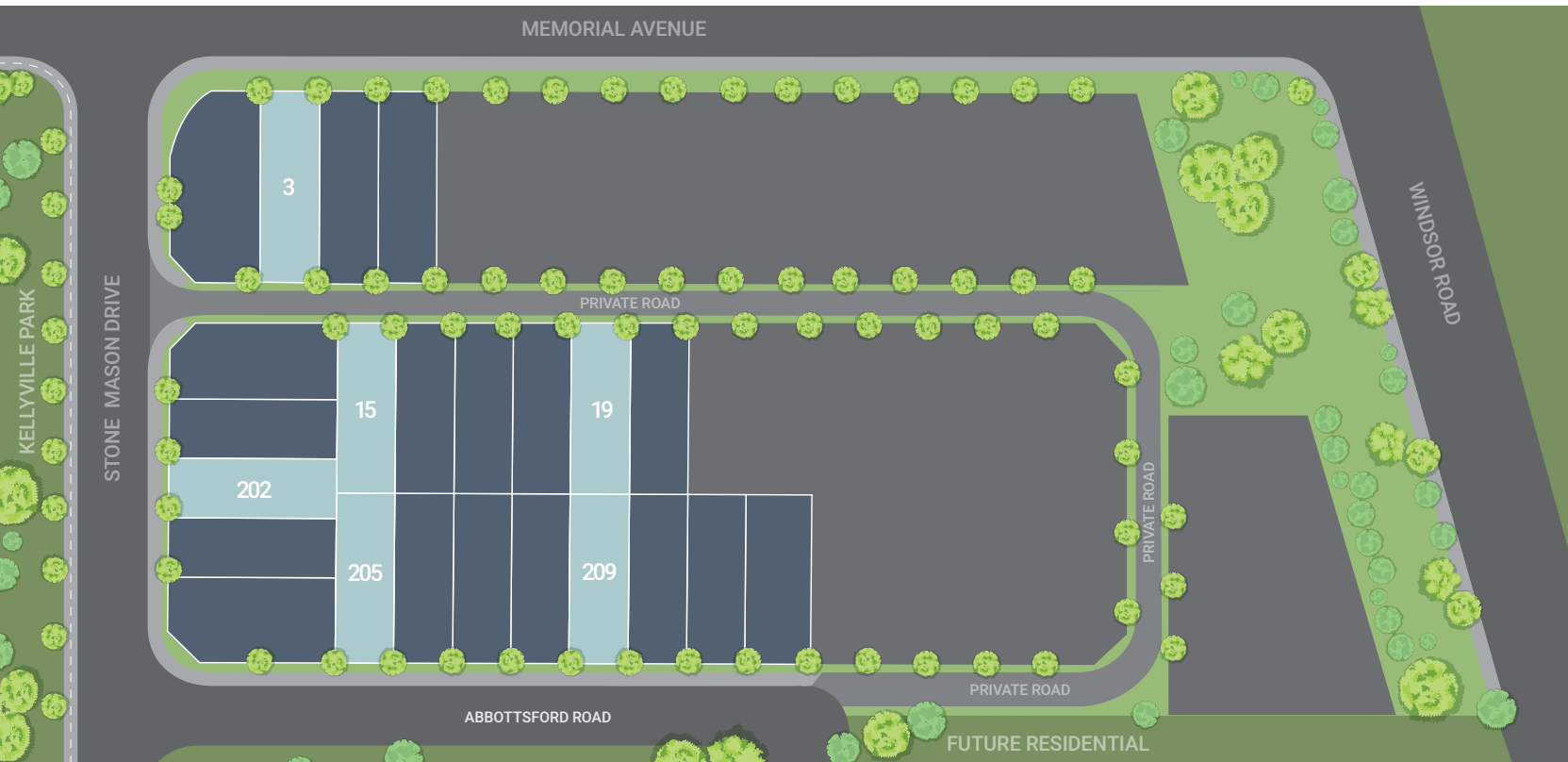
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ROSA

