



rouse hill



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CHAPTER

1

# OVERVIEW

## Meet the Developers



Landen Property is part of Landen, wealth creation specialists who see property and business with a different lens to most.

Going further than a one-off sale or interaction, Landen are a true partner for their customers as they work towards financial freedom.

Whether you are buying your first home, second, third or developing your own estate; starting a small business or growing a larger one – with a suite of home and land packages, financial services and investment opportunities, Landen can help you at every step of your success.

Delivering high-quality homes at highly-sought after locations – Landen Property.

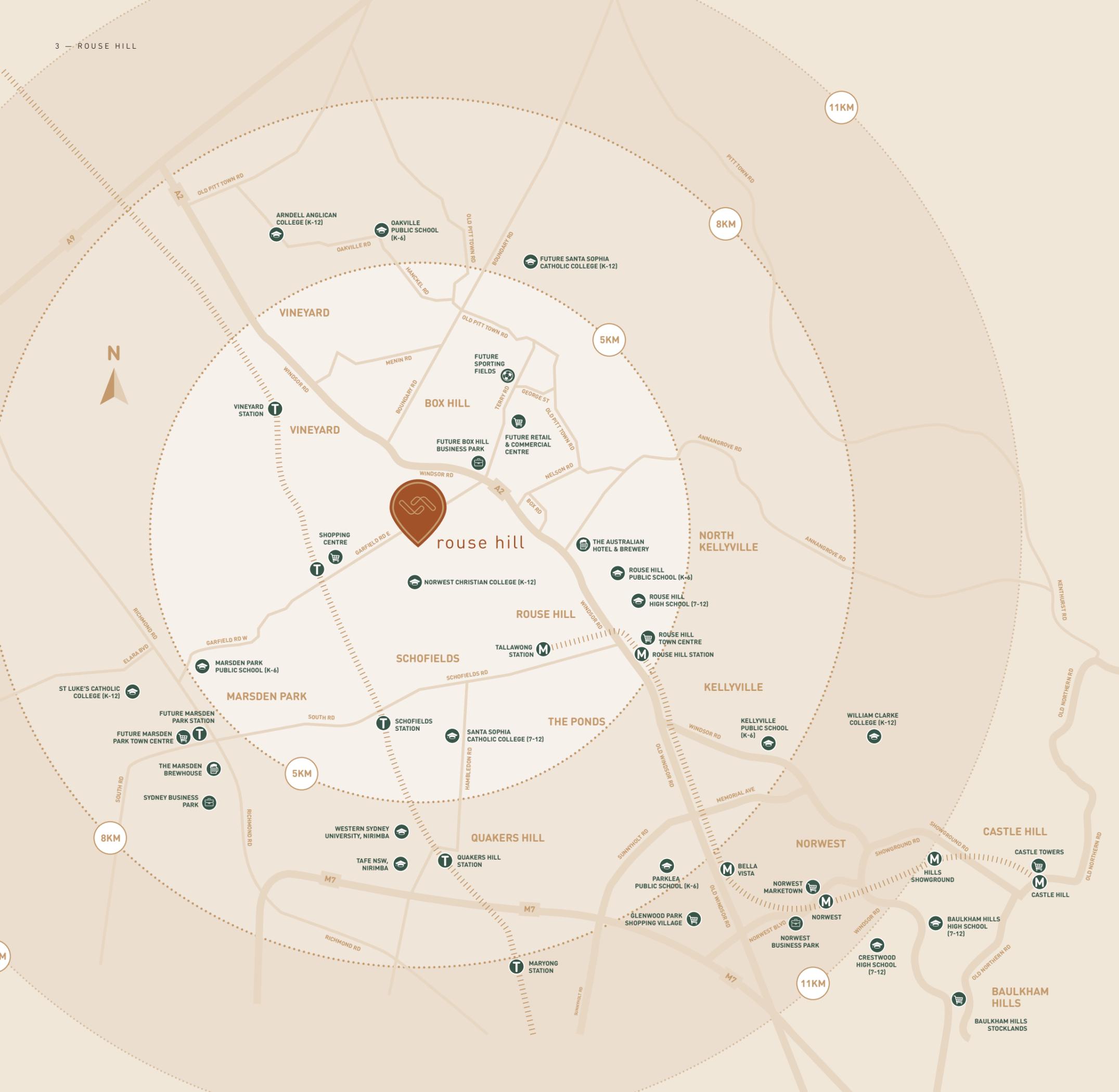


Property 1 Group are a people-focused developer and real estate agency.

Each member of their team takes the time to get-to-know the community they are developing estates for, and the individuals they are selling homes to.

Based on the understanding they cultivate with their customers over time, they partner with only those developers, builders and vendors that can meet their customers' needs and goals.

Taking north west and south west Sydney by storm, Property 1 Group are realtors you can trust.



