

PEACH
TREE

AUSTRAL



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A TRULY PERFECT LOCATION

Peach Tree is situated in the ideal location with exciting development and growth taking place around Leppington and Austral which are part of much larger growth vision of the South West Priority Land Release by the NSW Department of Planning.

- 5 minutes to Leppington Train Station
- Close to Proposed Leppington Town Centre
- Easy access to M5 & M7 Motorways
- Direct link to Sydney CBD and planned Western Sydney Airport
- Adjoining Western Sydney Parklands
- Close to shops, schools, churches and medical facilities

“FASTEST
GROWING LOCAL
GOVERNMENT
AREA IN NSW”

With features like a proposed new town centre, major regional shopping centre, new schools and leisure options such as parklands, cycle and pedestrian links, improved transport connections and infrastructure. Peach Tree provides an opportunity to get in early on a growth area destined to expand in the coming years.



NETWORK OF PARKLANDS WITH WALKING AND CYCLING TRACKS

Soak up the sunshine at the biggest urban park in Sydney and be entertained by the impressive 5280 hectare Western Sydney Parklands. Enjoy mountain biking tracks, picnic areas, walking tracks and a lookout all within a short drive.

Upcoming local amenities including kilometres of cycling and walking tracks, beautiful picnic areas, barbecues in the park and exciting playgrounds for the kids will be close-by and an additional 200ha of recreational areas to be created.



AN IMPRESSIVE INFRASTRUCTURE GROWTH STORY



- **Western Sydney Airport** - Expected to open in 2026, creating 28,000 jobs by 2030 and 60,000 jobs by 2063. Delivering world-class transportation and business links to both national and international markets.
- \$3.6 billion road infrastructure investment over 10 years.
- Total infrastructure investment of approx \$7.5 billion.
- Extension of the Rail Link Network.
- Major road upgrades Camden Valley Way, Bringelly Road, The Northern Road and Denham Court Road.
- Plans for six new primary schools, two high schools and a new TAFE campus.

ENJOY EXPANDING CONNECTIVITY

The new revitalised community at Austral & Leppington North will benefit from up to 17,350 new homes and the delivery of local amenities close to transport options, including:

- A new Major Centre
- The new Leppington Train Station
- Three neighbourhood centres
- 220 hectares of employment land
- 135 hectares of open space and recreation areas
- Upgrades to major roads
- New primary and high schools
- Protection of significant vegetation, and major creek corridors
- Improved connections to encourage walking and cycling.



“The proposed Major Centre will provide the growing South West community with access to jobs, shopping, entertainment, community and government services.”

