

Clydesdale

ESTATE



A NEW CHAPTER / MARSDEN PARK

PRECINCT



TRIBECA



CLYDESDALE
ESTATE

1300 TRIBECA

tribeca.com.au



CLYDESDALE ESTATE



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.

MARSDEN PARK



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



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





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.

CLYDESDALE ESTATE

A man and a woman are riding bicycles on a grassy path. The woman is on a red bicycle and the man is on a silver bicycle. They are both smiling and looking towards each other. Above them is a large tree with dense green foliage, and sunlight is filtering through the leaves. The background shows a line of trees and a clear sky.

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

MARSDEN PARK



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.



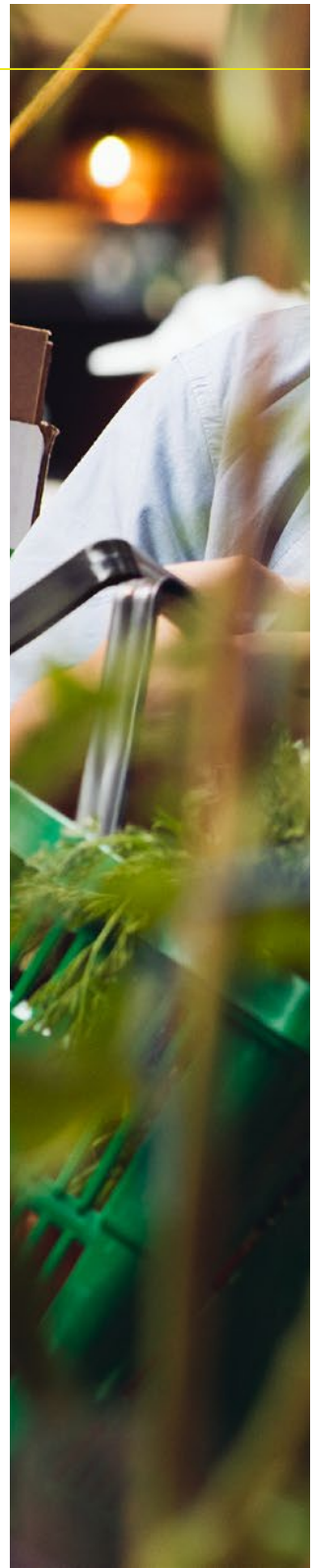
Two sporting
fields & a range
of social spaces