# Welcome to Rouse Hill

Your limited-time opportunity to build a *grand* new home at Rouse Hill is here.

- A short drive to Tallawong Metro and Rouse Hill stations.
- A stone-throw from future sporting fields.
- Nearby to the Rouse Hill Town Centre and future Box Hill retail and commercial centre.
- Close by private and public primary and high schools, including Norwest Christian College and Santa Sophia Catholic College.

This exclusive estate showcases 35 lots sized 500m<sup>2</sup> and choice of 10 architecturally-designed French provincial and trend homes, all featuring premium inclusions.

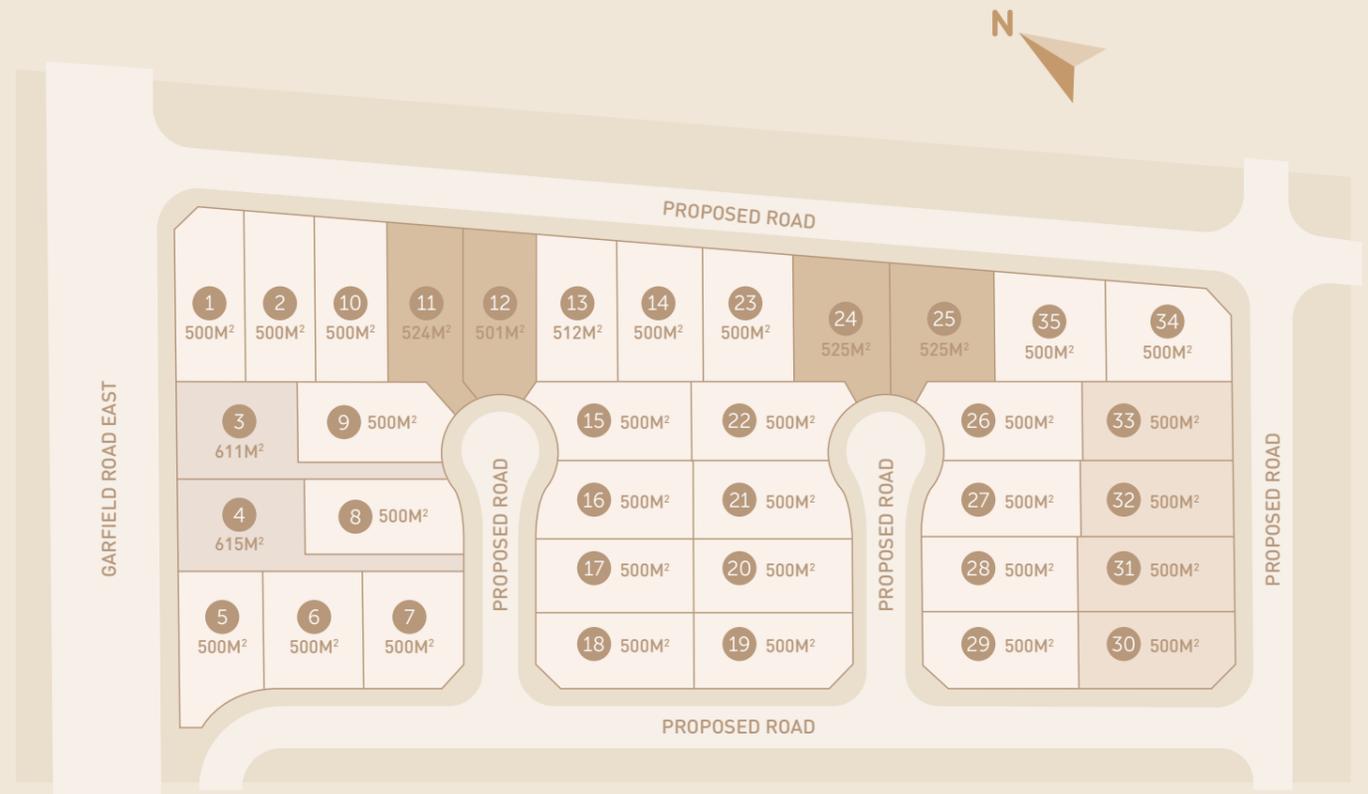
Each home has been meticulously designed by Landen Property, in partnership with Property 1 Group.

With limited opportunities to build a grand new home in the almost sold out Rouse Hill, this estate is now one of its kind.

# Rouse Hill Masterplan



# Rouse Hill Subdivision Plan



- Any standard single or double storey.
- Any single storey.
- S25 Battleaxe.
- D47 Dual Occupancy.

