



**SANDSTONE**

RIDGE



## Welcome to Sandstone Ridge

**Sandstone Ridge in Colebee is set to provide a premium living experience in Sydney's vibrant and energetic north-west.**



Over 10 hectares of green space at your doorstep



Indulge in over 90,000 square metres of retail at Sydney Business Park



A host of private, public and tertiary educational facilities



A brand new Woolworths shopping centre nearby



1.3 hectares of the community park with playground and recreational equipment



18 holes at the Stonecutters Ridge Golf Club



Paths, walkways and bridges over Bells Creek and in surrounding bushland



Close to the town centres of Blacktown, Richmond and Rouse Hill, with a range of public transport options



Wide paved streets to encourage neighbourhood gatherings and safe outdoor play







Westlink  
M7

Opening  
Greenland

Stonecutters  
Ridge Golf  
Club

Kindergarten

Woolworth  
Greenway  
Village

Costco  
Wholesale

Petbarn &  
Homehub

Sydney  
Business  
Park

ALDI

IKEA

Bunnings  
Warehouse

Coles  
Express

Laundy's Pub  
& Brewery  
(Future)

Park Land  
(Future)

SANDSTONE  
RIDGE

STAGE 2



## Colebee - A Young & Growing Area

Colebee is located in the Blacktown City precinct and is the setting for the new north-west development hotspot - one of the most sought-after new districts in Sydney.

Sandstone Ridge is ideally located in Colebee and enjoys excellent access to public transport, major arterial roads and freeways. The M7 motorway is just two minutes away, making the Sydney CBD an easy commute, plus it is only 11 minutes to Schofields train station. With current infrastructure plans underway, Sandstone Ridge will also be just 15 minutes to the new Cudgegong Road train station, which is scheduled to commence operations in 2019.

Sandstone Ridge has a wealth of local education, healthcare and retail amenity in conveniently close proximity. For example, Sydney Business Park (just across Richmond Road from Sandstone Ridge) – is a mecca for shopping convenience and employment opportunities, with its myriad multinational commercial businesses and retail outlets. Sydney Business Park is forecast to eventually employ over 17,000 people and is the largest and fastest-growing employment area in Sydney's booming north-west.

Stonecutters Ridge is a mere stone throw from your front door and has ranked amongst Australia's Top 100 Courses. This world-class 18 hole championship golf course has been meticulously designed by Greg Norman and his team and is framed by the natural meanderings of Eastern Creek.

**\$8.3** billion



Sydney Metro Line Project  
due for completion in 2019

**\$5.3** billion



Cost of new Western Sydney  
Airport set to open in 2026  
and support 28,000 new jobs

**10K**



New jobs at Marsden Park  
over the next decade

**\$3.6** billion



Funding for the 10 years, Western  
Sydney Infrastructure Plan







*There is a new world out there to enjoy.*

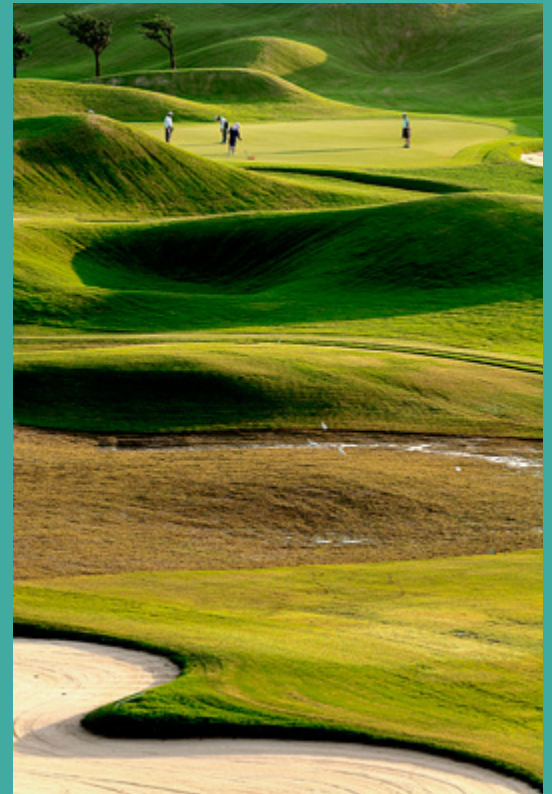
## Nature, Parks & Golf Course

Live your life the way it was intended. Work/ life balance is the key to happiness and fulfilment.

Nature and open green space play a big part in the Sandstone Ridge community where just minutes from your door you will find a vast selection of outdoor areas in which to relax and be inspired.

Golfing enthusiasts will relish the opportunity to play around on the neighbouring 18-hole golf course. Australia's famous Stonecutters Ridge Golf Club is Sydney's first Greg Norman-designed golf course and is located just 200m away.

The project is neighboured by a 100,000sqm original ecological green belt and stream corridor, as well as 20,000sqm of parkland. There is regular maintenance and upgrading of the local 6,750 acres of green protection belts with plans to improve sidewalks and bicycle lanes and promote green travel in and out of the area. The project is also home to children's playgrounds, communal recreation areas and landscaped gardens.



