

HOME OVERVIEW

Design Manhattan 204 F2

Approx. House Area 205m²

Land Area 353m²

House Price \$356,980

Land Price \$443,000

QUALITY INCLUSIONS

- Fixed site costs, no surprises
- Reverse cycle split system air conditioner to main living area and master bedroom
- 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

TRIBECA



WILLOWDALE

THE GOOD NATURED PLACE TO LIVE

EMBRACED BY NATURE IN THRIVING SOUTH-WEST SYDNEY, WILLOWDALE IS A NEW 350 HECTARE COMMUNITY LOCATED IN DENHAM PARK. POSITIONED BEAUTIFULLY, IT SITS IN A TRANQUIL ENVIRONMENT, WITH VIEWS TO THE BLUE MOUNTAINS AND SYDNEY'S CITYSCAPE.

Willowdale offers a diverse range of homes and block sizes, suiting all budgets and lifestyles. It's no wonder Willowdale is becoming one of the most sought after locations in South West Sydney's growth region.

*Local living
at its best*



*A place
to connect with
nature*



*A lifestyle
to suit your needs*



WILLOWDALE

Eventually becoming home to over 3000 families, Willowdale is designed to be a safe, comfortable and vibrant community where people can grow and thrive, with great amenity, convenient shopping, schools and parks.

Willowdale has great connections with the M5 and M7 motorways and Leppington train station, only a few minutes away. The CBD itself is easily accessed, with great links to public transport and road networks.

With everything located close to home, including a local shopping centre, proposed primary school, community centre, retirement village and much more planned in the coming years, Willowdale is the convenient community.

Welcome to the neighbourhood

Willowdale is a highly connected community, conveniently located on Camden Valley Way, adjacent to Denham Court Road, and just:

- 5 minutes from the new Leppington train station
- 10 minutes from the M5 and M7
- 20 minutes from Liverpool
- 5 minutes from Carnes Hill shopping centre with Woolworths, specialty shops, cafés and petrol station

Transport

LEPPINGTON TRAIN STATION

BUS NETWORKS

M5 AND M7 MOTORWAY

Retail

FUTURE SHOPPING AT WILLOWDALE

CARNES HILL MARKETPLACE

LEPPINGTON TOWN CENTRE

CROSSROADS HOMEMAKER CENTRE

ORAN PARK SHOPPING CENTRE

Parklands and Ovals

FUTURE SPORTS FIELDS AT WILLOWDALE

PARKS AND OPEN GREEN SPACES ARE PLENTIFUL

WESTERN SYDNEY PARKLANDS

CAMDEN VALLEY GOLF COURSE

PAT KONTISTA RESERVE

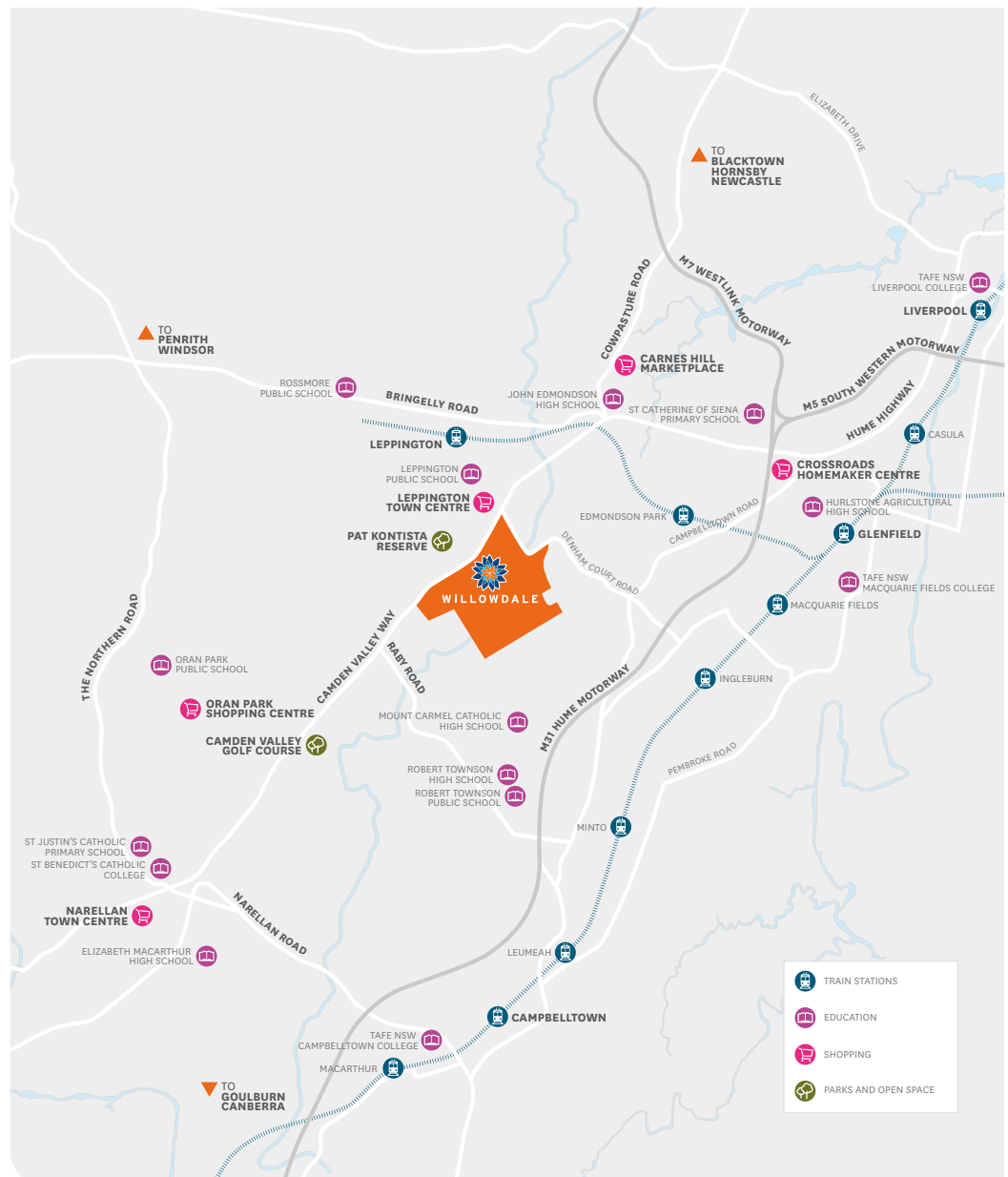
Education

PROPOSED PUBLIC SCHOOL AT WILLOWDALE

FUTURE CHILD CARE AT WILLOWDALE

WILLOWDALE COMMUNITY PLACE

SPOILT FOR CHOICE WITH AN ABUNDANCE OF QUALITY EDUCATION AND CHILDCARE NEARBY



TRIBECA

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



Air
Conditioning



Independent Final
Building Inspection



Minimum Six Month
Defect Liability Period



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

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