



ASHFORD ROSE

15 ASHFORD AVENUE
CASTLE HILL



Bathla
It's good to be home

A PLACE FOR FAMILIES TO THRIVE

A centre of major industrial and residential change, the leafy suburb of Castle Hill sits 30 kilometres northwest of Sydney's CBD in The Hills district.

With spacious homes and quiet streets, it's easy to see why the suburb has long been favoured by growing families and young professionals.



ASHFORD ROSE

Development Project: **Ashford Rose**
 Suburb: **Castle Hill, NSW 2154**
 Proposed Site Address: **15-17 Ashford Avenue**
 Project Summary: **1, 2 and 3 bedrooms Apartments
 accross 2 buildings**

	1 Bedroom	2 Bedroom	3 Bedroom	Total
Block A	02	22	12	36
Block B	03	18	11	32
Total	05	40	23	68

	Internal Area
1-Bed	62 sqm - 64 sqm
2-Bed	80 sqm - 85 sqm
3-Bed	95 sqm - 100 sqm

	Strata Levies (per quarter)
1-Bed	approx. \$680
2-Bed	approx. \$830
3-Bed	approx. \$920



*Artist impression



*Artist impression

Ashford Rose offers excellent living at an accessible price in a neighbourhood known for its tremendous continuous expansion and transformation.

Nestled amid lush, landscaped surrounds with wonderful communal amenities, this landmark project promises an upscaled lifestyle experience.

CLOSE TO EVERYTHING

RESIDE WITH LIGHT AND WARMTH

Intelligent design achieves a sense of space enhanced by tastefully appointed, sun-soaked interiors. Large sliding glass doors, oversized windows and glass-embraced balconies draw in natural light and allow the pleasant leafy outlook to take centre stage from every vantage point. Timber-look hybrid flooring adds warmth and texture to your surroundings while LED downlighting creates a moody ambience.





Achieve the peace you crave with a spacious, open-plan home design that seamlessly merges indoor and outdoor living.



*Artist impression

WHERE CULINARY DREAMS COME TRUE

Create kitchens with a focus on functionality and contemporary minimalism. Equipped with high-quality appliances and providing ample work areas, they are ideal for preparing daily meals and informal dining. The uncluttered design and intelligent layout make these kitchens not only efficient but also inviting, creating an optimal space for both culinary endeavors and social interactions.



