


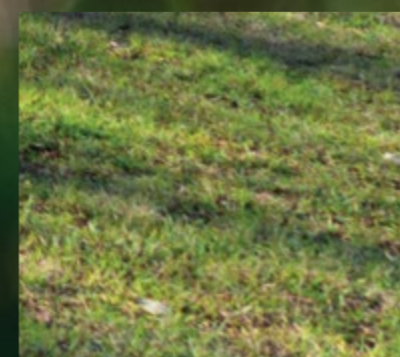
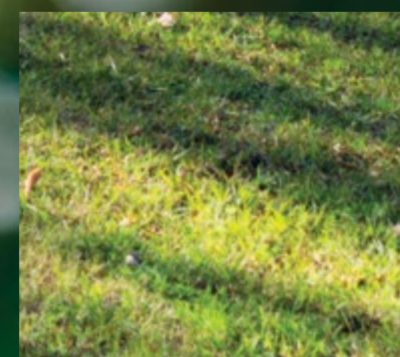
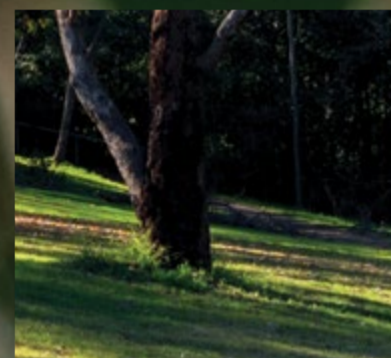
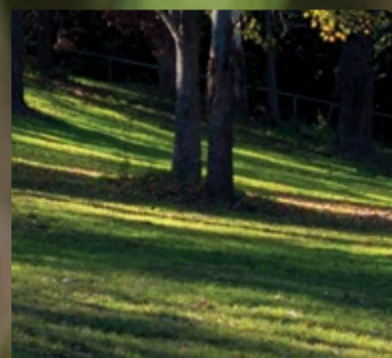


KAYLINA GARDENS

CASTLE HILL




A boutique
community
immersed
in nature



Sophisticated architecturally designed townhouses

Enjoy a sense of peace and sanctuary at Kaylina Gardens, a collection of just 22 architecturally designed boutique townhouses in a serene, well-established neighbourhood within the coveted Hills District. These generous, tastefully appointed residences present an ambience of relaxed sophistication, complete with tranquil private gardens and alfresco entertaining spaces. Immerse yourself in nature and enjoy a prime location in one of Sydney's most renowned growth corridors, conveniently close to all of the attractions that make Castle Hill such a beloved place to call home.





Discover a feeling
of sanctuary

Integrating beautiful outdoor spaces was the driving force behind the creation of Kaylina Gardens, where residents will feel connected to the natural environment. While wonderfully private, there is a welcoming atmosphere of community and neighbourliness. Built around idyllic communal gardens, a selection of three-storey boutique townhouses provide plenty of choice for a range of lifestyles, from families to downsizers. All come with double basement security parking with convenient internal access and storage.





Idyllic surrounds, urban convenience

Kaylina Gardens' serene leafy setting is balanced with proximity to a host of urban conveniences and fabulous recreational amenities to make life effortless, exciting and diverse. The vibrant retail and restaurant precinct of Castle Towers caters to all of your shopping and dining needs and when the new Sydney Metro railway is completed in 2019 you'll be able to walk to two stations, substantially enhancing accessibility to the city and beyond.





Inspired design, exceptional craftsmanship

Kaylina Gardens' design is carefully considered, the craftsmanship is exceptional and the spacious floorplans allow for plenty of versatility, with studies to be utilised according to your specific needs. The extensive use of glass achieves an airy, open feeling, inviting in natural light, enhancing airflow and embracing a backdrop of glorious greenery.



A showcase of contemporary refinement

Harmonious, complementary finishes and features have been meticulously selected to create an air of style and elegance. Wide oak floorboards add warmth and texture to the living spaces, bedrooms are finished with twist pile carpet and downlights create ambience. Gas points are found both indoors and out, ducted air conditioning ensures year-round comfort and an audio/visual intercom enhances privacy and security.





