



Orchid Lane

Leppington



# Where life blooms

Orchid Lane by Rawson Communities invites you to become part of a vibrant new community at the heart of Sydney's South-West growth corridor.

Positioned in the heart of East Leppington, this blossoming community is the ideal place to create your home in a region designed for the future.

Building on proven experience and a commitment to quality and value, Rawson Communities is proud to offer you the opportunity to secure your new home in this flourishing neighbourhood.



# A place to flourish

Designed with community and connection at its core, Orchid Lane is the perfect environment to create your story.

This exciting new development represents a unique opportunity to secure your future in one of Sydney's most prominent growth hubs.

A number of major infrastructure projects are currently underway driving growth and employment across the area. These include; construction of the South-West Rail Link, the new Western Sydney Airport, the upgrade to Bringelly Road, and new local shopping precincts at Leppington and Edmondson Park Town Centres.

This perfectly planned community offers an extensive choice of house and land packages, all with exceptional quality and value for money.

Orchid Lane will provide great possibilities for all lifestyles including growing families, downsizers, young couples and first home buyers.



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# A growing area



Leppington  
Train Station  
5 mins



Bringelly Road  
5 mins



Westlink M7  
10 mins



Carnes Hill  
Marketplace  
10 mins



Western  
Sydney  
Parklands  
30 mins



Camden  
Valley Way  
1 min



Future  
Neighbourhood  
Centre  
1 min



Liverpool CBD  
20 mins



Sydney  
CBD  
50 mins  
(train)



To Edmondson  
Park Station  
10 mins

Future  
Leppington  
Town Centre

Orchid Lane



Retirement  
Village



Shopping  
Centre  
750m

## Grow and flourish with this emerging suburb.

Orchid Lane is a place where you can set down roots and bloom. Where the future is unfolding and opportunities surround you as lifestyle and community converge.

Moments from flourishing hectares of open green space and active recreational areas, nature is on your doorstep. Couple this with the convenience of major transport links including the South-West Rail Link, connecting residents to the Sydney CBD, Liverpool and beyond, as well as the future Western Sydney Airport just a short distance away, set to open in 2026.

This emerging area will also boast a new civic precinct featuring council community facilities, TAFE NSW campus and an integrated health care centre. A mix of specialty retailers, alfresco dining and a full-service supermarket at the recently opened Stockland Shopping Centre, also makes this vibrant neighbourhood one of the most liveable new precincts in Sydney.



# What is in store for Leppington and the South-West?



## Transport

5 mins to South-West Rail Link with Leppington Station.  
15 mins to Liverpool CBD.  
50 mins to Sydney CBD.



## Education

6 new primary schools, 2 new secondary schools, a new TAFE college and access to Australia's world-class universities (UWS).



## Future Town Centre

Featuring retail, Business Park, civic precinct, fresh food markets, supermarkets, cinema complex and medical centre.



## New International Airport

12kms to the future Western Sydney Airport set to open in 2026.



## 4,450 homes 14,700 residents

Within the thriving East Leppington precinct.\*



## Connected

Frequent transport services around the local area to the Sydney CBD and beyond.



## Neighbourhood Upgrades

New neighbourhood centres, integrated pedestrian walking paths, cycle links and parklands.



## Infrastructure

Planned upgrades to Bringelly Road and surrounding transport networks.



## Green

Flourishing hectares of open green space and active recreational areas.



## Convenience

750m to Stockland Shopping Centre with Coles supermarket and 12 speciality stores.



## 57,000 Jobs

Located within the Western Sydney Employment Area providing more than 57,000 jobs predicted over the next 30 years.†



## Easy Access

Access to the Westlink M7 and M5 South-West Motorway connecting you to the future Sydney Orbital Network.





Connect to the heart  
of a thriving residential,  
business and lifestyle region.

Orchid Lane offers a rare chance to access imminent opportunities in one of Sydney's leading growth corridors.

With major government infrastructure projects underway and significant amenity and employment opportunities blossoming, this area brings an ease to everyday living.

Enjoy space to raise your family near parklands and open green space with transport, healthcare facilities, schools and local shopping centres also on your doorstep.