While away the weekend

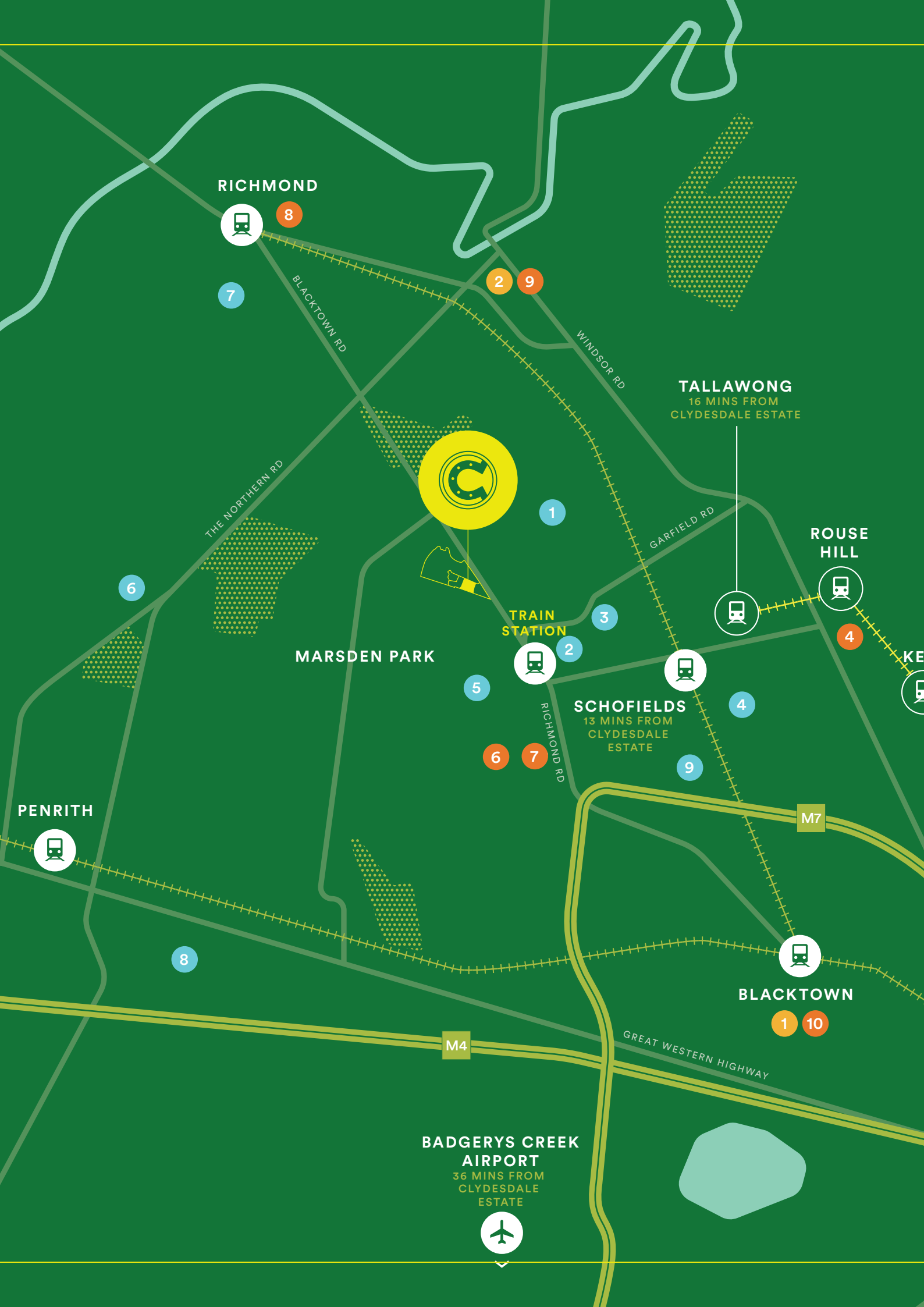
Much more than a place to live – Clydesdale Estate has been designed to host events and activities for the people who live here and the wider community. Here, a built environment full of rich heritage provides the background for events such as farmers markets – all right on your doorstep.

Friendly shopping,
dining and
entertainment





MARSDEN PARK



RICHMOND



8

7

BLACKTOWN RD

2

9

WINDSOR RD

TALLAWONG
16 MINS FROM
CLYDESDALE ESTATE

THE NORTHERN RD

6

MARSDEN PARK



1

TRAIN
STATION



3

2

5

6

7

RICHMOND RD

SCHOFIELDS
13 MINS FROM
CLYDESDALE
ESTATE



4

9

ROUSE
HILL



4

KE



PENRITH



8



BLACKTOWN

1

10

M4

M7

GREAT WESTERN HIGHWAY

BADGERYS CREEK
AIRPORT
36 MINS FROM
CLYDESDALE
ESTATE



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 Sydney Business Park
- 7 Ikea / Costco
- 8 Richmond Town Centre
- 9 Windsor Town Centre
- 10 Blacktown Town Centre





