



SANCTUARY QUARTER

ROUSE HILL

YOUR HOME IS YOUR SANCTUARY

Love where you live and look forward to coming home each day at Sanctuary Quarter. Discover a sense of serenity and retreat within this welcoming master planned community, set amid beautifully landscaped surrounds that create a backdrop of greenery. Developed with an eye for detail and an understanding of modern living, this collection of stylishly appointed apartments presents an exceptional new lifestyle address within thriving Rouse Hill.

Development Project:
Suburb: Rouse Hill, NSW 2155
Site address: 25 Macquarie Road

Project Specifications:
6 buildings 339 units in total

	ST	1BR	2BR	3BR	TOTAL
Building A	4	4	36	16	60
Building B	4	4	44	0	52
Building C	4	4	44	0	52
Building D	4	4	44	0	52
Building E	4	4	11	0	52
Building F	0	10	61	0	71

Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Number	20	30	240	16
Area Range	42-59 sqm	61-83 sqm	85-175 sqm	104-130 sqm
Car Spot	Car space to all units, selected 3 beds with 2 car spaces, 431 in total			





Artist's Impression

EMBRACE YOUR SURROUNDINGS

Sitting harmoniously within its serene environment, Sanctuary Quarter is a series of six four-storey boutique buildings with a feeling of intimacy and neighbourliness. A selection of thoughtfully designed studios and one, two and three-bedroom apartments are built around manicured communal gardens with barbeque areas for your relaxation and enjoyment. Crafted from a palette of carefully selected finishes, the aesthetic is bold and contemporary.



THE BEST OF BOTH WORLDS

Sanctuary Quarter is perfect for those who love easy living with a laidback ambience and access to all of life's pleasures. Make yourself right at home in a peaceful, leafy residential setting that enjoys convenience to the wonderful attractions that make this high-growth area such a great place to reside. The bustling retail and commercial hub of Rouse Hill Town Centre caters to all of your shopping, dining and entertainment needs, while Tallawong Metro station lies within leisurely walking distance, providing easy connectivity to Macquarie University and Chatswood.



SANCTUARY QUARTER

Artist's Impression



ROUSE HILL



Artist's Impression

STYLE AND SUBSTANCE

Designed to appeal to a broad range of lifestyles, from first homebuyers to families and investors, Sanctuary Quarter has something for everyone. Sun-soaked balconies provide the perfect setting in which to relax and unwind, while many of the residences open to beautifully landscaped courtyard gardens framed by a buffering of plants for privacy. A select few even enjoy their own private entrance from the street, while all apartments come with security parking, a storage cage and convenient lift access.



Artist's Impression



Artist's Impression

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.

INFUSED WITH WARMTH AND LIGHT



Artist's Impression

ROUSE HILL



CULINARY PLEASURES

Kitchens form the inviting heart of your home where you'll love to gather friends and family around the breakfast island as you cook up a storm. A suite of stylish finishes and leading appointments combine to create spaces that are wonderfully efficient and comfortable to entertain in. Calacatta marble-inspired engineered stone benchtops and splashbacks are paired with Polytec joinery in complementary grey and timber-grained finishes. Fisher & Paykel stainless steel appliances, soft-close cupboards and drawers and under-cabinetry lighting add the finishing touches.



Artist's Impression

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.

Retreat to the privacy and sanctuary of your bedroom and escape the outside world, complete with built-in wardrobes with mirrored and white glass sliding doors. Master suites are designed as havens with stylish ensuite bathrooms and often private balconies from where you can enjoy the leafy outlook.

WARM AND INVITING



Artist's Impression

ROUSE HILL

COMMUNAL GARDEN HAVEN

Idyllic landscaped communal gardens create a gorgeous green centrepiece between each of the buildings, enhancing privacy and providing a lovely aspect from many of the apartments. Featuring barbeques and seating areas, these calming spaces are perfect for entertaining friends and family or getting to know your neighbours. Pathways meander through manicured lawns and grounds dotted with established trees.



