



HILLVIEW TERRACE

NORTH KELLYVILLE





BLOCK G

BLOCK F

BLOCK C

BLOCK A&B

BLOCK D&E

BLOCK H

BLOCK I&J

BLOCK K



HILLVIEW TERRACE

Development Project:

Suburb: North Kellyville, NSW 2155

Site Address: 3-23 Hillview Road

Project Specifications::

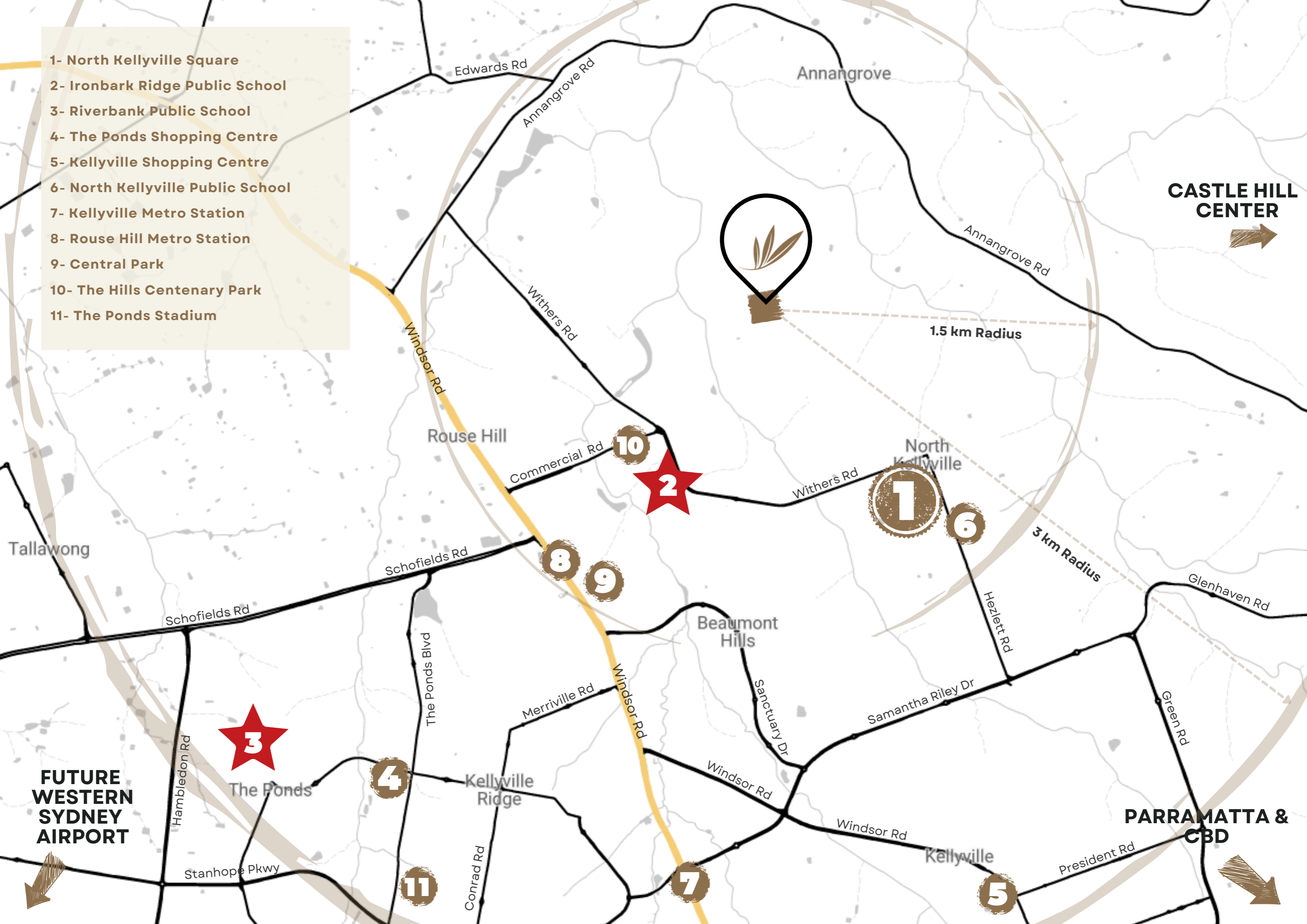
6 Stages 110 in total

UNIT TYPE		NO OF UNITS
TYPE A, A1, A1-V, A2, A2-V	3BED+FAMILY	56
TYPE A3	2BED+FAMILY	1
TYPE B, B1	3 BED	31
TYPE C, C1, C2	4 BED	11
TYPE D	2 BED	6
TYPE E, E-V	3 BED	2
TYPE F	3 BED	1
TYPE G	2 BED	1
TYPE H	3 BED	1
17 TYPES		110



ARTIST IMPRESSION ONLY

- 1- North Kellyville Square
- 2- Ironbark Ridge Public School
- 3- Riverbank Public School
- 4- The Ponds Shopping Centre
- 5- Kellyville Shopping Centre
- 6- North Kellyville Public School
- 7- Kellyville Metro Station
- 8- Rouse Hill Metro Station
- 9- Central Park
- 10- The Hills Centenary Park
- 11- The Ponds Stadium





A VISION FOR THE FUTURE

Created around a vision of style, sustainability and social connection, Hillview Terrace is a boutique masterplanned community enjoying one of the Hills District's most desirable locations. Conceived with easy living in mind, this collection of impressive architecturally designed homes offers something for every lifestyle. With North Kellyville forming part of the thriving North West Priority Growth Area, Hillview Terrace is both a wonderful, welcoming place to call home and an astute investment in your future



Set amid landscaped streets dotted with pocket parks, Hillview Terrace contains a selection of cleverly designed three and four-bedroom homes with contemporary urban facades and a variety of configurations to suit your needs. The majority feature a separate living room while others have a ground-floor bedroom ideal for guest accommodation or assisted living.

