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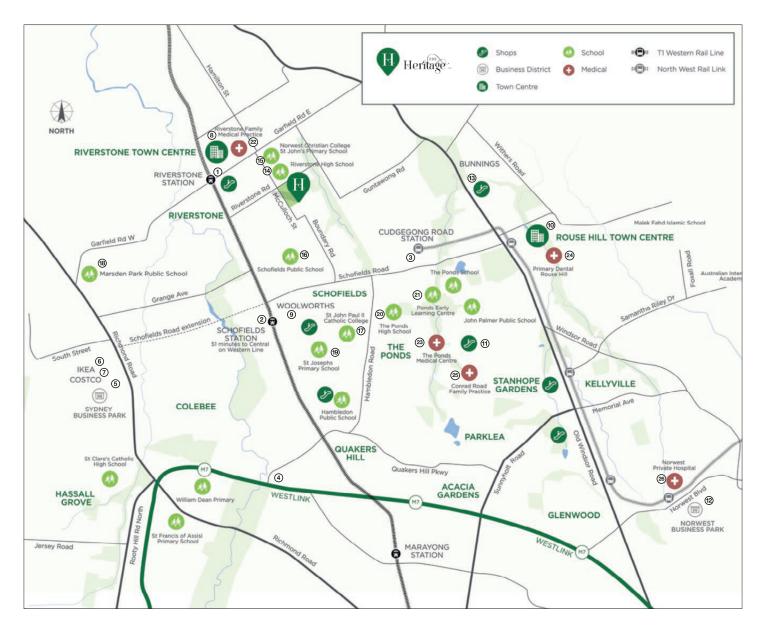
Riverstone is a part of Sydney's priority Growth centre. As a part of the growth area precinct, this community will expect provisions of infrastructure which is integral to your quality of life and in delivering essentials such as roads, schools and parks to flourish and grow overtime.



Situated in the heart of
North-Western Sydney, The
Heritage Riverstone offers the
most exclusive and sought after
amenities, community and
infrastructure you'll be
delighted to call home.

TRULY
SYDNEY
LIFESTYLE





#### **Transport**

- 1 Riverstone Train Station 4min
- 2 Schofields Train Station 6min
- 3 Cudgegong Station 6min
- 4 M7 Motorway 14min

#### **Shopping & Employment**

- 5 Sydney Business Park 11min
- 6 Ikea 11min
- 7 Costco 11min
- 8 Riverstone Town Centre 4min
- 9 Woolworths 5min
- 10 Rouse Hill Town Centre 10min
- 11 The Ponds Shopping Centre 10min
- 12 Norwest Business Park 19min
- 13 Bunnings Rouse Hill 7min

#### Education

- 14 Riverstone High School 1min
- 15 St John's Primary School 1min
- 16 Schofields Public School 3min
- 17 St John Paul II Catholic College 6min
- **18** Marsden Park Public School **8min**
- 19 St Joseph's primary School 8min
- 20 The Ponds High School 6min
- 21 The Ponds Early Learning Centre 7min

#### Medical

- 22 Riverstone Family Medical Practice 4min
- 23 The Ponds Medical Practice 9min
- 24 Primary Dental Rouse Hill 11min
- 25 Conrad Road Family Practice 10min
- 26 Norwest Private Hospital 18min

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# A LOCATION ENJOYING RAPID EXPANSION

 An abundance of public transport and easy roads makes living in this community accessible and desirable with only a short drive to the M4 and M7 orbitals and access to the T1 Western Sydney train line via Riverstone Train station.

The Heritage Riverstone offers close proximity to the newly developed suburb 'The Ponds' as well as access to a range of other amenities such as Public schools, Rouse Hill Town Centre and Castle Towers.

The NSW government and the private sector are investing \$8.5 billion in the region, projecting 41,000 new jobs and 74,000 new residents by 2031.\* And in 2019 the Sydney Metro Northwest rail network will further connect the area with surrounding amenities.

SYDNEY BUSINESS PARK OFFERING EMPLOYMENT AND BIG BRAND SHOPPING



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# CONNECT WITH ALLOF SYDNEY

The Heritage, Riverstone is situated close to two train stations providing fast commutator access the entire Sydney network.

FUTURE
NORTH WEST
RAIL LINK
WITH
MULTIPLE
STATIONS
NEARBY.



IMAGE COURTESY OF TRANSPORT NSW As part of the north west priority growth area, Riverstone is a centre for significant ongoing infrastructure development, enhancing its liveability and accessibility.

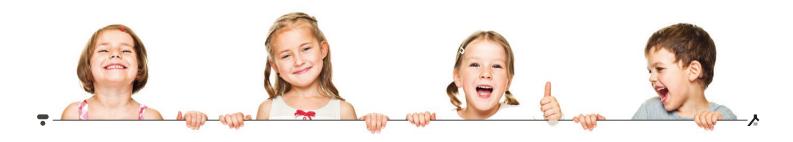
The metro will connect with the Epping to Chatswood Rail Link and Sydney's wider rail network, improving connectivity for all local residents. The new train station at Cudgegong Road is only a 6 minute drive and the Rouse Hill train station is just 10 minutes away.