Effortless indoor/outdoor entertaining

The seamless relationship between the indoors and outdoors was fundamental to the design of these perfectly planned residences. The easy transition to the fabulous alfresco spaces creates a wonderful environment for entertaining. Many residences feature both a private rear entertaining courtyard and a landscaped front garden, while others open to dining patios extending to manicured lawns, all framed by established trees for privacy.





Two sophisticated
colour palettes

A choice of two stylish colour schemes allows you some flexibility and the opportunity to personalise your space to suit your taste. The lighter scheme is fresh and timeless, drawing upon more neutral tones to create the perfect backdrop to any décor. The darker scheme has more drama and contrast for a bold impact. Kitchens feature timber-grain joinery complemented by engineered stone benchtops and a 900mm black glass cooktop. Bathrooms are appointed with bold large-format tiles, ultra-contemporary Villeroy & Boch/Argent fixtures and fittings, with many featuring baths.

Kitchen - Light



Kitchen - Dark



Bathroom - Light



Bathroom - Dark





Warm and inviting

Private bedrooms are designed to be wonderfully comfortable, welcoming spaces where you can retreat from the outside world. Custom-designed floor-to-ceiling built-in wardrobes provide abundant storage while master bedrooms encompass chic ensuites and some with private balconies from where you can soak up the leafy outlook. Data and cable TV points are also found in the master suites in addition to the living areas.





A life of excitement, convenience and potential

Connectivity

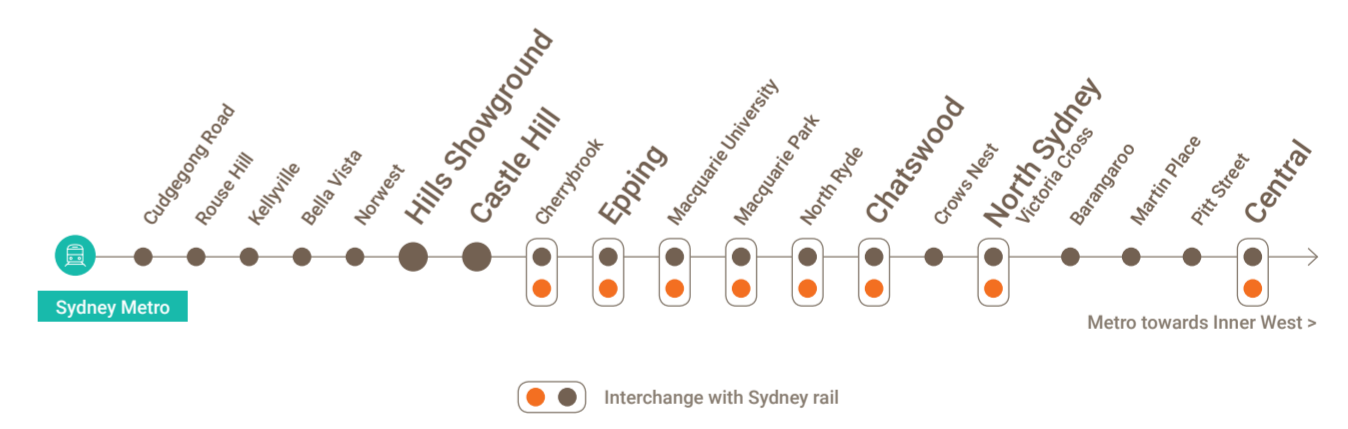
Kaylina Gardens is just 1km (or an 11 minute walk) to both Castle Hill and Hills Showground stations along the forthcoming high-frequency Sydney Metro railway, which will substantially improve connectivity to the area. Hills Showground station will have 600 commuter parking spaces while from Castle Hill station it will be a 44 minute ride to the CBD when it opens in 2019, reducing to 35 minutes in 2024, with a train every four minutes in peak hour.