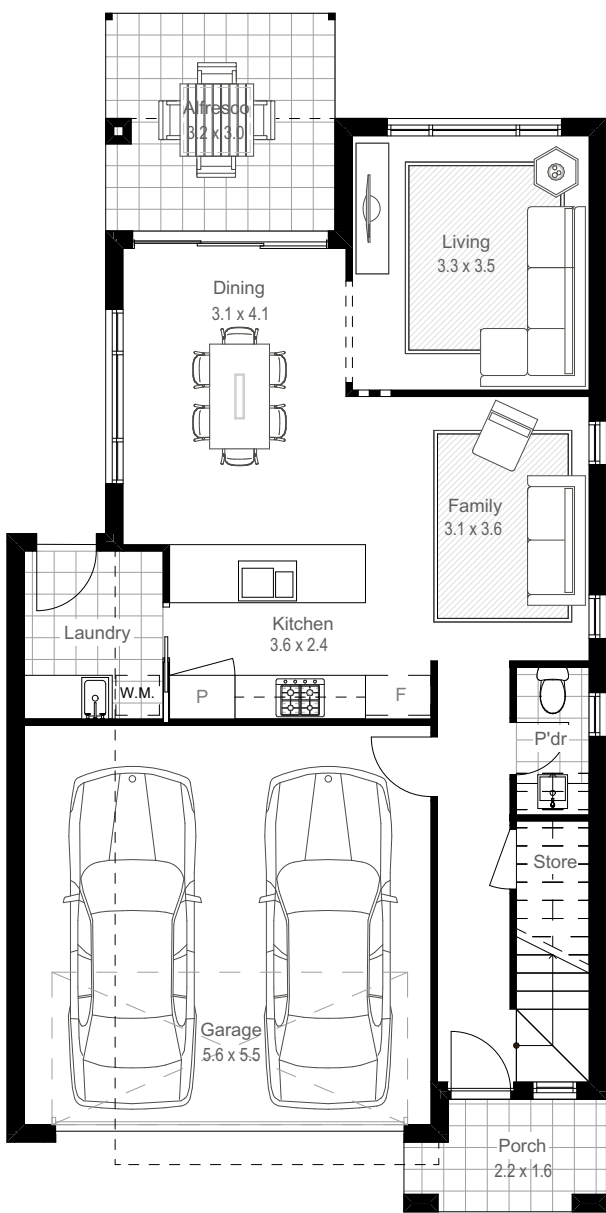
4 2 2

Total House Area 205.75m²

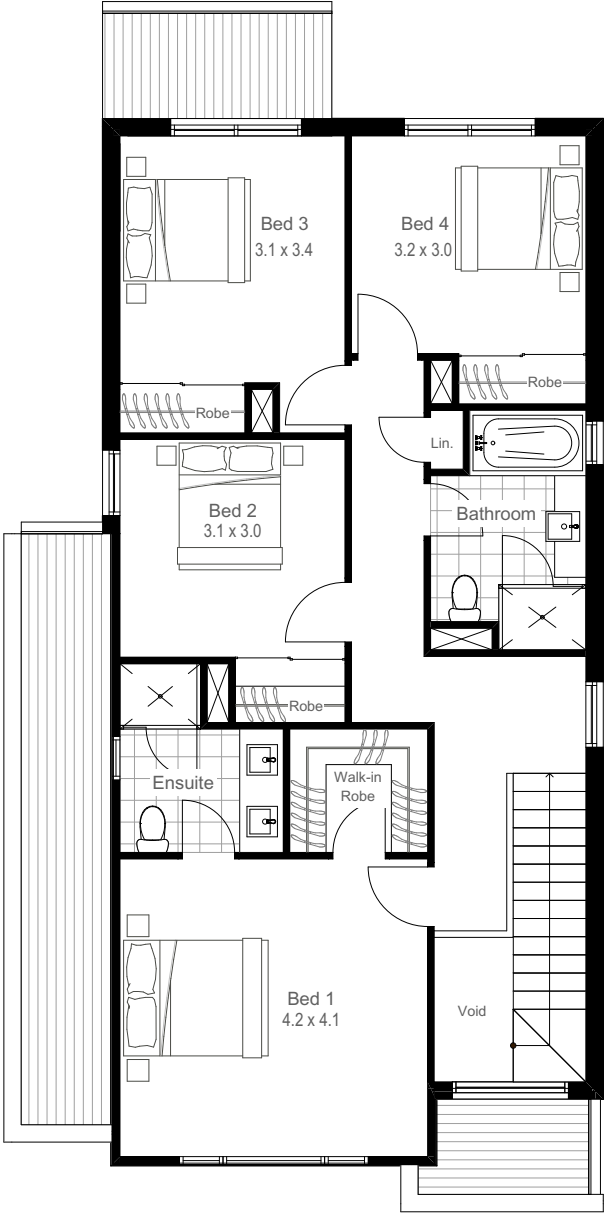
*Sample external façade colour 2



LOT 3, 15, 19, 202, 205, 209



GROUND FLOOR



UPPER FLOOR