Artist's Impression



SANCTUARY QUARTER

ROUSE HILL

25 Macquarie Rd

CONNECTION AND CONVENIENCE

KEY



Metro



Bus Station



SHOPPING & RECREATION

1 Rouse Hill Town Centre

- Woolworths
- Coles
- Australia Post
- Reading Cinemas
- Oliver Brown
- The Coffee Club
- Commonwealth Bank

2 Rouse Hill Village Centre

- IGA, Coles Express

3 Aldi

4 The Fiddler



OUTDOORS

5 Lakes Edge Park

6 Rouse Hill Regional Park

7 The Hills Centenary Park



EDUCATION

8 Tallawong New Primary School (Provisional)

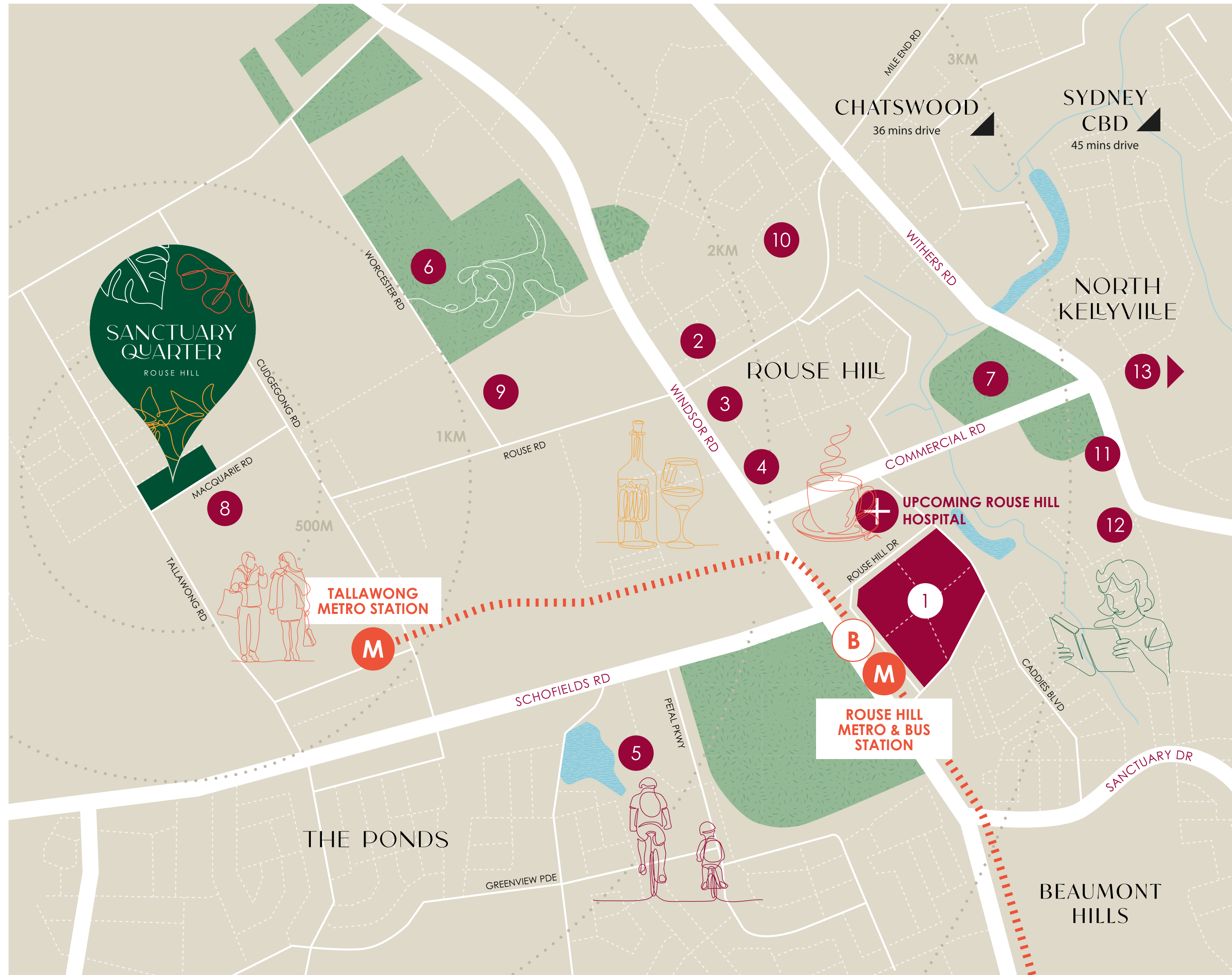
9 Rouse Hill Anglican College

10 Rouse Hill Public School

11 Ironbark Ridge Public School

12 Rouse Hill High School

13 The Hills Grammar School





SOMETHING FOR EVERYONE



A LIFESTYLE OF FREEDOM AND EXCITEMENT



EMBRACE THE BEAUTY OF NATURE

A nature-lover's paradise and a recreational wonderland, the Rouse Hill area is blessed with countless parks and reserves. Head to the vast green expanse of dog-friendly Rouse Hill Regional Park and take a picnic, enjoy a bike ride or explore the scenic surrounds of Second Ponds Creek. Kids will adore the playground at Lakes Edge Park, where you can gather the family for a barbeque or take a leisurely stroll around the lake and see the ducks.



YOUR FUTURE STARTS HERE