# FUTURE IS IN GOD HANDS

Riverstone High School **1min**St John's Primary School **1min**Schofields Public School **3min**St John Paul II Catholic College **6min**Marsden Park Public School **8min**St Joseph's primary School **8min**The Ponds High School **6min**The Ponds Early Learning Centre **7min** 

Your children's future is always a priority, and the area is surrounded by highly regarded schools where they can grow and thrive.





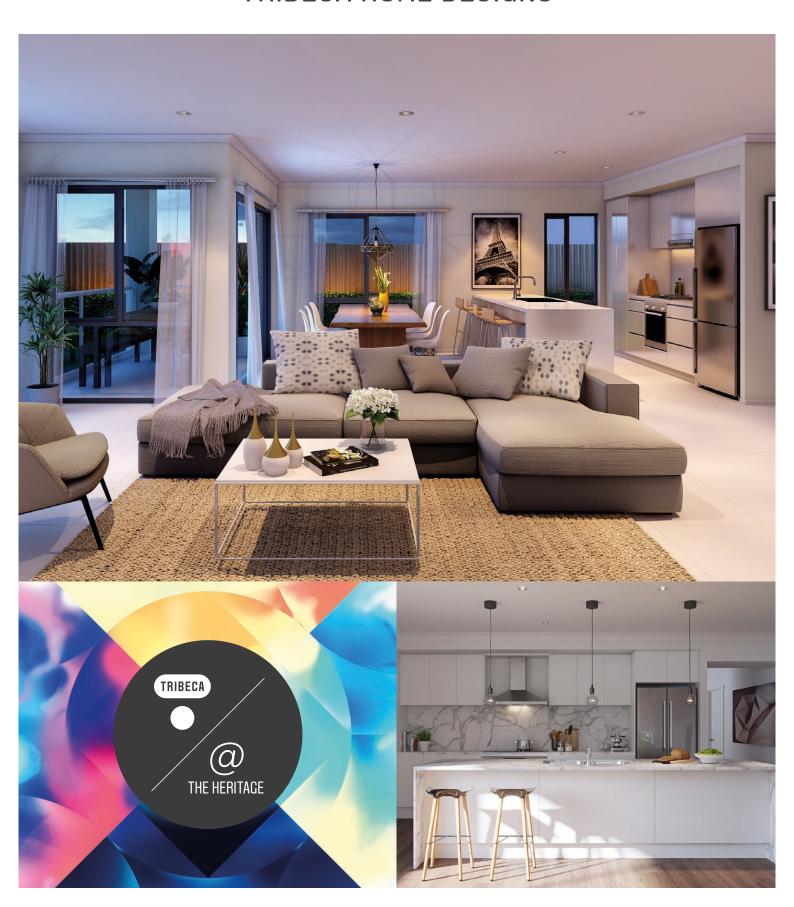
# ESTATE MAP



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# TRIBECA HOME DESIGNS





# **MORRISON**

12 Metre Frontage / 4 = 2 = 1 1 = 2 = / Approx. House Area 186m²









#### **QUALITY INCLUSIONS**

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

Tribeca Homes Pty Ltd and associated entities reserves the right to alter & change home designs without notice prior to contract. All images are for illustration purposes only & do not represent the actual home colour selections. All sizes are approximate. The land dimensions are intended to be an accurate interpretation of information provided by the land vendor, however the Buyer should make their own enquiries on the land dimensions, easements, covenants, etc., including disclosure plan & associated details within the land contract. The Buyer should make their own enquiries as to the suitability of this property for their personal investment & the anticipated returns as Tribeca Homes Pty Ltd makes no representation in this regard. Tribeca Homes Pty Ltd, ABN 84129932243. Tribeca Homes (Vio) Pty Ltd, ABN 21151370160. Building Licences: NSW 219619C, QLD 1137696, VIC DB-U 41943. Copyright 2016



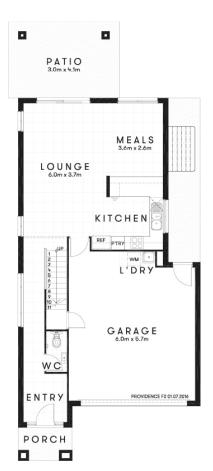
# **PROVIDENCE**

12 Metre Frontage / 4 = 2.5 = 2 = 2 = / Approx. House Area 228m²





GROUND FLOOR



FIRST FLOOR



- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- $\bullet$  Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Fly and security screens to external doors
- Blinds throughout
- Covered alfresco
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- Fully ducted air-conditioning
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## **RIVIERA**