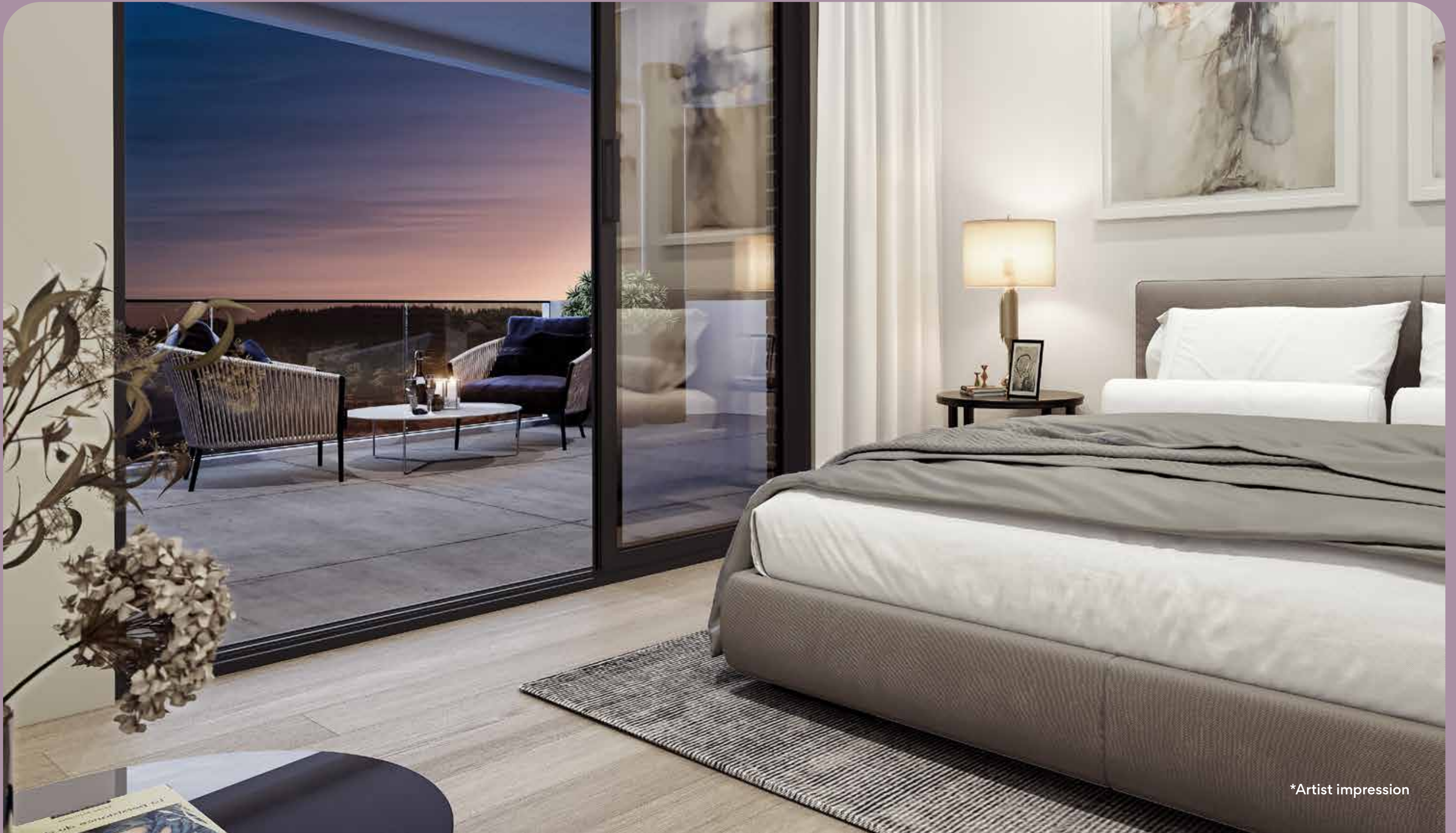
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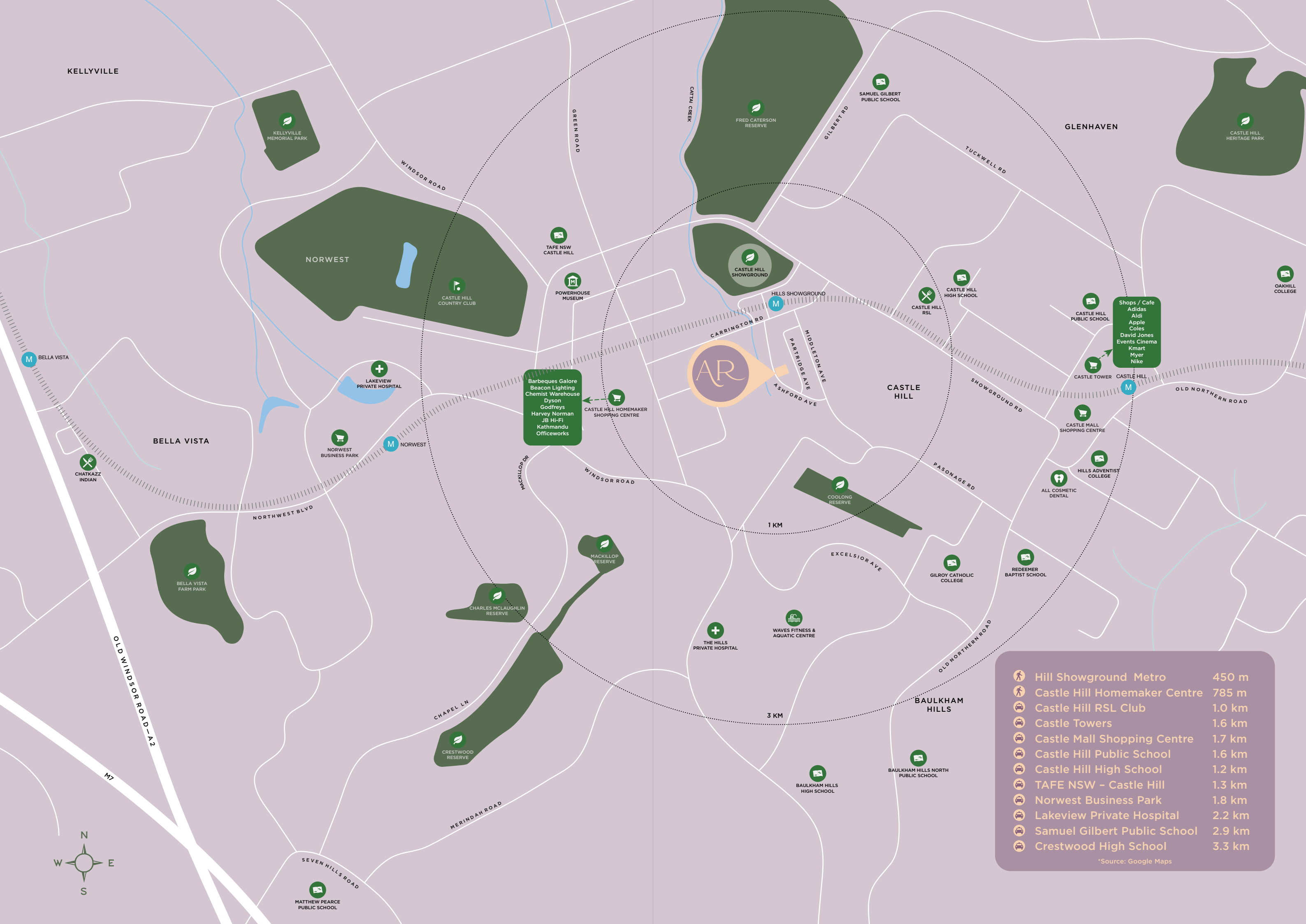
PERFECT HARMONY

