

# LEPPINGTON RISE

PREMIUM FREESTANDING HOUSE BUILDINGPROJECT BY AUSTWOOD HOME  
IN NEW LAND DEVELOPMENTS AT LEPPINGTON

# PREMIUM HOMES BUILT FOR A LIFETIME

**SPECIAL 25-YEAR STRUCTURAL GUARANTEE.  
PEACE OF MIND FOR YOU AND YOUR FAMILY.**



As a building company that stands behind our work, we are proud to offer a '25-year structural guarantee' for your newly built home starting from the date of your practical completion inspection. The period that it covers is over 4 times longer than the standard 6-year statutory warranties. The '25-year structural guarantee' is given to the original owner(s) named within the building contract. It covers the load bearing brickwork, structural timbers and steel beams in wall, house frame, foundation systems and concrete footings. Please note that this guarantee is not transferable to future owners of the property.



# BREATHE NEW LIFE

**Project Information:**  
**Property Type:** House & Land Package  
**Title:** Torrens Title  
**Project Team:** Austwood Homes



# REDEFINE THE MEANING OF YOUR NEW HOME



# ABOUT THE PROJECT

- LEPPINGTON RISE is a premium freestanding house building project by Austwood Homes in new land developments at Leppington.
- Its neighbourhood is poised to become the South-West's major hub, including a large shopping centre, restaurants, cafés, homemaker centre, offices, civic centre, aquatic centre and much more. With exciting proposed retail, cultural, employment and community offerings, future growth and investment is set to inject new life and vitality into this Priority Growth Area.

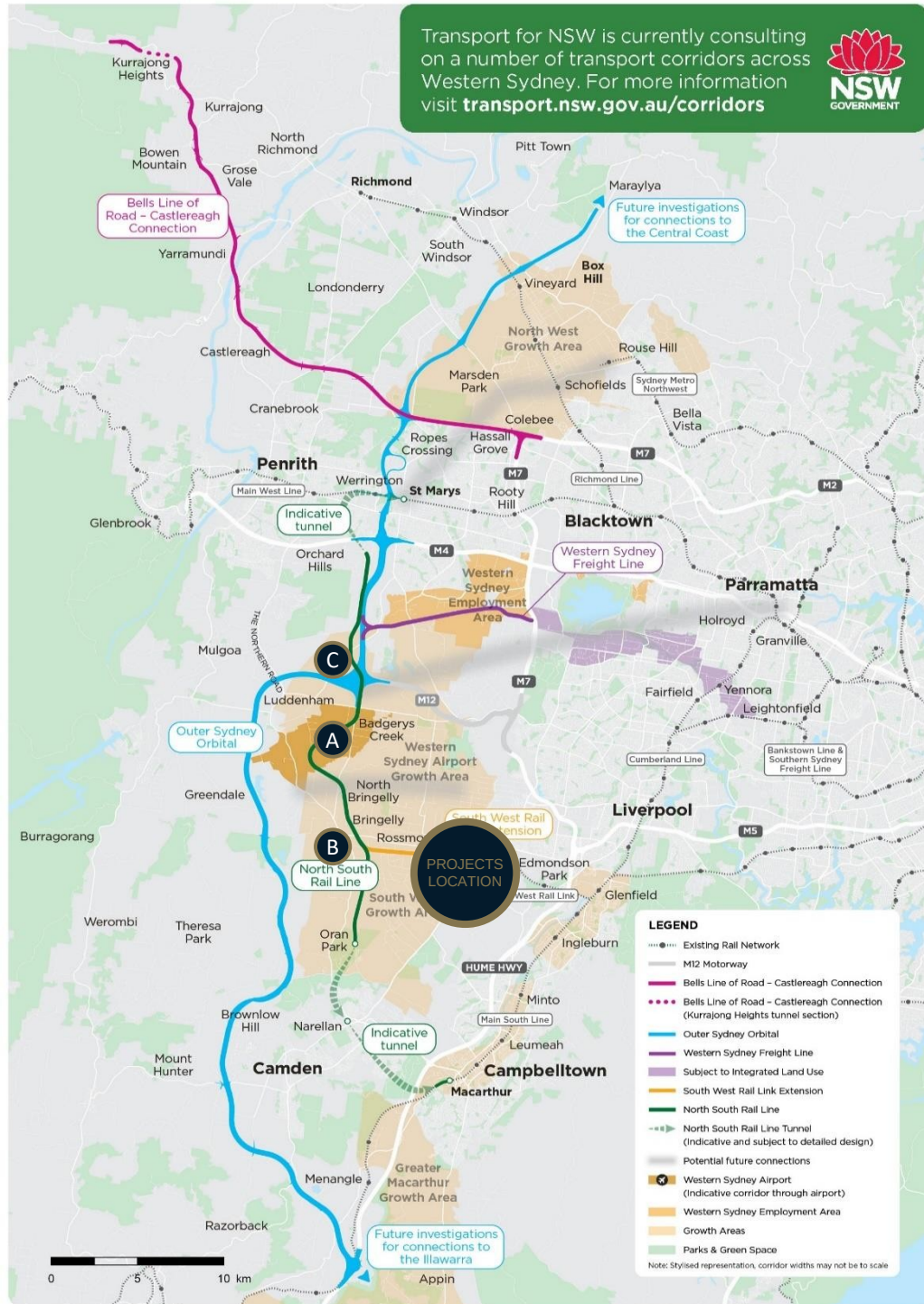


## KEY POINTS

- Strong growth potential – strategically located in the latest NSW government plan : The Metropolis of Three Cities (Leppington CBD)
- Direct access to Aerotropolis by train. Aerotropolis includes new International Airport, Sydney Science Park with New University & World Trade Centre – it is set to be the economic powerhouse of Sydney around Badgerys Creek NSW.
- Freestanding house project with close proximity to the shopping centre, business park and major train station of the Leppington centre.
- Torrens title with no strata fee.



# SOUTH WEST SYDNEY MAJOR DEVELOPMENTS



# PROPOSED AREA DEVELOPMENT

**PROJECTS LOCATION**

**LEPPINGTON RISE**  
PREMIUM FREESTANDING HOUSE BUILDING PROJECT BY AUSTWOOD HOMES IN NEW LAND DEVELOPMENTS AT LEPPINGTON

**A** INTERNATIONAL AIRPORT AT BADGERYS CREEK

4 proposed stations away from Leppington

**B** WORLD TRADE CENTRE

2 proposed stations away from Leppington

**C** SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS  
(University of New South Wales, University of Newcastle, Wollongong and Western University)

5-6 proposed stations away from Leppington

# SOUTH WEST RAIL LINK EXTENSION



**PROJECTS LOCATION**

**LEPPINGTON RISE**  
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**A INTERNATIONAL AIRPORT AT BADGERYS CREEK**

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 (University of New South Wales, University of Newcastle, Wollongong and Western University)