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CAMPANA

LOT 18, 208

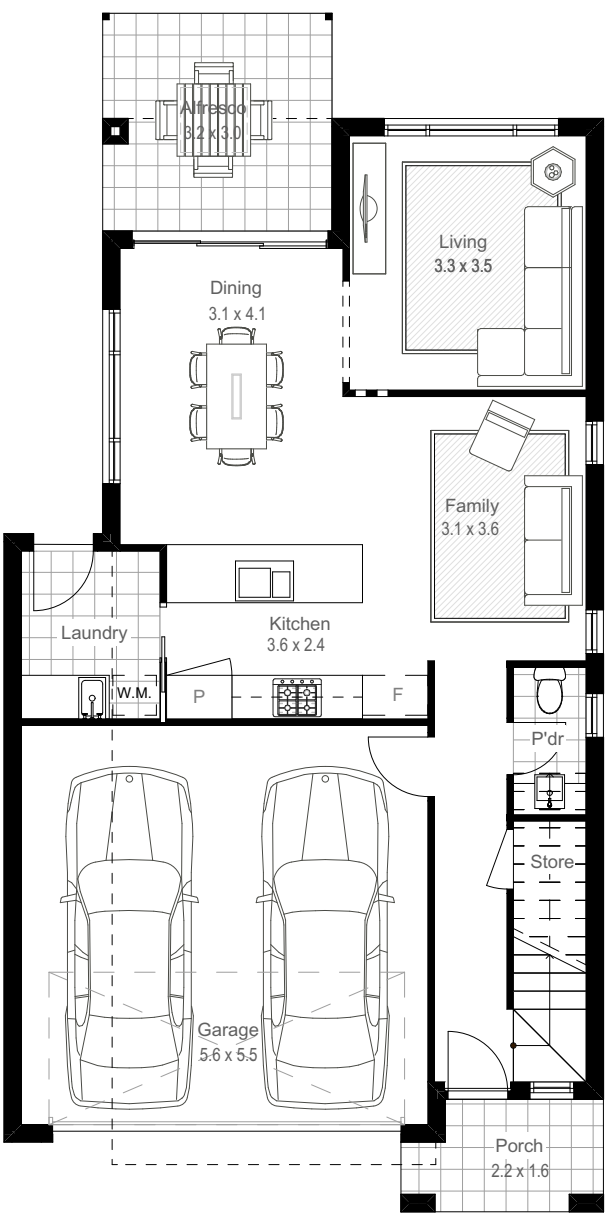
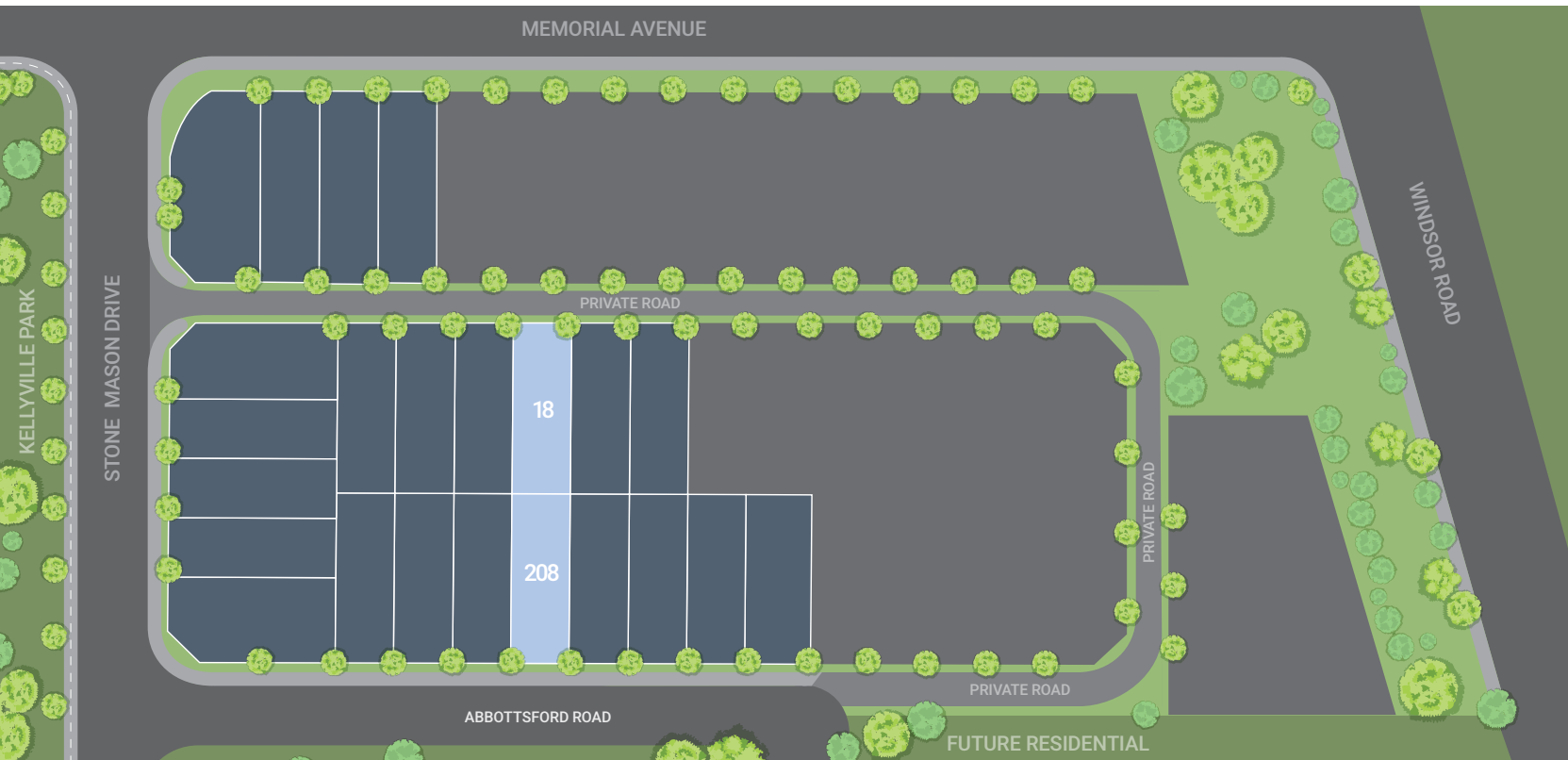
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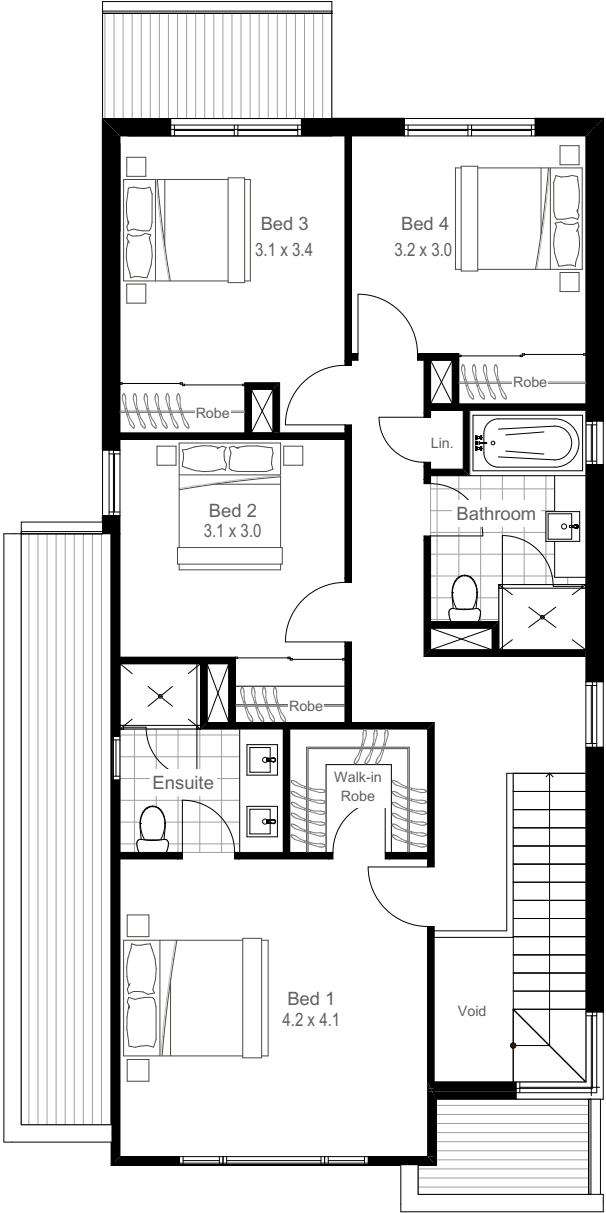
 2

