



— THE —
ACRES
— WOLLONDILLY —

EXCLUSIVE SELECTION OF SUPERB
4000m² to 2.7ha HOMESITES





A STUNNING PEACEFUL AND SPACIOUS RETREAT

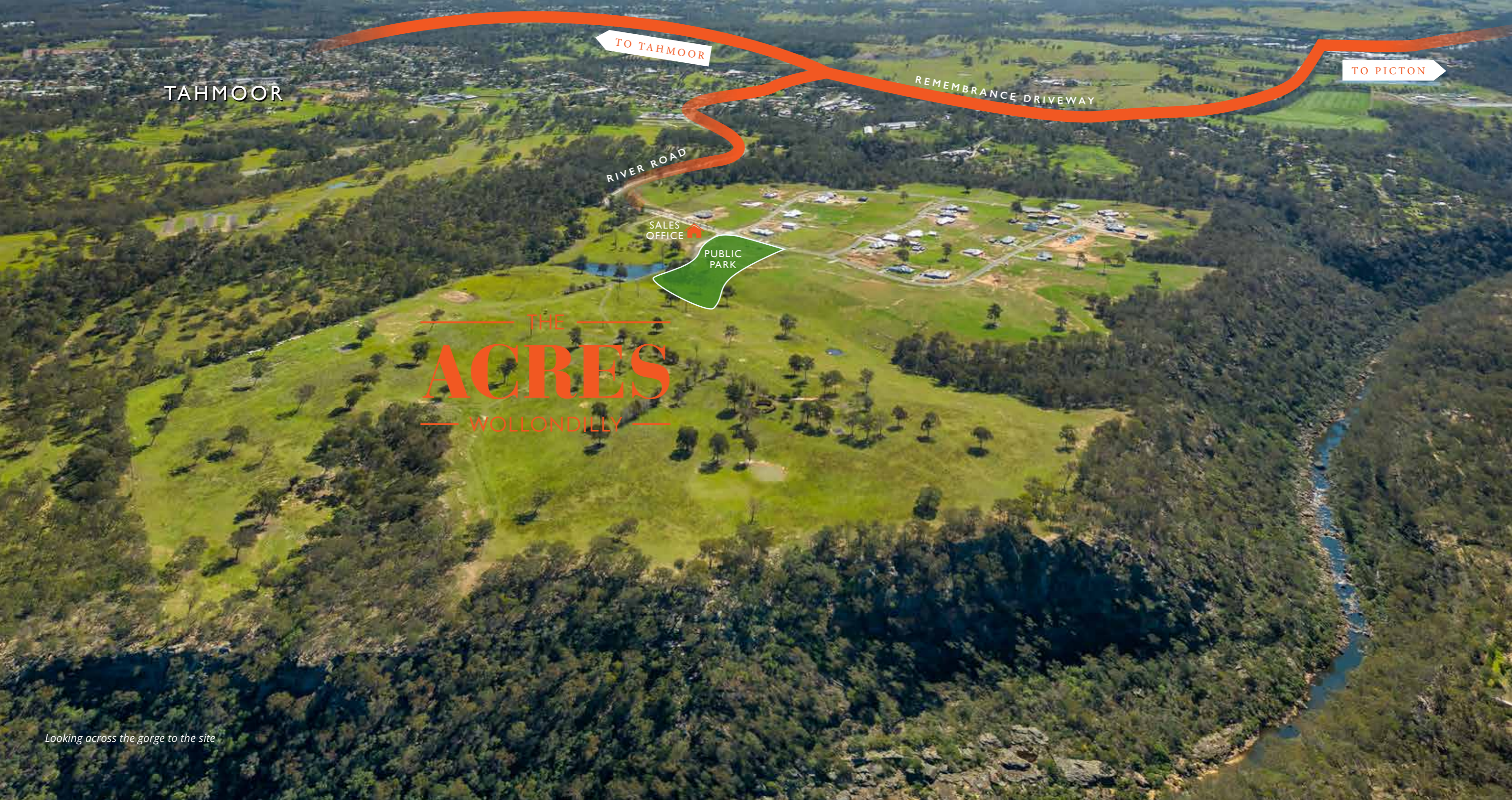
EMBRACE A RELAXED LIFESTYLE

The Acres offers the perfect location for a spacious, peaceful lifestyle.