Sanctuary Quarter is the perfect environment to watch your family grow and thrive, with plenty of room to move and space to breathe. The area has experienced incredible growth over the past decade, with extensive private and public sector investment in infrastructure, enhanced transport options, new leisure attractions and a forthcoming Rouse Hill Hospital precinct. This makes Sanctuary Quarter both a wonderful place to call home and an astute investment in your future.



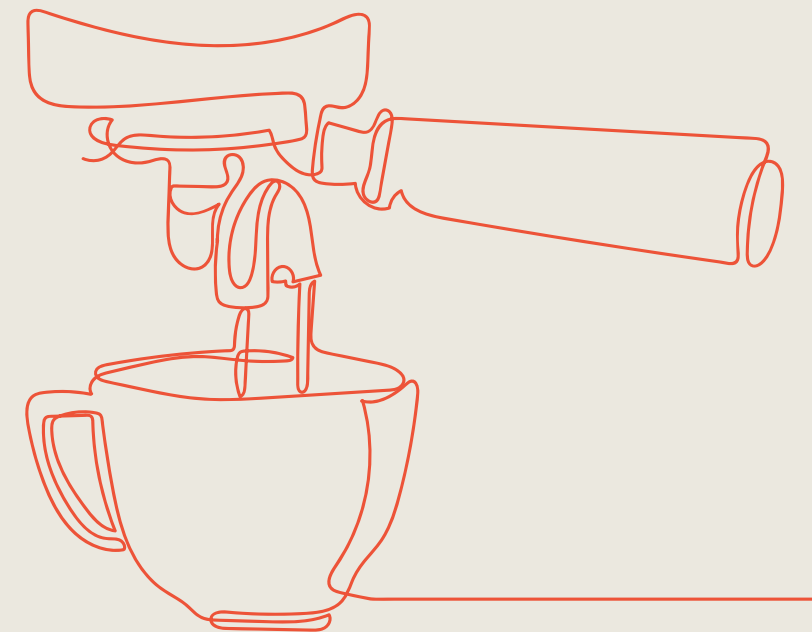
ULTIMATE CONNECTIVITY

Improved accessibility has given the Rouse Hill area an enhanced sense of connection and convenience. Take a short drive, leisurely stroll or a bus from nearby Tallawong Road to Tallawong Metro station for your morning commute, taking you to Chatswood in less than 35 minutes, with a direct line to the city due for completion in 2024. If you're travelling by car, the new 9km NorthConnex motorway tunnel connects the M1 Pacific Motorway to the M2 Hills Motorway, bypassing busy Pennant Hills Road.



WINE AND DINE

Immerse yourself in Rouse Hill's multicultural dining scene, where you'll find everything from fashionable cafes and tasty takeaways to bustling restaurants and intimate wine bars, with plenty of alfresco dining to be enjoyed. Step out for breakfast in the charming cottage surrounds of the Local Shed Café, drop in for an after-work drink in the courtyard of locals' favourite The Fiddler or take in a movie at Reading Cinemas.