INTELLIGENTLY
DESIGNED FOR
MODERN LIFE





ARTIST IMPRESSION ONLY





ARTIST IMPRESSION ONLY

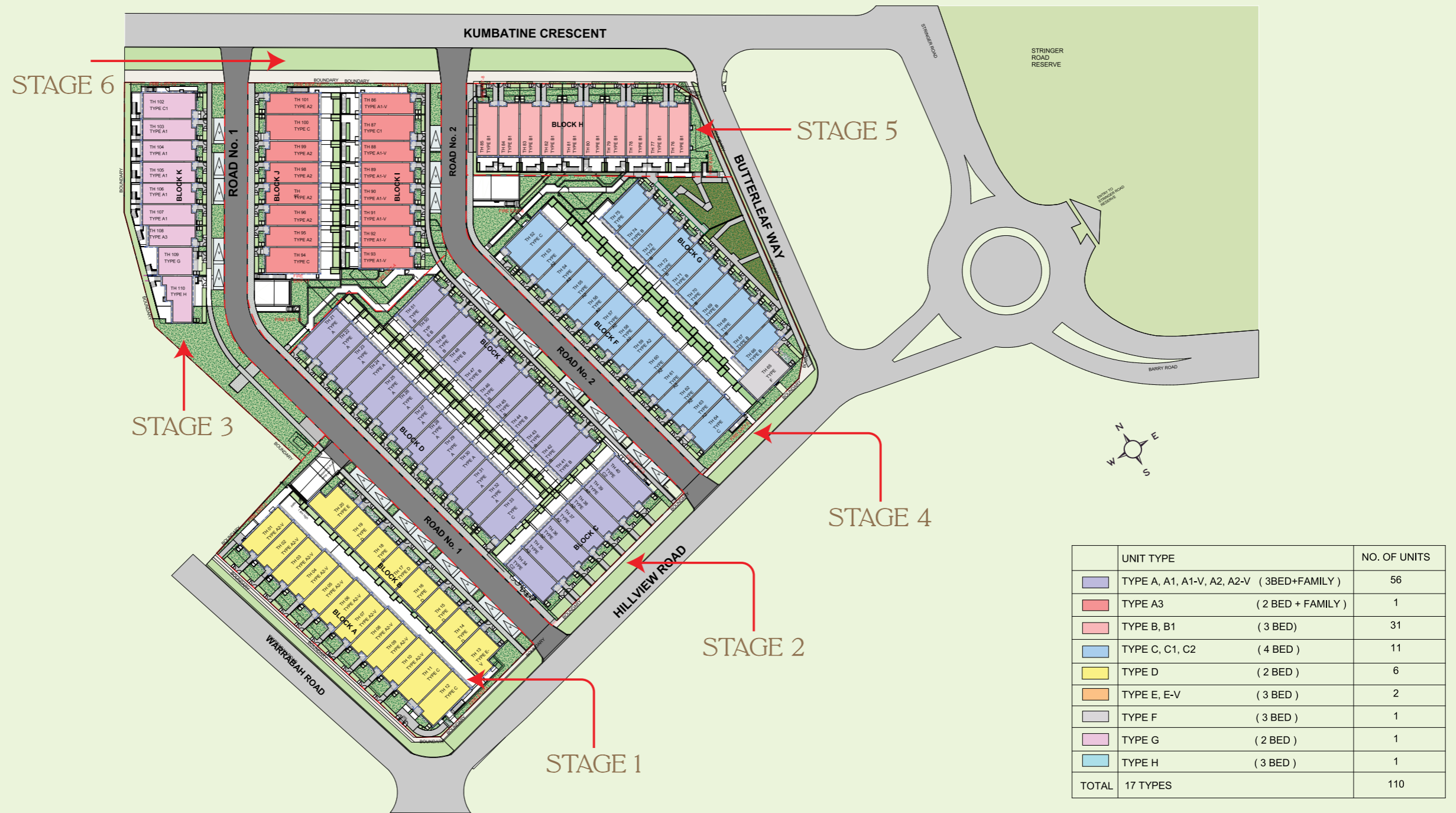




ARTIST IMPRESSION ONLY

PERFECT HARMONY

Every element of the bathrooms has been carefully considered to achieve harmony and balance, creating spaces that exude a sense of calm, with a tasteful neutral colour palette. Feature tiles in the shower create visual interest, vanities have soft-closing cupboards and drawers and chrome tapware has a modern edge.



With its leafy streets and green open spaces, North Kellyville is fast becoming a hotspot of the North West, offering the convenience of urban living in relaxed natural surroundings. Local shops are within a brief drive, including the new North Kellyville Square which is anchored by Woolworths, meaning you don't need to go far for supermarkets, restaurants and all of your amenities.

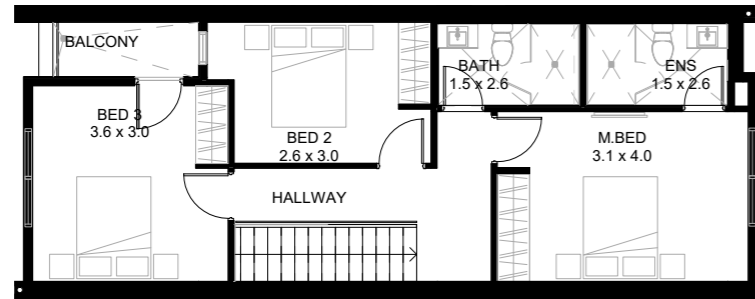
For a more extensive retail experience, the Rouse Hill Town Centre is approx. 5km from your door, offering up wonderful shopping, dining and entertainment options as well as a library and community centre. Here you'll also find a station on the new Sydney Metro Northwest high-frequency railway, making your daily commute a breeze.