**5-6 proposed stations away from Leppington**



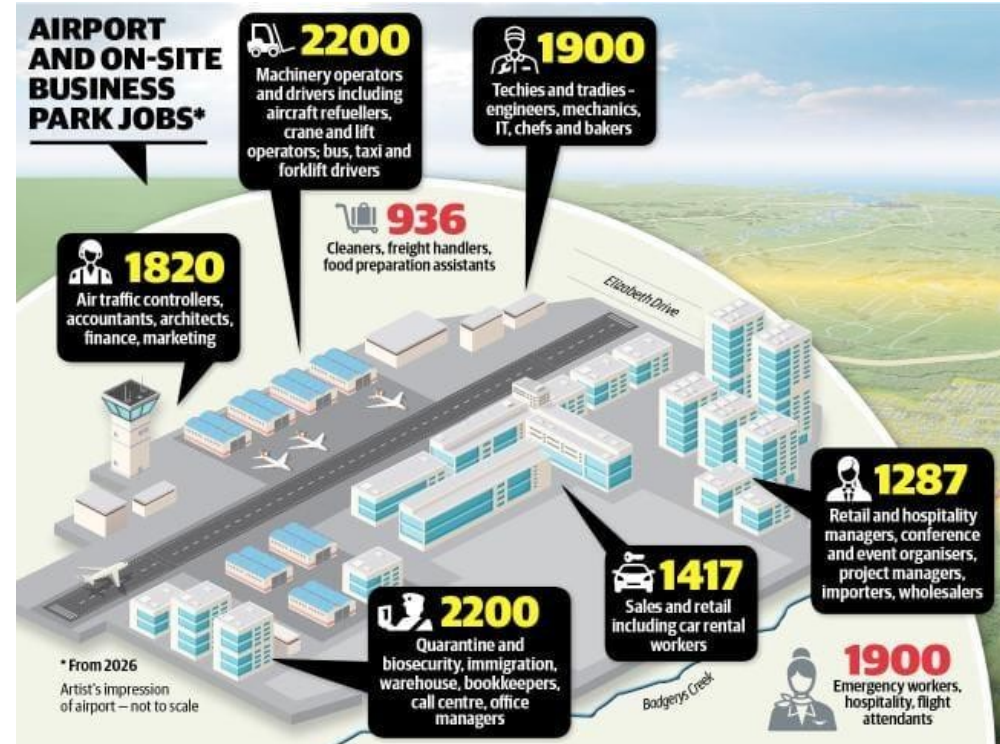
# BADGERYS CREEK NEW INTERNATIONAL AIRPORT



4 proposed stations away from Leppington



Artist impression only



Australian Government  
Department of Infrastructure, Transport, Cities and Regional Development

Western Sydney  
Airport

What are you looking for?



Home > Community and partners > Job opportunities

About the airport

Airport operator

Environment and heritage

Community and partners

Forum on Western Sydney Airport

Community engagement

## Job opportunities

### More jobs for Western Sydney

Western Sydney Airport will be a major source of jobs for people in the region.

The airport will support almost 28,000 direct and indirect jobs by 2031, five years after the airport opens in 2026. Jobs across a range of sectors, especially in construction, manufacturing and retail will be needed on site and around Western Sydney to support the project.

### NEW INTERNATIONAL AIRPORT (\$5.3 billion infrastructure project):

- Set to open in 2026
- At least 5 million passengers in 2026 and this figure will rise annually
- 28,000 job opportunities by 2031

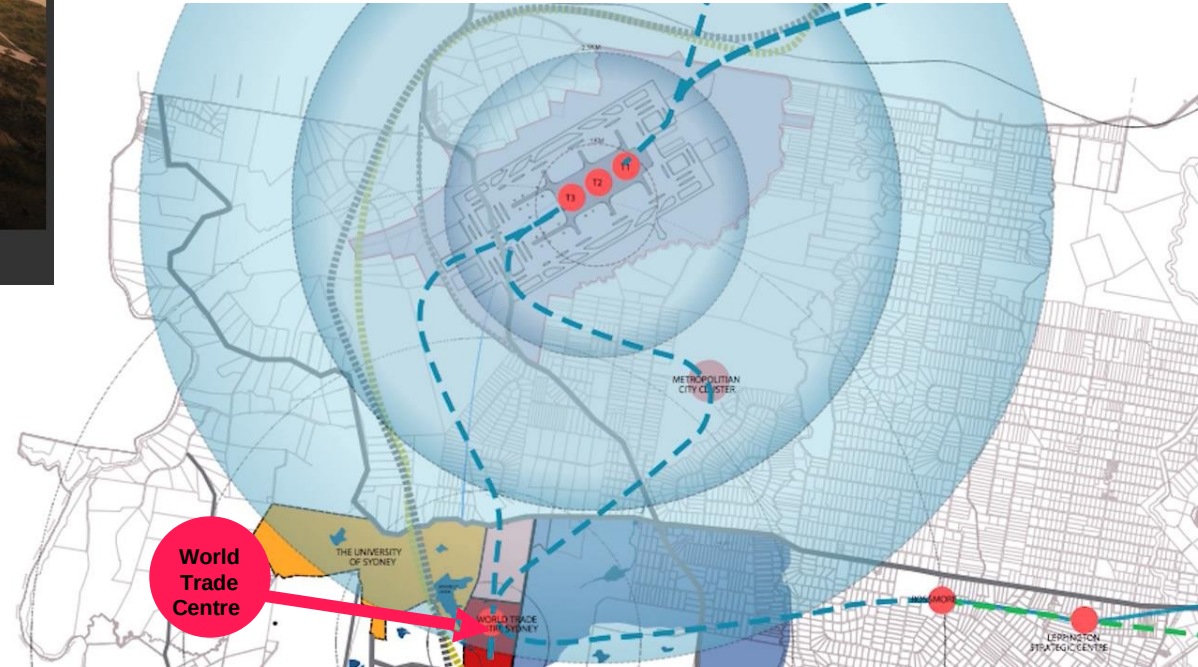




# B WORLD TRADE CENTRE



2 proposed stations away from Leppington



An aerial render of the proposed World Trade Centre Sydney development masterplanned by Woods Bagot.

**WOODS BAGOT**<sup>TM</sup>

Architecture



Economics Consultant

**ETHOS URBAN**

Urban Solutions

## THE ECONOMIC IMPACT

Economic Impact Assessment of World Trade Center Sydney (WTC SYDNEY) was conducted by PwC, the highlights of which are given below.

- \$13 Bn Direct Economic Contribution per year
- \$31 Bn Induced Economic Contribution per year
- 43,500 Direct Jobs per year
- 52,900 Induced Jobs per year
- \$15 Bn Indirect Economic Contribution per year
- \$8 Bn Additional Tax Revenue per year
- 45,000 Indirect Jobs per year

### WORLD TRADE CENTRE (\$8 billion infrastructure project)

- Approx. 3km away from the new airport.
- 120 hectares (1,200,000 sqm) development footprint.
- To be opened in 2026 to coincide with opening of the new Sydney Airport at Badgerys Creek.
- Will create more than 120,000 new jobs.



# © SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS (1/2)



5-6 proposed stations away from Leppington



Artist impressions of the Sydney Science Park by Celestino, which aims to be Australia's first autonomous city.

## AUSTRALIA'S FIRST AUTONOMOUS CITY AT THE SCIENCE PARK

- World leaders in autonomous technology have met with developers to blueprint Australia's first 'driverless smart city'.
- Anticipating the autonomous Sydney Science City to be a reality within the next five to 10 years.



Figure E16.2: Precinct Plan



An artist's impression of the \$5 billion Sydney Science Park within the Western Sydney Aerropolis.



Artist impressions of the Sydney Science Park by Celestino, which aims to be Australia's first autonomous city.

## SYDNEY SCIENCE PARK WITH UNIVERSITY CAMPUS (\$5 billion infrastructure project)

- 287 hectares (2,870,000 sqm) development footprint.
- The Sydney Science City will play a major role in providing 12,000 highly-skilled jobs in Western Sydney, and around the globe.
- Construction has started and the first stage of the commercial buildings will be operational by 2021.



