



This family-friendly area offers a healthy Hills lifestyle. Parks, walking trails and sports fields with child friendly water play areas are all nearby, within an easy 10 minute drive.

For daily essentials the supermarket majors are just down the road, or head to nearby Rouse Hill Town Centre, one of the biggest retail, dining and leisure hubs in New South Wales. Rich in amenity, this family oriented suburb offers convenience and connections where everything is within reach.



One of the best areas in Sydney for quality of life, North Kellyville offers the ultimate family environment.

Gather up the kids for a soccer match in one of the many neighbouring parks or sports fields.

Try golf at Castle Hill Country Club's world-class championship course.

















Thanks to the M2 Motorway and quality infrastructure, including the Parramatta buses and soon to be opened Sydney Metro link, Woodlands Estate residents enjoy easy access to work, schools, retail villages, sports complexes and supermarkets, as well as Rouse Hill Town Centre.





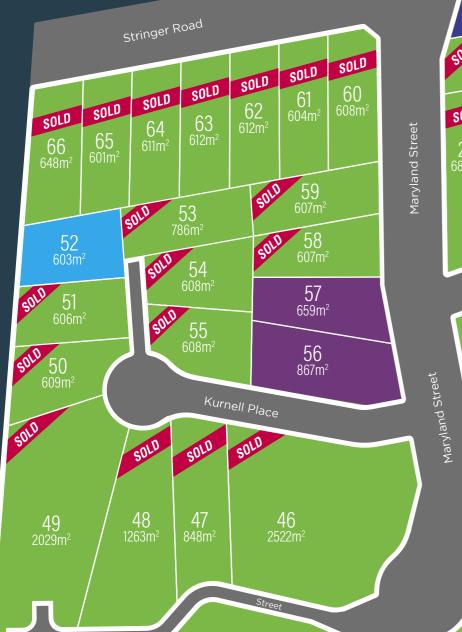
For parents, excellent schooling is a major drawcard with a great choice of childcare providers, public, private and selective schools all located nearby.

Woodlands Estate sits in the popular North Kellyville Public School catchment. The school boasts new, state of the art facilities.





Stringer Road NORTH KELLYVILLE













purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images are artist's impression and or illustrative purposes only. This plan is indicative only, and specific uses road alignment and boundaries shown may vary due to detail design consideration and approval by the relevant authorities.







Lot Number	Lot Size	Price
3	699.4	\$590,000
8	600	\$585,000
9	600	\$585,000
10	837.7	\$650,000
11	603.2	\$535,000
14	738.8	\$650,000
15	759	\$646,000
16	883.6	\$752,000
18	1021	\$868,000
20	619.2	SOLD
27	609.2	Under contract
31	626.4	\$550,000
34	646.2	\$590,000
38	630.8	SOLD
39	1184	\$690,000
40	974.92	\$780,000
42	1365	Under contract
43	1157	\$1,013,000
44	1559	\$1,365,000
52	603.1	Under contract
56	867.1	\$868,000
57	659	\$680,000
67	1238	\$1,084,000
68	860.1	\$861,000







THIS HOUSE AND LAND PACKAGE INCLUDES

- Land price and Hotondo Homes design with facade options
- Site costs
- Soil test, contour survey, engineer and drafting fees
- BAL allowance
- Front landscaping allowance
- Share of Colorbond fence allowance
- Concrete driveway allowance
- Carpet to bedrooms and tiles in wet areas
- Quality 'Sanctuary' range inclusions throughout
- 20mm stone benchtop
- Flyscreens to windows







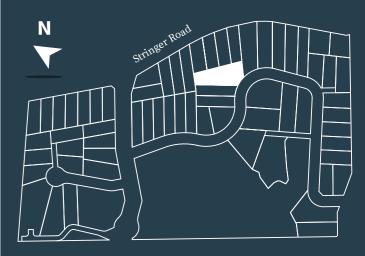


Lot 39

Stringer Road NORTH KELLYVILLE

4 🗐 3 😅 2 🗟

FLOOR AREA 281m² LOT SIZE 1184m²





Enquiries 9659 5888 www.woodlandsliving.com.au

Disclaimer: The information provided here is detailed to the best of our knowledge, but is not binding and should not be relied apon. Purchasers must make and rely apon their own independent inquiry. The Contract for the Sale & Purchase of Land is the only binding document between vendor and purchaser.





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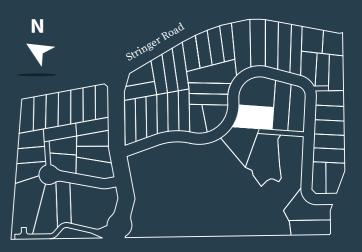
Lot 43

Stringer Road NORTH KELLYVILLE

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FLOOR AREA 253m²

LOT SIZE 1157m²





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Level 1



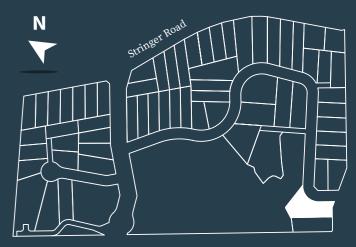
Lot 67

Stringer Road NORTH KELLYVILLE

4 ← 3 ← 2 盒

FLOOR AREA 298m²

LOT SIZE 1238m²





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- 3 Rouse Hill Public School
- 4 ALDI Rouse Hill

- 7 Sydney Metro North West Station
- 8 Coles Rouse Hill

- 11 Rouse Hill High School
- 12 North Kellyville Park
- 15 Caddies Creek Park
- 16 North Kellyville Public School



Proudly brought to you by



Fusion Land specialises in locating and delivering high quality property developments. We are experts in land subdivision, bringing to life vibrant communities for family and friends.

Our people are committed to producing quality developments and bringing communities together. Fusion Land has grown to become one of North Western Sydney's trusted residential land developers. This reputation is the culmination of over 15 years experience and a proven track record in successfully delivering community focused land subdivisions.

From modest beginnings developing small land subdivisions in Sydney's North Western corridor, to the large scale master-planned communities we deliver today, Fusion Land remains committed to creating vibrant communities where the people who live there form strong and lasting relationships.