Total House Area 205.75m²

*Sample external façade colour 5



GROUND FLOOR



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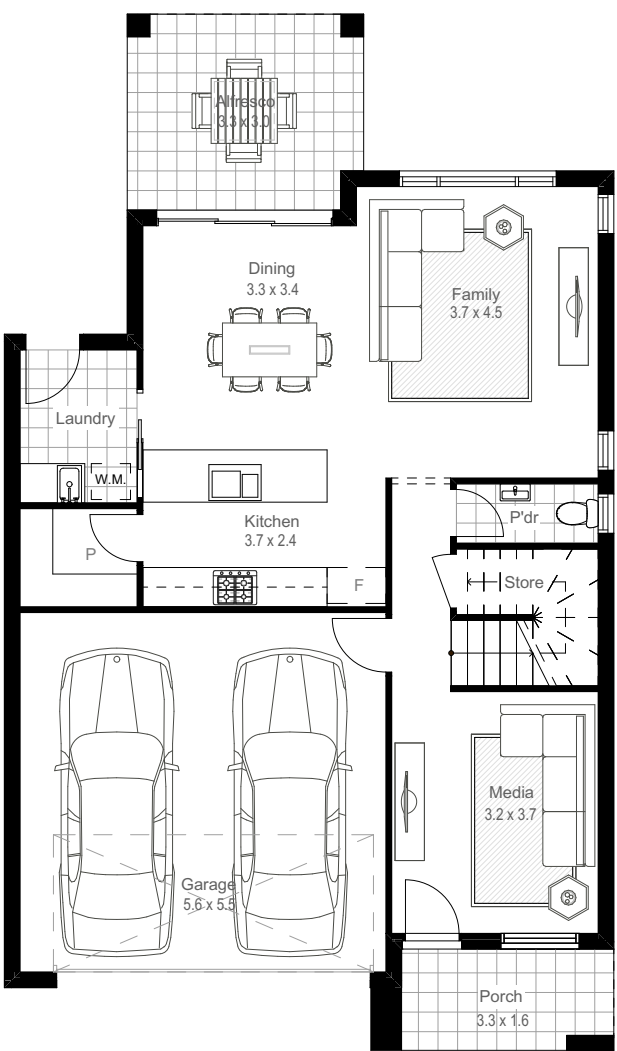
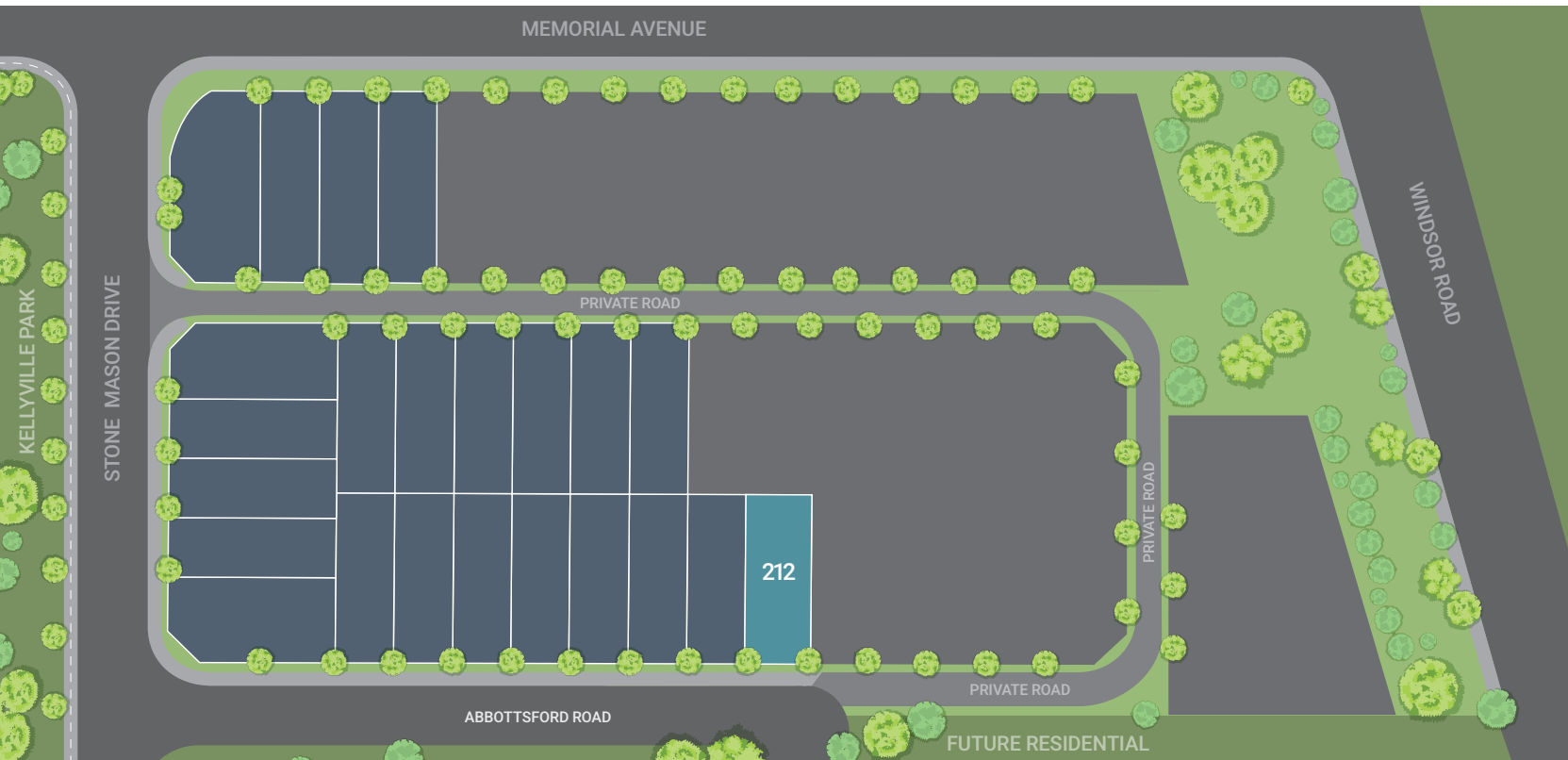
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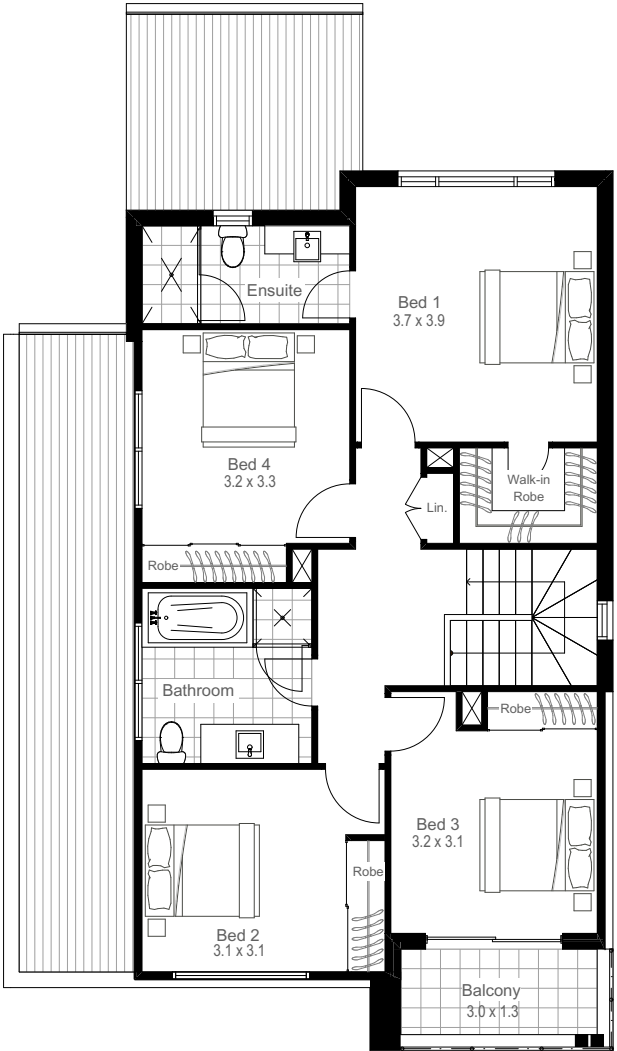
2

