



Linden Wise

**THE  
HILLS  
ESTATE**  
MARAYLYA

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# Ultimate lifestyle at your door step.

## The Hills Living

Picture you and your loved ones living in a great community environment in a much admired location, with school, childcare, parklands, sports fields and shopping amenities, even rail connections close by.

The Hills Estate is part of the latest North West development project and provides

an extraordinary opportunity to have all of your future family needs in one place.

Sites range from 300sqm-2000sqm and feature level blocks with wide street frontages and quality designs to ensure the long-term value of your property.

# All Your Dream Home Essentials in One Complete Package.

Nature Environment & Lifestyle



Imagine the ultimate family home embracing style, space and privacy. This offering represents a premium lifestyle prospect with contemporary flair, room to move and good proximity to all amenities.

The location offers so much in terms of convenience as it is so close to all the action. Just a short distance away you can shop, dine or grab a coffee at the nearby cafe scene, jump on a bus to major retail centres or explore the many parklands in the immediate vicinity.

House & land packages like these are highly sought-after because of the many advantages that come with residing in The Hills Estate and living the dream.



# Live The Life - A Blueprint for Contemporary Living.

## Community

Residents of The Hills Estate enjoy a great location with many advantages. It all starts with the sheer magic of the new masterplanned community which will be well developed at the time of release, but there's a lot more in between and all around.

### *It's an enviable check list*

- 01 Walking distance to parkland and open space
- 02 Town centre with shopping, dining and community facilities
- 03 Proposed Box Hill Business park (133 hectares)
- 04 Local public primary school and child care centre
- 05 Rouse Hill Town Centre and Castle Towers just a short drive away
- 06 M2 & M7 motorways and Norwest Business Park within close range
- 07 Sydney Metro Northwest rail link - Rouse Hill station to open in 2019
- 08 Less than an hour from Sydney Airport, connecting you to the world

And whatever your taste, your locality brings the world to you. Your appetite satisfied, there are fitness, dining, transport and social options galore. Everything you need is at your fingertips. An impressive list. With a location this good, the question is; will you ever wish to leave your own great neighbourhood?



# Your View on Life Will Change.

Environmental

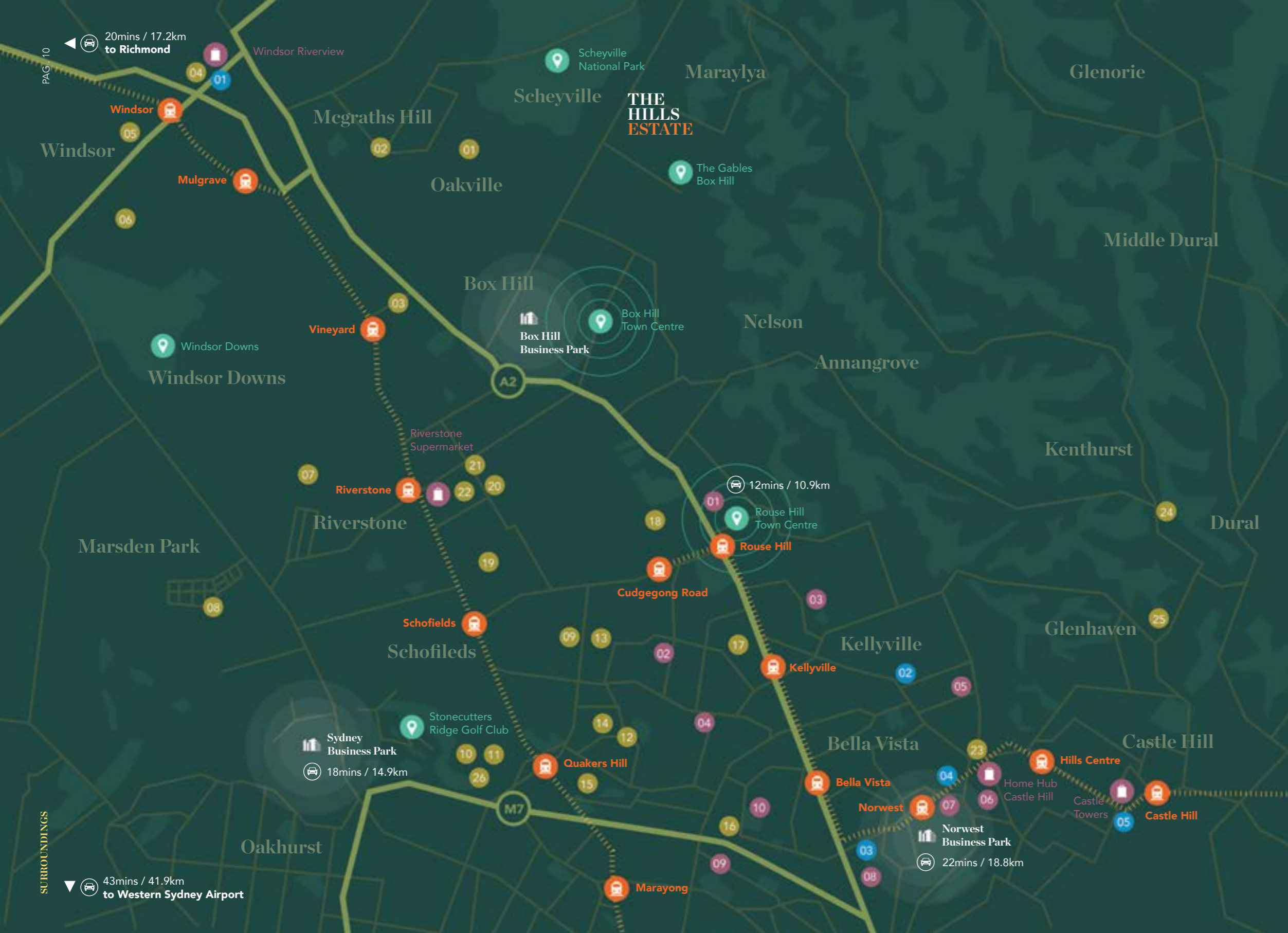
The community is fully serviced by Box Hill Water with an advanced sewerage treatment and water recycling system in place. The environment in which we live is important to us and we have gone to great lengths to ensure eco-friendly design principles contribute to a better quality of life.