CHAPTER

# 2

# DOUBLE STOREY HOMES



D30 - Living

Flooring: Di Lorenzo, Portland Sand, 1200x1200 | Feature Wall: Dulux, Design Effects Stone, Charcoal Trait  
Blinds: JHS Blinds & Screens, Roller Blinds, Vibe Limestone



S25 - Living

Flooring: Di Lorenzo, Oak Leaf HD, Clove | Feature Wall: Dulux, Design Effects Stone, Embellished Stone  
Blinds: JHS Blinds & Screens, Roller Blinds, Vibe Limestone

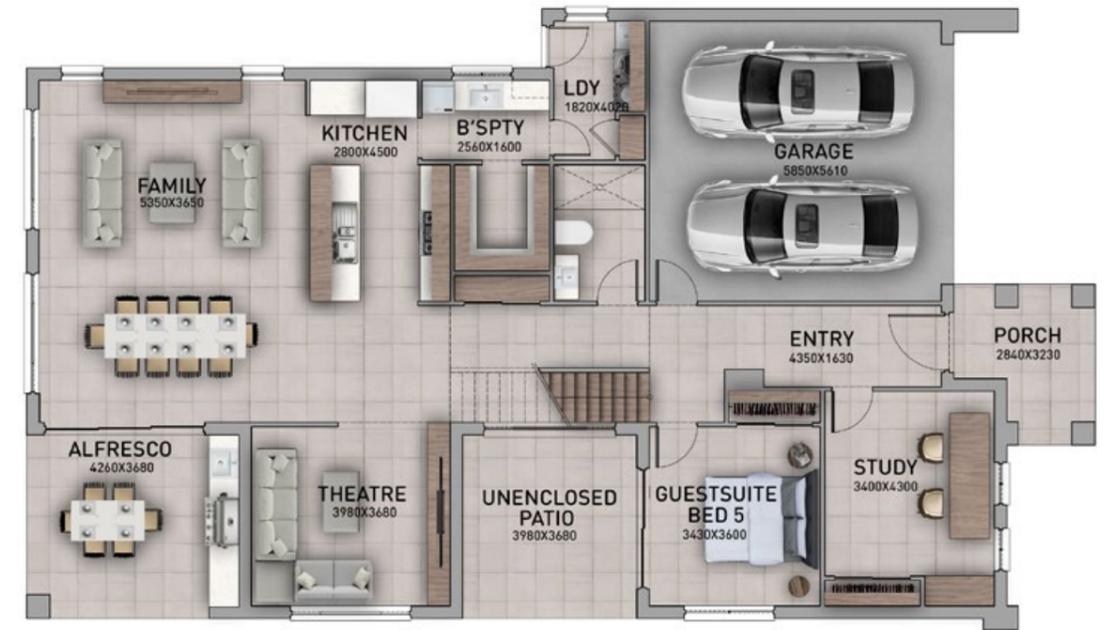
DOUBLE STOREY HOMES

# D40

D40 - FRENCH PROVINCIAL FACADE



D40 - TREND FACADE



GROUND FLOOR



FIRST FLOOR

## D40 FLOOR PLAN

 5  
  3.5  
  2  
  40 sq

DOUBLE STOREY HOMES

# D35

D35 - FRENCH PROVINCIAL FACADE



D35 - TREND FACADE



GROUND FLOOR



FIRST FLOOR

## D35 FLOOR PLAN

 5  
  3.5  
  2  
  35 sq

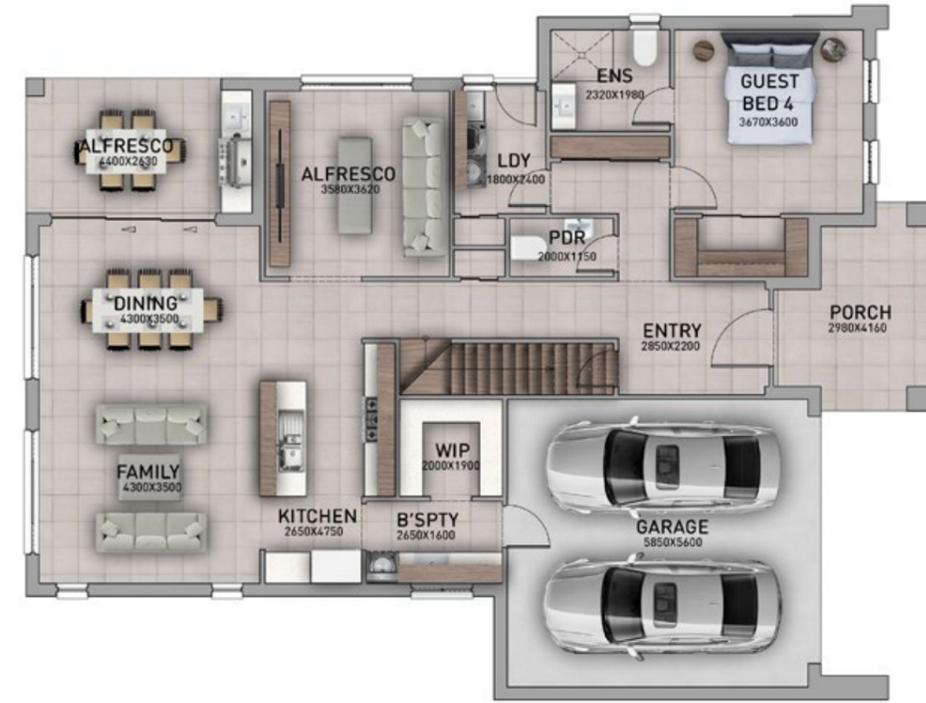
DOUBLE STOREY HOMES

# D32

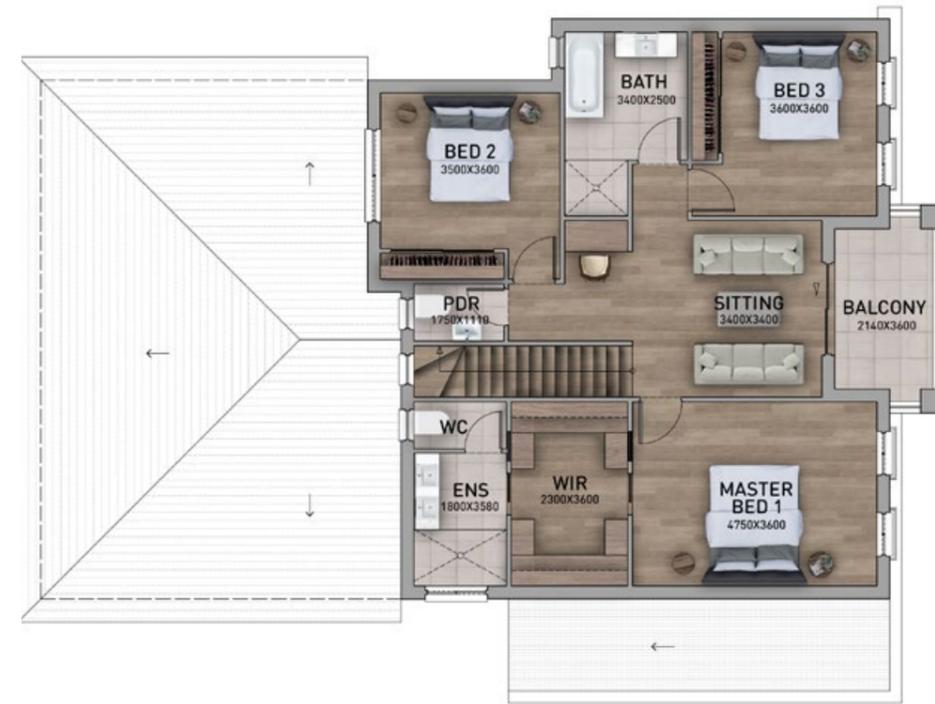
D32 - FRENCH PROVINCIAL FACADE