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.

YOUR OWN PRIVATE RETREAT

Escape to the comfort and privacy of your bedroom and leave the outside world behind. This room features built-in wardrobes with mirrors and sliding glass doors. The master suites are designed to be personal retreats, with elegant ensuite bathrooms and often private balconies that offer stunning views of the lush surroundings.





Barbeques Galore
Beacon Lighting
Chemist Warehouse
Dyson
Godfreys
Harvey Norman
JB Hi-Fi
Kathmandu
Officeworks

Shops / Cafe
Adidas
Aldi
Apple
Coles
David Jones
Events Cinema
Kmart
Myer
Nike

	Hill Showground Metro	450 m
	Castle Hill Homemaker Centre	785 m
	Castle Hill RSL Club	1.0 km
	Castle Towers	1.6 km
	Castle Mall Shopping Centre	1.7 km
	Castle Hill Public School	1.6 km
	Castle Hill High School	1.2 km
	TAFE NSW - Castle Hill	1.3 km
	Norwest Business Park	1.8 km
	Lakeview Private Hospital	2.2 km
	Samuel Gilbert Public School	2.9 km
	Crestwood High School	3.3 km

*Source: Google Maps

A LIFE ON YOUR DOORSTEP

 Education:	
• Gilroy Catholic School	4 min
• Samuel Gilbert Public School	5 min
• Castle Hill High School	5 min
• Castle Hill Public School	7 min
• Crestwood High School	7 min
• Oakhill College	9 min
 Transport:	
• Hills Showground Metro	1 min
• Castle Hill Metro	6 min
• Norwest Metro	7 min
 Hotels & Clubs:	
• Castle Hill RSL Club	4 min
• Hillside Hotel	5 min
• Mullane's Hotel	8 min
• Bella Vista Hotel	10 min
 Fitness & Recreation:	
• Castle Hill Tennis Academy	7 min
• F45 Training	7 min
• WavesFitness & Aquatic Centre	7 min
• Hills Basketball Association	5 min
• Zone Bowling	6 min
• Holey Moley	7 min
• Castle Hill Country Club	8 min
 Nature:	
• Coolong Reserve	3 min
• Castle Hill Showground	4 min
• Fred Caterson Reserve	5 min
• Worthing Avenue Reserve	6 min
• Mackillop Drive Reserve	6 min
• Charles McLaughlin Reserve	8 min
• Castle Hill Heritage Park	8 min
• Kellyville Memorial Park	9 min
• Cattai Creek	10 min