# © SYDNEY SCIENCE PARK WITH WORLD CLASS UNIVERSITY CAMPUS(2/2)



5-6 proposed stations away from Leppington



Set your location 22.8°C

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Home / Your Government / The Premier / Media Releases from the Premier / Western Sydney Aerotropolis will be home to major new university

## Western Sydney Aerotropolis will be home to major new university

Published 13th September, 2018

Share this page [f](#) [t](#) [e](#)

Four of NSW's leading universities are joining forces to create a world-class, higher education institution in the heart of the new Western Sydney Aerotropolis.

Media enquiries

### WORLD-CLASS UNIVERSITY CAMPUS

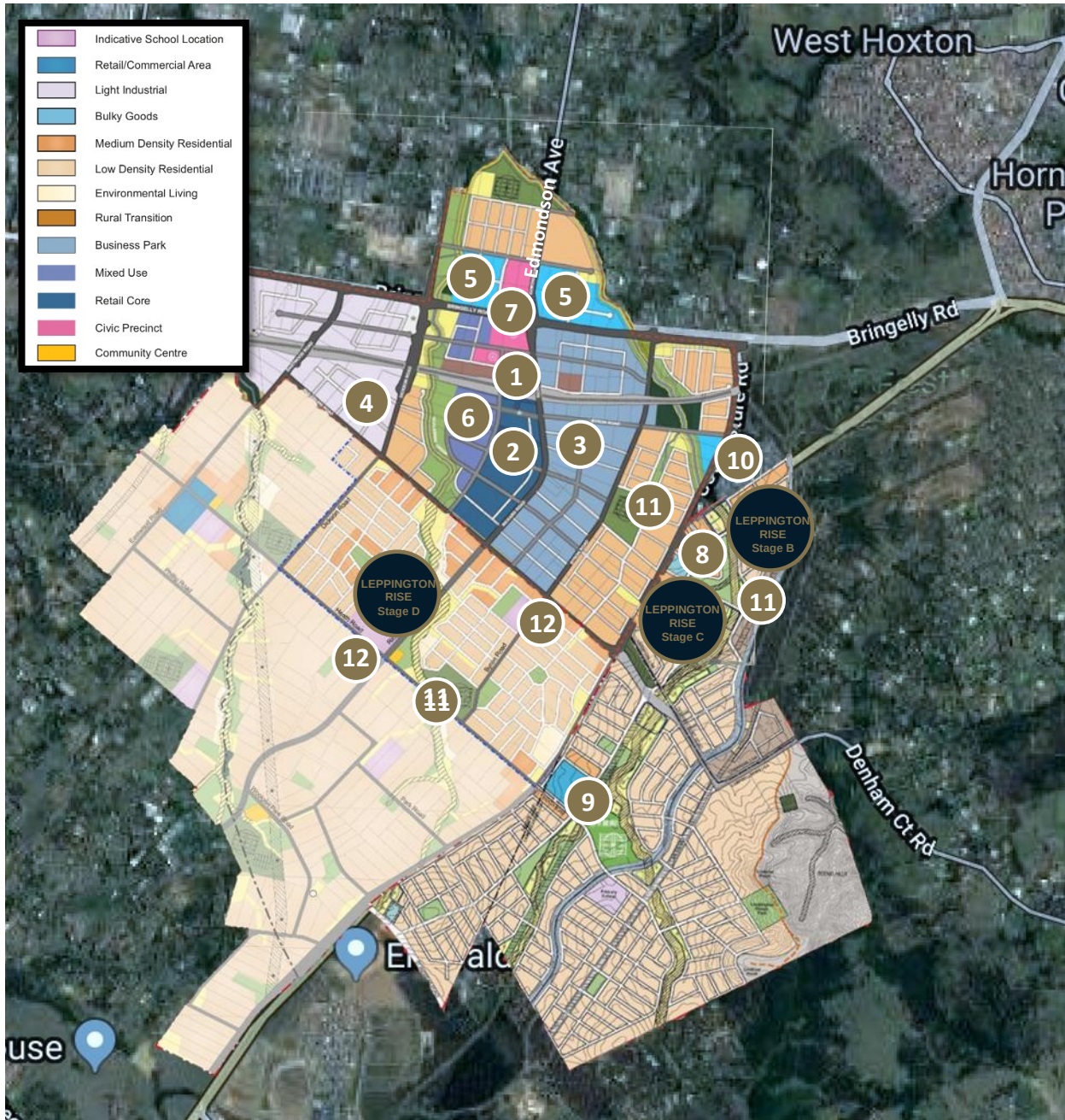
- University of NSW, University of Wollongong, University of Newcastle and Western Sydney University join force.
- Will bring a connected network of minimum 180,000 students, researchers and academics to the Aerotropolis.
- Focus on STEM — science technology, engineering and maths.
- Stage one of the new institution will be ready by 2026.