D32 - TREND FACADE



GROUND FLOOR



FIRST FLOOR

## D32 FLOOR PLAN

4  
 3.5  
 2  
 32 sq

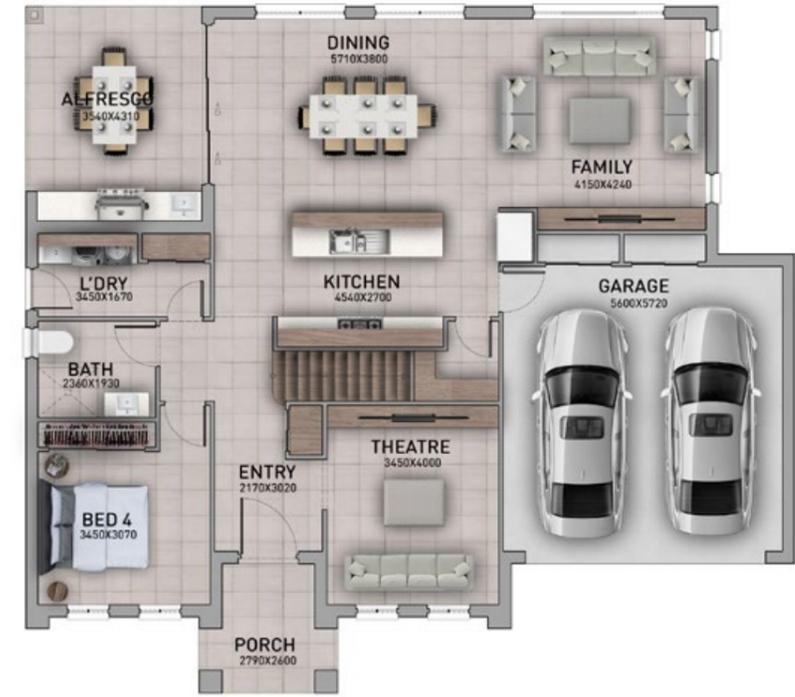
DOUBLE STOREY HOMES

# D30

D30 - FRENCH PROVINCIAL FACADE



D30 - TREND FACADE



GROUND FLOOR



FIRST FLOOR

## D30 FLOOR PLAN

 4  
  3.5  
  2  
  30 sq

CHAPTER

# 3

# SINGLE STOREY HOMES



D30 – Kitchen

**Floor Cabinetry:** Polytec, Cinder Venette | **High Cabinetry:** Polytec, Notaiio Walnut Woodmatt  
**Benchtop:** Caesarstone, Empira White, 60mm | **Splashback:** Laminex, Metaline, Smoked Silver Perle  
**Pendant Lights:** Beacon Lighting, Lunar 1 Light Round Pendant in Black/Smoke



S25 – Kitchen

**Floor Cabinetry:** Polytec, Oyster Grey | **High Cabinetry:** Polytec, Natural Oak Ravine  
**Benchtop:** Caesarstone, White Attica, 60mm | **Splashback:** Laminex, Metaline, Silver Stream Perle  
**Pendant Lights:** Beacon Lighting, Phoenix 3 Light Pendant in Antique Bronze