LOVE WHERE YOU LIVE



SHOP UP A STORM

Whether you're grabbing groceries, heading to a major department store, finding that perfect new outfit or decorating your new abode, the Rouse Hill Town Centre caters for all of your shopping needs. Hit the gym, get your hair done, head to the bank or grab a fresh juice – it's all at your fingertips, with further planned expansion of the centre set to make it an even more engaging, convenient place to shop.



WELCOMING FAMILY-FRIENDLY ENVIRONMENT



LEADING EDUCATION

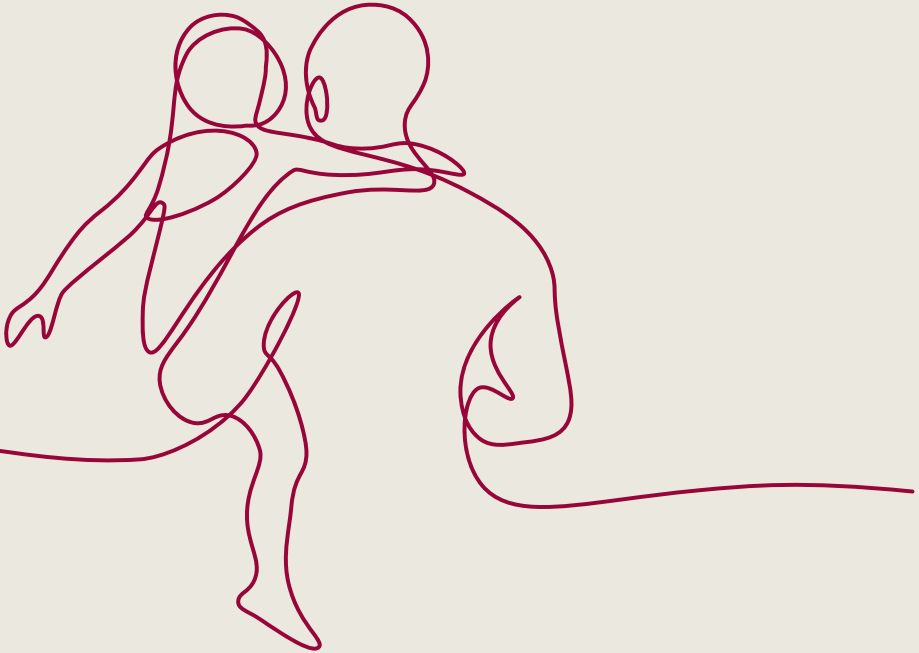
The abundance of highly regarded schools and tertiary institutions reflects the family-oriented nature of the Rouse Hill area. It's just minutes to a selection of primary schools and leading high schools, both public and private, with universities within a brief drive. A new local primary school is in planning stages just moments away near Tallawong Station.



School

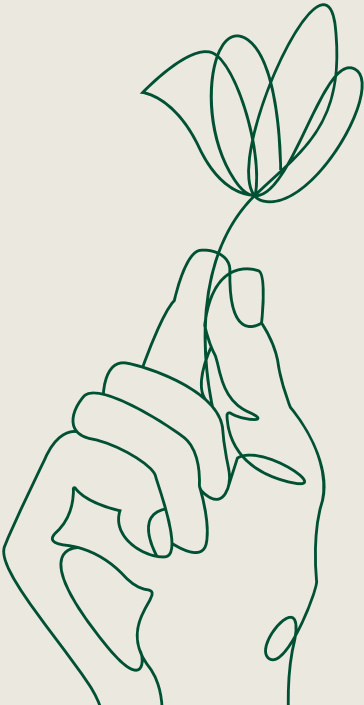
Approx

Sikh Grammar School	750m
Rouse Hill Anglican College	1.2km
Rouse Hill Public School	2.8km
Rouse Hill High School	4km
Rouse Hill Preschool Kindergarten	4.1km
Our Lady of the Angels Primary Kellyville	5km
Ironbark Ridge Public School	5.1km
Beaumont Hills Public School	5.8km
Western Sydney University Nirimba Campus	6.2km
Hills Adventist College	7.3km
Kellyville High School	8.8km
Macquarie University	28.9km



A WARM SENSE OF COMMUNITY

Be part of a friendly community with a genuine sense of neighbourliness and inclusion. The Rouse Hill area is home to a broad diversity of cultures, ages and lifestyles, with the common theme being a warm, welcoming attitude. From community events to wonderful civic spaces, there's always something going on to keep you connected and entertained.