Education

Access to quality educational facilities makes the Hills District incredibly sought after by families. Castle Hill Public School, Excelsior Public School, Castle Hill High School, Baulkham Hills High and Crestwood High School are all highly regarded. The Hills College (TAFE) offers multi-million dollar facilities over two campuses, with a focus on business and financial services, hospitality, community services, health and nursing.

Future Growth

As one of Sydney's fastest growing regions, the Hills District is undergoing enormous infrastructure investment in everything from transport to retail. Castle Towers Shopping Centre is set for a \$900m expansion, creating an even more exciting lifestyle, recreation, entertainment, experiential events and dining precinct, as well as an outstanding retail destination, with parking capacity for more than 8000 vehicles.



Castle Hill Station



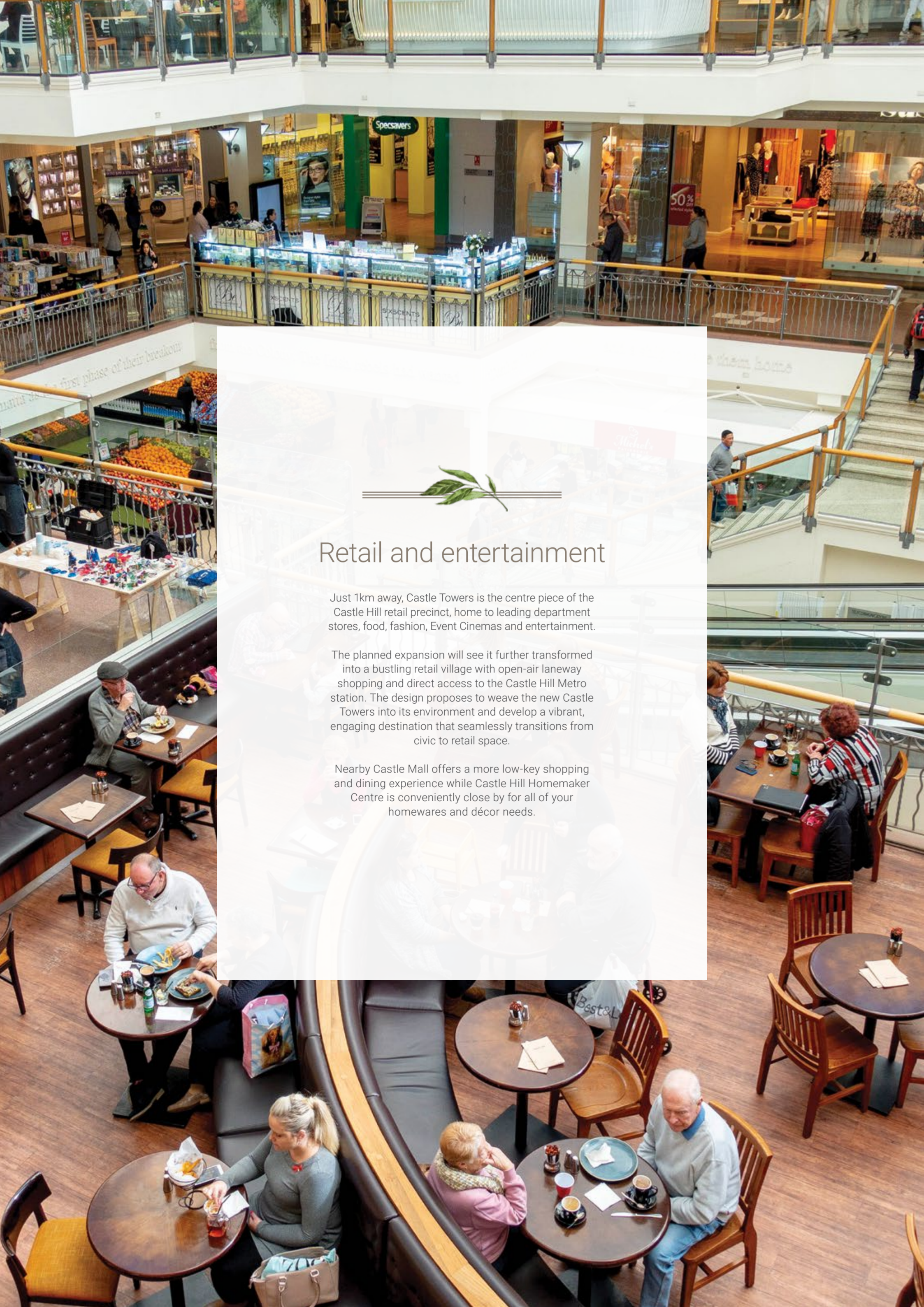
Hills Showground Station



Education



Future Growth

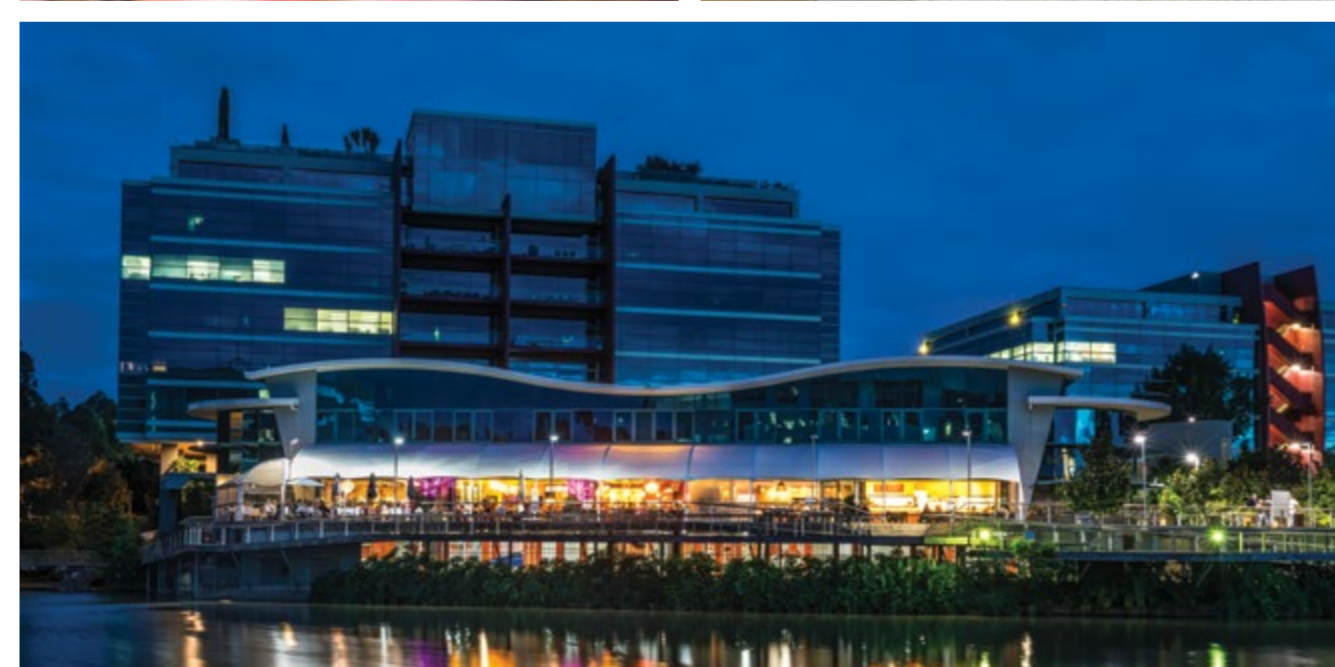
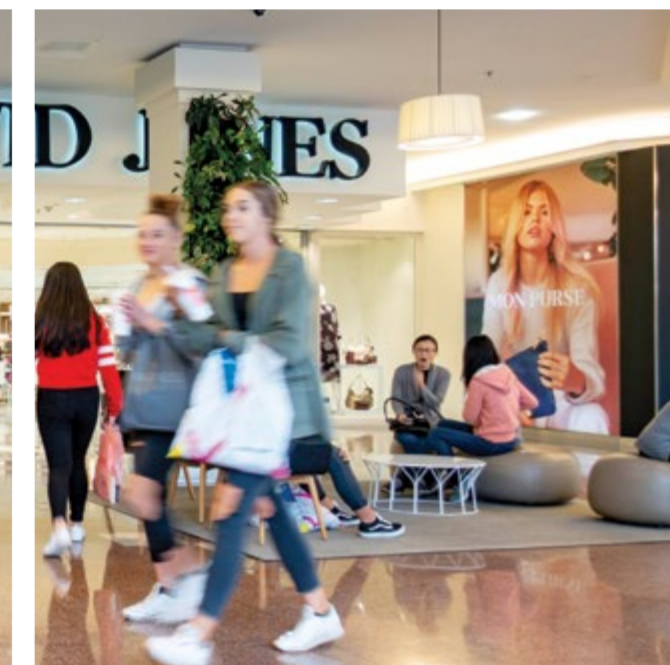
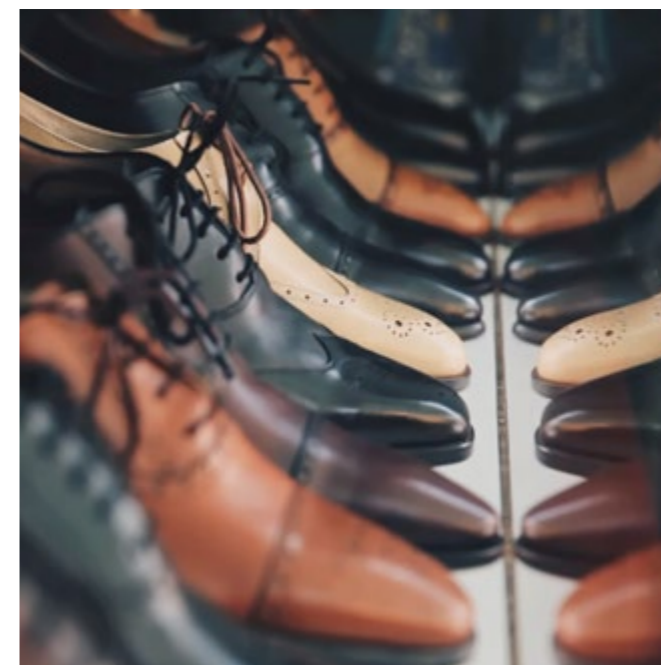