Total House Area 211.47m²

*Sample external façade colour 1



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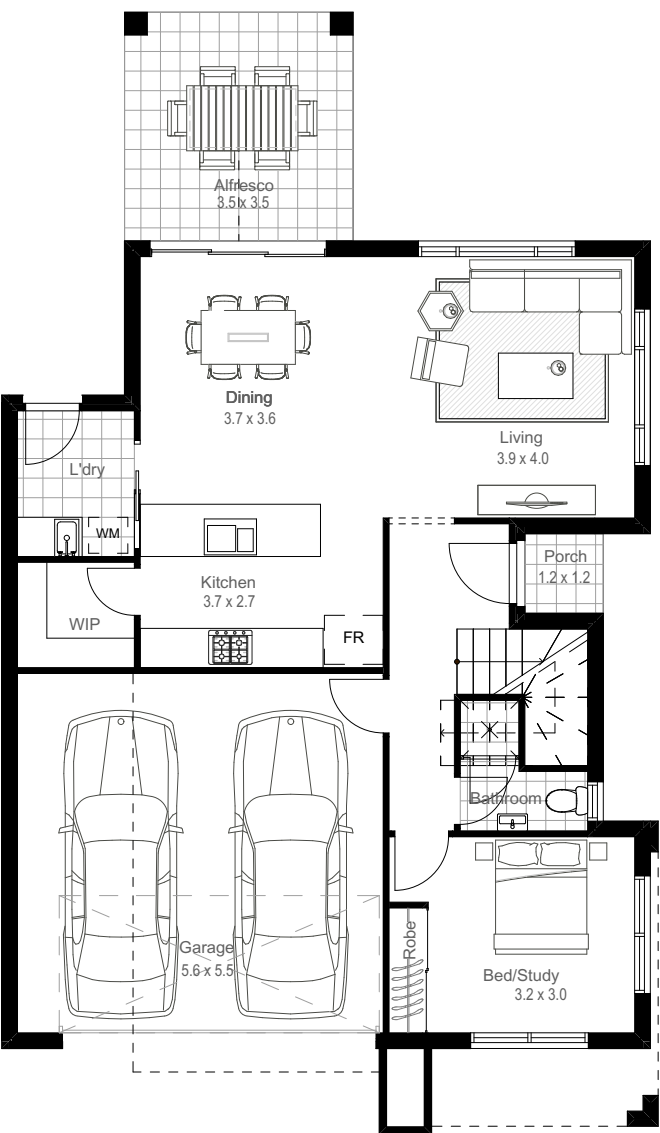
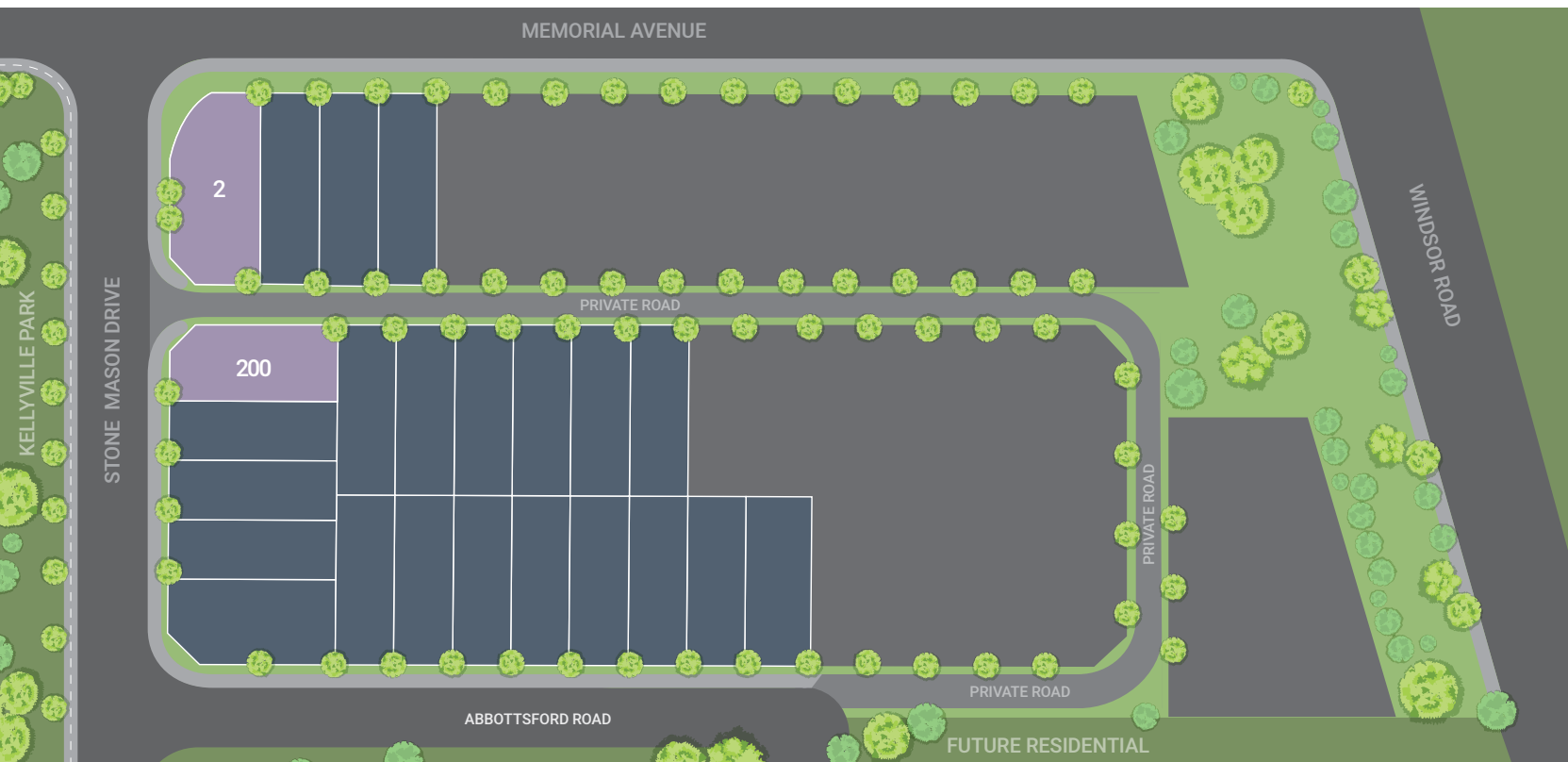
BAROLI