Stonecutters Ridge Golf Club



Discover a world of retail therapy, business opportunities, transport and recreation activities within minutes from your front door.



Sydney Business Park

The Colebee region benefits from development planning and government investment in Blacktown and the Great Northwest. The new Sydney Business Park is located less than a kilometre away and promises a vast range of commodity retail, commercial and industrial warehousing and distribution facilities.



Greenway Village

The site will also feature Greenway Village, the community's shopping centre, with a Woolworths supermarket, BWS liquor outlet as well as leading chains such as Costco, IKEA and Bunnings. But that's not all, the planned future rail station will be just 2km away, as well as the new town centre, which is currently under construction.

*Master-planned for a premium lifestyle.*

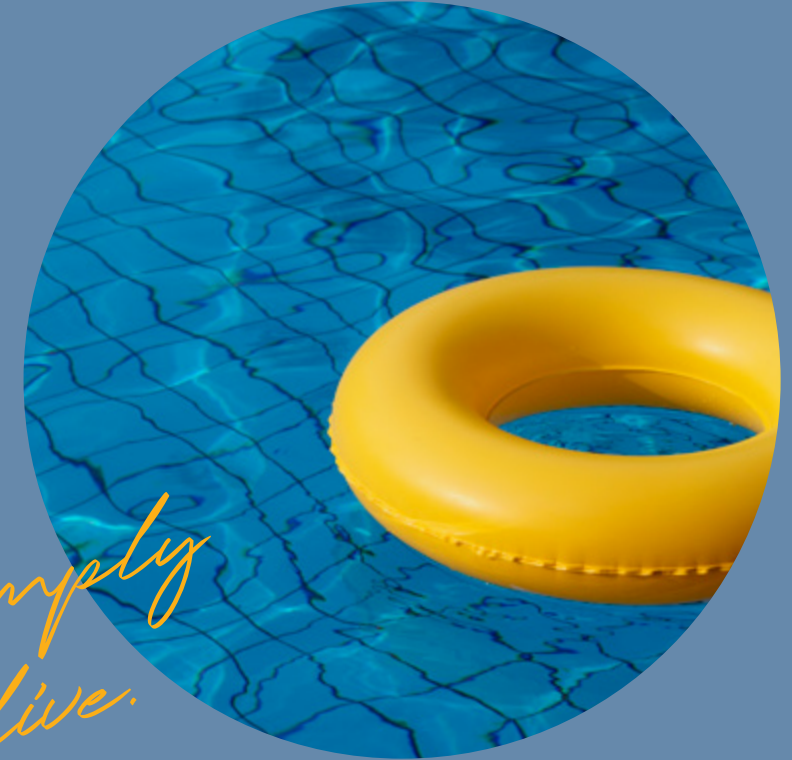






## An Award-Winning Community

*More than simply  
a place to live.*



Life is for living and we've worked hard to create a community that lives, breathes and prospers. Colebee is an award-winning community that has been in the making for more than 10 years. Supporting infrastructure and facilities are basically complete, meaning new households will not have to wait for the community to establish and mature, or suffer the impact of ongoing construction. Leisure, study, work and entertainment facilities are in place and ready to enjoy.

The Sandstone Ridge development is within a few minutes walk to the local kindergarten, Woolworths supermarket and a world-class 18-hole golf course, and more. It's also just a short drive to the upcoming Marsden Park Town Centre and Sydney Business Park, while city bus services connect Blacktown to Rouse Hill via Colebee.



