

Clydesdale

ESTATE



PRECINCT



A NEW CHAPTER / MARSDEN PARK

A warm, golden-hour photograph of a woman with dark hair tied back, wearing a black and white striped shirt. She is gently cupping the face of a young child with dark hair, who is wearing a grey shirt. They are standing in a field of tall green grass and numerous white cosmos flowers. The background is softly blurred, showing a house and a bright sunset sky. The overall mood is peaceful and intimate.

Your next chapter starts today

Clydesdale Estate builds on a rich history to create a future full of possibility. With green parkland spaces and heritage buildings setting the scene, and with sustainable design and active living at its heart, everything is placed for your family to become part of Sydney's most exciting new story.



Meet new friends

There's a sense of belonging here. Clydesdale Estate is where old school community spirit meets modern village living – where neighbours know each other, families become friends, children grow up together and there's always something to do.

1840's restored
Clydesdale House
transformed into
community hub



CLYDESDALE ESTATE



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Visit the local grocer

Love locally sourced food? It couldn't be more local than the community gardens of Clydesdale Estate. With rich soil, open spaces and fresh air, this is the perfect place to enjoy gardening alongside friends and family, and to take the freshest of produce away to create some truly home grown meals.

Community gardens only a short walk from home



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Love the afternoon traffic

Winding through the estate, a series of walkways and cycle paths ensure a strong connection to nature is part of every day. Spend time surrounded by peaceful scenes and fresh air, knowing that the comforts of modern living and easy connections to the CBD are always close by.

150ha of green
space, 10kms
walking paths,
horse trails, parks
and riverbanks

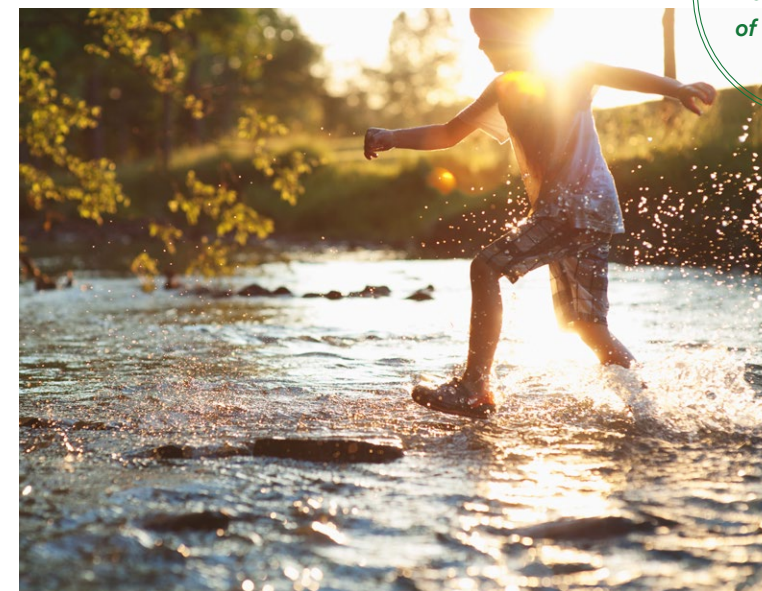
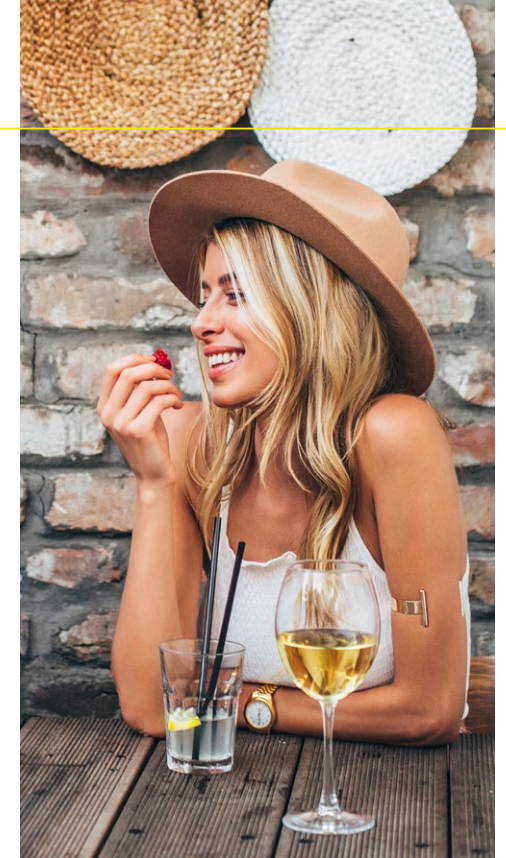




CLYDESDALE ESTATE

Explore the grounds

From sporting fields to friendly cafés, the estate has been designed to create places for people to enjoy time together in active and social pursuits. Whether you love cricket, football or just spending time with friends, a life at Clydesdale Estate provides places to be and things to do. And always in the best of company.