Awake each morning to sweeping views and bellbirds singing. Breathe in cool, fresh clean air and enjoy breakfast on your spacious al-fresco surrounded by everything you've ever wanted on your block with a backdrop of stunning natural bushland.

A STUNNING RURAL RETREAT

Here is a rare opportunity to secure a rural-residential block of land in South West Sydney, close to transport, shops and schools and within commuting distance of the CBD. A chance to establish a home with peace and space.



TAHMOOR

TO TAHMOOR

TO PICTON

REMEMBRANCE DRIVEWAY

RIVER ROAD

SALES OFFICE

PUBLIC PARK

THE
ACRES
WOLLONDILLY

Looking across the gorge to the site

HOMESITES FROM 4000m²

With lots from 4,000m² to 2.7ha, you will relish the tranquillity and privacy of your own rural retreat. The Acres is spacious rural-residential living at its best.

Embrace the luxury of single-level living, plant the veggie patch of your dreams, build the kids a treehouse, ride bikes in your own back yard – with more space, you have more options.

Have peace of mind knowing that your neighbours will build to architectural and landscape standards designed to protect your investment. Design Guidelines are in place to maintain a consistency of character, a high level of design quality over time and contribute positively to the visually attractive streetscape.

The Acres is more than just an address – it's a way of living.

A rural residential lot at The Acres will allow you to realise the lifestyle of your dreams.



ROSENFELS PARK

A feature of The Acres Estate is a 2ha public park purpose planned to provide a large central open space area for residents

Play equipment, exercise stations, multi-purpose games court and landscaping embellishments, will provide areas for young and old to enjoy.

The site of the park is part of the former 'Rosenfels' farm. Originally owned by a couple called Jaeger, Tilly & James Stone retained the name after purchasing the property in 1939.

'Rosenfels Park' will maintain the long association of the name with the land.



Looking north east from Tahmoor to the Sydney CBD

HAVE IT ALL AT YOUR FINGERTIPS

The Acres offers you the best of both worlds being close to local shops and transport connections at Tahmoor and only 10 minutes from the thriving centre of historical Picton. The area offers excellent schools, a wide variety of recreational activities and entertainment perfect for families.

The Acres is also convenient to Camden and Campbelltown, as well as the City of Wollongong and its beautiful beaches, while the Sydney CBD is only 80 minutes away by car.

The Acres is in the midst of one of the most vibrant semi-rural areas of Sydney. Whether you are keen to explore the area's natural landscape beauty on a bushwalk or taste some of the local delicacies, the Wollondilly area has you covered.

- | | | |
|------------------------------------|----------------------------------|---------------------|
| 1. Picton | 7. Razorback | 12. Nepean River |
| 2. Harrington Park/Oran Park Town | 8. Campbelltown/Macarthur Square | 13. Hume Highway |
| 3. Narellan | 9. Liverpool | 14. Bingara Gorge |
| 4. Picton High School | 10. Sydney | 15. Wilton Junction |
| 5. Aldi, Woolworths & Rail Station | 11. Picton Road | 16. To Wollongong |
| 6. Remembrance Driveway | | |

A SMALL TOWN BURSTING WITH OPTIONS.

Tahmoor is one of Wollondilly's largest towns and despite its modernity, has intriguing pockets of history and nature, Renowned for its breathtaking nature, mouth-watering local produce and the largest rail museum in Australia, Wollondilly is a diverse Shire just over an hour from Sydney. The Acres is in the midst of this area rich in living history, romantic locations and fun activities.

AN AREA WITH SO MUCH TO OFFER.



MERMAIDS POOL

One of Sydney's best-kept secrets is the magnificent natural water hole with stunning views and sacred Aboriginal history that is Mermaids Pool – and it is practically on your doorstep when you live at The Acres. This stunning area is accessed via a picturesque bushwalk along the Bargo River and is the perfect place to spend a sunny afternoon.



A WIDE RANGE OF LOCAL SCHOOLS TO CHOOSE FROM

The Acres is surrounded by a plethora of educational options including childcare facilities, public & private schools, and colleges. The University of Wollongong also has a campus at Liverpool.



A HOME WITH HISTORY

The beautiful Wollondilly area has long been appreciated for its natural beauty, Tahmoor is a modern town rich in history, with everything you could need for convenient relaxed country living.

