

EDMONDSON PARK




Station Rise
EDMONDSON PARK


Ardennes Ave
EDMONDSON PARK

LOCATION:

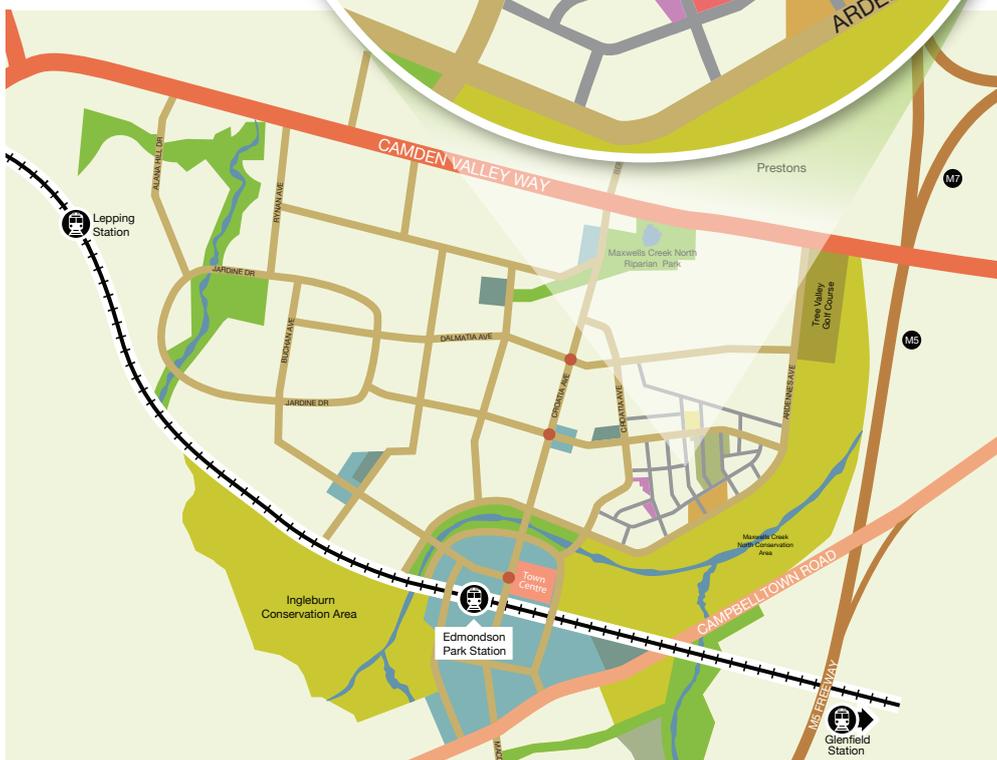
Edmondson Park is the focus of residential development in Sydney's South-West with many people getting in quick so they don't miss out on this great opportunity!

Stay connected to everything you need with new parklands with high quality parks, sporting amenities, cycleways and footpaths, a new town centre located next to the new train station, and also close to M5 & M7 motorways.

Plans for Edmondson Park seek to enable the creation of distinctive, vibrant communities supported by appropriate transport and services, while preserving and enhancing the open space and natural features of the site.



- Stage 1A
- Stage 1B
- Arnhem Road
- Ardennes Ave
- Aachen Road



EDMONDSON PARK



Melbrook 22 Trend MK1 House Design

EDMONDSON PARK MUD MAP - Stage 1A:

Australian House & Land have 50 lots in Edmondson Park to be built by our preferred builders! With each of these lots, there are up to 5 different house designs for you to choose from to help best suit your urban lifestyle. Your design options range from Single Storeys, Double Storeys, Duplexes and even homes with attached Granny Flats.

The heart of Edmondson Park is approximately 15 minutes walk from these lots. This is where the new modern town centre will be, connecting residents to exciting new shopping, transport and recreation opportunities.



EDMONDSON PARK MUD MAP - Stage 1B:

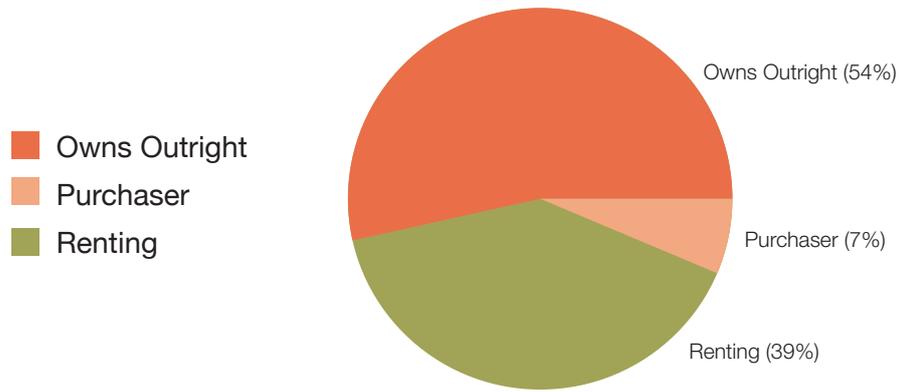




Home Sweet Home Public Artwork in Edmondson Park - Landcom

STATISTICS:

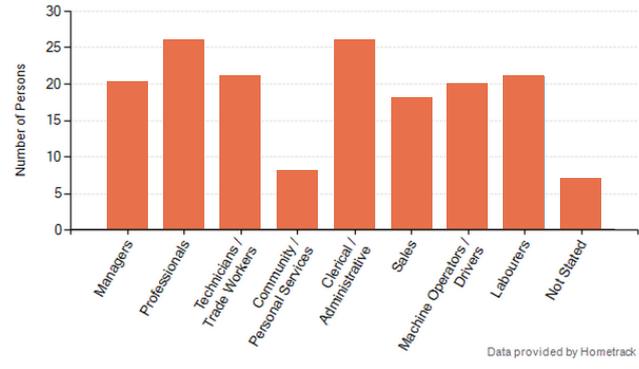
Household Occupancy in Edmondson Park



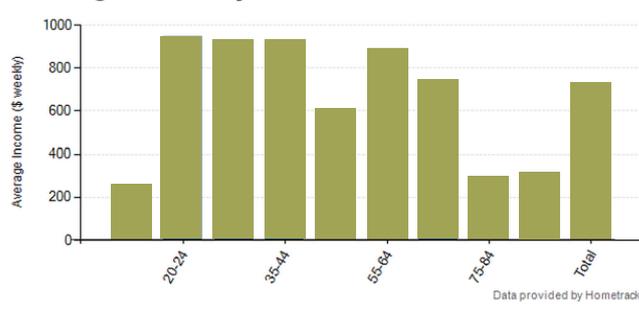
Median Property Price in Edmondson Park

Buy \$941,200		Rent \$600pw		
Single Storey \$923,350	Double Storey \$959,050	Single Storey \$600	Double Storey \$650	+ Granny Flat \$300

Occupation - Edmondson Park



Average Weekly Income - Edmondson Park



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Edmondson Park's New Train Station

TRANSPORT & SERVICES:

Walking to Edmondson Park Train Station from our allocated lots takes approximately 15 minutes.

This recently operating train station is located on the new South West Rail Link, providing services every 30 minutes from Lepping to Liverpool via Edmondson Park and Glenfield. As there are only 4 stops on this line, it makes travelling to these suburbs and connecting to the rest of the city much faster and enjoyable without the worry of being squashed in over crowded trains. Commuters will also be pleased to know about the new untimed station car parking spaces.

Interline Bus Service provides the estate services. Route 869 travels directly through the suburb from Ingleburn to Liverpool via Edmondson Park and Prestons. Over time, an expanded bus network including significant service and infrastructure upgrades will be delivered, linking residential areas, town centres and major centres.

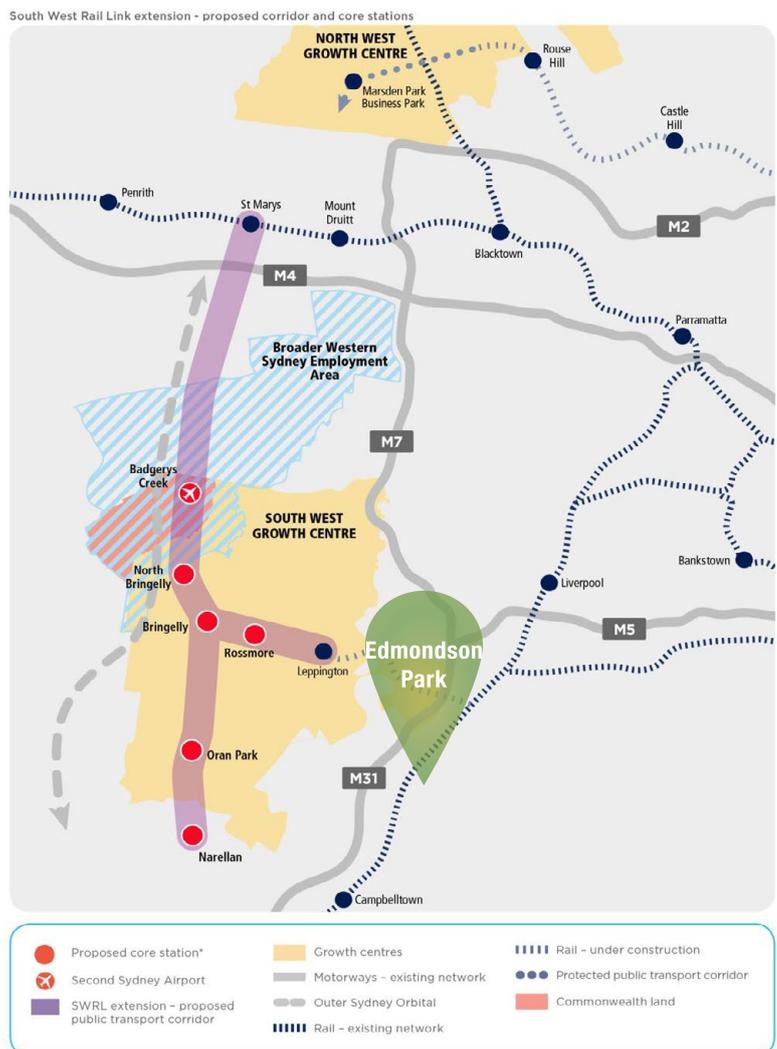
Both M7 and M5 Motorways provide fast and easy road access to Edmondson Park from Sydney's South and East, respectively.