URBAN LIVING AMID THE BEAUTY OF NATURE



TYPICAL TOWNHOUSE

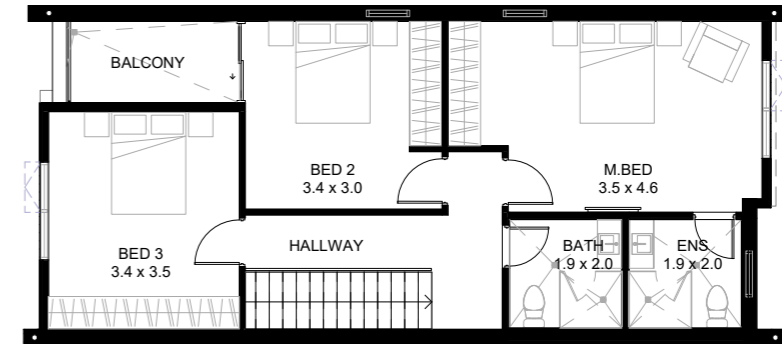
3 BEDROOM + FAMILY + HOME OFFICE



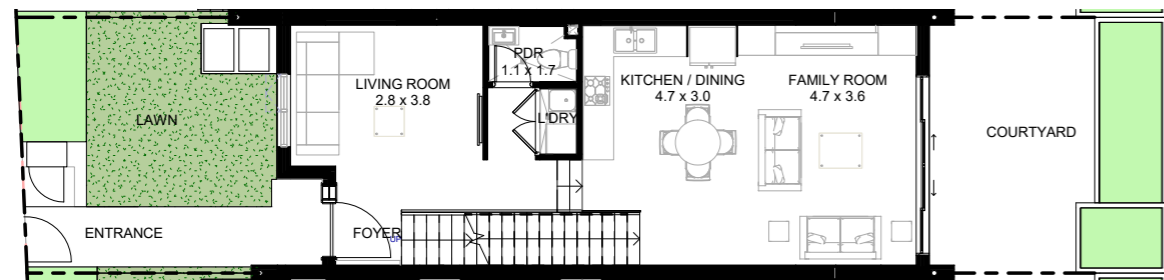
BLOCK A TH 04 - FIRST FLOOR

TYPICAL TOWNHOUSE

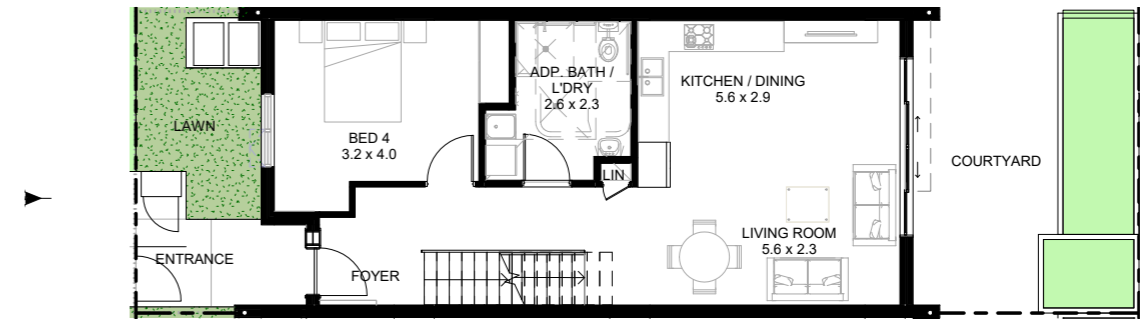
4 BEDROOM + HOME OFFICE



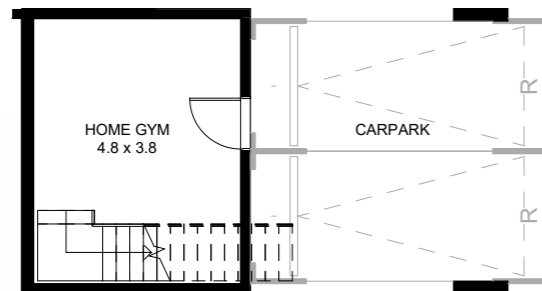
BLOCK C TH34 - FIRST FLOOR



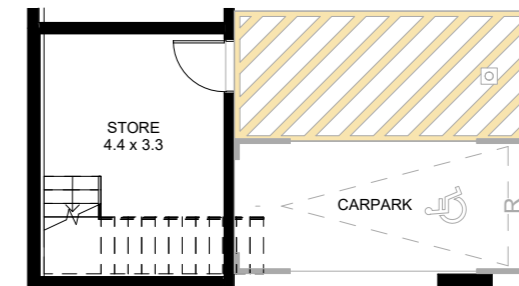
BLOCK A TH 04 - GROUND FLOOR



BLOCK C TH34 - GROUND FLOOR



BLOCK A TH 04 - BASEMENT



BLOCK C TH34 - BASEMENT





FAMILY LIVING AT ITS BEST

EDUCATION

North Kellyville is loved for its great community spirit and bountiful recreational attractions. Parks, playing fields, cycle paths and leisure facilities are abundant, while the nearby Bernie Mullane Sports Complex features an indoor stadium and fitness centre. Plans have also been drafted for a future sporting facility just one block away, encompassing four multipurpose fields, a playground and amenities, which will become a major hub of local life.

Schools are numerous and highly regarded, medical facilities are conveniently close by and the Castle Hill Showground has an annual calendar of exciting events for the whole family. The major employment and corporate hubs of Norwest Business Park and Sydney Business Park are also within easy reach.

	Approx.
North Kellyville Preschool	2km
North Kellyville Public School	2.5km
Hills Adventist College	3km
Ironbark Ridge Public School	3km
Australian International Academy	3.5km
Beaumont Hills Public School	4.5km
Rouse Hill High School	4.5km
Rouse Hill Public School	5.5km
Rouse Hill Preschool Kindergarten	6.5km
Kellyville High School	6.5km
Western Sydney University Nirimba Campus	12km
Macquarie University	30km



THREE REASONS TO LOVE NORTH KELLYVILLE



EXCEPTIONAL GROWTH AND TRANSFORMATION

According to realestate.com.au, North Kellyville house prices rose 11% in the 12 months to May 2021, representing exceptional growth. The area has also undergone significant transformation in recent years, with even more investment in infrastructure poised for the future. This will improve transport and connectivity, create jobs and see an enhanced calibre of retail offerings, recreational attractions, schools and parklands.