ROUSE HILL AREA FACTS AND 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.



9,987

Rouse Hill population (estimated) 2021. *



\$595

Annual median rent for Rouse Hill compared to \$380 for NSW. **



50%

Rouse Hill population growth (estimated) from 2021-2036. *



15 TRAINS

Approx per hour at peak times on the Metro Railway. ***

TRANSPORT AND BUSINESS HUB

Tallawong Metro Station	1.3km
Rouse Hill Metro Station	3.1km
Sydney Business Park	9.1km
Norwest Business Park	10.8km
Parramatta	20.6km

POPULATION COMPOSITION



10.6%

10-14 year olds make up the largest age bracket within the Rouse Hill population. **



25.8%

Rouse Hill residents with a Bachelor or higher degree qualification, compared to 23.4% in NSW. **



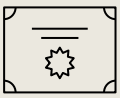
\$2,506

Median weekly family income for Rouse Hill compared to \$1,780 for NSW. **



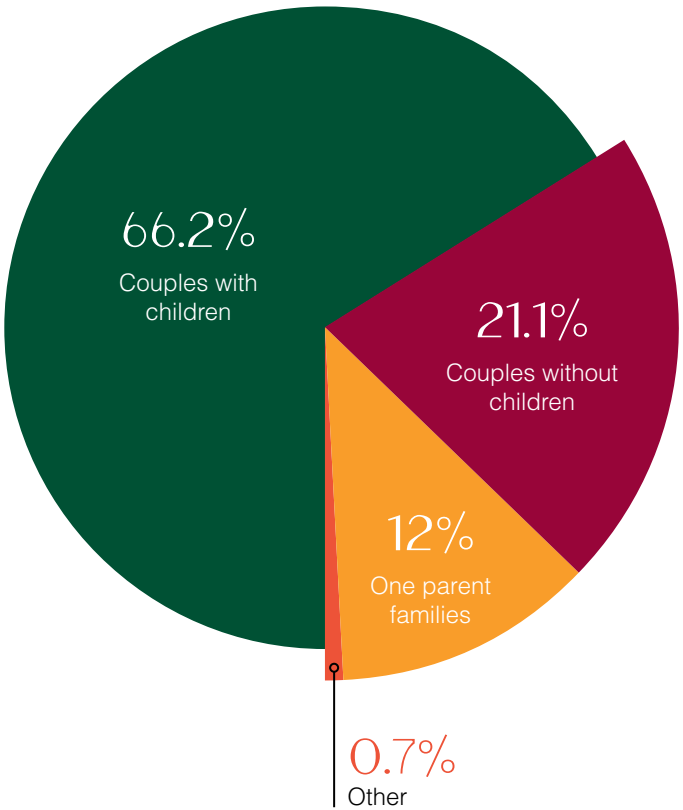
23.4%

Percentage of Rouse Hill residents whose occupation is classed as Professionals. **



34.9%

Percentage of Rouse Hill population earning above \$3,000 gross weekly household income compared to 18.7% in NSW. **