Key

- Bankstown Airport
- Supermarket
- School
- Hospital
- Shopping
- Golf Course
- Parks
- Train Station



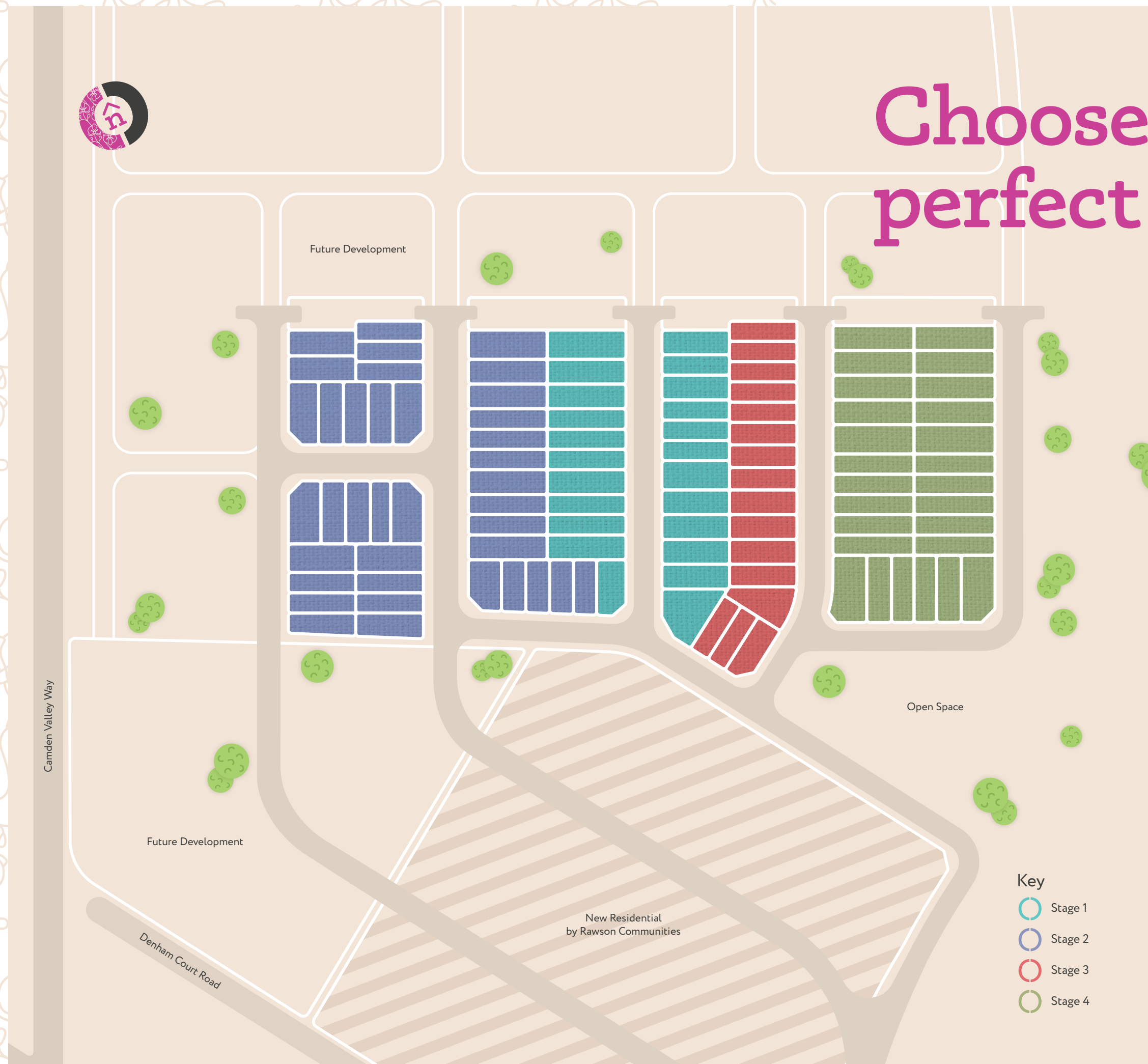
A region  
on the rise

# Choose your perfect home

At Rawson we believe you should have the opportunity to choose a home design that matches you and your lifestyle.

Orchid Lane offers an array of designs and configurations. From detached single to double storey homes, with the option of three or four bedrooms and single or double car garages, we can accommodate your growing family. Environmentally friendly materials and high quality façades and finishes are also present throughout.

We are passionate about creating beautiful, well designed homes that you will treasure forever.





# Award-winning homes, built by family



For many, family makes a home. For Rawson Homes, established in 1978 by brothers Peter, Mark and Lawrie, that couldn't be more true.

Standing as a true Australian, family-owned success story, Rawson Homes now delivers over 1000 homes per year across New South Wales and the Australian Capital Territory. Building and designing award-winning homes has now placed them among the top three NSW home builders.

Built upon a proud reputation for delivering an honest, reliable and personalised service for almost 40 years, Rawson Homes' exceptional experience, attention to detail and sustainable focus ensures quality outcomes for their homeowners, year after year.

One of New South Wales' most active land developers, Rawson Communities is an extension of the Rawson brand. Bringing years of experience to unlocking maximum value for homeowners and to making the process seamless.

When you work with Rawson, you have an experienced team with a rock-solid reputation and eye for the finest details on your side. These are the things that count when you're building your own story.





# Orchid Lane

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