PERFECT FAMILY ENVIRONMENT

The North Kellyville area is ideal for any lifestyle and is particularly loved by families who are drawn to its sought-after public and private educational institutions, from preschools to tertiary. North Kellyville Preschool, Rouse Hill Public School, North Kellyville Public School, Ironbark Ridge Public School, Rouse Hill High School, Kellyville High School, Hills Adventist College and the Australian International Academy all lie within an easy drive while Western Sydney University Nirimba Campus is just 12km away.



A SENSE OF CONNECTION

Multicultural North Kellyville has that warm, welcoming atmosphere that we all desire. The nearby Rouse Hill Town Centre is home to a thriving dining scene where you can grab your morning coffee, meet friends for a meal or enjoy an after-work drink. No matter what you and your family are into recreationally there's a local sporting club to suit, from AFL, soccer and baseball through to netball and tennis. With the Sydney Metro high-frequency railway located in the Rouse Hill Town Centre, you'll enjoy easy access to Norwest Business Park, Macquarie University, Chatswood and the city. Just 7km away, Tallawong Metro station has 1000 commuter car parking spaces to make your journey easy.



NORTH KELLYVILLE AREA FACTS & FIGURES

\$145m

NSW Government's Accelerated Infrastructure Fund (AIF) combined investment in the Hills Shire and Blacktown City Council, funding major projects such as sports fields, green space and better transport.

11,372

North Kellyville population (estimated) as at June 2020.*



11%

Annual price growth for North Kellyville houses.**



140%

North Kellyville population growth (estimated) from 2016-2020.*

15 trains



per hour at peak times on the Metro railway.***



33.4%

North Kellyville residents with a Bachelor or Higher degree qualification, compared to Greater Sydney average of 28.3%.*



11.3%

Percentage of North Kellyville population earning \$2,000-\$2,999/week compared to 6.1% in Greater Sydney.*