LOT 2, 200

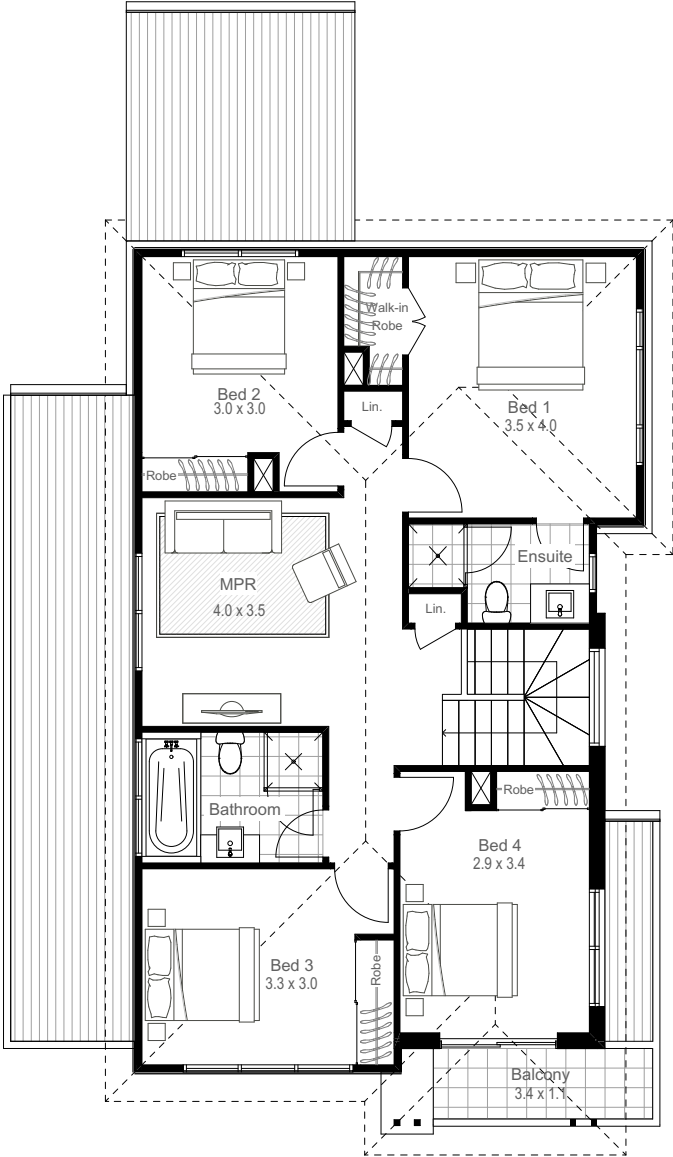
5 2 2

Total House Area 218.61m²

*Sample external façade colour 1



GROUND FLOOR

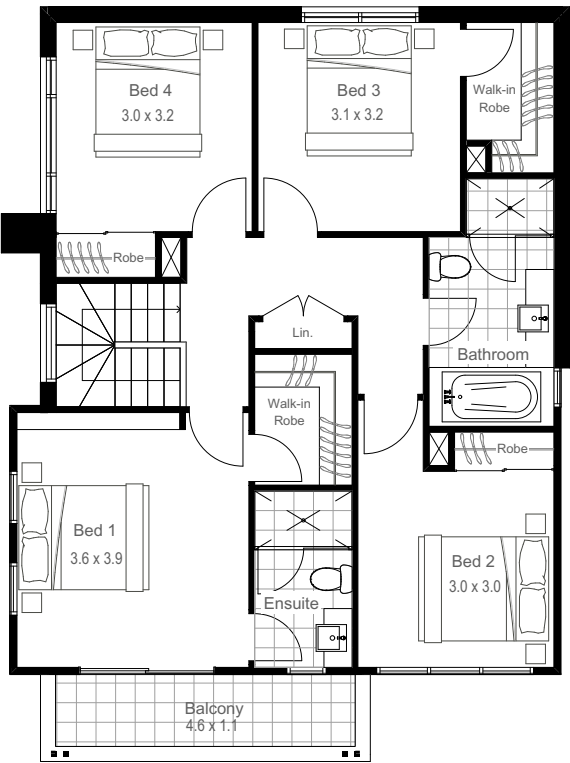
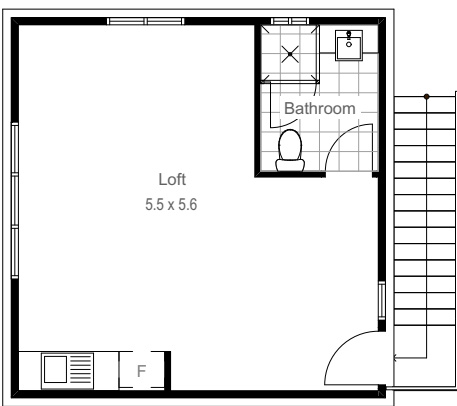
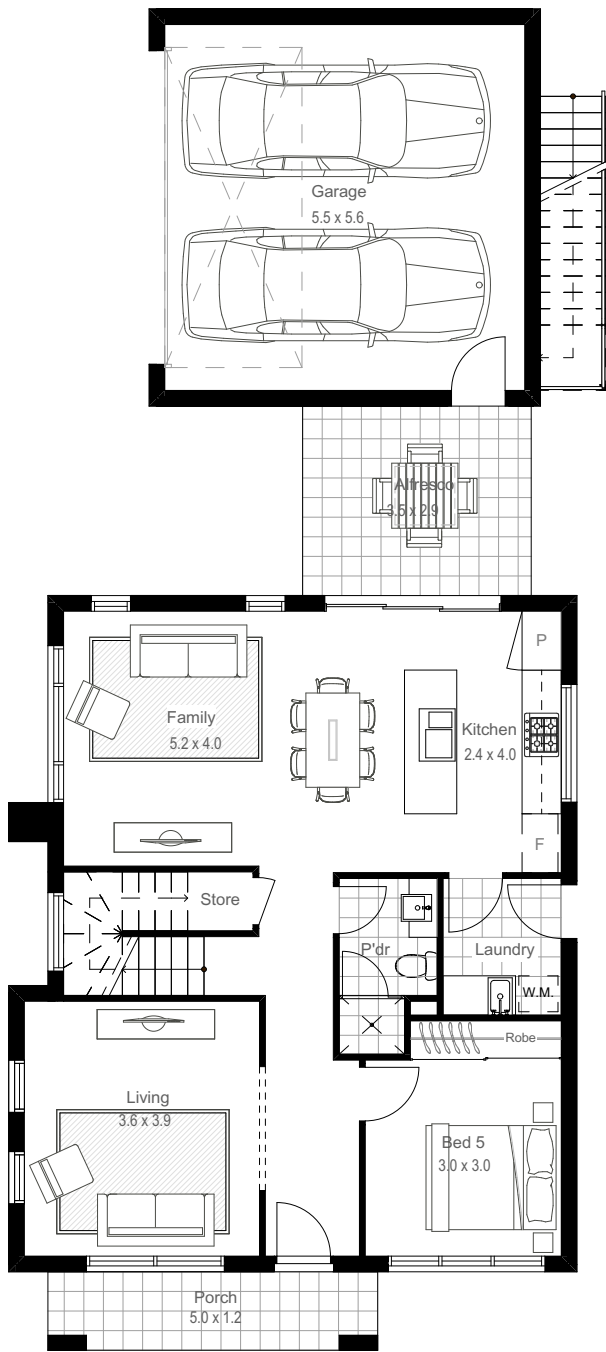
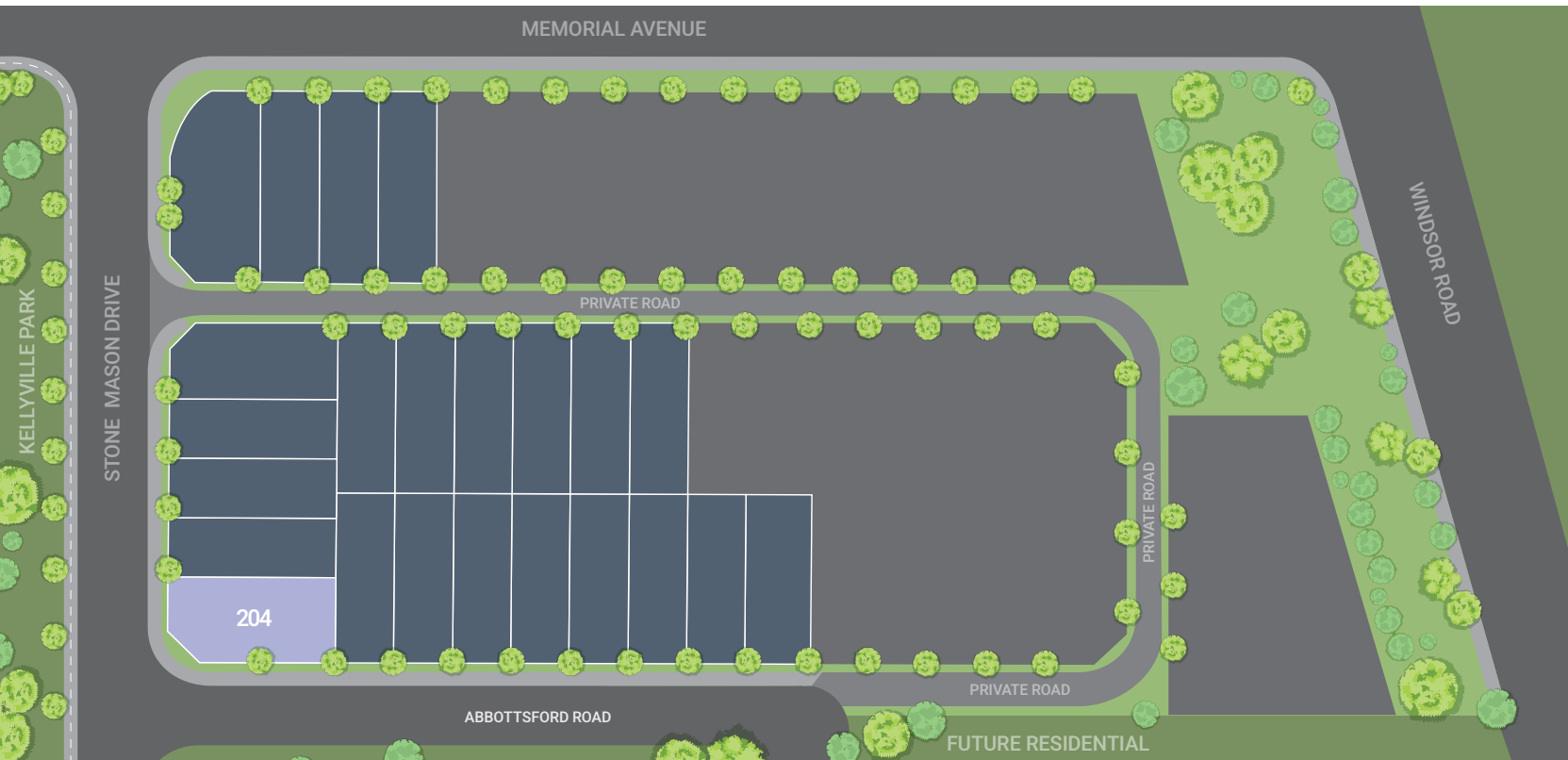


UPPER FLOOR

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6 4 2 Total House Area 259.76m²