Retail and entertainment

Just 1km away, Castle Towers is the centre piece of the Castle Hill retail precinct, home to leading department stores, food, fashion, Event Cinemas and entertainment.

The planned expansion will see it further transformed into a bustling retail village with open-air laneway shopping and direct access to the Castle Hill Metro station. The design proposes to weave the new Castle Towers into its environment and develop a vibrant, engaging destination that seamlessly transitions from civic to retail space.

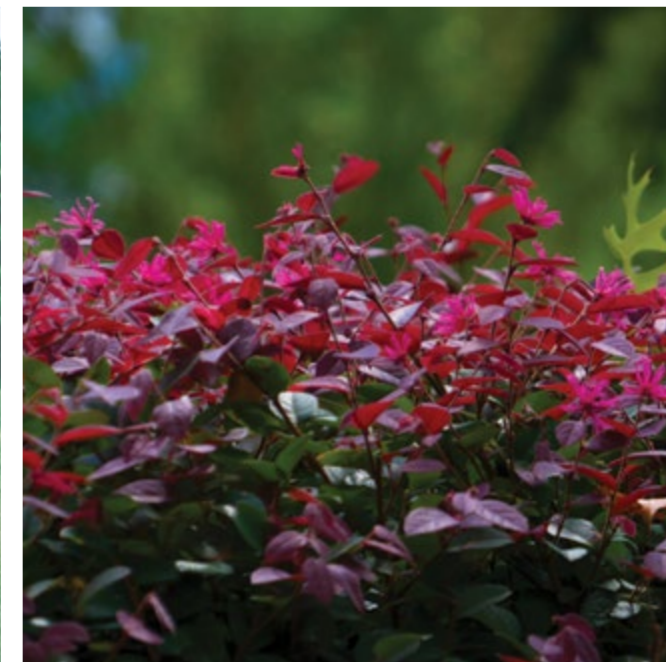
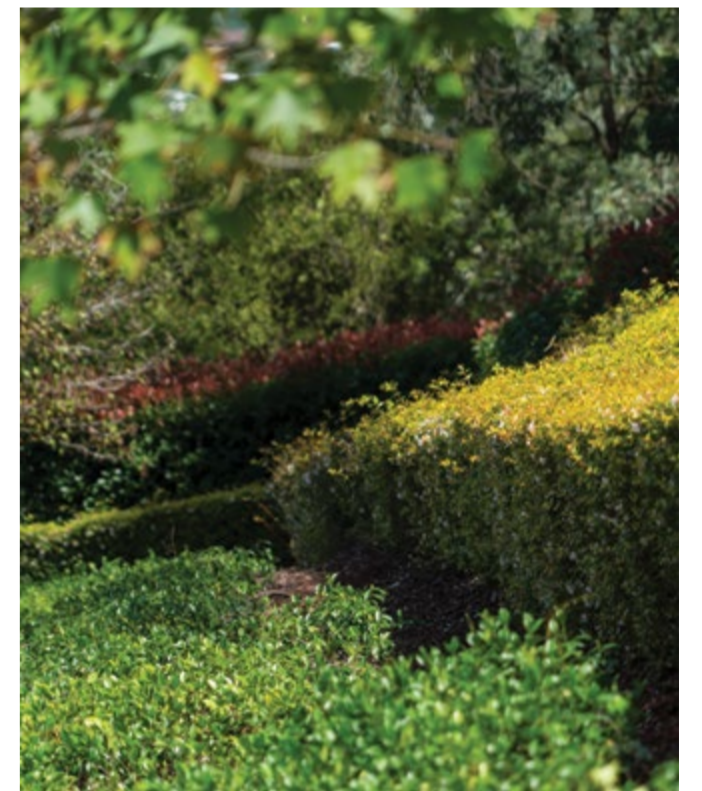
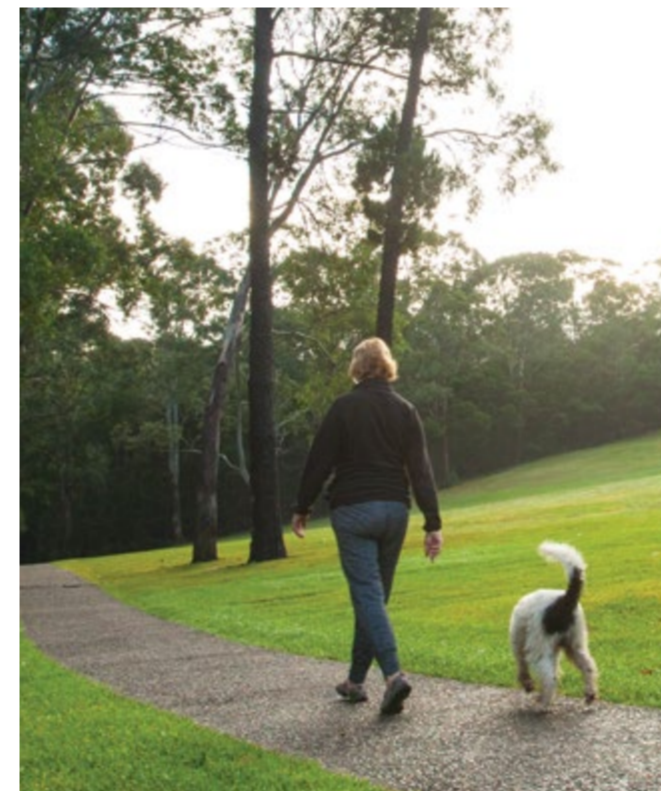
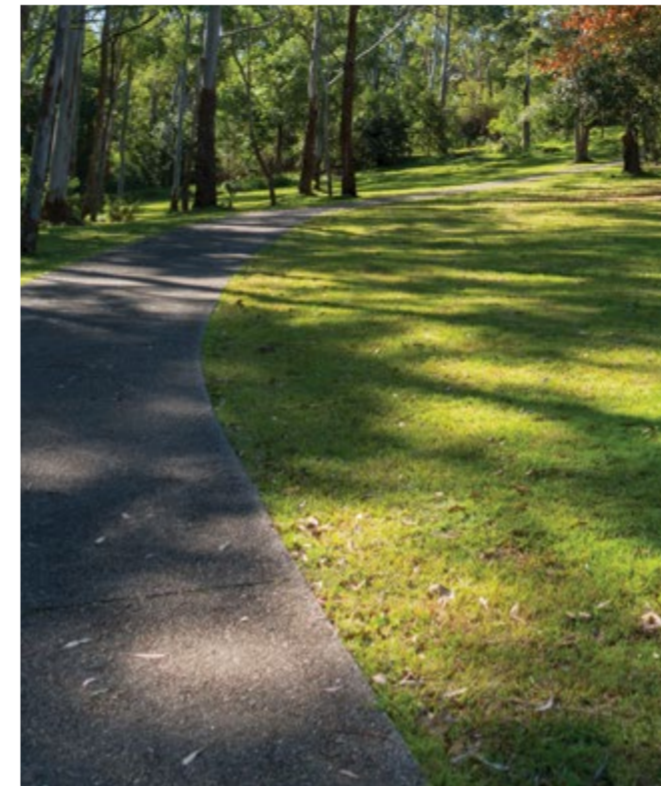
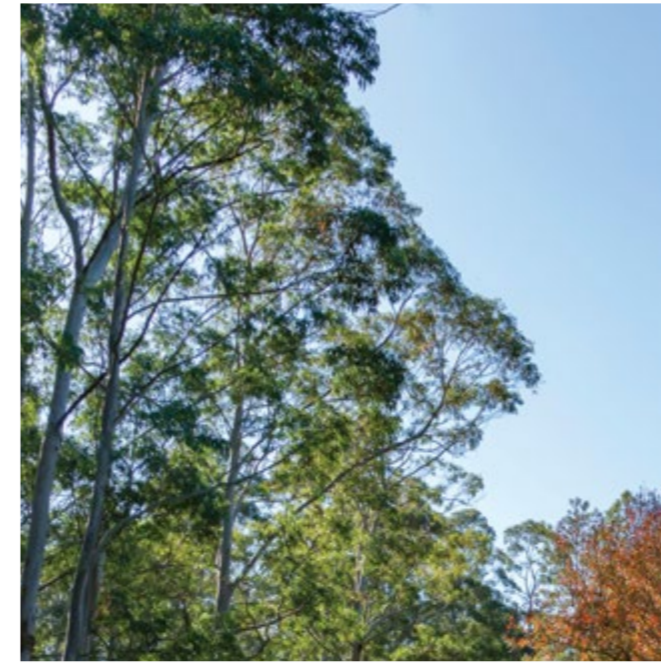
Nearby Castle Mall offers a more low-key shopping and dining experience while Castle Hill Homemaker Centre is conveniently close by for all of your homewares and décor needs.