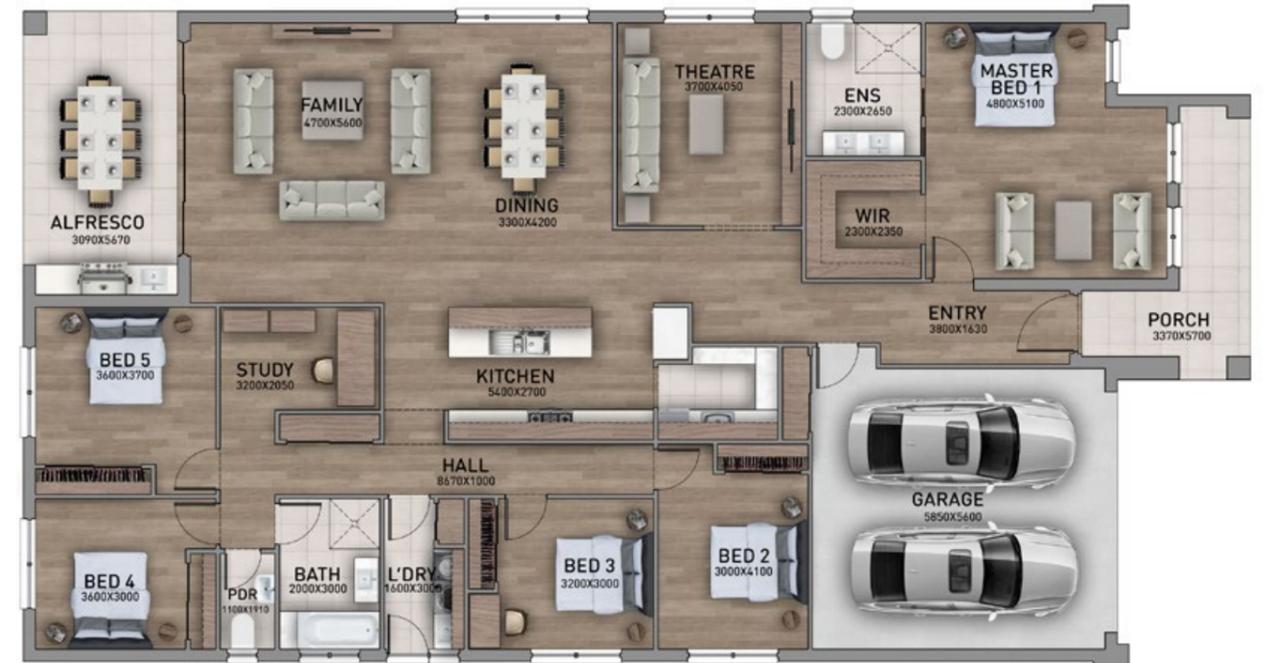
SINGLE STOREY HOMES

# S32

S32 - FRENCH PROVINCIAL FACADE



S32 - TREND FACADE



## S32 FLOOR PLAN

5 2.5 2 32 sq

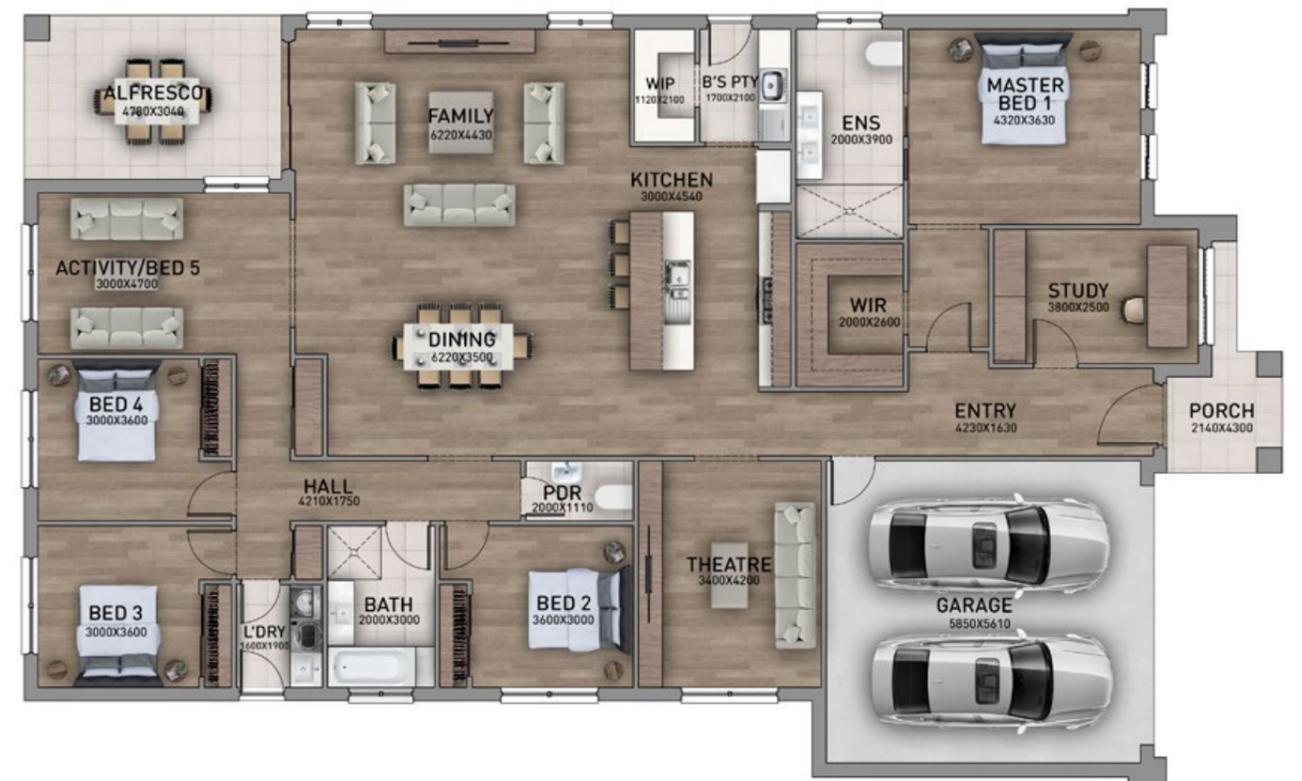
SINGLE STOREY HOMES

# S30

S30 - FRENCH PROVINCIAL FACADE



S30 - TREND FACADE



## S30 FLOOR PLAN

🛏 5   🚿 2.5   🚗 2   📏 30 sq

SINGLE STOREY HOMES

# S25

S25 - FRENCH PROVINCIAL FACADE



S25 - TREND FACADE



### S25 FLOOR PLAN

🛏 4 🚿 2.5 🚗 2 📏 25 sq



### S25 BATTLEAXE FLOOR PLAN

🛏 4 🚿 2.5 🚗 2 📏 25 sq

CHAPTER

# 4

# DUAL HOMES



**D30 - Bathroom**

**Floor Cabinetry:** Polytec, Notaio Walnut Woodmatt | **Benchtop:** Caesarstone, White Attica, 20mm  
**Floor & Feature Wall Tiles:** Di Lorenzo, Portland Grey, 600x600 | **Other Wall Tiles:** Di Lorenzo, Portland White, 600x600  
**Basin, Bath & Toilet Suite:** Gemma range | **Tapware & Accessories:** Bad und Küche, BK4 Series



**S25 - Ensuite**

**Floor Cabinetry:** Polytec, Natural Oak Ravine | **Benchtop:** Caesarstone, Empira White, 20mm  
**Floor & Feature Wall Tiles:** Di Lorenzo, Portland Sand, 600x600 | **Other Wall Tiles:** Di Lorenzo, Portland White, 600x600  
**Basin, Bath & Toilet Suite:** Gemma range | **Tapware & Accessories:** Bad und Küche, BK4 Series