CREEK

RECREATIONAL
SPACE

NATURE RESERVE



CLYDESDALE
HOUSE



FARMHOUSE
B&B

MARKET



ANIMAL
SHED



ARTS &
CRAFTS
COTTAGE

FUTURE
DEVELOPMENT

PRECINCT

3

THE
BOROUGH



KEY



● Display Homes

--- WALKING TRAILS

--- HORSE RIDING TRAILS

--- BIKE PATH



0 100m

PRECINCT

1

THE VILLAGE

Land only

PRECINCT

2

THE CENTRE

Medium rise living

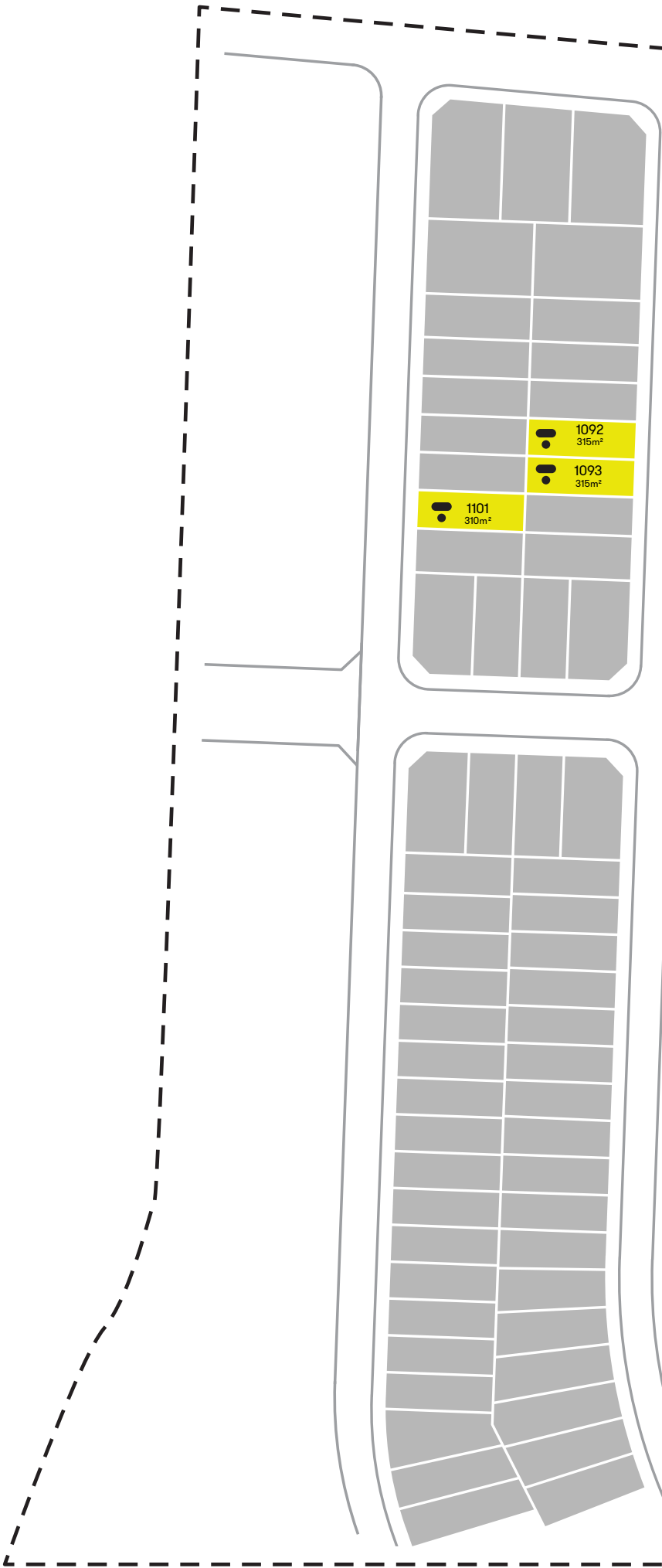
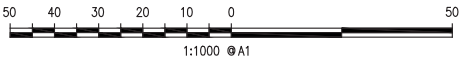