5min

To Leppington Train
Station



Plenty of green
open space, parks
& sports fields

14,000

14,000 additional
residents by 2031



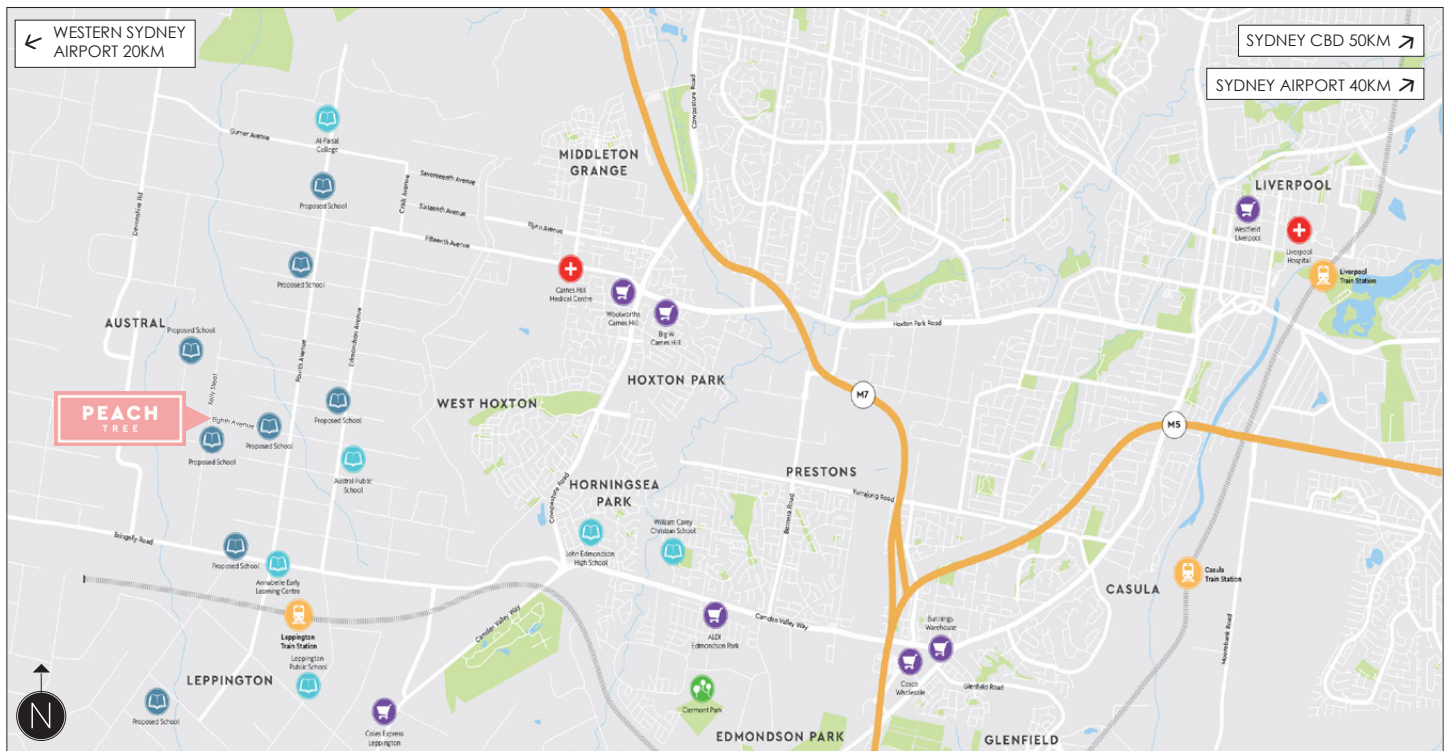
New primary school
and K-12 school

2,500 STAGE 1
NEW HOMES

In stage 1 of
Leppington land
release



LOCATION MAP

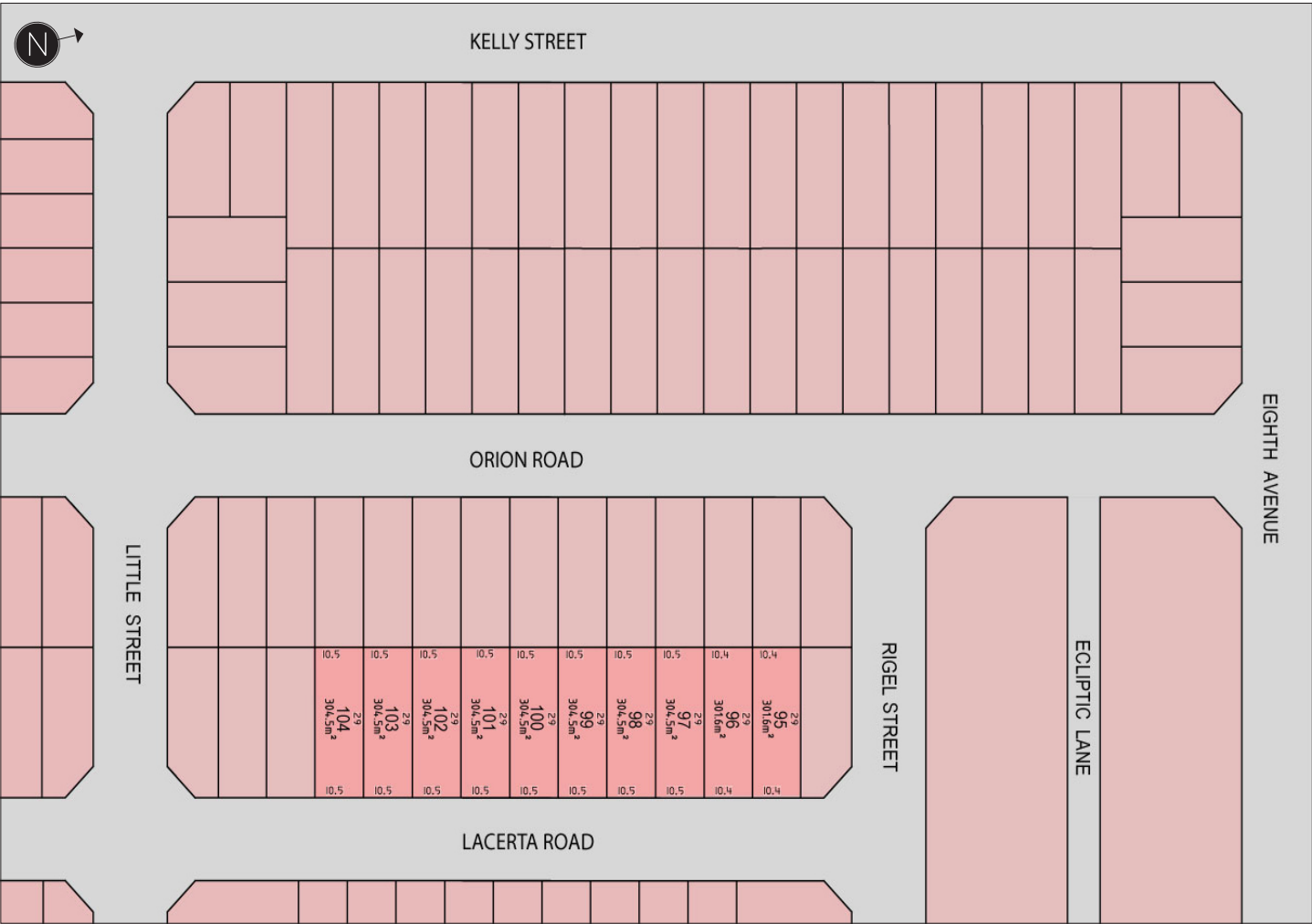


“Peach Tree offers the ideal location close to transport hubs, shops, schools and parklands.

Discover an opportunity to live, work and invest in a growing area. ”

- Austral Public School **2.3km**
- Austral Shopping Village **2.3km**
- Unity Grammar College **2.6km**
- Leppington Train Station **3.7km**
- Leppington Public School **4.2km**
- John Edmondson High School **7.0km**
- Carnes Hill Marketplace **7.6km**
- William Carey Christian School **8.6km**
- Western Sydney Parklands **15km**
- Westfield Liverpool **15.2km**
- Liverpool Hospital **16.5km**
- Western Sydney Airport **20km**
- Sydney Airport **40km**
- Sydney CBD **50km**

MASTERPLAN



HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

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Every home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

••

DESIGNED FOR LIFE

••

Every home is well fitted out with connectivity, convenience and safety measures.

••



EVERY HOME IS A HOME CREATED FOR EASY LIVING

••

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

••



WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

••

Combining living zones that support a busy lifestyle with the need for rest and reflection.

••



HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 Star Rated
Energy Efficiency



Statutory 7 Year
Structural Warranty



Complete Settlement
Process Guidance



Customer Service
& Progress Updates



Professional
Colour Selection



Air
Conditioning



Independent Final
Building Inspection



Minimum Six Month
Defect Liability Period



NEW STANDARD INCLUSIONS

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your home or investment unmatched in quality at no extra cost.



OUR NEW ENHANCED STANDARD INCLUSIONS

Our new enhanced standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

••
OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.
••