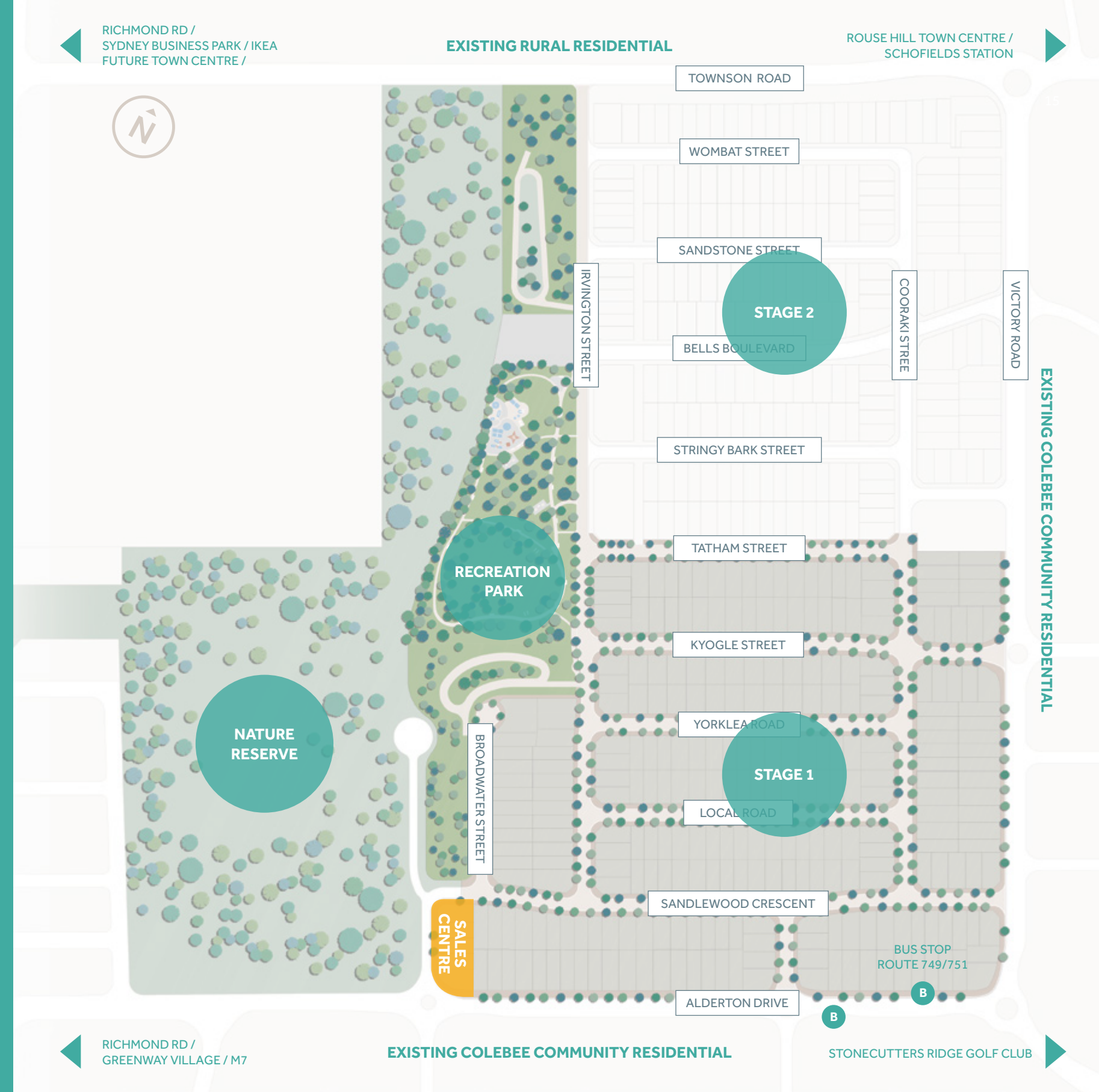
## Masterplan

# Lifestyle is of the utmost importance at Sandstone Ridge.

Here you will find a selection of outdoor activities, shopping amenities, business opportunities, childcare facilities and transport connections just moments from the front door.

Sandstone Ridge is part of the overall development of the award-winning Stonecutter Ridge Master Plan, a comprehensively planned community. Every decision is influenced by the development's parkland surroundings with a focus on providing a relaxed environment in which to live. This is a wonderful family-friendly community that is high in style and low in maintenance.

Positioned in one of Sydney's most youthful and vibrant regions, Sandstone Ridge is located directly across the road from Sydney Business Park, which is a mecca for shopping convenience and employment opportunities, with its multinational commercial businesses and retail outlets. Sydney Business Park will eventually employ over 17,000 people and is the largest and fastest-growing employment area in Sydney's booming northwest. The Blacktown, Richmond and Rouse Hill town centres are close by, with public transport options and the CBD an easy commute away.





Surrounded by nature, the development offers a choice of premium Land Only or House and Land Packages.



To help protect the value of your home and neighbourhood, the community will have guidelines that will ensure attractive street presence and landscaping. Imagine an unprecedented mix of contemporary homes, landscaped public areas and manicured front gardens, combined with all the

conveniences you'd expect in a well-considered master-planned community.

The developers have also collaborated with landscape architects to create community gardens and a recreational park in which residents and guests can relax, entertain and enjoy.





## The Team



Luxeland Group is a leading property developer delivering premium lifestyles that offer convenience and livability. We create master-planned communities where our buyers can enjoy unparalleled comfort and amenity across all stages of life. Our uniqueness is our entrepreneurial approach, boutique size and flexibility that allows us to work across various asset classes and, unlike many of our competitors, we are not limited by a project type or geographic location. We deliver vibrant, market-leading, mixed-use projects from apartment towers, to house and land communities, seniors living and commercial premises. Our founders and leadership team have a strong track record of delivering quality developments across numerous property cycles, having gained years of experience at leading private and ASX-listed property companies.



DIHE Group was founded by a small group of friends from the same Chinese village. Beginning as construction site workers, together they pursued a long-term vision to develop world-class quality residential and commercial projects of their own. Incorporated in 2004 in Henan, China, the Group began as a residential property developer and builder working across China. We now have a presence in more than 12 Chinese cities and have completed 33 development projects over 4.8 million square metres and 60,000 homes. We're also staunch believers in providing service to our communities through our dedication to quality developments, environmental sustainability, and well-appointed lifestyle opportunities.

*Master-planned with an emphasis on community, luxury and sophistication.*









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