# LEPPINGTON CENTRE MAJOR DEVELOPMENTS

# PROPOSED AREA DEVELOPMENT STAGE B

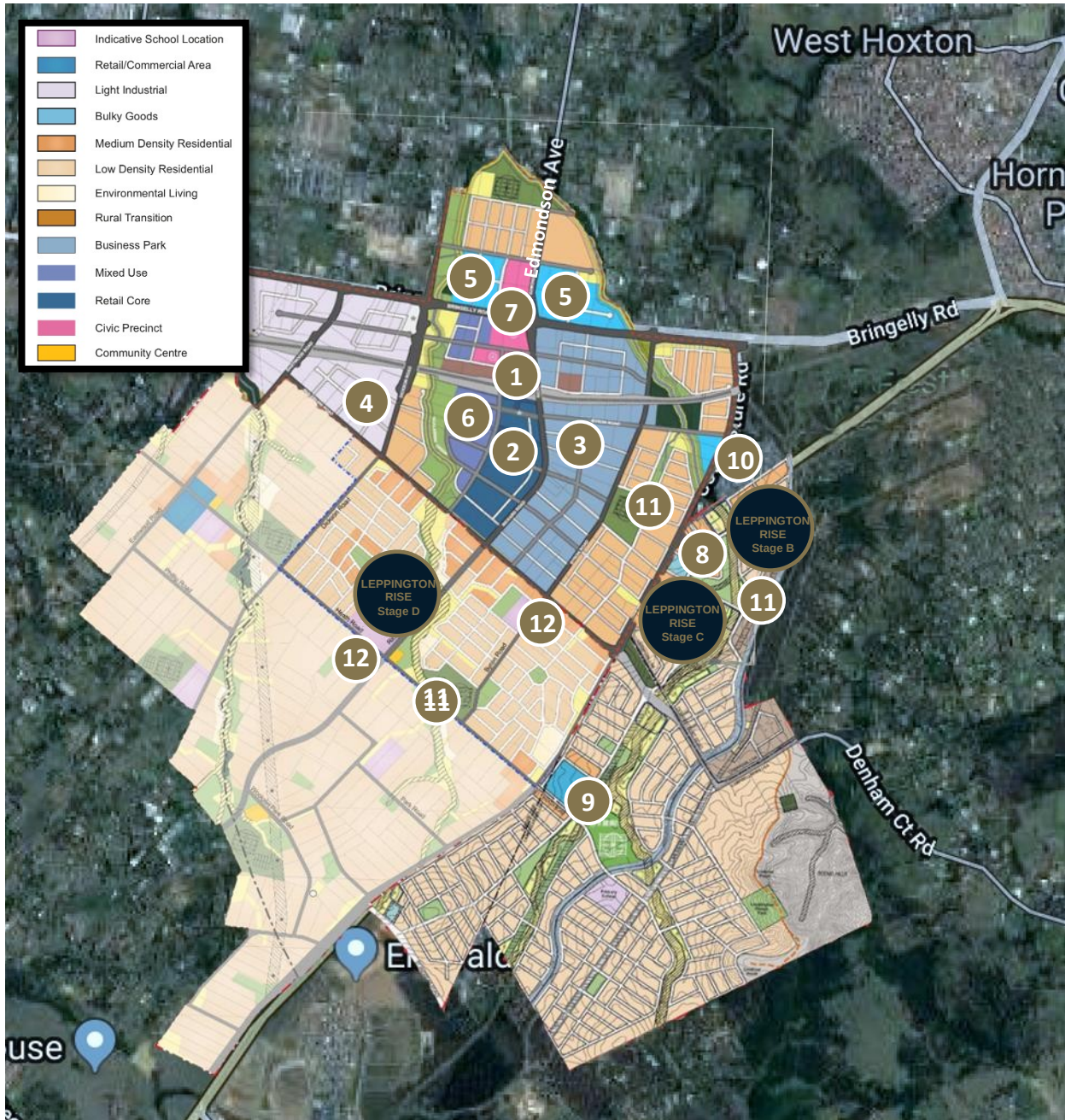


	Approx. Distance from LEPPINGTON RISE Stage B
<b>1</b> Leppington Train Station	1.4km
<b>2</b> Major Shopping Centre of the Sydney South West	1.1m
<b>3</b> Major Business Park of Sydney South West	800m
<b>4</b> Future employment areas	2.1km
<b>5</b> Bulky good retailing (e.g. IKEA & BUNNINGS)	1.5km
<b>6</b> Apartment developments on top of retails	1.6km
<b>7</b> TAFE and major health facility	1.5km
<b>8</b> Proposed Valley Way Shopping Village	450m
<b>9</b> Existing Willowdale Shopping Village	1.6km
<b>10</b> Antegra Retirement Village	350m
<b>11</b> New sports fields & parklands	450m
<b>12</b> New proposed schools	1.3km



Disclaimer: All the photos are just for indication purpose and artist impression only. The indication and photos do not represent any upcoming and existing developments in the area. The actual developments and distance will vary. Buyers can only refer to the contracts for the information of the property they purchase. The developer, building company and all other related companies do not make any representations or give any guarantees that the information set out in this document is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs, or damage which arises in connection with any use or reliance on the information.

# PROPOSED AREA DEVELOPMENT STAGE C

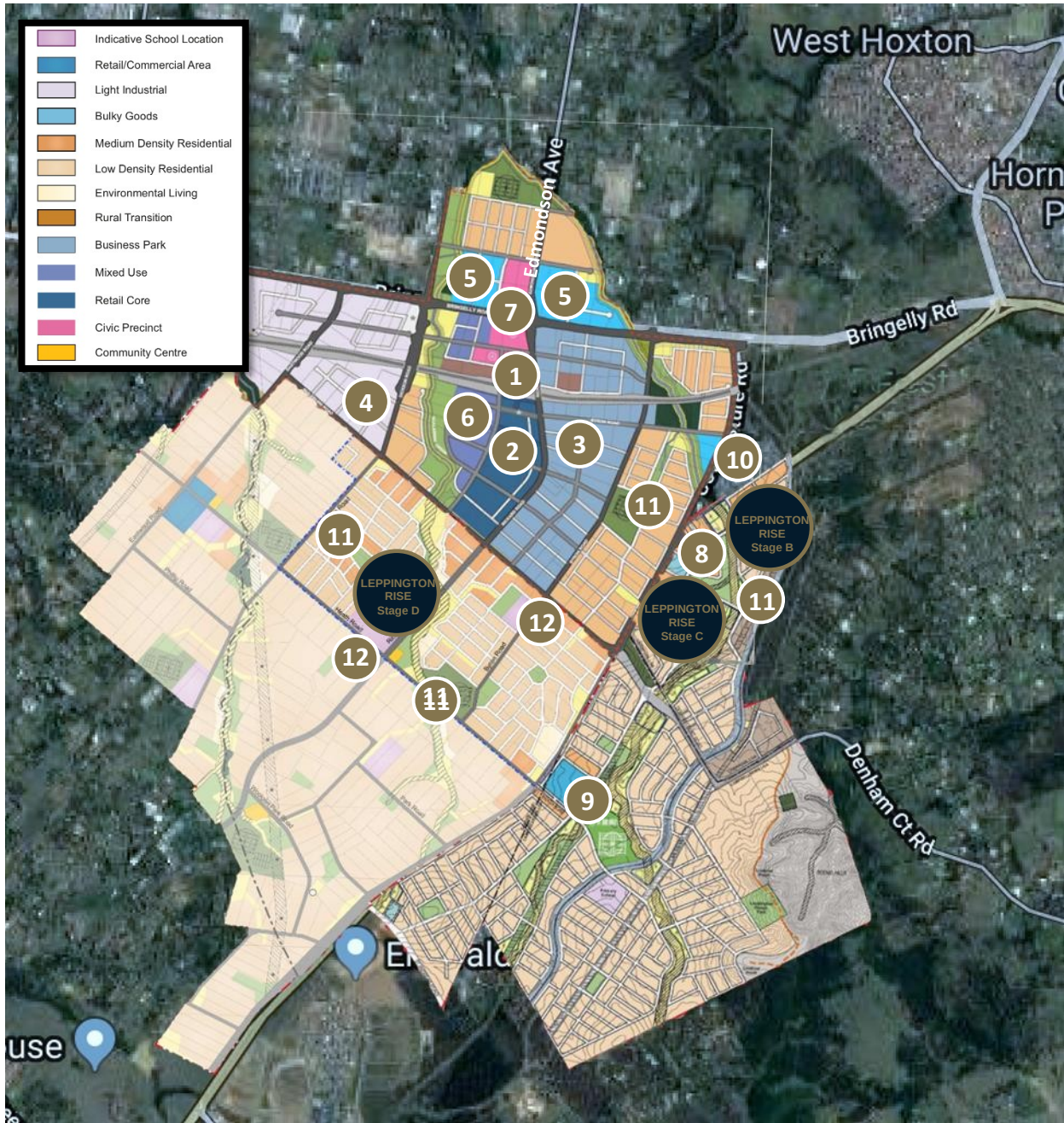


	Approx. Distance from LEPPINGTON RISE Stage C
<b>1</b> Leppington Train Station	1.5km
<b>2</b> Major Shopping Centre of the Sydney South West	1km
<b>3</b> Major Business Park of Sydney South West	600m
<b>4</b> Future employment areas	2km
<b>5</b> Bulky good retailing (e.g. IKEA & BUNNINGS)	1.8km
<b>6</b> Apartment developments on top of retails	1.5km
<b>7</b> TAFE and major health facility	1.6km
<b>8</b> Proposed Valley Way Shopping Village	150m
<b>9</b> Existing Willowdale Shopping Village	1.2km
<b>10</b> Antegra Retirement Village	800m
<b>11</b> New sports fields & parklands	450m
<b>12</b> New proposed schools	800m



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# PROPOSED AREA DEVELOPMENT STAGE D