*Two sporting
fields & a range
of social spaces*

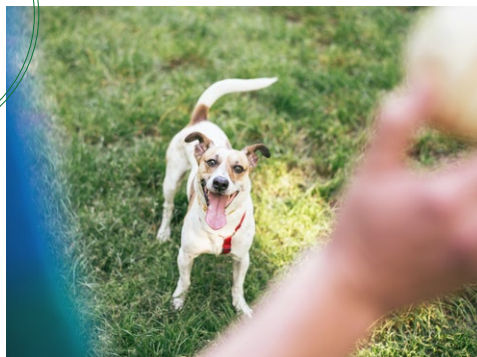
MARSDEN PARK



While away the weekend

Much more than a place to live – Clydesdale Estate has been designed to host events and activities for the people who live here and the wider community. Here, a built environment full of rich heritage provides the background for events such as farmers markets – all right on your doorstep.

Friendly shopping,
dining and
entertainment



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/ 15



Make a connection

Ideally positioned to enjoy quiet community living as well as easy access to the city and nearby amenity, Clydesdale Estate has everything a growing community needs. Well regarded schools, hospitals, shopping and business centres are all in easy reach, with trains and major roads providing easy access to all of Sydney.

KEY

EDUCATION

- 1 Australian Christian College
- 2 Marsden Park Public School
- 3 Richard Johnson Anglican School
- 4 St John Paul Catholic College
- 5 St Lukes Catholic College
- 6 St Pauls Grammar
- 7 WSU Hawkesbury
- 8 WSU Kingswood
- 9 WSU Nirimba

HOSPITALS

- 1 Blacktown Hospital
- 2 Hawkesbury Health Services
- 3 Norwest Hospital

BUSINESS & RETAIL

- 1 Macquarie Park
- 2 Norwest Business Park
- 3 Parramatta CBD
- 4 Rouse Hill Town Centre
- 5 Sydney CBD
- 6 Richmond Town Centre
- 7 Windsor Town Centre
- 8 Blacktown Town Centre



KEY

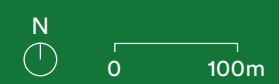


● Display Homes

--- WALKING TRAILS

--- HORSE RIDING TRAILS

--- BIKE PATH



PRECINCT 1
THE VILLAGE
Land only

PRECINCT 3
THE BOROUGH

PRECINCT 2
THE CENTRE
Medium rise living



Surround yourself with good design

To ensure Clydesdale Estate has a relaxed and picturesque feel, the masterplan and urban design elements have been carefully considered. From tree-lined streets to community parks, the architecture and landscaping will work together in harmony, providing consistency and character on every street.

The first stage of Clydesdale Estate comprises three precincts. The Village is the premier release with more than 200 exceptional home sites and networked parklands, followed by a release of apartments, parklands and neighbourhood amenity in The Centre. A third precinct, designed for Community Living with more residential and lifestyle options, will follow.

200+ new
homes in the
first release



CLYDESDALE ESTATE

MARSDEN PARK



You're in good company



Boyuan Holdings Limited is an Australian property company that brings a truly unique perspective and capability to the local market.

Our ambition is to create market-leading, quality residential and commercial communities where Australians live and work, delivering value right along the property spectrum.

From selective site acquisition through to repositioning, rezoning and development, we're proud to be building a strong land bank of development opportunities in high-growth corridors, where strong housing demand is supported by existing and proposed infrastructure.

boyuan.com.au

DISCLAIMER: The contents on this Estate Plan has been prepared by BHL for the information of potential purchasers to assist them in deciding to purchase at Clydesdale Estate. Dimensions are subject to survey and preparation of final subdivision plan. Plans are not to scale. The information is a guide only and does not in any part constitute any form of offer or contract. Purchasers must rely on their own enquiries and the Contract for Sale of Land. The vendor reserves the right, at its sole discretion, to vary any details, or to amend any terms and conditions without notice.



Clydesdale Estate, Marsden Park
clydesdaleestate.com.au

BHL

Boyuan Holdings Limited