



BOX HILL -
2765

**Room to play.
Room to grow.
Room to live.**





Artist's Impression

LEVEL 3 LOBBY



Overview

Cosmopolitan. Naturally.

Imagine a lifestyle surrounded by lush grasslands and picturesque lakes still bordering the city. Welcome to Killarney Ponds, where tranquillity meets cosmopolitan.

Killarney Ponds offers spacious living amongst a growing community. Discover the best of Sydney's North West Region in the thriving suburb of Box Hill.

As the Hills District continues to expand, Box Hill is positioned to both utilise and contribute to the established infrastructure of the surrounding areas. Schools, shopping centres, restaurants and public transport are all conveniently located to offer ease of living.

There's a certain harmony about the peaceful aura of Killarney Ponds that can't be experienced anywhere else. The calm atmosphere of the surrounding parks and ponds is seamlessly intertwined with the contrasting infrastructure to create a culturally rich environment.

Secure comfortable living at Killarney Ponds. A place where you can stretch out and feel a sense of serenity, so you can play, grow and live.



LEVEL 5 COMMON AREA

Location

A lifestyle hub set to the backdrop of verdant scenery.



◆ **The Hills District is one of Sydney's fastest growing areas in the North West Region. Box Hill is conveniently situated within this district to allow for residents to take full advantage of existing infrastructure whilst still having much more planned for new growth.**

You'll enjoy spacious, peaceful living in proximity to everything you need at Killarney Ponds.

Close to an array of transport options, Killarney Ponds will have access to bus stops and train stations, connecting you to all corners of Sydney. On top of this, the \$8.3 billion Sydney Metro project with trains arriving every 4 minutes is set to ensure endless connectivity.

Killarney Ponds also boasts proximity to Sydney Business Park & Norwest Business Park with Parramatta CBD only 30 minutes away. If you're driving to Sydney CBD, the M2 motorway is just 15 minutes away, also connecting you to Macquarie Park and Chatswood.

Childcare centres, schools and shopping centres are just some of the amenities located around the suburb of Box Hill but for your everyday needs Aldi and IGA are just a few minutes away.

Finally, Killarney Ponds is situated close to the Rouse Hill Town Centre which offers a wide range of eateries, grocery stores, retail stores and cafes so you can enjoy the benefits of urban living amidst the serene backdrop of nature.





Artist's Impression

Growth

Be a part of a growing community in Sydney's thriving North West.

Killarney Ponds represents a unique opportunity to join a community in a prime location poised for rapid growth.

Box Hill in Sydney's North West is booming and has become a highly sought-after location. To keep up with the rapid growth, the NSW Government have made it part of the North West Priority Growth Area. As part of this, they recently acquired a site to begin development on the \$300m Rouse Hill Hospital.

The future expansion includes the development of new infrastructure such as the highly anticipated new Town Centre on Terry Road and three new village centres. Furthermore, Santa Sophia College, a school for almost 2000 students from kindergarten to year 12 will be built within the new Box Hill Shopping Centre.

Planning is also underway for the addition of new primary and high schools, up to 9,600 new homes and improved connections to encourage healthier living and active lifestyles in the great outdoors.

All of this impressive growth will make room for up to 16,000 new jobs once the area is fully developed.



Killarney Ponds is located within 15 minutes of 15 different schools & education facilities.



A major redevelopment to Castle Towers will see an additional 80,000sqm added to the centre.



Killarney Ponds is located a short walk away from a bus stop, connecting you to Rouse Hill Train Station.



The NSW Government has recently acquired land for the new \$300m Rouse Hill Hospital.



When fully developed, Box Hill will offer an additional 16,000 new employment opportunities.



When fully developed, Box Hill will house an additional 9,600 homes.

PROPOSED SCHOOLS



ROUSE HILL STATION

Where Cosmopolitan Meets Tranquility

The cosmopolitan lifestyle

WOLFE & CO. CAFE



Food and photo courtesy of Wolfe & Co.

It's the best of both worlds at Killarney Ponds: Lifestyle living wrapped in lush tranquility. Whatever your preference, Killarney Ponds offers a superb balance between the two.

It's all about being spoilt for choice at Killarney Ponds. Start your day with brunch at local favourite Fresh & Simple, or pop down to the desirable Wolfe & Co with some friends in the heart of Dural.

When the afternoon comes, Castle Towers boasts an array of cafes, eateries, and shops as one of Australia's largest shopping centres. Or, if you're after a quieter setting, you can choose to enjoy the streetscapes of fresh air at the multitude of venues around the Rouse Hill Town Centre.

As the sun sets and the night activity starts, you can meet your friends at The Fiddler for food and beverages with a more energetic environment or you can explore the array of waterfront dining options at the Bella Vista lakeside precinct or the future Box Hill Town Centre.

The kids won't miss out either; you can take them to Reading Cinema at Rouse Hill Town Centre for a relaxed family evening to remember.

Finally, a long day out deserves a comfortable ending. Head back home to your spacious, open-plan living space and unwind from your day.



