



# MULGOA SANCTUARY

Where Nature is your Neighbour



A SPECIAL PLACE TO COME HOME TO







## LIVE IN AN EXCEPTIONAL PLACE

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If you've been waiting for a special place to live that sets itself apart from anything else...this is it.

Mulgoa Sanctuary is a master-planned community on the doorstep of the Blue Mountains offering sweeping views that will never be built out. You'll enjoy spacious living on large 800m<sup>2</sup> –1,200m<sup>2</sup> homesites close to nature. Imagine a morning's walk or cycling alongside bushlands where you'll likely see wallabies, kangaroos... even wombats. You and your family can interact with nature and enjoy the kind of spacious living you deserve.

## ENJOYING OUR PARK IS PERFECTLY NATURAL



indicative landscape feature only

A beautiful landscaped recreational park has been designed to let you relax and unwind in 1.3 hectares of space where a central pathway runs through native trees and plantings. There are seating walls, parkland shelters and a multi activity playground for children to enjoy.





Blue  
Mountains

Nepean  
River

Mulgoa  
Nature  
Reserve

Penrith  
Panthers

Penrith  
Lakes

Westfield  
Penrith

Penrith CBD,  
Train Station

Proposed  
Primary  
School

Proposed  
Local  
Shops

Sporting  
Fields

Nepean  
Hospital

Penrith  
Golf  
Club

Western Sydney  
University

M4 (50 mins  
to Sydney)

Bradley  
Street

The  
Northern  
Road

Glenmore  
Park Town  
Centre

Glenmore  
Park High  
School

Bethany  
Catholic  
Primary  
School

Caroline  
Chisholm  
College

Glenmore  
Primary  
School

Heritage Valley  
Golf Club

  
**MULGOA SANCTUARY**  
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Mulgoa Village



WE'RE PUTTING  
MULGOA  
SANCTUARY  
ON THE MAP

You'll feel a thousand miles from care at Mulgoa Sanctuary, however you'll actually be close to everything this booming region offers. It's just one reason that makes Mulgoa Sanctuary so unique.

You'll find motorways, buses and trains ready to take you to major employment, shopping, educational and entertainment centres. The M4 and M7 can connect you with the CBD, Parramatta, Bella Vista, Chatswood, Liverpool and other business hubs. Recreational areas are many and varied and quality roads make getting there easy. They'll also link you to all the new employment opportunities that are being created in the area now... and in the future.







## SO MUCH IS SO CLOSE

Mulgoa Sanctuary is an exclusive part of a growing community where convenient shopping is almost next door at Glenmore Park Town Centre.



Nature walks, cycleways, playgrounds, parks and sports grounds are within Mulgoa Sanctuary or just minutes away. There's a choice of golf courses too including Penrith and Glenmore Heritage Valley. Major shopping centres and boutique specialist shops, together with clubs, theatres and restaurants, are all close by at Penrith. Buses can whisk you there from Glenmore Park. Going further? The M4 is just 4 kms away.



## EDUCATION FACILITIES ARE IN A CLASS OF THEIR OWN



As well as local primary and high schools at Glenmore Park, there is Penrith Selective High and numerous private schools including the Nepean Christian School, Penrith Anglican College, Caroline Chisholm College and nearby pre-schools. The Western Sydney University has a campus here too.



# YOUR OWN PRIVATE SANCTUARY IS WAITING

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An oasis you can call your own in a bushland setting.

Imagine a community where every home sits comfortably apart from the others. Where you have room for that outdoor entertaining area and pool you've dreamed of. Space for an extra car or boat? No problem. These landscaped homesites are perfect for the kind of lifestyle you'll want for your family. Where else could you find a prestigious enclave like Mulgoa Sanctuary.

## A NEIGHBOURHOOD OF QUALITY HOMES



To safeguard your investment, building guidelines have been designed to enhance and protect the value of your home. The estate has been planned to blend with the natural environment and be a retreat you'll want to come home to. This is the place to live if you want to live in the best place.





A RETREAT FROM THE EVERYDAY







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Mulgoa Sanctuary, Forestwood Drive, Glenmore Park NSW 2140

[mulgoasanctuary.com.au](http://mulgoasanctuary.com.au)