 Shopping Feature:	
• Castle Hill Homemaker Centre	4 min
• Bunnings Warehouse	4 min
• Hills Super Centre	5 min
• Castle Towers	5 min
• The Piazza	6 min
• Castle Mall Shopping Centre	6 min
• Dan Murphy's	6 min
• Norwest Market town	9 min
 Café and Bars:	
• Beanmeister Café	4 min
• Hudson George	5 min
• Lollipop's Playland & Café	5 min
• Nobles Restaurant & Bar	5 min
• McDonald's	5 min
• Modo Mio	5 min
• Betty's Burgers & Concrete Co.	6 min
• Full Moon Thai Restaurant	6 min
• Two Brothers Mediterranean	6 min
• Quoi Dining Restaurant	8 min
• Sarino's	8 min
• Il Lago	10 min
• Frangos Charcoal Chicken	10 min
• Chatkazz Indian	11 min
 Learning & Discovery:	
• Castle Hill Library	5 min
• Museum of Discovery	7 min
• Bella Vista Farm Park	8 min
 Business & Services:	
• Norwest Business Park	6 min
• Lakeside Private Hospital	7 min
• Kellyville Private Hospital	10 min

*Source: Google Maps





1



3



2



4



5



6

1. Mind your step at Cattai Creek.
2. Tee off in style at the Castle Hill Country Club.
3. Take advantage of the various cafes on your doorstep.
4. Watch the kids thrive at Treetops Adventure in Cumberland State Forest.
5. Squeeze in a run before work.
6. Have a refreshing swim at the Castle Hill Fitness and Aquatic Centre.
7. Find a furry friend at the Koala Park Sanctuary.
8. Relax while you listen to live music.



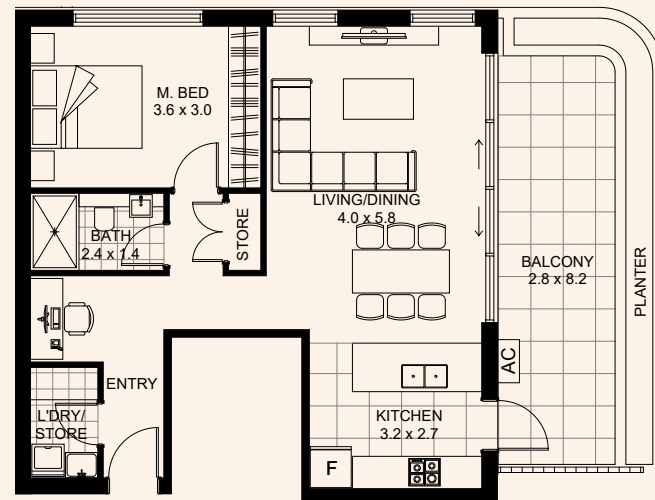
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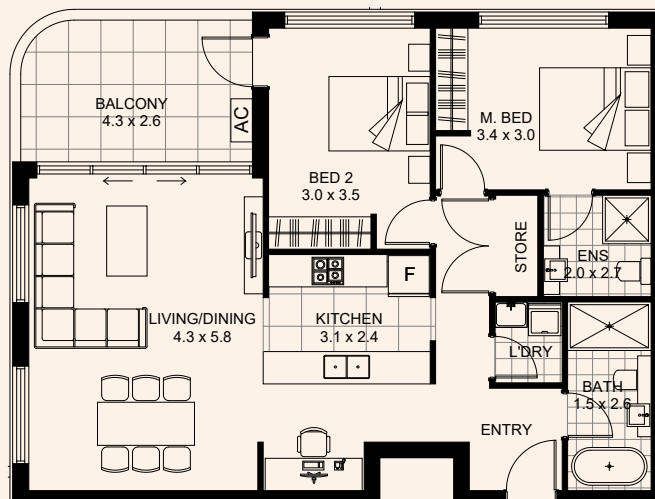
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BLOCK A - TYPICAL FLOOR PLAN