Parks and recreation

The Hills District is loved for its abundance of green open spaces and recreational attractions. Beautiful Castle Hill Heritage Park is home to walking tracks, picnic areas and a playground amid 20ha of rolling hills and blue gum forest. Heritage Park is great for picnicking, Eric Mobbs Reserve features four sports fields and Bidjigal Reserve contains noteworthy Aboriginal and European cultural heritage, including rock shelters with archaeological deposits. You'll find exciting markets and community festivals at Castle Hill Showground, including the annual Castle Hill Agricultural Show. The local Tracks and Trails program is designed to inspire people to get out, be active and use local open space.

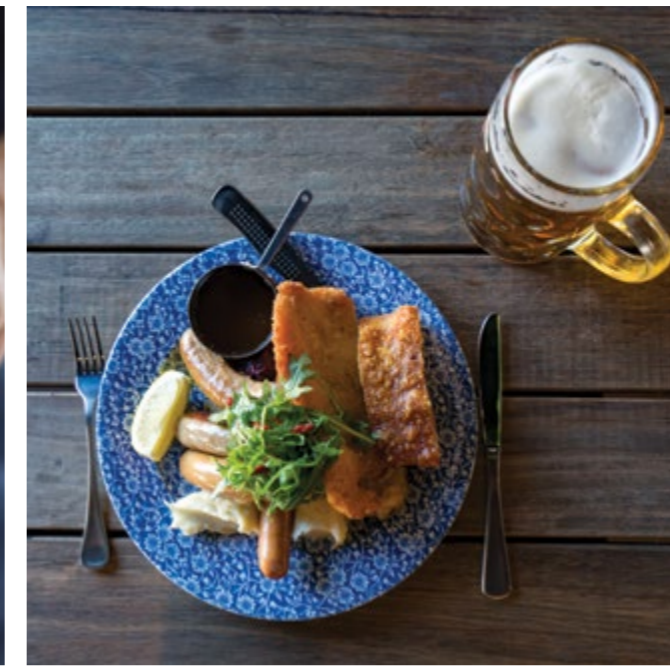




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Cafes and cuisine

A thriving urban culinary culture is alive and well in the Castle Hill area, with everything from exclusive dining to fashionable cafes, great coffee and eclectic takeaway options. The recently revamped Castle Towers Plaza has countless options, including the famous Betty's Burgers & Concrete Co, The Bavarian for family friendly dining and imported beers, specialist coffee roasters Cosmo, Tella Balls dessert bar and Criniti's authentic Italian eatery. For a classic pub atmosphere, live music and rooftop bar, head to the award-winning Hillside Hotel or you might choose to dine by the water at nearby Norwest Markettown.





Team



Developer

One company, One family, One vision, Two generations. Northland Group is a Sydney based Australian owned property development and construction firm with a reputation for the quality, thought and care placed into each development. Founded in 1988, Northland is a family operated group with a proud history spanning two generations. Utilising the services of reputable consultants in addition to their extensive in-house industry knowledge, Northland creates distinctive developments in equally distinctive locations. Each project is carefully studied and constructed to ensure it serves the environment, community, owners and future generations. They don't simply provide living or commercial spaces but also a stepping stone for purchasers on their journey to expand their wealth portfolios. Importantly, each development is created to 'Live, Experience and Enjoy'.

northland.net.au



Architects

Founded in Sydney in 2003, Urban Link specialises in premium residential work of all scales, from small alterations, additions and new homes through to multi-residential developments. The company has been built on passion, hard work and quality design, utilising cutting edge technology to ensure clients' visions are brought to life to the high standards. Their projects must also satisfy all environmental and ecological sustainability objectives. Urban Link has a team of 34 professionals who deliver more than 100 projects annually for clients who rely on them for innovative, tailored, cost-effective design solutions.



Make Kaylina Gardens Home

The appeal of boutique living, the quality of fine craftsmanship and versatility of design make Kaylina Gardens the perfect environment for any stage of life. Enjoy a relaxed lifestyle amid safe, stylish surrounds where nature is all around you. You'll discover just what makes the Hills District so alluring and reap the rewards of purchasing in a renowned growth corridor enjoying unprecedented enhancement and positive development.





KaylinaGardens.com.au