The development comes complete with design guidelines to bring a consistent style and feel to the neighbourhood. Homes will each display a thoughtful design to ensure a minimum three hours of direct daytime sunlight during the winter period. Modern façades showcase quality, and interior layouts will feature an efficient use of space that maximises living and entertaining areas.

## Other Design Features Include

- 01 Energy Efficient House Design
- 02 LED Downlights Included in Upgrade
- 03 Ample Storage Space
- 04 NBN Connection
- 05 No Additional Site Cost





- BUSINESS PARK**  
Three major business parks create a strong corporate and employment environment.
  - TRAIN STATION**
  - PLACE OF INTEREST**
  - SHOPPING**
  - HEALTH CARE**
  - EDUCATION**
01. Rouse Hill Village Centre
  02. The Ponds
  03. Beaumont Hills
  04. Stanhope Village
  05. Kellyville Village
  06. Grace Baby Products
  07. Norwest Marketown
  08. CircaRetail
  09. Kings Langley
  10. Glenwood Village
  01. Oakville Public School
  02. Arndell Anglican College
  03. Vineyard Public School
  04. St Matthew's Primary
  05. Windsor South Public School
  06. Chisholm Catholic Primary
  07. Australian Christian College
  08. St Luke's Catholic College
  09. St John Paul II Catholic College
  10. TAFE NSW - Nirimba College
  11. Wyndham College
  12. Mary Immaculate Primary
  13. The Ponds High School
  14. Barnier Public School
  15. Quakers Hill High School
  16. Holy Cross Catholic Primary
  17. John XXIII Catholic Primary
  18. Rouse Hill Anglican College
  19. Schofields Public School
  20. Norwest Christian College
  21. ST John's Primary
  22. Riverstone Public School
  23. TAFE NSW The Hills, Castle Hill
  24. The Hills Grammar School
  25. Lorien Novalis School
  26. Western Sydney University, Nirimba
01. St John Of God
  02. Hills Hospital
  03. Norwest Private Hospital
  04. Hospital for Specialist Surgery
  05. Castle Hill Day Surgery





# Box Hill North\* Development Master Plan

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 RESIDENTIAL
- 
 LOCAL PARK

\* [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au) - Search part D section 17 to see further informatiopl









# Masterplanned with Your Future in Mind.

## The Future

The position, the spaces and the style of this exclusive estate represent a family scenario of outstanding appeal. Whether you're in the market for your first property, a future-proof investment or a home you can downsize into while upgrading your lifestyle, this vibrant masterplanned community is sure to deliver beyond your expectations.

# Bringing Together All The Elements for Lifestyle Success.

## The Hills Estate

All properties come complete with the option to build a superb contemporary residence designed by renowned builders and planners. Architect plans are custom designed to offer spacious in/outdoor

entertainment with high quality finishes and a layout that perfectly responds to modern family needs. Buyers can choose from a selection of home designs and tailor them to suit taste and lifestyle.

***Call now to start your lifestyle vision and secure your dream home.***

\* FIRB approved for foreign investors of new properties



# A Bright Future Awaits in The Hills Estate.

## About Us

Linden Wise delivers a high standard of projects directly to our buyers/investors to achieve stable returns and create future financial freedom.

Focusing on the residential market and new investment projects, we specialise in land development, building construction

and property project marketing. We offer a variety of opportunities for our buyers/investors, to ensure high investment returns and financial security.

We take care of the day-to-day co-ordination, evaluation and all of other activities for your investment including

after sales management, to give you the peace of mind.

“Wise Home Wise Living” is what we believe in, and achieving your financial dreams is important to us.



# The Hills Estate The Hills Living

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