*Sample external façade colour 4



GROUND FLOOR

UPPER FLOOR

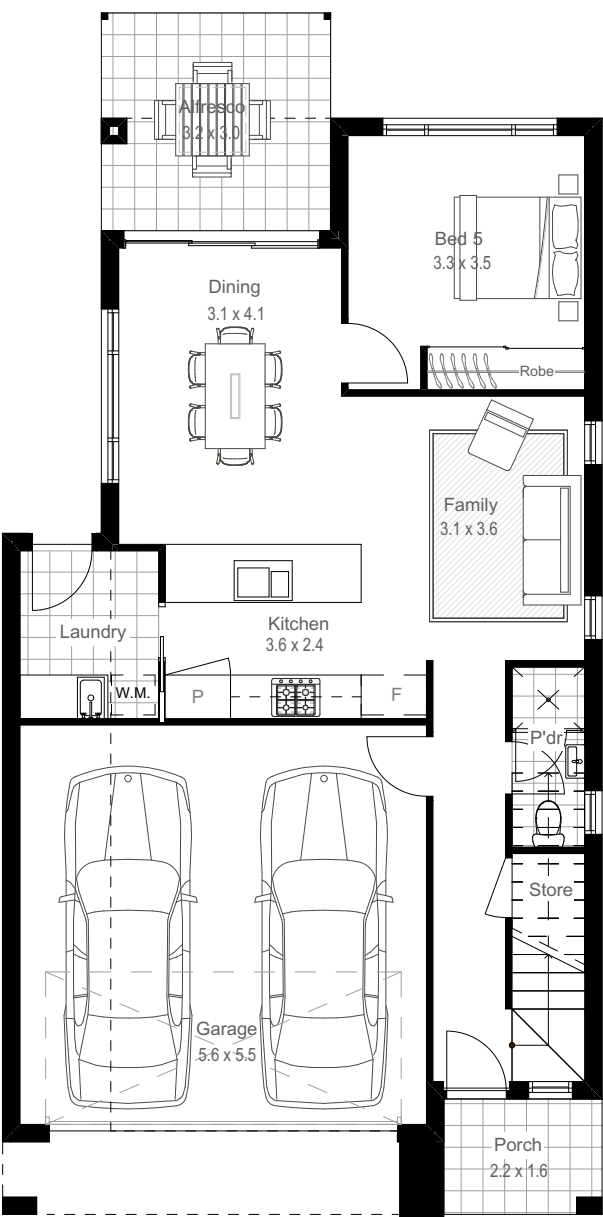
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INTERNAL LAYOUT UPGRADE - ALTURA, CAMPANA, ROSA & VERDE

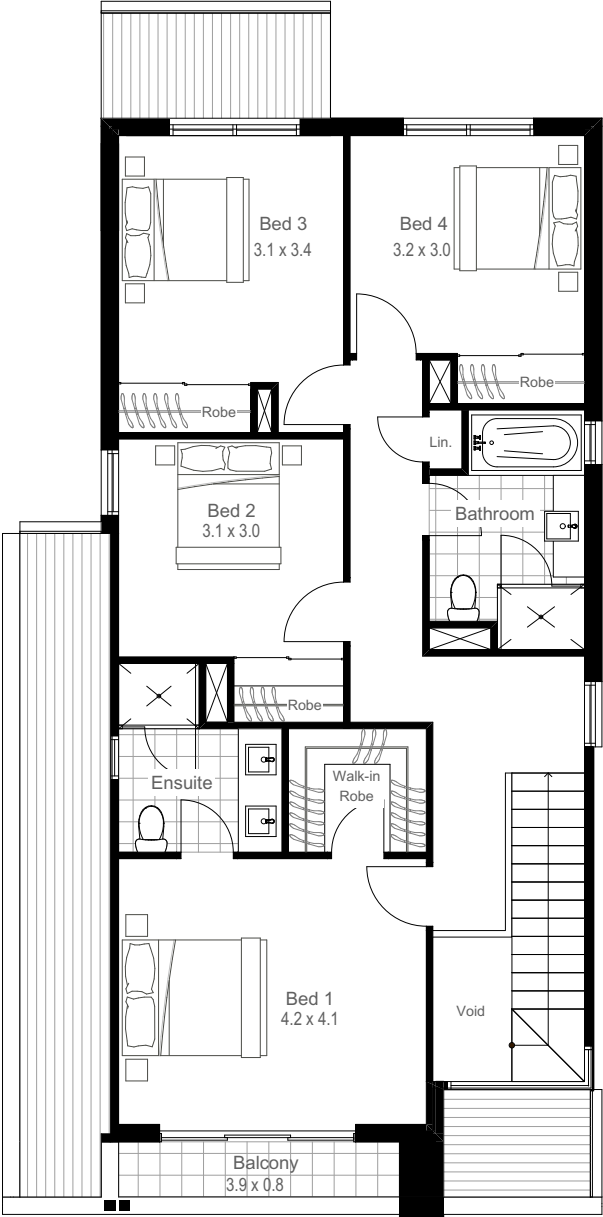
*Please refer to the upgrade schedule for pricing.
**Internal upgrades available for the Altura, Campana, Rosa & Verde house designs only.

