

PROXIMITY



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PROUDLY MARKETING BY



PROUDLY DEVELOPED BY





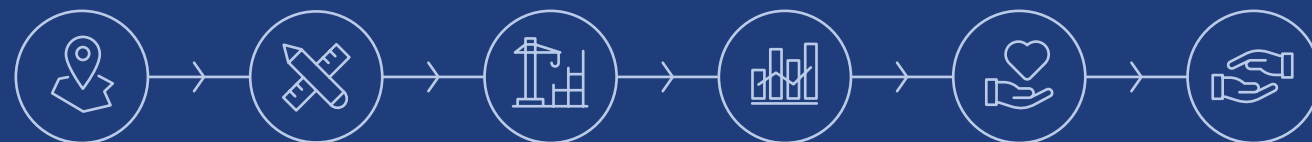
DEICORP DESIGN DEVELOP DELIVER



OPERATING WITH THE SAME BUILDERS
LICENCE FOR 21+ YEARS

Licensed Builder & Developer
Licence #182130C

END-TO-END SERVICE



Site
Acquisition

Planning
& Design

Builder &
Developer

Sales &
Marketing

Customer
Care

Ongoing
Support

Mixed-use projects with large anchor tenants



Transport Connected
Always walking distance
to public transport



Australian Owned
Proudly owned and
operated in Australia



Sydney Experts
40+ developments across
the Sydney region



21+ Years
Track record of success with
a single builder's license



\$3.5 billion
Invested in construction



200+
Deicorp employees



8000+
Apartments and counting



3000+
Apartments under construction




























Sydney's leading developer of transport oriented projects



Conveniently located



Our track record of success

<div>2009</div> <div></div> <div>Parkside, St Peters 63 apartments</div>	<div>2012</div> <div></div> <div>Deicota, Redfern 89 apartments</div>	<div>2014</div> <div></div> <div>Long Beach, Brighton Le Sands 30 apartments</div>	<div></div> <div></div> <div>Urba, Redfern 135 apartments</div>	<div></div> <div></div> <div>Revolution, Marrickville 179 apartments</div>	<div>2015</div> <div></div> <div>Alpha, Lewisham 68 apartments</div>
<div>2015</div> <div></div> <div>Mosswood, Kogarah 84 apartments</div>	<div>2016</div> <div></div> <div>One Victoria, Ashfield 62 apartments</div>	<div></div> <div></div> <div>The Charles, Canterbury 229 apartments</div>	<div>2017</div> <div></div> <div>Crowle, Meadowbank 416 apartments</div>	<div></div> <div></div> <div>St Basils, Randwick 73 apartments 114 aged care</div>	<div></div> <div></div> <div>North Village, Kellyville 209 apartments</div>
<div></div> <div></div> <div>Oasis, Leichhardt 123 apartments</div>	<div>2018</div> <div></div> <div>Endeavour, Arncliffe 240 apartments</div>	<div></div> <div></div> <div>UFN, Epping 40 apartments</div>	<div>2019</div> <div></div> <div>The Atlantis, Ettalong 59 apartments</div>	<div></div> <div></div> <div>GrandH, Hurstville 381 apartments</div>	<div></div> <div></div> <div>South Village, Kirrawee 779 apartments</div>
<div></div> <div></div> <div>TNT, Redfern 88 apartments</div>	<div>2020</div> <div></div> <div>The Petersham Precinct 249 apartments</div>	<div></div> <div></div> <div>The Banks, Rockdale 365 apartments</div>	<div></div> <div></div> <div>Highline, Westmead 556 apartments</div>	<div></div> <div></div> <div>Downtown, Zetland 546 apartments</div>	<div></div> <div></div> <div>Proximity, Rouse Hill 375 apartments</div>
<div>2021</div> <div></div> <div>Tallawong Village, Tallawong 987 apartments</div>	<div></div> <div></div> <div>The Ashford, Castle Hill 272 apartments</div>	<div></div> <div></div> <div>Liverpool St, Sydney Coming Soon</div>			

Redfern
Lewisham
Kirrawee
Hurstville
Ettalong
Arncliffe
Epping
Brighton
Marrickville
Leichhardt
Randwick
Kellyville
Meadowbank
Ashfield
Canterbury
Kogarah
Lewisham
Rockdale
Castle Hill
Tallawong
Redfern
Kirrawee
Hurstville
Ettalong
Arncliffe
Epping
Marrickville
Leichhardt
Randwick
Kellyville
Meadowbank
Ashfield
Canterbury
Kogarah
Lewisham
Brighton
Rockdale
Castle Hill
Tallawong
Redfern
Kirrawee