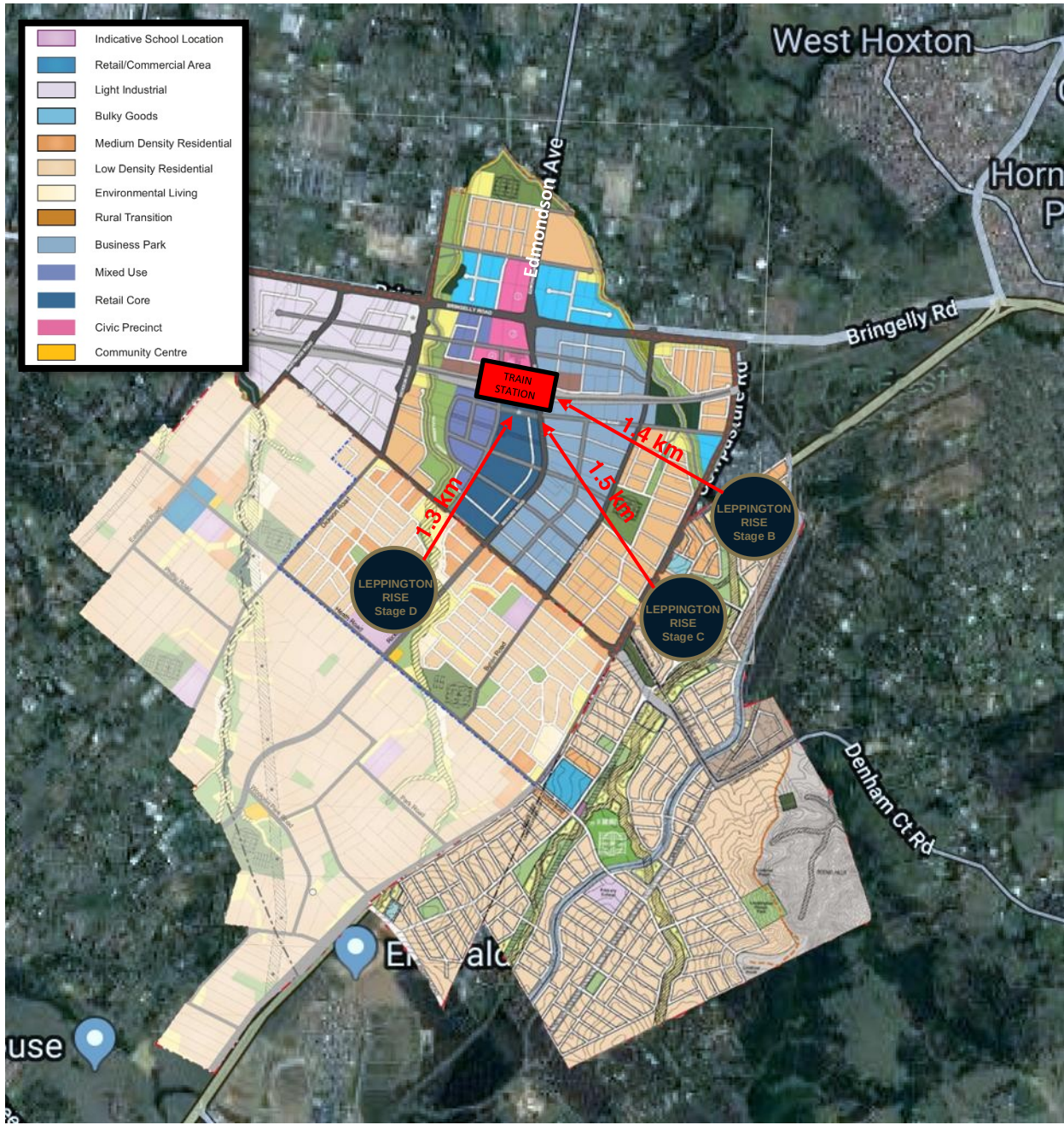


	Approx. Distance from LEPPINGTON RISE Stage D
<b>1</b> Leppington Train Station	1.3km
<b>2</b> Major Shopping Centre of the Sydney South West	550m
<b>3</b> Major Business Park of Sydney South West	600m
<b>4</b> Future employment areas	800m
<b>5</b> Bulky good retailing (e.g. IKEA & BUNNINGS)	1.8km
<b>6</b> Apartment developments on top of retails	600m
<b>7</b> TAFE and major health facility	1.4km
<b>8</b> Proposed Valley Way Shopping Village	1.5km
<b>9</b> Existing Willowdale Shopping Village	1.3km
<b>10</b> Antegra Retirement Village	1.9km
<b>11</b> New sports fields & parklands	50m
<b>12</b> New proposed schools	50m



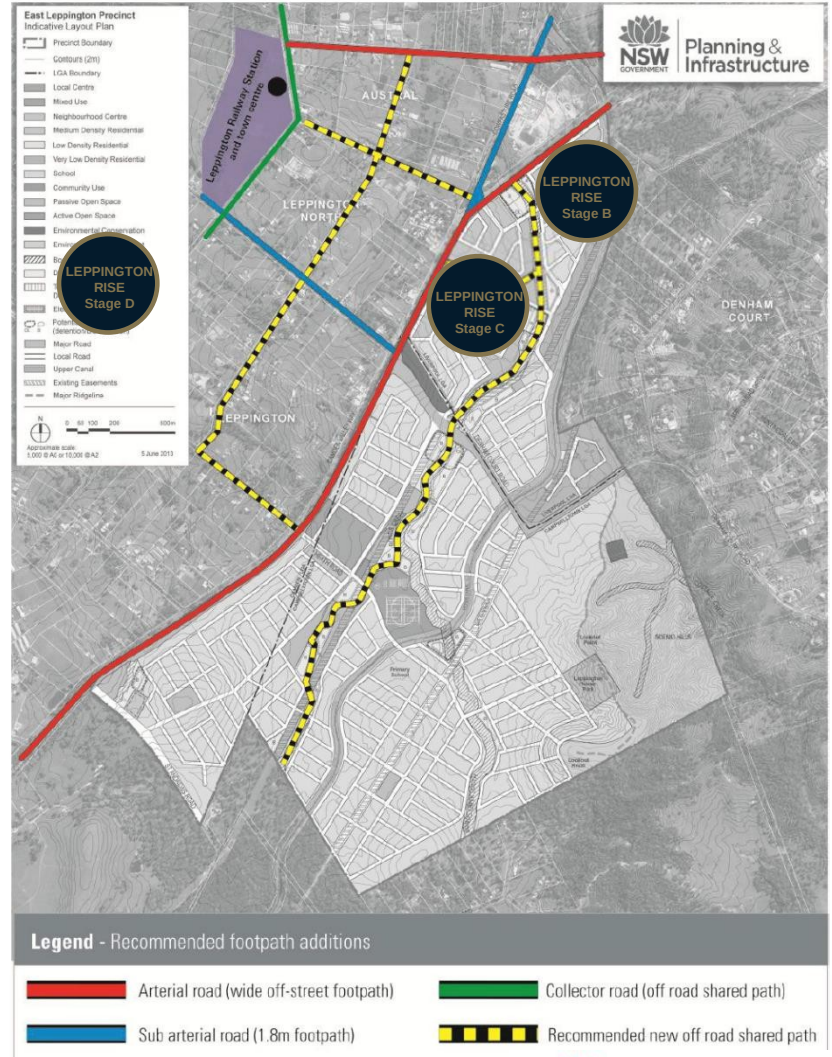
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# DIRECT ACCESS TO LEPPINGTON STATION & MAJOR SHOPPING CENTRE



- **LEPPINGTON RISE Stage B** - Proposed new roads have been planned
- **LEPPINGTON RISE Stage C** - Proposed new roads have been planned
- **LEPPINGTON RISE Stage D** - Road now open

Figure 7.1 Recommended additions to the proposed external pedestrian infrastructure