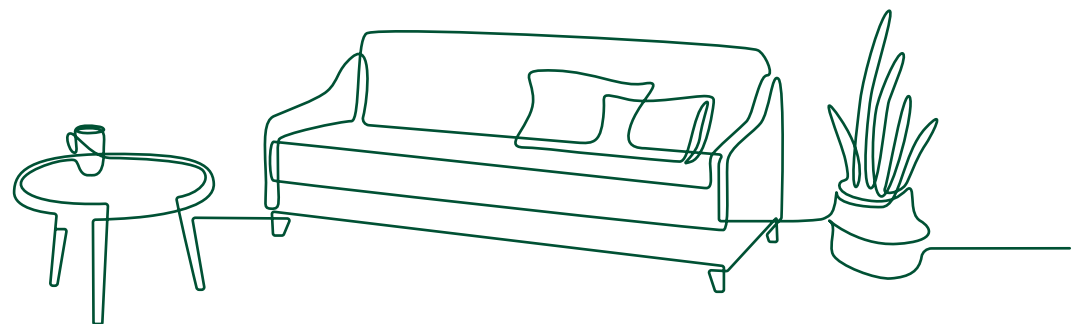


FAMILY COMPOSITION

Couples with children make up the vast majority of the Rouse Hill population. **

* Source: Forecast.id ** Source: Australian Bureau of Statistics 2016 *** Source: Sydney Metro

FINISHES SCHEDULE



KITCHEN

Bench top	40mm stone bench top
Kitchen sink	Stainless steel square sink with kitchen mixer
Kitchen cupboard	Two tone combination Polytec finish kitchen cupboards-top & bottom, softclose to doors and drawers
Cabinet light	Led light strip under over cabinet
Splashback	Kitchen glass splash back
Floor	Timber-look hybrid flooring

KITCHEN APPLIANCES

Oven	Fisher & Paykel 600mm multifunction oven or equivalent
Cooktop	Fisher & Paykel 600mm cook top or equivalent
Rangehood	Fisher & Paykel 600mm ducted Range hood or equivalent
Dishwasher	Fisher & Paykel Stainless steel freestanding dishwasher or equivalent

BATHROOM/ENSUITE

Floor	Floor tiles
Wall	Full height tiles
Vanity	Vanity with ceramic top & vanity mixer Soft closing doors & drawers
Toilet	Wall faced soft closing seat bottom & top inlet toilet
Shower rail	Adjustable shower rail
Mirror	Vanity Mirror
Shower screen	Semi-frameless shower screens
Floor waster	Smart floor waste
Accessories	Toilet roll holder & towel rail

LIVING AREA

Floor	Timber-look hybrid flooring
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BEDROOMS

Floor	Timber-look hybrid flooring
Wardrobe	Built-in wardrobes in bedrooms with mirror & white glass sliding doors

LAUNDRY

Tile	Tile splash back on the wall above laundry tub
Tub	Stainless steel laundry tub
Clothes dryer	Haier 4kg clothes dryer or equivalent

ELECTRICALS

Lights	LED downlights in living, kitchen, bathrooms & bedrooms areas
Smoke Alarm	Smoke alarm as per Australian Standard
TV/Data/Phone	TV points in living, Data/phone outlet
Intercom	Video intercom system
NBN	NBN Ready (if available in area)
Exhaust fan	Provided in bathroom, ensuite & laundry



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

Disclaimer: Please note that this brochure was completed prior to completion and construction is subject to final authority approval. The design and specification may alter without notice at any time. Purchasers must rely on their own enquiries and the contract for sale.

THE TEAM

DEVELOPER + BUILDER

The Bathla Group is a leading residential and commercial property developer and builder, based in Sydney's Greater West since 1997, with an expanding footprint across New South Wales and beyond. Having built over 8000 dwellings, we pride ourselves on our reputation for delivering quality homes tailored for the ultimate customer experience in both the construction process and post sales services. We strive to satisfy homebuyers by supplying affordable housing with quality designs on prime locations.

Bathla

ARCHITECT



AVA have a strong design approach centred on an awareness of the local context and the associated urban and environmental planning issues. Philosophy reflects a developed understanding of stakeholder's visions and values and aim to provide a creative design solution for each individual project. Based in Sydney, AVA Architects have also completed projects in regional areas across Queensland, NSW and Victoria.

ARCHITECT

Architex is an architectural practice located in the metropolitan area of Sydney. Since its inception in 1987, Ryleton trading as Architex, continues to successfully operate in the architectural and construction industry. Architex is a privately owned company consisting of highly experienced architects and dedicated drafting staff, playing an active role in the design and documentation for a wide variety of project types including residential, retail, industrial and commercial developments.



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Bathla

1300 228 452
sales@bathla.com.au