Local Amenities

56,850

people employed
in The Hills district

250,971

forecasted
population
by 2036

\$8.3B

invested in Sydney
Metro, with 2 stations
in Rouse Hill

\$8.82B

economy
centred in the
Norwest
Business Park

RICH WITH GROWTH

Rouse Hill is one of the
most exciting and
dynamic areas of Sydney,
with a future that is lush
with progress.

4 SCHOOLS

in Rouse Hill

\$300M

expansion of
Rouse Hill
Town Centre

230

specialty stores
in Rouse Hill
Town Centre

\$300M

new Rouse Hill
Hospital

T-WAY

bus connecting
Rouse Hill to
Parramatta

43.39%

forecasted
population
increase
by 2036



- | | | | |
|--------------------------------|----------------------------|--------------------------------|--|
| 1 Rouse Hill Town Centre | 6 ALDI Supermarket | 11 Kellyville Ridge Preschool | 17 Kellyville Netball Courts |
| 2 Coles Supermarket | 7 IGA Supermarket | 12 Ga Fuk Log Yuen | 18 The Lake Neighbourhood Centre |
| 3 Woolworths Supermarket | 8 The Fiddler Hotel | 13 Lakes Edge Park | 19 Ironbark lake |
| 4 Rouse Hill High School | 9 Rouse Hill Regional Park | 14 Rouse Hill Anglican College | 20 Mungerie House, tennis courts / swimming pool |
| 5 Ironbark Ridge Public School | 10 Ironbark Ridge Reserve | 15 Melaleuca Park | 21 Bruce Purser Reserve |
| | | 16 The Paddock | |



←  Norwest Business Park
(15 minutes via Windsor Road (A2))
A2

←  Norwest Private Hospital
(13 minutes via Windsor Road (A2))
A2

←  Blacktown Hospital
(21 minutes via Windsor Road (A2))
A2

 Stonecutters Ridge Golf Club
(25-minute drive)

Mungerie House &
Community Facilities
(1-minute walk)

M Tallawong Metro Station
(2 minutes away from
Rouse Hill Metro Station)

 Proposed
Rouse Hill
Hospital
(3-minute drive)

Rouse Hill Metro Station
(3-minute walk) **M**

M CBD
(50 minutes via Metro)

M Chatswood
(33 minutes via Metro)

M Epping
(20 minutes via Metro)

 Rouse Hill Town Centre
(3-minute walk)


 The Fiddler
(6-minute drive)

 Aldi
(7-minute drive)

 IGA
(7-minute drive)

 Rouse Hill Regional Park
(7-minute drive)




Rouse Hill High School
(5-minute drive) 

Kellyville Public School
(5-minute drive) 

Ironbark Ridge Public School
(4-minute drive) 

Our Lady of Angels Primary School
(5-minute drive) 

Ironbark Ridge Reserve
(10-minute walk) 



The pinnacle of aspirational living



Masterplan

- A Rooftop Gardens
- B Green Space
- C Communal Gardens
- D Lobby Entrances
- E Carpark Entrance

Building Heights

- T1 9 Levels
- T2 5 Levels
- T3 6 Levels
- T4 8 Levels
- T5 6 Levels
- T6 10 Levels