The M5 West widening is a \$400 million project that will expand the M5 West from two to three lanes in each direction between Camden Valley Way and King Georges Road, reducing travel times for motorists.

The NSW Government has identified a potential transport corridor extension that connects with the end of the South West Rail Link at Leppington. The proposed corridor extends from Leppington to Bringelly and then heads in two directions: north to the Western Line near St Marys and south to Narellan.

The long-term extension of the South West Rail Link will support jobs and population growth in Western Sydney, including Sydney's second airport at Badgerys Creek.

For more details visit the NSW Transport website <http://www.transportnsw.info/>





Artist's impression of the Sydney Science Park, Luddenham

INFRASTRUCTURE:

Sydney's 2nd Airport

A second Sydney airport at Badgerys Creek will provide a significant boost to local employment in the Western Sydney region through both the construction and operating phase of the airport. The government has suggested that construction is expected to begin in 2016 and will be completed by mid-2020s.

Badgery's Creek is located centrally between Edmondson Park and Penrith.

The proposed corridor for the South West Rail Link extension includes a station at Badgerys Creek connecting to St Mary's, as shown on the image on the previous page.

During the peak of the construction an estimated 4000 jobs will be generated.



Sydney Science Park, Luddenham

This multi-billion-dollar infrastructure Sydney Science Park is expected to open in 2019 with focus on establishing our regions reputation as Australia's innovation capital through fostering a vibrant, innovative and creative community, with high-quality lifestyle opportunities such as parks and restaurants.

The park proposes to create 12,000 smart jobs to the new region in mostly high-skilled, high-paying jobs, and educate 10,000 students in key scientific and technological disciplines along with a new town centre with retail floor space as well as parklands and water bodies, part of Sydney's South West Growth Centre.

The Park is connected by key infrastructure nodes such as the M4 and M7 Motorway and is located 10 minutes from Penrith, 15 minutes from Parramatta and five minutes from Badgerys Creek Airport.



WHEN FULLY DEVELOPED, IT WILL CREATE MORE THAN 12,000 KNOWLEDGE BASED JOBS AND CATER TO OVER 10,000 STUDENTS.

Image used for illustration purposes only



Artist's Impression of Edmondson Park Shops - HASSELL

SHOPPING:

At the heart of Edmondson Park is the new town centre that will connect residents to new shopping, transport and recreation opportunities. It will be a place where the community will meet with friends, enjoy a meal or stop by on their way home from work.

Edmondson Park town centre will be a vibrant high street-style centre, located 8 kilometres from Liverpool CBD, 45 kilometres from Sydney CBD and just five stations from Sydney's future second airport at Badgerys Creek.

The site, located adjacent to the new Edmondson Park train station and on the edge of the M5 and M7 Motorways, is the first new town centre on the South West Rail Line.

Appart from the suburb it self, other nearby shopping centres include:

- **Crossroads Homemaker Centre** which is located next to the estate, just over on the other side of the M5. Stores include Bunnings, Amart Sports, Freedom, Snooze, Nick Scali, Plush, The Good Guys, Bing Lee, Autobarn & Petbarn just to name a few.
- **Costco** is located right next to the Crossroads Homemaker Centre.
- **Macartha Square** is a 20 minute drive from the estate. This shopping centre is the leading retail destination in Sydney's South West. Located just off the M5/Hume Hwy, Macarthur Square offers a one stop shop for everything!
- **Liverpool Westfield** is an 18 minute drive from the estate. This shopping centre is also large with plenty of store to find exactly what your after.

Liverpool Hospital, which is the largets hospital in New South Wales, is located only a short 16 minute drive from the Estate.

Artist's Impression of Edmondson Park Shops at Night - HASSELL





Bridge Park, Edmondson Park

RECREATION:

Edmondson Park will create distinctive and vibrant communities that will allow residence to feel 'at home' with its natural attributes, lifestyle and recreational facilities.

By preserving and enhancing the open space and natural features of the new development, what more of a wonderful way to welcome you home each and every day.

Some features include:

- Parklands
- Picnic Areas
- Sporting Amenities
- Cycleways
- Footpaths
- Public Art



A park with picnic tables in Edmondson Park

Images from Edmondson Park amination, Landcom

EDUCATION NEARBY:

Primary Schools

- Ingleburn North Public School
- Ingleburn Public School

Secondary Schools

- Ingleburn High School
- Hurlstone Agricultural High School

Colleges & Universities

- TAFE - South Western Sydney Institute Macquarie Fields
- University of Western Sydney Campbelltown Campus