5km

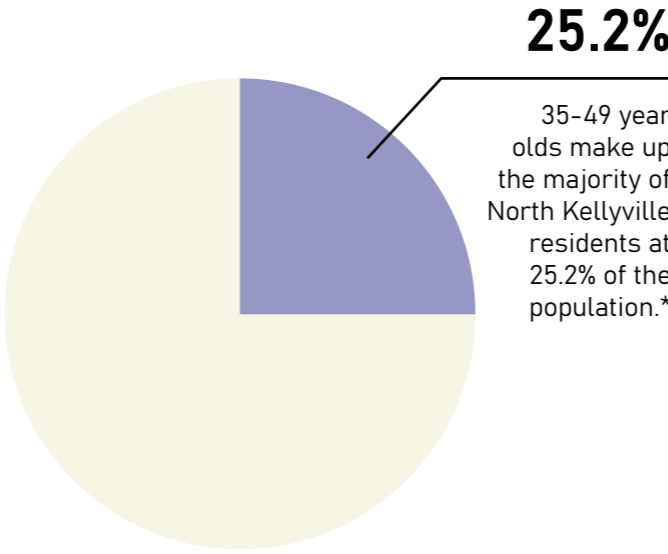
Drive to the nearby Rouse Hill Town Centre and Metro railway.



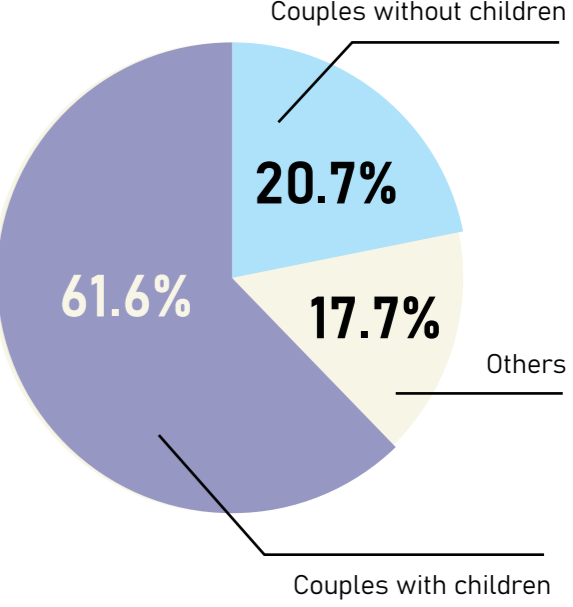
10.9%

More North Kellyville residents work in healthcare and social assistance than any other industry.*

POPULATION COMPOSITION*



FAMILY COMPOSITION*



*Source: Australian Bureau of Statistics 2016 **Source: realestate.com.au June 2020-May 2021 ***Source: Sydney Metro

CONVENIENCE IS KEY

Declared a suburb in its own right in 2018, North Kellyville lies within easy commuting distance of the Sydney CBD, offering the space and relaxed pace of a rural-urban fringe location.

PARKS & SPORTSGROUND

Warrabah Road Public Park	300m
Tree Frog Park Reserve	2.5km
The Hills Centenary Park	4km
Bernie Mullane Sports Complex	5km
Castlebrook Memorial Park	5.5km
Castle Hill Showground	8.5km

CAFES & DINING

The Fiddler	4.5km
The Local Shed Café	5km
Rouse Hill Town Centre	5km
The Hills Hub Homemaker Centre	6km
Castle Towers Shopping Centre	10.5km



SHOPPING & ESSENTIALS

North Kellyville Square (Woolworths)	2km
The North Village (ALDI)	3.5km
Rouse Hill Town Centre	5.5km
The Hills Hub Homemaker Centre	6km
Castle Towers Shopping Centre	10.5km

TRANSPORT & BUSINESS HUB

Rouse Hill Metro Station	5km
Tallawong Metro Station	7km
Norwest Business Park	10km
Sydney Business Park	15km
Parramatta	20km