Parking

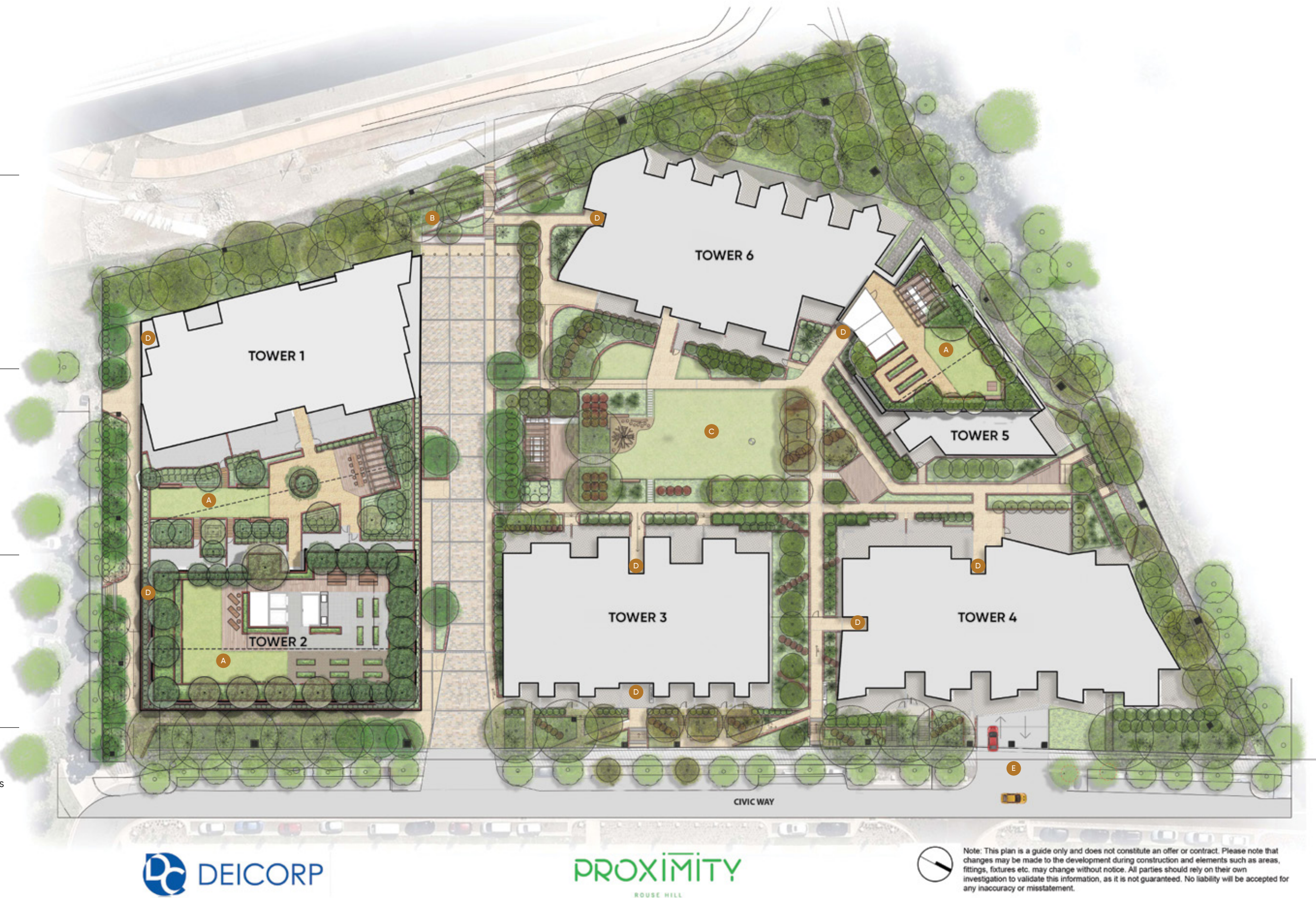
- 1 Bedroom - 1 Carpark
- 2 Bedroom - 1 Carpark
- 3 Bedroom - 2 Carpark
- 2 Levels of Basement Parking
- Every apartment comes with a storage cage in the basement

Distance Between Buildings

- 1. Building T1 to T2 → 17 metres
- 2. Building T1 to T6 → 21 metres
- 3. Building T2 to T3 → 13 metres
- 4. Building T3 to T6 → 37 metres
- 5. Building T4 to T5 → 15 metres

Proximity Native Gardens



- 60 Different species of native plants
- 15,758 separate plantings
- 21 Species of Trees