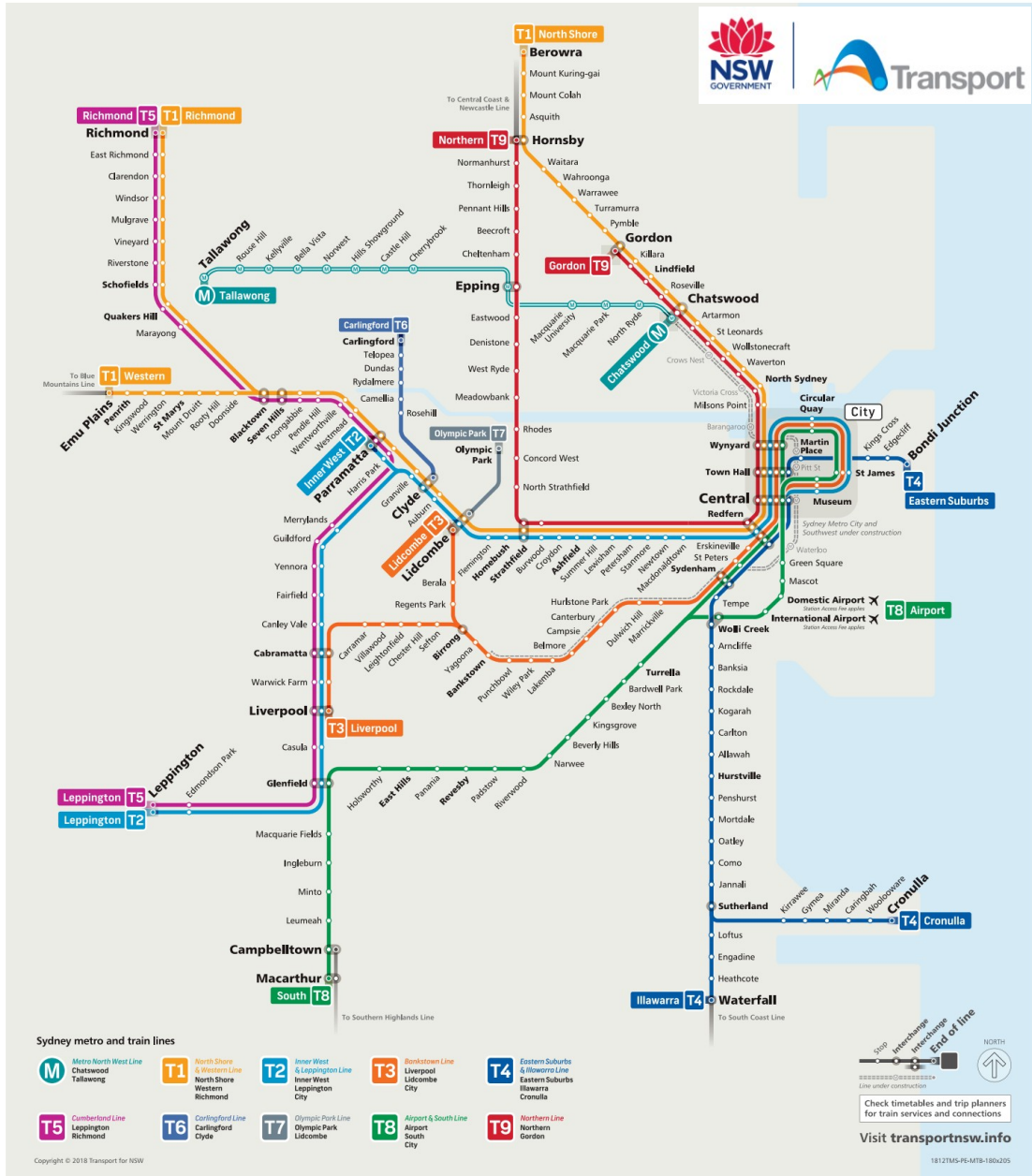
\* Shared path = Cycling & Pedestrian Path



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# 1 LEPPINGTON TRAIN STATION



**INFORMATION:**

- Frequency: average 10 mins
- Travelling time to city: approx. 50 mins

## TRAINS LEAVING TO CITY

Leppington Platform	Destination	Time	Status	Notes
Leppington Platform 2	Central	7:32 am	On time	T2, T8
Leppington Platform 3	Central	7:41 am	On time	T2, T8
Leppington Platform 2	Central	7:54 am	On time	T2, T8
Leppington Platform 4	Central	8:03 am	Real-time data unavailable	T5, T8
Leppington Platform 2	Central	8:09 am	On time	T2, T8
Leppington Platform 2	Central	8:24 am	On time	T2, T8

## TRAIN JOURNEY TO CITY

Leppington (dep) Platform 2	Fri 8:24 am
Edmondson Park Platform 1	Fri 8:29 am
Glenfield (arr) Platform 2	Fri 8:33 am
Glenfield (dep) Platform 1	Fri 8:36 am
Holsworthy Platform 1	Fri 8:41 am
East Hills Platform 2	Fri 8:45 am
Panania Platform 1	Fri 8:47 am
Revesby Platform 1	Fri 8:50 am
Wolli Creek Platform 1	Fri 9:01 am
International Airport Platform 1	Fri 9:03 am
Domestic Airport Platform 1	Fri 9:05 am
Mascot Platform 1	Fri 9:08 am
Green Square Platform 1	Fri 9:11 am
Central Platform 21	Fri 9:16 am

# 2 LEPPINGTON MAJOR CENTRE

## LEPPINGTON TOWN CENTRE MASTERPLAN



## Shopping centre and 20-storey unit towers planned for \$78m site

Marissa Gordon  
22 MAR 2019

news local  
Liverpool Leader



This rural site in Leppington could soon see work start on major development.

A shopping centre and thousands of homes could soon sprout on a sprawling property in Sydney's south west.

Just a few years after the 20ha lot at 127-163 Rickard Rd, Leppington, sold for a whopping \$78 million, its buyers are looking at how it may be developed in line with the NSW Government's plans for Leppington Town Centre.

LOCATION	Leppington NSW
CLIENT	NSW Department of Planning and Infrastructure
DETAILS	Master plan, 13,000 jobs
SITE AREA	400 ha
CONSTRUCTION COST	\$6 b
RESIDENTIAL UNITS	2,700

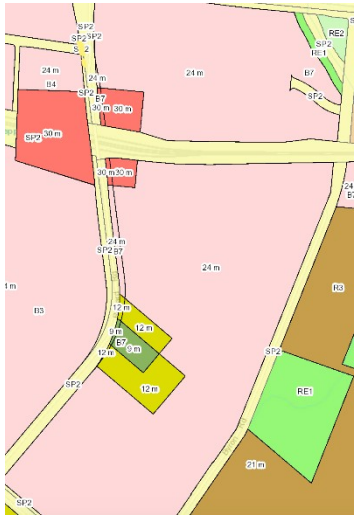


### A PRIORITY PRECINCT AS ANNOUNCED BY THE NSW GOVERNMENT

- Upcoming major shopping centre with 200,000sqm footprint.
- It will be the central focus for the 300,000 residents of the South West Growth Centre.
- It is the key destination providing jobs, retail, bulky goods, parks, industrial land, housing and commercial activities.
- 2,700 apartments will be built in the town centre.



# 3 BUSINESS PARK



## MAJOR BUSINESS PARK IN SYDNEY SOUTH-WEST

- 725,000sqm development footprint (in comparison to the current occupied space of 500,000sqm at Bella Vista Norwest Business Park with 21,444 estimated job opportunities).
- Proposed height limit of up to 8 storey (approx. 24m in height).
- It is expected to consist a mix of commercial, professional & health care services and office buildings.