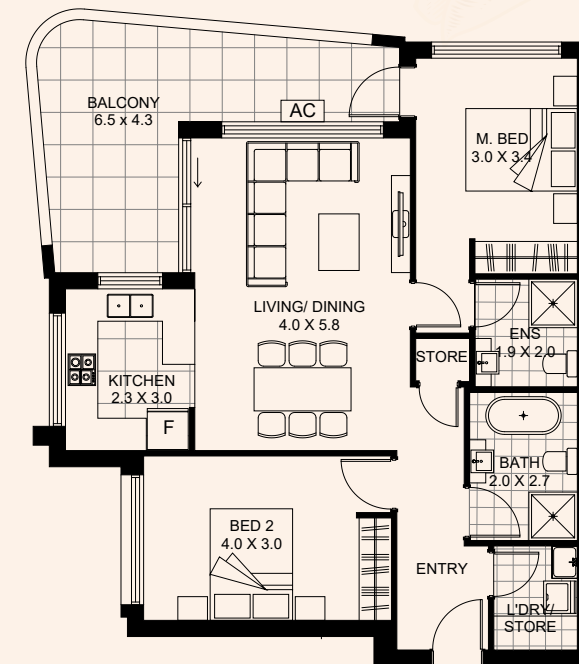
1 BEDROOM



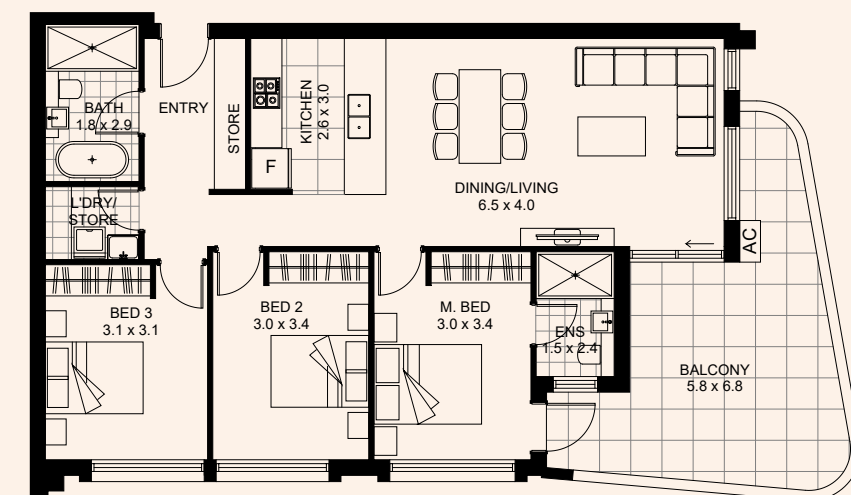
2 BEDROOM



2 BEDROOM ADAPTABLE

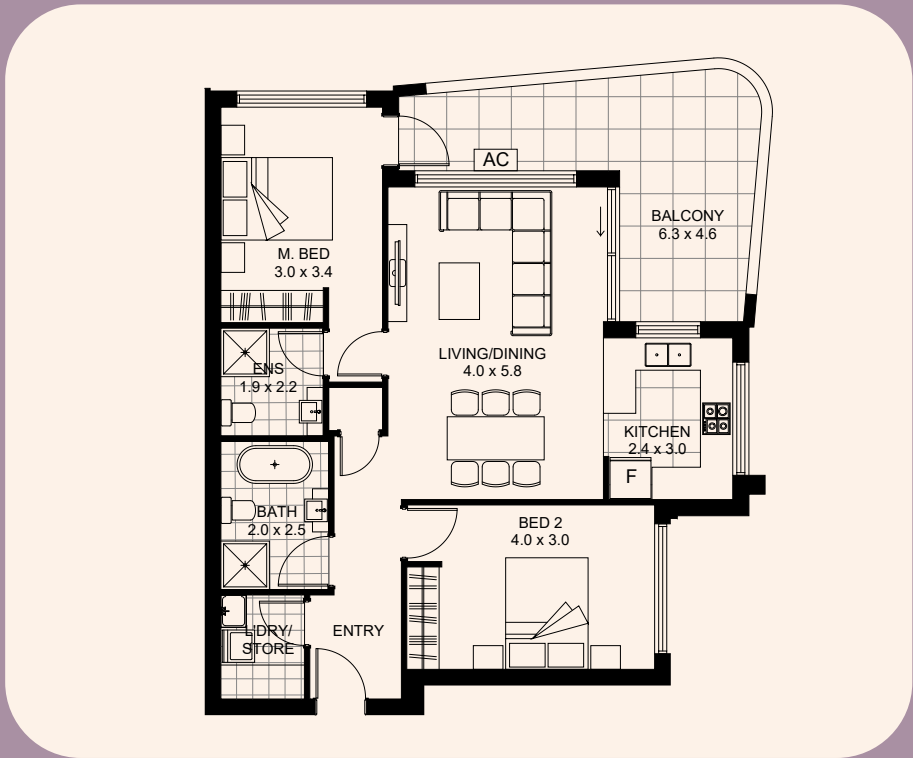


3 BEDROOM

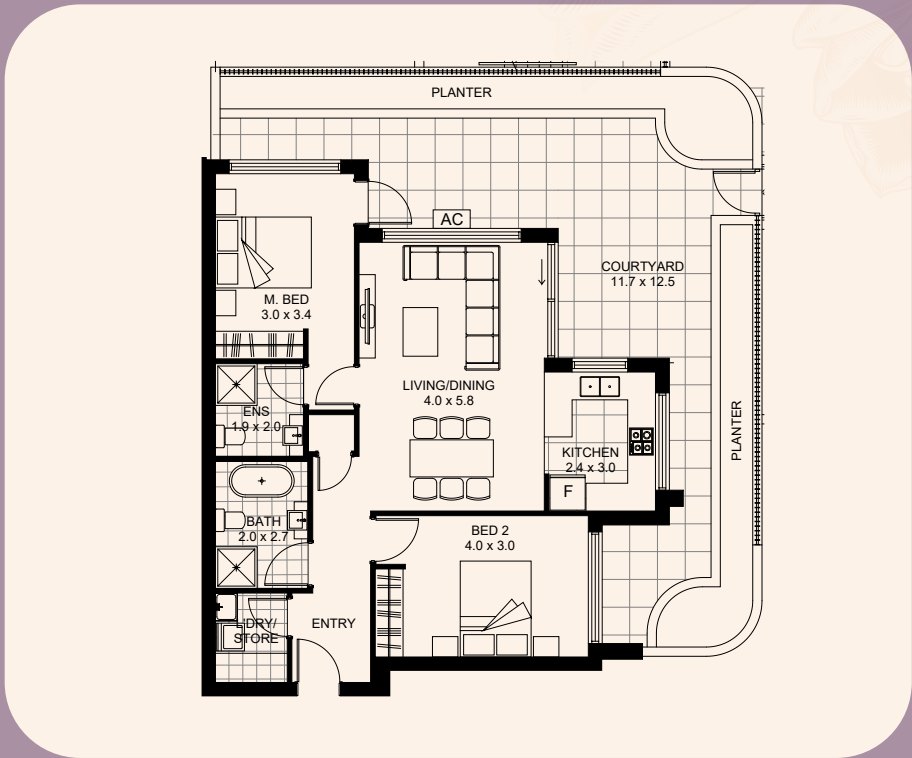