21 Terry Road, Box Hill



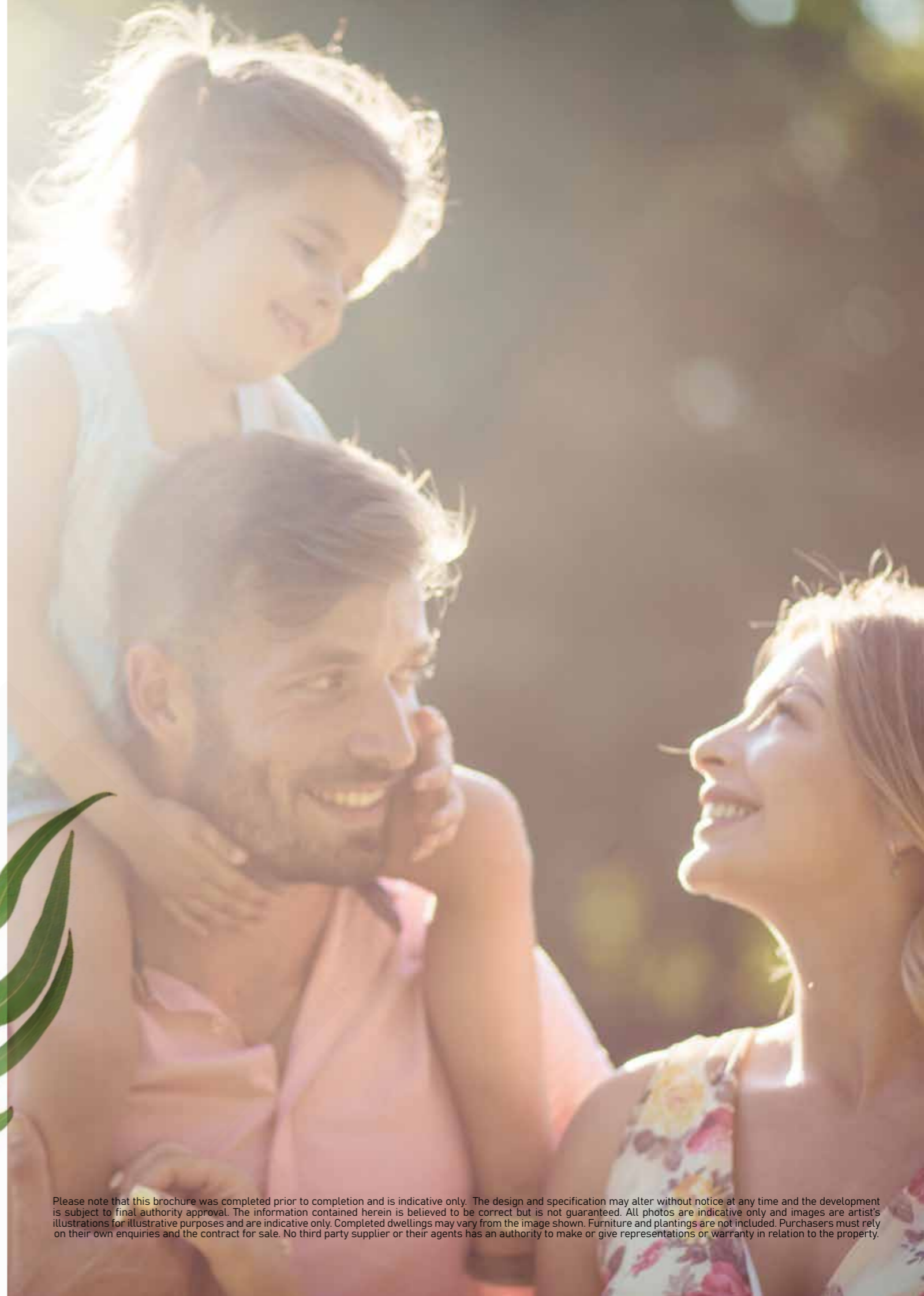
33-39 Terry Road, Box Hill

BATHLA DIFFERENCE

Over the past 20+ years Bathla has developed, built and delivered more than 10,000 houses, townhouses and apartments throughout NSW. Our keen eye for detail, commitment and value have forged our path to becoming a successful, trusted housing developer and builder.

We have assembled a highly skilled, professional team with a vision of helping people realise their aspirations of owning a home of their own. An exceptional customer experience is at the heart of everything we do and our customer care team is accessible to you to keep you well informed every step of the way. We take immense pride in each and every project, creating beautiful homes that are built for generations to come.

Bathla



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Bathla

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