Table 4-1: Comparison of the draft ILP and final ILP

Summary statistics	Draft ILP	Final ILP
Gross site area	2025 hectares	
Low density residential land	704 hectares	725 hectares
Medium density residential land	173 hectares	203 hectares
Environmental living land	163 hectares	131.2 hectares
Dwelling yield*	16,300 dwellings	17,350 dwellings
Average dwelling density*	14.8 dwellings/ha	16.1 dwellings/ha
Population*	51,000 people	54,300 people
Drainage basins, channels and creek lines	108 hectares	103 hectares
Open space	148 hectares	135.4 hectares
Local and neighbourhood centres**	15.4 hectares	17 hectares
Light industrial	91.5 hectares	99.4 hectares
Commercial core	21.7 hectares	23.8 hectares
Mixed use	18.5 hectares	18 hectares
<b>Business park</b>	<b>76.5 hectares</b>	<b>72.5 hectares</b>
Business development	24 hectares	26.5 hectares
Civic, health, cultural and TAFE	13.5 hectares	13.5 hectares



# 4 EMPLOYMENT LANDS

**INTENDED TO PROVIDE A RANGE OF LIGHT INDUSTRIAL AND WAREHOUSE LAND USES.**

- Light industries are industrial activities which do not interfere with neighbourhood amenity of adjacent residential areas.
- 994,000sqm development footprint.
- Proposed height limit of 4 storey.

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# 5 BULKY GOODS RETAILING (SUCH AS IKEA & BUNNINGS)

- Close proximity to bulky goods retailer such as IKEA and BUNNINGS



More than 200 apartments have been approved at 76 Rickard Road, Leppington.

- The State Government's Sydney Western City Planning Panel approved a \$65 million development in Richard Road in October 2017, to foster additional housing options for Camden area residents. Almost 2000 apartments are planned for Leppington.



Artist impression of Dickson Road Apartments, adjacent to the Leppington Town Centre NSW

# 6 APARTMENT DEVELOPMENTS

# 7 TAFE & MAJOR HEALTH FACILITY



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Civic, health, cultural and TAFE	13.5 hectares	13.5 hectares



# 8 PROPOSED VALLEY WAY SHOPPING VILLAGE



- Short walking distance from various stages of 'Leppington Rise'
- This proposed shopping village are expected to be similar with the existing 'Village Square' shopping village at Edmondson Park.



9

# WILLOWDALE SHOPPING VILLAGE



- Willowdale Shopping Village is now open with Coles and 12 specialty stores.
- This is a great temporary shopping village for local residents to shop for their everyday needs before the major shopping centre is established.



## 10 RETIREMENT VILLAGE





# EDUCATION

## Existing Schools Information

### - Leppington Public School



### - Hurlstone Agricultural High School at Glenfield

- 2 stations away by train

- Hurlstone Agricultural High School is a government-funded co-educational academically selective and specialist secondary day and boarding school.
- Reputable high school with one of the highest ranking in Sydney.

School	State Overall Score	English	Maths
Hurlstone Agricultural High School, Glenfield, NSW, 2167	99	★★★★★	★★★★★



## 11 Proposed New Schools Information

- According to the state government plans, new schools will be built on Heath Road and Byron road.
- Short walking distance from the LEPPINGTON RISE project.



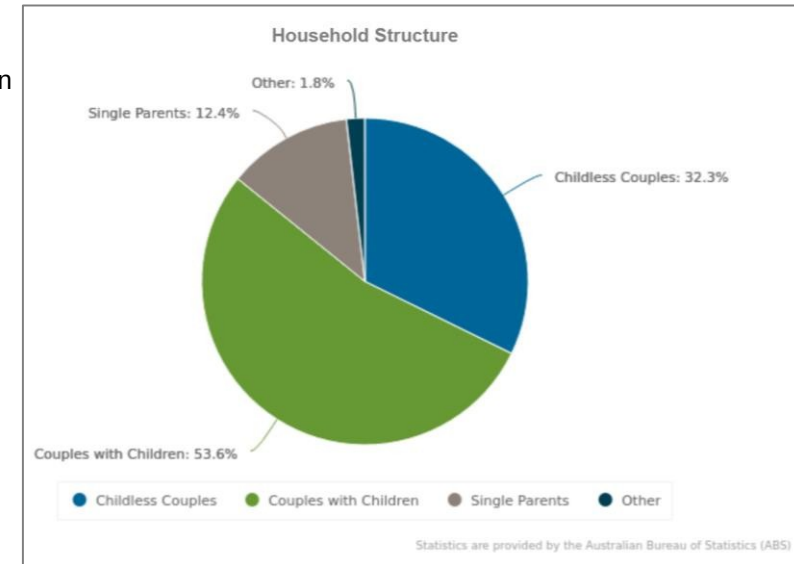
## 12 LOCAL PARK WITH SPORTING FIELD

- Whether you delight in walking, cycling or simply love the outdoors, there will be park lands to suit every one.

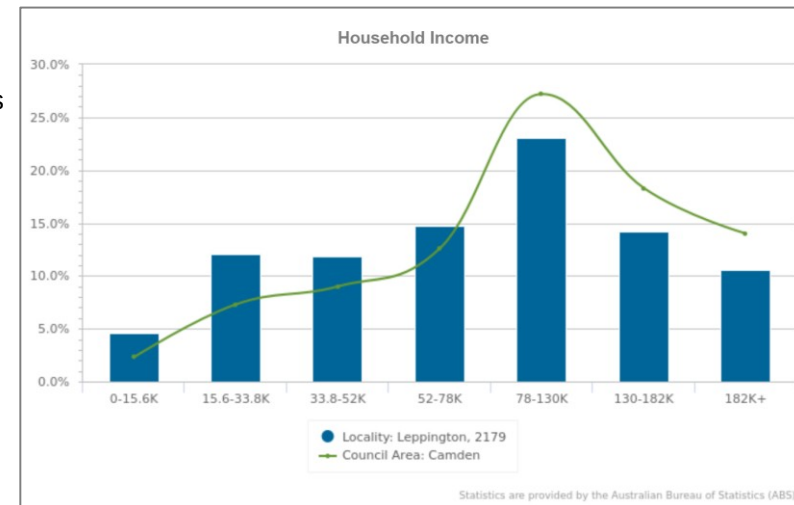


# AREA OVERVIEW

**Household Structure:**  
Majority of the population in Leppington is family.



**Household Income:**  
Most of the household income in Leppington is \$78k-\$130k per year.



# AREA OVERVIEW

## Single Storey Rental Price



**2 Fig Avenue Leppington, NSW, 2179**

**Start Rental Price: \$590/W**

**First Listed Date:** 15 May 2019

**Agency:** Combined Real Estate Narellan/Camden



**40 Aqueduct Street Leppington, NSW, 2179**

**Start Rental Price: \$580/W**

**First Listed Date:** 11 Sep 2019

**Agency:** Ray White Carnes Hill



**8 Navigator Street Leppington, NSW, 2179**

**Start Rental Price: \$580/W**

**First Listed Date:** 13 Mar 2019

**Agency:** Ray White Macarthur Group

## Double Storey Rental Price



**9 Rush Street Leppington, NSW, 2179**

**Start Rental Price: \$620/W**

**First Listed Date:** 18 Oct 2019

**Agency:** LJ Hooker Oran Park



**22 Matilda Road Leppington, NSW, 2179**

**Start Rental Price: \$620/W**

**First Listed Date:** 4 Apr 2019

**Agency:** LJ Hooker Casula

# DESIGNED FOR BEAUTIFUL LIVING



Austwood Homes offers a selection of modern house designs with stylish open plan living to suit contemporary lifestyle.