Finishes

External	Kitchens	Bedrooms two and three (if applicable)
<ul style="list-style-type: none">- External masonry walls combination of face brickwork and rendered paint finish.- Reinforced concrete slab floors.- Powder coated aluminium glass balustrades, with tiled balconies.- Powder coated aluminium window frames.- Terrace common area, to have paved surface.- Selected quality paints to all external concrete surfaces.	<ul style="list-style-type: none">- Tiled floor.- Mirrored splashbacks.- Gourmet kitchen cupboards, with 40mm polished stone bench top.- ILVE Stainless steel multi-function oven, or similar.- ILVE Stainless steel gas cook top, or similar.- ILVE Stainless steel ducted range hood, or similar.- ILVE Dishwasher, or similar.- ILVE Microwave, or similar.- All units: Undermount Stainless steel 1 + 1/2 bowl sink with mixer tap.	<ul style="list-style-type: none">- Sliding wardrobes.- Bedrooms to be laid with select quality carpet.
Internal – General	Living, Dining room	Bathrooms
<ul style="list-style-type: none">- 1 bed's: Living areas and corridors laid with select quality carpet.- 2 & 3 Bed's: Living areas and corridors laid with timber engineered floorboards.- Selected floor tiles to kitchen, bathroom, laundry, ensuite and balconies.- Chrome door furniture.- Chrome tap ware.- Downlight fittings to all units.- Audio intercom system at lobby.- Hollow core internal doors.- Selected quality paints to all internal walls with quality undercoat.- Power points to all rooms.- 1, 2 and 3 bed's: Concealed Air-conditioning to living area and master bedroom- Mechanical ventilation to bathrooms, ensuites and laundry's, where no natural ventilation.	<ul style="list-style-type: none">- Doors to tiled Terrace / Balcony.- Television aerial point includes free to air and pay T.V.- Gas bayonet fitting for 1, 2 & 3 bedrooms.- Telephone point.	<ul style="list-style-type: none">- Vanity unit with mirrored shaving cabinet above.- Frameless glass shower screen.- Concealed cistern and full china toilet.- Floor to ceiling tiles.- Bathtub, only where shown on plan for 2 & 3 bedrooms.
	Laundry	Ensuite (two or three bedroom units, only)
	<ul style="list-style-type: none">- Tiled floor, skirtings & splashback.- Stainless steel Tab Mixer.- Clothes dryers.- Washing machine taps.- One and two bedrooms to have stainless steel laundry tub & cupboard, or similar.- Three bedroom units to have built in cabinetry.	<ul style="list-style-type: none">- Vanity unit with mirrored shaving cabinet above.- Frameless glass shower screen.- Concealed cistern with Floor standing pan.- Floor to ceiling tiles.
	Master Bedroom	Basement
	<ul style="list-style-type: none">- Sliding wardrobes.- Telephone & television aerial point includes free to air and pay T.V.- Bedrooms to be laid with select quality carpet.	<ul style="list-style-type: none">- Security basement parking with electronic remote controlled shutter.- Mechanical ventilation to comply with Australian Standards.- Mechanically ventilated residential garbage room.- Designated carwash bay.
		Common hallways
		<ul style="list-style-type: none">- Fire rated doors into all units.- Entry foyer laid with selected quality ceramic tiles and or carpet.
		General – external
		<ul style="list-style-type: none">- Central gas hot water units.- Gas bayonet fitting on balconies

Project Details

UNIT MIX				Number of Units
	1	1	1	99
	2	2	1	238
	3	2	2	38
EXPECTED RENTAL RETURNS ¹ <small>Subject to market fluctuations</small>				Price Range
	1	1	1	\$420 - \$450 p/w
	2	2	1	\$490 - \$520 p/w
	3	2	2	\$580 - \$610 p/w
ESTIMATED STRATA LEVIES ² <small>Estimates are excluding GST</small>				Price Range
	1	1	1	\$650 - \$800 p/q
	2	2	1	\$900 - \$1200 p/q
	3	2	2	\$1,200 - \$1,400 p/q

1. Estimates subject to market fluctuations. Information provided by Village Property, 16th Feb 2022 for Deicorp. 2. Estimates are excluding GST. Information provided by Net Strata, September 2020 for Deicorp. This should be used as a general outline, as levies will be determined by the owner's corporations at their general meetings.

Architect Information

GROUPGSA

Our passion lies in enhancing communities and creating positive living environments.

Our expertise covers all types of living environments, highdensity apartments, master-planned communities, student accommodation and care environments.

We deliver renowned design solutions through our detailed understanding of design controls, markets and our clients' commercial requirements.

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Pictures showing the interiors of the apartments and buildings are indicative only. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice. Furnishings not included with apartment purchase. Deicorp takes the security and privacy of the personal information we hold very seriously. The policies and procedures we follow in relation to this information are outlined in our privacy policy. Please review our privacy policy before providing us with any of your personal information. Please note that if you choose not to provide us with the information requested above, we may not be able to provide you with the requested products or services.