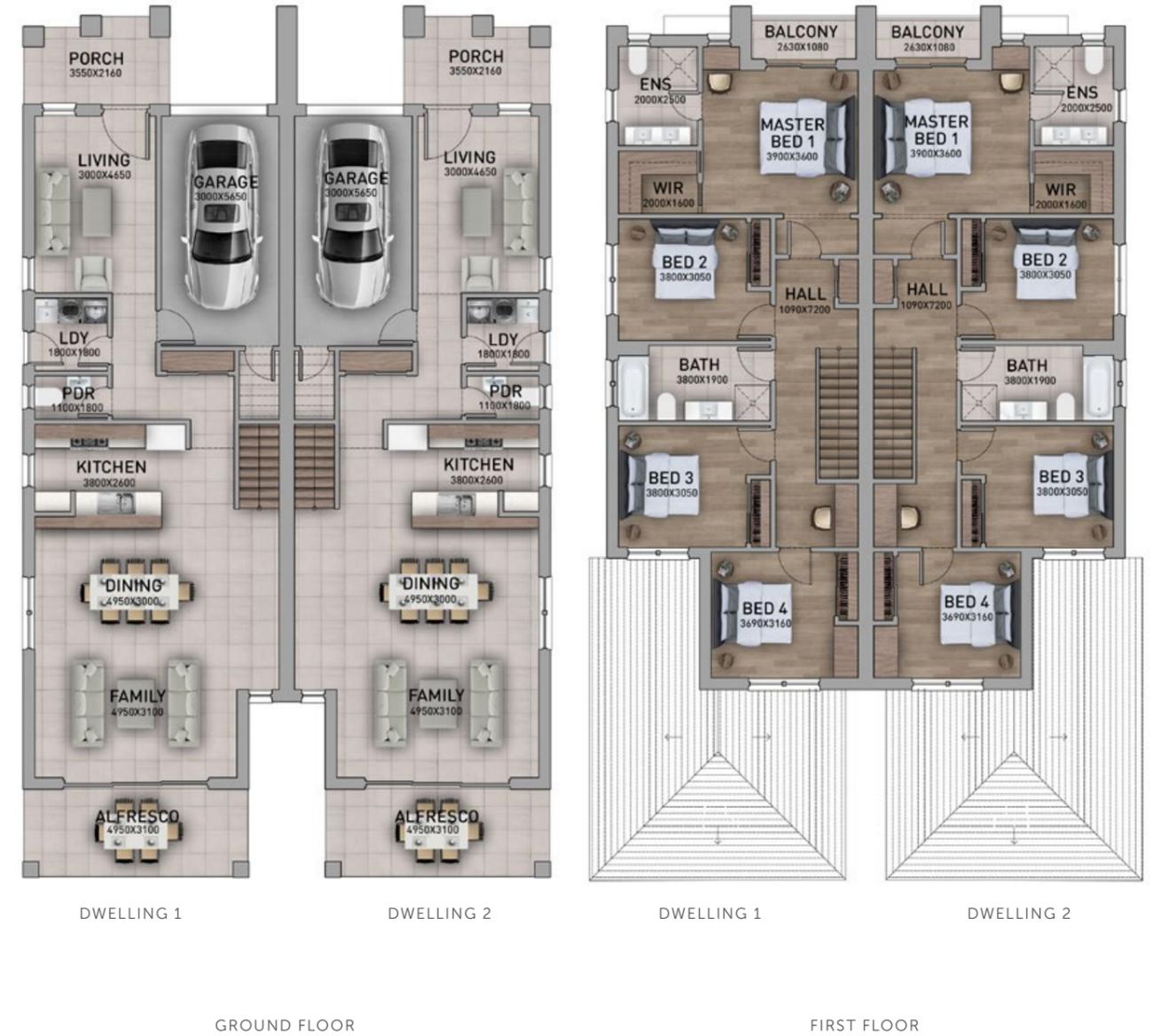
DUAL OCCUPANCY HOMES

# 47

DUAL 47 | LOT 11-12 - FRENCH PROVINCIAL FACADE

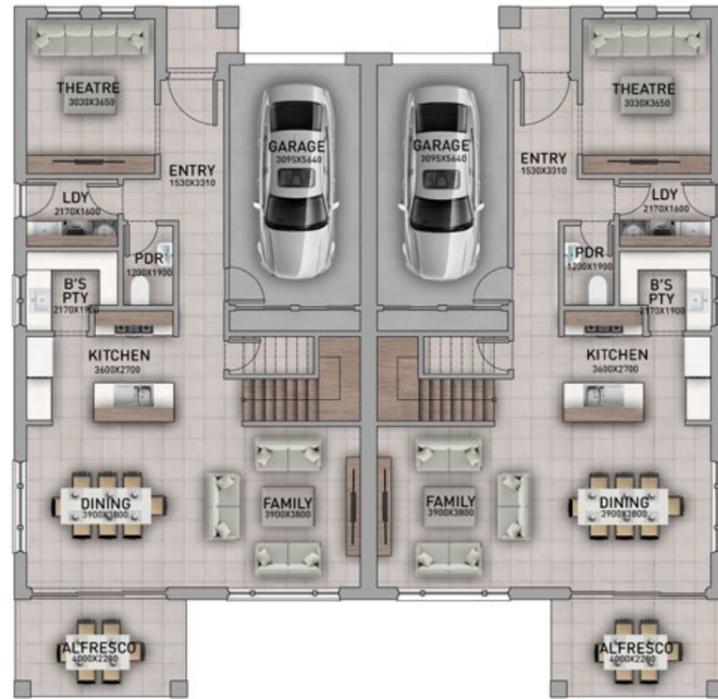


DUAL 47 | LOT 11-12 - TREND FACADE



## LOT 11-12 FLOOR PLAN

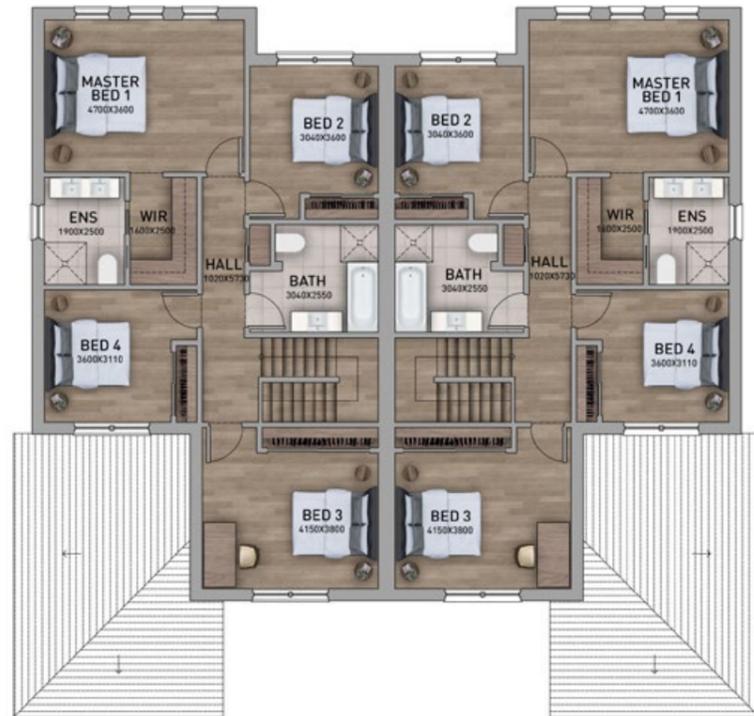
4   2.5   1   23.5 sq



DWELLING 1

DWELLING 2

GROUND FLOOR



DWELLING 1

DWELLING 2

FIRST FLOOR

LOT 24-25 FLOOR PLAN

3 2.5 1 23 sq



D30 - Master Bedroom

Flooring: Di Lorenzo, Oak Leaf HD, Clove | Feature Wall: Dulux, Design Effects Stone, Charcoal Trait  
Blinds: JHS Blinds & Screens, Roller Blinds, Vibe Limestone



S25 - Master Bedroom

Flooring: Di Lorenzo, Oak Leaf HD, Clove | Feature Wall: Dulux, Design Effects Stone, Embellished Stone  
Blinds: JHS Blinds & Screens, Roller Blinds, Vibe Limestone

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CHAPTER

5

FACADES

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# French Provincial Facade



1. Bricks: Austral Bricks, Wilderness, Silver Birch.
2. Render: Cement render to front facade, Taubmans, Cotton Ball.