Relax at the end of the day in your living area, which opens onto a spacious backyard providing cross breeze through floor-to-ceiling windows and views of severe greenery. With yards and open spare surrounding the house, each residence is deliberately designed to maximise natural light all year round



Designed to minimise resource use and maximise style and functionality. Each house is a blank canvas for you to create your beautiful new life.

Entertaining is a pleasure in your open plan kitchen, designed for optimal ease of use. Fitted out with generous cabinetry and quality European appliances.

# THE CREATORS OF THE NEW BENCHMARKS

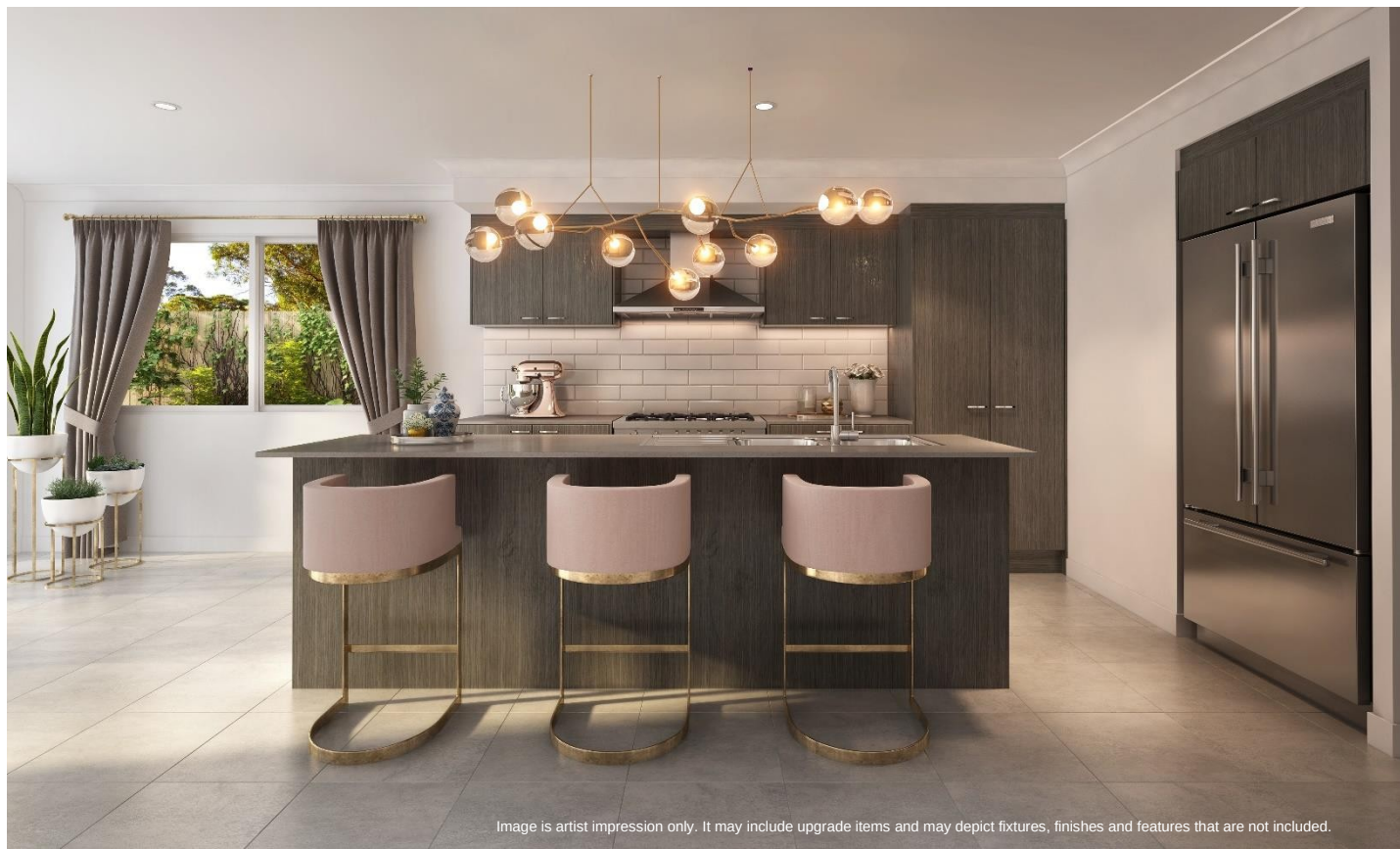


Image is artist impression only. It may include upgrade items and may depict fixtures, finishes and features that are not included.



**We are about building lovely new homes with you at desirable locations across Sydney, Australia.**

At Austwood Homes, we pride ourselves on being an Australian owned and operated building company.

Led by a passionate team with over 20 years of combined experience from different aspects of the construction, real estate and finance industry, we are confident to set new benchmarks for quality and value.

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**HIA was born over 60 years ago.**

HIA is still pushing the frontier to improve construction practices, products and services. Striving to rise building standards across Australia.

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# GROUP EXPERIENCE SNAPSHOT

- Mulgoa Road, Penrith NSW 2750 (stage 1 152 apartments above single storey basement)
- Woodriff Street, Penrith NSW 2750 (58 serviced apartments above retail & commercial on ground floor and two storey basement)
- Vista Street, Penrith NSW 2750 (26 apartments)
- William Howell Drive, Glenmore Park NSW 2745 (10 townhouses)
- Great Western Highway, Kingswood NSW 2747 (103 apartments)
- Amos Street, Westmead NSW 2145 (58 apartments)
- Best Road, Seven Hills NSW 2147 (74 apartments)
- Railway Road, Quakers Hills NSW 2763 (76 apartments)
- Freestanding Buildings across Sydney (Owens Street Spring Farm NSW 2570, Norfolk Boulevard Spring Farm NSW 2570, Drues Avenue Edmondson Park NSW 2174, Holliday Avenue Edmondson Park NSW 2174, Cherry Circuit Gregory Hills NSW 2557, Bluebell Close Gregory Hills NSW 2557, Bessie Street Leppington NSW 2179, Brauch Street Leppington NSW 2179, Barry Road Kellyville NSW 2155 and more)



Disclaimer: The information is believed to be accurate and provided in good faith. The projects above may have been delivered by our current or previous associated parties. All photos are artist impression only and may include upgrade items and may depict fixtures, finishes and features that are not supplied. Plans are for illustrative purpose only and may not be up to scale. Some items in the display homes may not be included. All interested parties must only refer to individual contracts for final details and must only refer to the contracts as the final and only interpretation of the product, location, facilities and details of builder, developer and the selling parties. The floorplan, inclusion, colour, material, garage size & overall shape of the house is subject to availability, developers design review panel, bushfire requirements, statutory approval & final construction certificate. Builders reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the building contract. Total home and land package price is subject to availability, developer, council & statutory requirement and site conditions. Land is supplied and sold by third party developer and selling parties. We are only providing the building service to the customers. Land prices and availability are subject to change without notice. All details being presented are subject to change without notice or obligation. In this document "Your" refer to the owners named in the building contract. "We", "us", "our", "Austwood" and "Austwood Homes" refer to Austwood Homes Group building company including NSW licensed builder 273251C (New South Wales) Austwood Homes and Developments NSW (Inspection Plus Pty Ltd) and NSW licensed builder 346909C (Metro/Greater Western Sydney) Austwood Homes and Developments SYD (Aus Buildworks Pty Ltd).



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