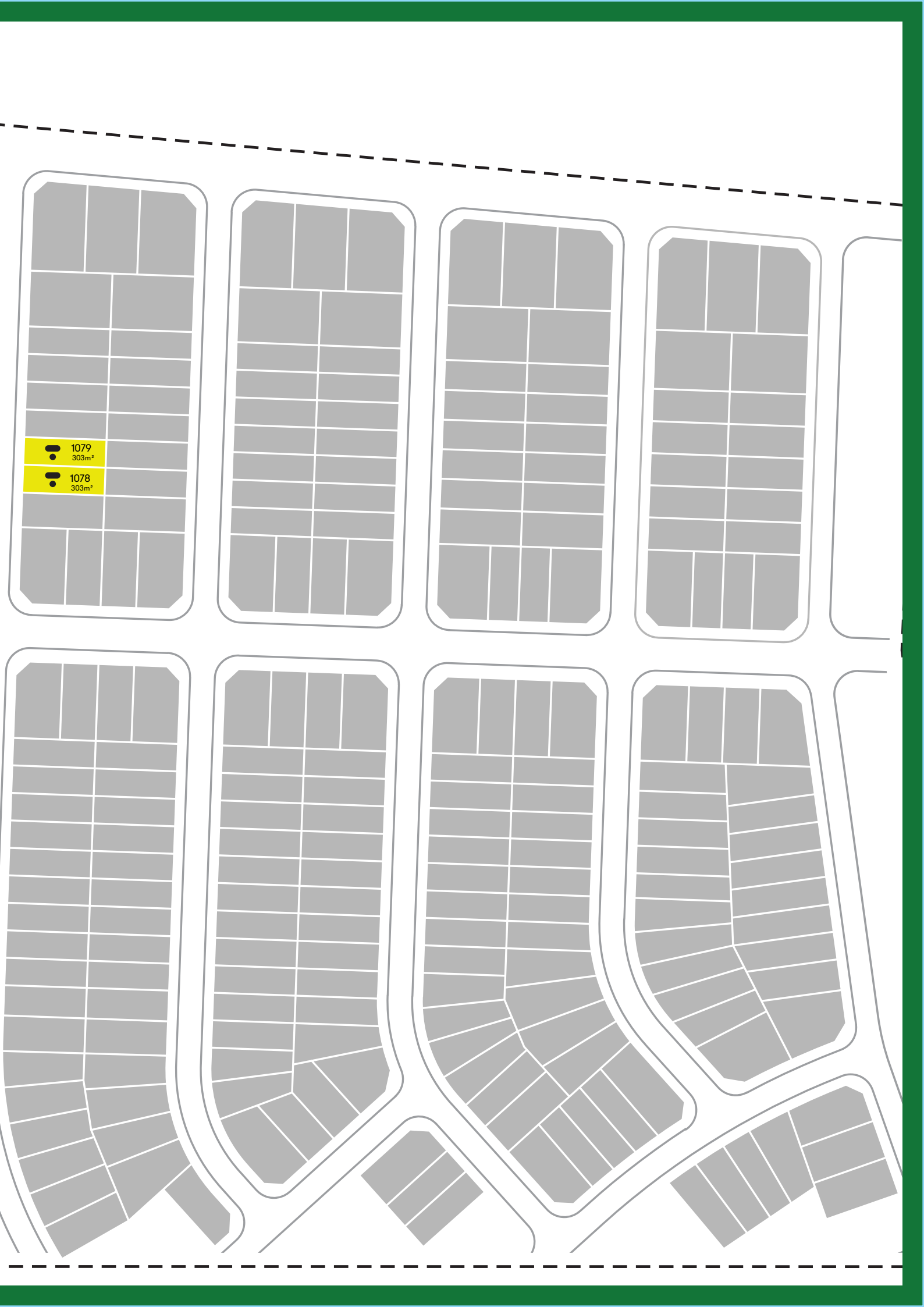
Precinct 01

Planning Summary



Tribeca Lots Available







***Surround yourself
with good design***



200+ new
homes in the
first release

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.



CLYDESDALE ESTATE



MARSDEN PARK



CLYDESDALE ESTATE



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.

PREMIUM 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 PREMIUM STANDARD INCLUSIONS

Our enhanced standard specifications include:

- Generous planting to the landscaping
- Plentiful LED down lights across the home and the outdoor alfresco areas
- Two double powerpoints to each room
- Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Air conditioning to main living area and master bedroom

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



TRIBECA PREMIUM INCLUSIONS

Tribeca's fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.

- ✓ 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



Air Conditioning



7 Year Structural Warranty



Complete Settlement Process Guidance



Customer Service & Progress Updates



Professional Colour Selection



Premium Inclusions



BASIX Rated Energy Efficiency



Six Month Defect Liability Period



Upgrade Options Available



Turn-key Fixed Price Packages



TRIBECA

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.

WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the need for rest and reflection.



TRIBECA

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 5,000 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.

FUTURES.

REIMAGINED.

TRIBECA.COM.AU

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