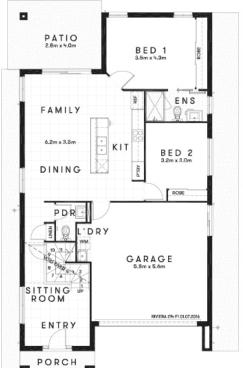
12 Metre Frontage / 4 = 2.5 = 2 = 2 = / Approx. House Area 218m²







#### GROUND FLOOR



#### FIRST FLOOR



- Fixed site costs, no surprises
- Carpeted and tiled throughout
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- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
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- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements, 6 star energy efficiency
- Professionally selected external and internal colours and materials



# **BROADWAY**

14 Metre Frontage / 4 = 2 = 2 = 2 Approx. House Area 223m²









- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Fly and security screens to external doors
- Blinds throughout
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- Colour through concrete driveway and pathways
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- Clothesline & letterbox
- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements, 6 star energy efficiency
- Professionally selected external and internal colours and materials



# **PINEHURST**

14 Metre Frontage / 4  $\stackrel{\frown}{=}$  2.5  $\stackrel{\frown}{=}$  2  $\stackrel{\frown}{=}$  / Approx. House Area  $208 m^2$ 







#### GROUND FLOOR



#### FIRST FLOOR



#### **QUALITY INCLUSIONS**

- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
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- Covered alfresco
- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements, 6 star energy efficiency
- Professionally selected external and internal colours and materials

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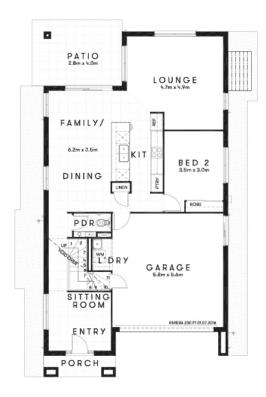
## **RIVIERA**

14 Metre Frontage / 4 = 2.5 = 2 = / Approx. House Area 231m²





GROUND FLOOR FIRST FLOOR





- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
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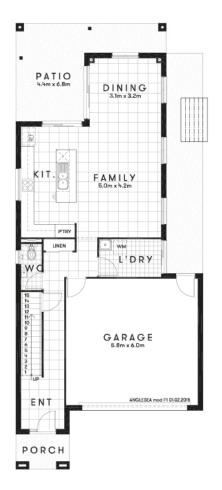
# **ANGLESEA MOD**

14 Metre Frontage / 4 = 2.5 = 2 = 2 = / Approx. House Area 259m²





GROUND FLOOR



FIRST FLOOR



#### **QUALITY INCLUSIONS**

- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
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- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements, 6 star energy efficiency
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# **MERCER**

16 Metre Frontage / 4 = 2 = 2 = 2 Approx. House Area 204m²









- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Fly and security screens to external doors
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- Clothesline & letterbox
- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements,
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- Professionally selected external and internal colours and materials

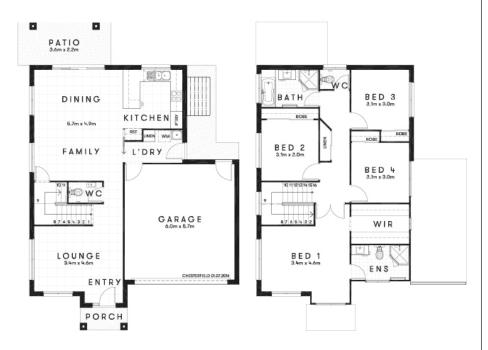


# CHESTERFIELD

16 Metre Frontage / 4 = 2.5 = 2 = / Approx. House Area 219m²



#### GROUND FLOOR FIRST FLOOR



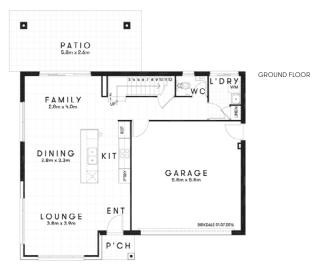
- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
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- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements,
   6 star energy efficiency
- Professionally selected external and internal colours and materials



## **BIRKDALE**

16 Metre Frontage / 4 = 2.5 = 2 = / Approx. House Area 211m²







- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
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- Fly and security screens to external doors
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- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- Fully ducted air-conditioning
- 3 coat paint system
- All homes include BASIX requirements,
   6 star energy efficiency
- Professionally selected external and internal colours and materials



# SANCTUARY

16 Metre Frontage / 4 = 2.5 = 2 = 2 = / Approx. House Area 269m²





#### GROUND FLOOR

# PATIO Jost 2 FAMILY AMILY DINING Jack 1



#### FIRST FLOOR



- Fixed site costs, no surprises
- Carpeted and tiled throughout
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Fly and security screens to external doors
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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.



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



# 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 improved 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
- Larger tiles (450mmx450mm) in bathroom and ensuites for a premium look
- New Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over windows
- Colour through concrete driveways
- Improved panel paint to laundry and garage door quality

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





# 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

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