5 BEDROOM OPTION

Total House Area 207.17m²



GROUND FLOOR

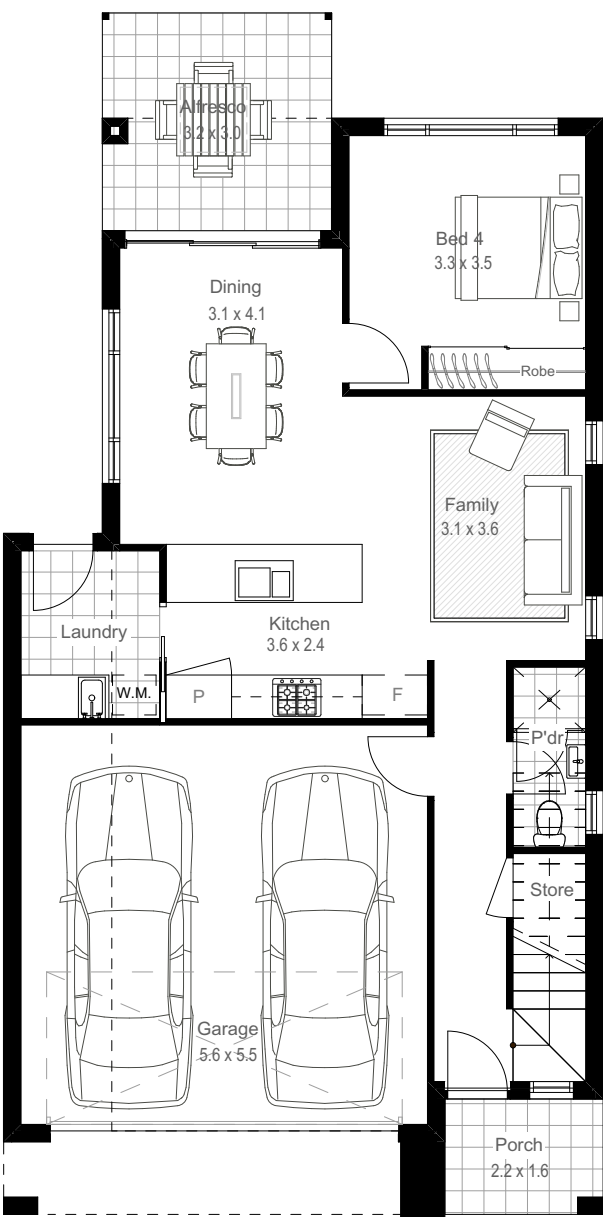


UPPER FLOOR

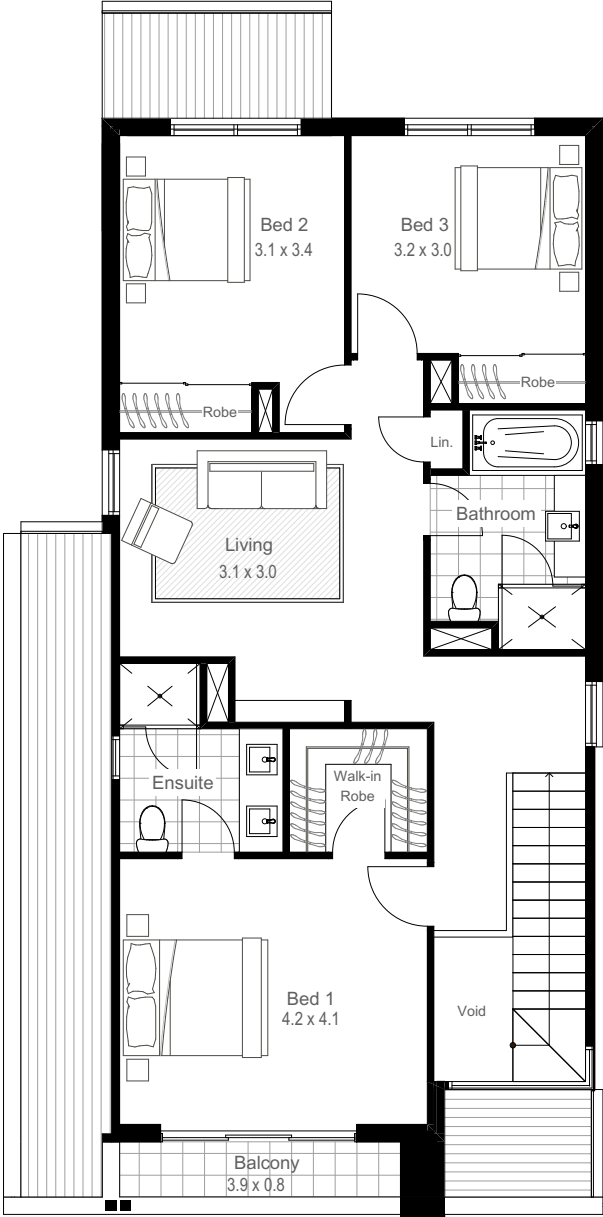
4 BEDROOM OPTION

(4th bedroom located downstairs)

Total House Area 207.17m²



GROUND FLOOR



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SCHEDULE OF FINISHES AND INCLUSIONS

INTERIOR FINISHES

LIVING, DINING & FAMILY

FLOOR

- Choice of either ceramic tiles or laminate timber flooring

WALLS

- Painted plasterboard

CEILING

- Painted plasterboard

STAIRCASE

- MDF tread and risers with carpet finish

KITCHEN FINISHES

FLOOR

- Choice of either ceramic tiles or laminate timber flooring

WALLS

- Painted plasterboard

CEILING

- Painted plasterboard

CUPBOARDS

- Laminate doors with melamine interiors

BENCHTOPS

- 20mm reconstituted stone benchtop with waterfall edge where applicable

SPLASHBACK

- Ceramic tile splashback

KITCHEN FIXTURES, FITTINGS & EQUIPMENT

SINK & TAPWARE

- Stainless steel double under mount bowl with gooseneck sink mixer

COOKTOP

- Miele gas cooktop

OVEN

- Miele built-in electric oven

RANGE HOOD

- Miele rangehood, external ducted

DISHWASHER

- Miele freestanding dishwasher

BEDROOMS

CARPET

- 100% nylon first grade quality carpet

WALLS

- Painted plasterboard

CEILING

- Painted plasterboard

BUILT-IN ROBES

- Mirrored doors with melamine interiors

WALK-IN ROBE

- Melamine interiors

MAIN BATHROOM & ENSUITE

VANITY UNIT & BENCHTOP

- 20mm reconstituted stone benchtop with wall hung mirror

VANITY BASIN & TAPWARE

- Semi inset ceramic bowl with chrome finished fixtures & fittings

SHOWER

- Semi-frameless glass shower with shower rose & mixer tap

WC

- Toilet with back to wall pan with soft close seat and close coupled cistern

BATH

- Built-in acrylic bath or semi-freestanding back to wall as nominated on floorplan

FLOOR

- Ceramic tiles

WALLS

- Floor to ceiling ceramic tiles in bathroom & ensuite

- Skirting tiles to WC

CEILING

- Painted plasterboard

ACCESSORIES

- Chrome finished towel rail, toilet roll holder and shower shelf

LAUNDRY

FLOOR

- Ceramic tiles

WALLS

- Painted plasterboard & skirting tiles

CEILING

- Painted plasterboard

LAUNDRY TUB & TAPWARE

- Stainless steel laundry tub & tapware

LIGHTING & POWER

- LED downlights in satin chrome finish, fluorescent to garage

- Double power points throughout

COMMUNICATION

- Hills Home hub

- Telephone / data & TV outlets

- NBN compatible

AIR-CONDITIONING

- Full ducted reverse cycle air-conditioning

GENERAL

ENTRY DOOR

- Timber stained or painted finish with clear glazing (as nominated on floorplan / renders)

INTERNAL DOORS

- Paint finish

CEILING HEIGHT

- 2590mm to ground floor and 2440 to first floor

INTERNAL SKIRTING

- Pine skirting with paint finish

FLYSCREENS

- Black fibreglass mesh to all openable windows

EXTERIOR FINISHES

FENCING

- Treated pine, lapped & capped to side and rear boundaries where applicable

*Subject to estate guidelines

ACOUSTIC WALLS

- Acoustic wall to rear boundary of lots immediately adjacent Windsor Road & Memorial Avenue

WALLS

- Combination of face brickwork, cement and acrylic render and painted cladding systems

ROOFING

- Concrete tile roofing

WINDOWS

- Aluminium awning or sliding windows

- Obscure glazing to ensuite, bathroom & WC. All other windows with clear glazing.

FASCIA & GUTTERS

- Colorbond® gutters, box gutters, rain heads and PVC downpipes

ENTRY PORCH & REAR TERRACE / ALFRESCO

- External first quality ceramic tiles to floor with lined FC sheet to ceiling

DRIVEWAY

- Coloured concrete with cove finish

LETTERBOX

- Rendered and painted pillar style to match home

GARAGE DOOR

- Sectional overhead Colorbond® door with auto opener

LANDSCAPING

- To front and rear yards with a combination of turf, mulched garden beds and planting including trees and shrubs

OPTIONAL UPGRADES – PLEASE REFER TO UPGRADE SCHEDULE FOR DETAILS

- Kitchen bench stone to 40mm

- 900mm Miele under bench oven

- Integrated Miele combined fridge / freezer

- Feature pendant lights over kitchen bench

- Frameless shower screen in main bathroom & ensuite

- Timber flooring on ground floor to hardwood Jarrah or Blackbutt in lieu of carpet

- Laminated timber flooring on first floor in lieu of carpet

- Standard roller blinds to living areas & bedrooms



SIERRA

RESIDENCES

KELLYVILLE

THE TEAM



With offices across the country, Metro is one of Australia's most successful and respected property developers. Metro Property Development is the perfect fusion of extensive experience, unmatched passion and vision for the future.

Founded by respected property developers David Devine and Ken Woodley, Metro is led by Managing Director and CEO Luke Hartman. The combined knowledge and foresight of the team has seen Metro become one of Australia's leading independent property developers. Nimble, entrepreneurial and adaptable, the company has delivered more than 30,000 homes and apartments for Australian families.



A well respected builder setting new standards in the development industry, Creation Homes has a strong relationship as a builder for Metro Property Development. The firm is noted for its high quality, 6-star rated designer houses and townhomes constructed within budget on very efficient timelines. Specialising in turnkey properties approved by independent quality assurance inspections, Creation Homes has quickly become one of the fastest growing building companies in the country.



Alceon is a specialist advisory, investment and capital solutions partnership with offices in Sydney, Melbourne, Brisbane and Perth. Providing expert real estate advice, financing and investment opportunities, the company brings together a high-calibre team of experienced financial advisory and investment executives. Alceon's business is founded on the core values of teamwork, integrity, excellence and creativity, with a mission to facilitate the success and prosperity of all stakeholders.

SIERRA

RESIDENCES

KELLYVILLE

sierrakellyville.com.au | 1800 952 951



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