BOX HILL TOWN CENTRE



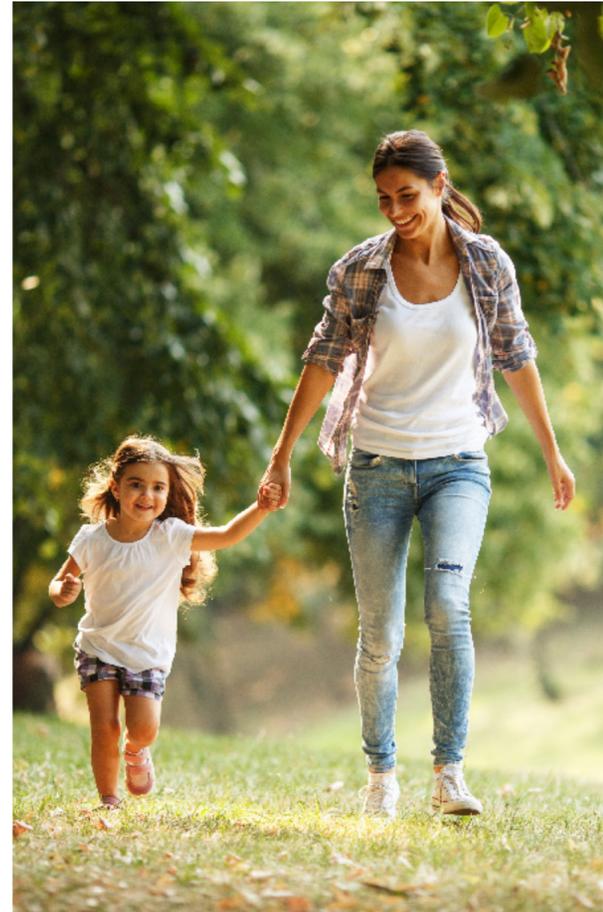
READING CINEMA



BOX HILL TOWN CENTRE

STONECUTTERS RIDGE

TURNBULL RESERVE



Where Cosmopolitan Meets Tranquility

The tranquil lifestyle



Situated just outside the more developed areas of Sydney, your residence at Killarney Ponds will encourage a more active lifestyle each morning by offering views of rolling grasslands and lakes. Whether it be through one of the local sports groups, an individual activity such as yoga or golf, or simply walking through leafy surrounds each day, take advantage of all the natural beauty in whichever way you choose.

Killarney Ponds is all about community. Take part in a variety of team sports on the weekends within the array of open spaces and sporting fields. For golf enthusiasts, choose between Killarney Golf Driving Range, or head over to Stonecutters Ridge, a Greg Norman designed golf course, and unwind as the sun sets.

Otherwise, the great outdoors can simply be enjoyed at your own pace. Picnics with friends and family are a great option at either Turnbull reserve or Rouse Hill Regional Park and they can be followed by a bike ride or stroll exploring the many walking and cycling paths.

Whichever way you choose to stay active, the focus on outdoor living at Killarney Ponds can leave you with a sense of peace each time you return to your comfortable living space.

BOX HILL CYCLING PATHS



REGIONAL PARK

Exterior

Immaculate landscaping highlights the architectural charm.

Marvel at the contemporary exterior built from premium materials. Immaculate landscaping surrounds the architectural charm of the facade which glows as it's lit up in LED lighting. This is Killarney Ponds.

The lobby at Killarney Ponds is designed and lit in a way that evokes grandeur and warmth. It's the fusion of lighting and contemporary interiors that invites you in after a long day. This is home.

Throughout the residences are communal areas where you can feel a sense of belonging as you get to know your neighbours and make lifelong friends. This is community.

Invite friends and family over to unwind on your spacious balcony and take in the surrounding views as the temperature settles. The balconies are fitted with roller blinds to control glare, UV and rain protection so, regardless of the weather, you can enjoy entertaining. This is living.



Artist's Impression

EXTERIOR FACADE

KITCHEN AREA



Interior

Contemporary apartments designed for the future.

Your apartment is built for the future and comes fitted with smart technology, so you can enjoy the luxury of being able to operate certain elements from your phone regardless of where you are. This is ease of living.

Fitted with premium appliances and finishes, hosting your friends and family is a dream come true as everyone can enjoy the little things that make up the comfort of your own home. This is detail.

Enhance your living space further with optional features including an electric fireplace, exposed brick feature wall and exposed concrete ceilings. Look out your windows fitted with anodised aluminium as the sun rises, or if you reside in one of the top levels, relish in the natural light of the sun streaming in through the skylights. This is character.

Whether you love hosting get-togethers with friends and family, or having a peaceful night by the fire, Killarney Ponds offers a versatile space for individuals and families of all kinds. This is sanctuary.



LIVING AREA

Room to play. Room to grow. Room to live.



An opportunity for a cosmopolitan lifestyle. Naturally.

Surround yourself with the beauty of nature and wide-open spaces, without having to forego the excitement of the city lifestyle. Whether you want to enjoy the finer things in your spacious apartment, soak in the surrounding natural environment or take advantage of the urban outings in the area, Killarney Ponds offers it all.

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No deposit required
for approved applicants