BLOCK B - TYPICAL FLOOR PLAN

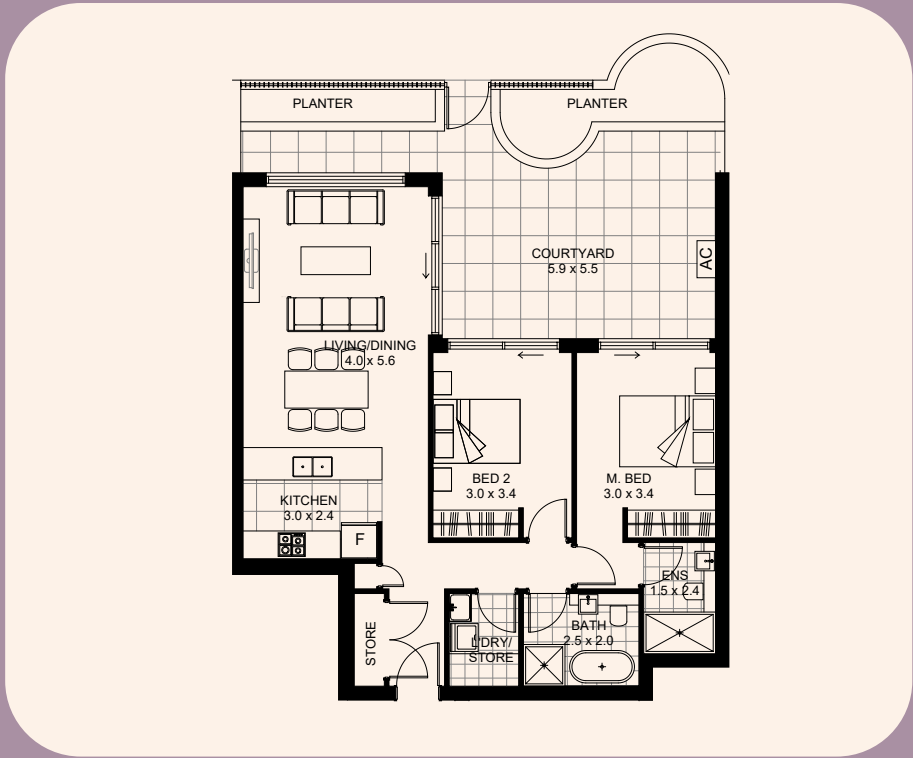
2 BEDROOM



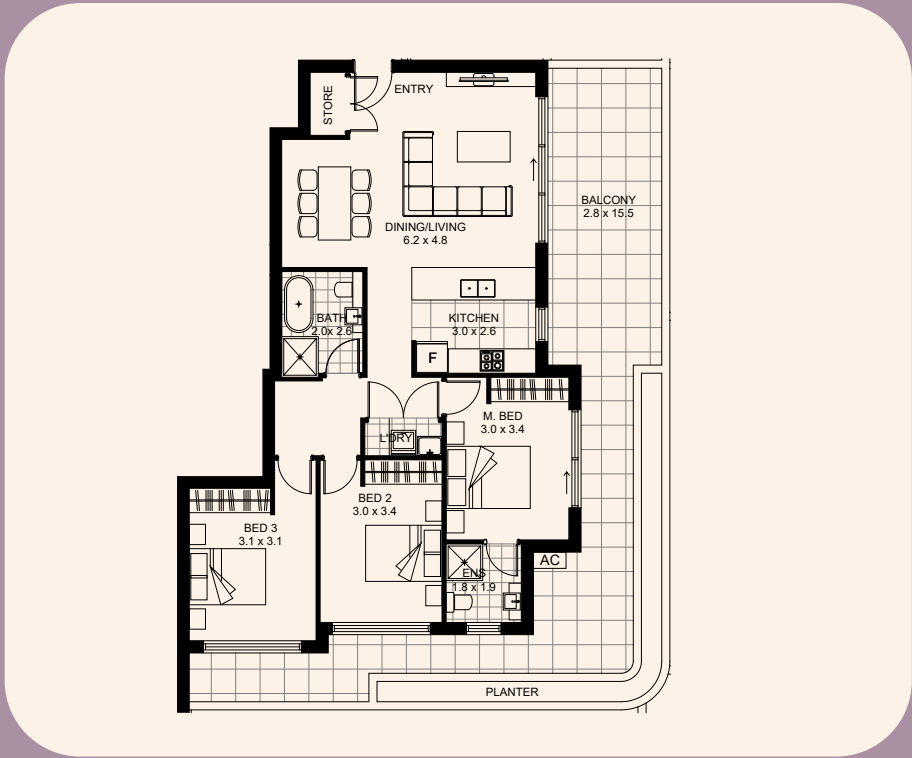
2 BEDROOM



2 BEDROOM



3 BEDROOM



About

Bathla



Bathla Difference