3. Driveway: Coloured Concrete.
4. Roofing: Bristle Roofing, Concrete Roof Tiles, Classic Profile, Cool Smoke.
5. Fascia: Colorbond, Fascia, Shale Grey.
6. Gutter: Colorbond, High-Front Gutter, Monument.
7. Garage Door: CSI, Classic Pro Series, Seville Textured Finish Profile, Colorbond Timbagrain Classic Cedar.
8. Entry Door: Hume Doors & Timber, XS26, Savoy 1200, clear glaze.
9. Facade Lighting: Beacon Lighting, Lima II Exterior Downward Facing Wall Bracket in Black.

# Trend Facade



1. Bricks: Austral Bricks, Hamptons, Whitehaven.
2. Render: Cement render to front facade, Dulux, (1) Vivid White, (2) Monument.
3. Driveway: Coloured concrete.
4. Roofing: Colorbond, Steel, Surfmist.
5. Fascia: Colorbond, Fascia, Shale Grey.
6. Gutter: Colorbond, High-Front Gutter, Monument.
7. Garage door: B&D, Panelift, Seville Textured Finish, Knotwood Tassie Oak.
8. Entry door: Hume Doors & Timber, XS26, Savoy 1200, clear glaze.
9. Cladding: NewTechWood, Castellation Cladding, Oak.



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