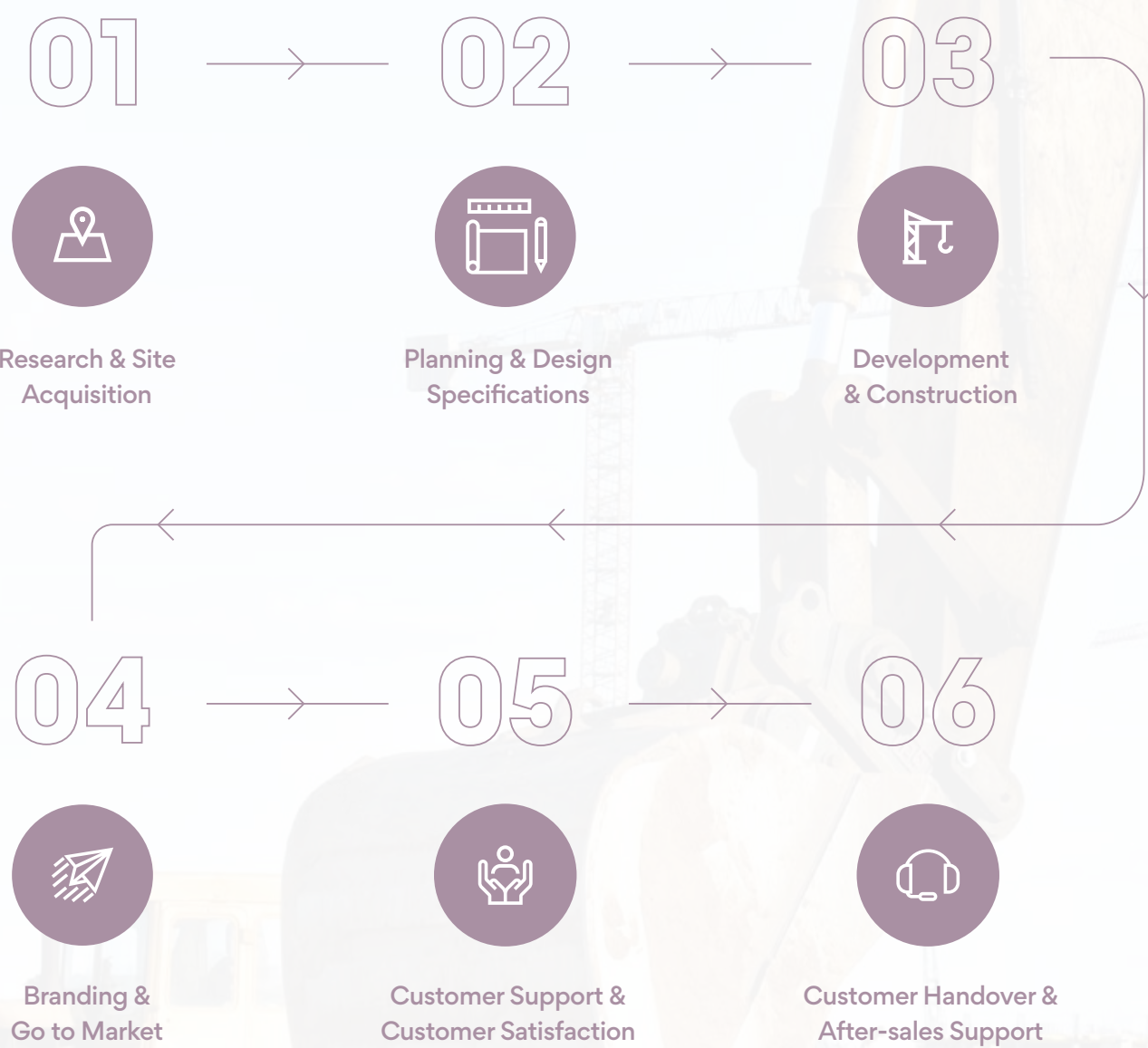
Over the past 20+ years Bathla has developed, built and delivered more than 10,000 houses, townhouses and apartments throughout NSW. Our keen eye for detail, commitment and value have forged our path to becoming a successful, trusted housing developer and builder.

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.

Our Process



Bathla

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