The rich, soil, previously used as a horse stud is ready to start a new chapter as the peaceful setting for family life.



CAFES AND RESTAURANTS

Foodies will be thrilled to discover the delicious treats of Wollondilly's growing gourmet scene.

Enjoy charming historical pubs, restaurants with multicultural cuisines and cafes serving expertly brewed coffees and delicious local homemade scones.

A FLOURISHING LOCAL FOOD SCENE.



NATURAL BEAUTY

A recreational paradise where you can get away from it all, the Wollondilly area offers many different activities and attractions, including pristine bushland and waterways for your family to explore.

Head to local natural wonders such as The Mermaids Pool and Tahmoor Gorge, where keen bushwalkers are rewarded with views of spectacular waterfalls and swimming holes surrounded by picturesque sandstone canyon walls.



SHOPPING CENTRE

The Tahmoor Town Centre, Wollondilly's premier shopping centre and Tahmoor Shopping Village cater for every day-to-day needs with supermarkets, boutique businesses, medical amenities, banks, cafes and restaurants.

For more substantial shopping options and department stores, you can take a short drive to Picton or Camden and indulge in some retail therapy.



A PLACE TO NESTLE

It is almost impossible to find the perfect balance of down-to-earth yet convenient living in Sydney. Many people share the dream of living in a home that allows connection with the stunning local landscape, peace, space and modern life.

The Acres gives you the chance to have it all.



REFRESH YOUR MIND

Loved for its green open spaces and uncrowded, unspoilt natural environment, the Tahmoor area is blessed with countless parks, picnic areas, lush bushland and children's playgrounds.

Keep your kids healthy and active, take leisurely bushwalks or relax and enjoy lunch by the serene waterways.



TAHMOOR SPORTING COMPLEX

Work is underway to modernise facilities at Tahmoor District Sporting Complex including construction of a fit-for-purpose building with meeting and function rooms, new amenities and utility works

Playing sport with your local team is a quintessential part of the Wollondilly lifestyle.

The Wollondilly Shire region includes Picton, Tahmoor, Thirlmere, Appin, Bargo & Warragamba. All these retain the small country town tranquillity with the convenience of all the modern

amenities expected in a thriving and growing community. Tahmoor is considered the commercial centre of the Shire.



HOME TOWN ADVANTAGE TAHMOOR HAS IT ALL – LOVE LIFE



STATE OF THE ART EDUCATION FACILITIES

Picton High School has been redeveloped to provide the latest Education facilities to serve growing student and community needs.

The massive \$100m redevelopment saw the school expanded to accommodate 1500 students, with new state-of-the-art teaching and learning facilities. The redevelopment was completed early 2022.



WOLLONDILLY LEISURE CENTRE

Argyle Street Picton

Whether you are interested in sports, swimming, working out, or just meeting up with friends and having a cup of coffee, the centre has facilities and programs to suit everyone.



MARKETS

For a family day out visit Camden Fresh Produce Markets, a Genuine Farmers Market. Products for sale are direct from the farm or kitchen. Camden Town Farm Every Saturday 7am-12pm.

Indoor/outdoor

A gathering of the district's finest producers and artisans.



HISTORY

Where rail heritage comes to life. Ideal for a family day out, Since 1975 the historic town of Thirlmere, just 6 minutes from Tahmoor, has been home to a significant rail heritage collection, including over 100 rolling stock items, associated with the history of the railways in NSW.

Venture back in time with Australia's largest collection of heritage rolling stock and a diverse range of interactive exhibits.



GOLF COURSES TO CHOOSE FROM!

The Antill Park Country Golf Club in Picton, is just one of a number of golf courses in Wollondilly. Featuring a beautiful 18 hole course with a challenging Par 70 layout, including many picturesque holes flanked by water hazards.

WILTON JUNCTION MASTER PLAN

The Wilton Junction Master Plan is a proposal to create a vibrant new community in Sydney's growing southwest that will deliver high quality new housing, jobs, supporting infrastructure and services and a range of complementary land uses within 20 minutes of The Acres. The new town centre will feature community facilities, recreational opportunities, commercial and retail space, health and education services as well as civic and cultural facilities.

EMBRACE THE NATURAL BEAUTY OF THE AREA GIVE YOUR FAMILY ROOM TO MOVE

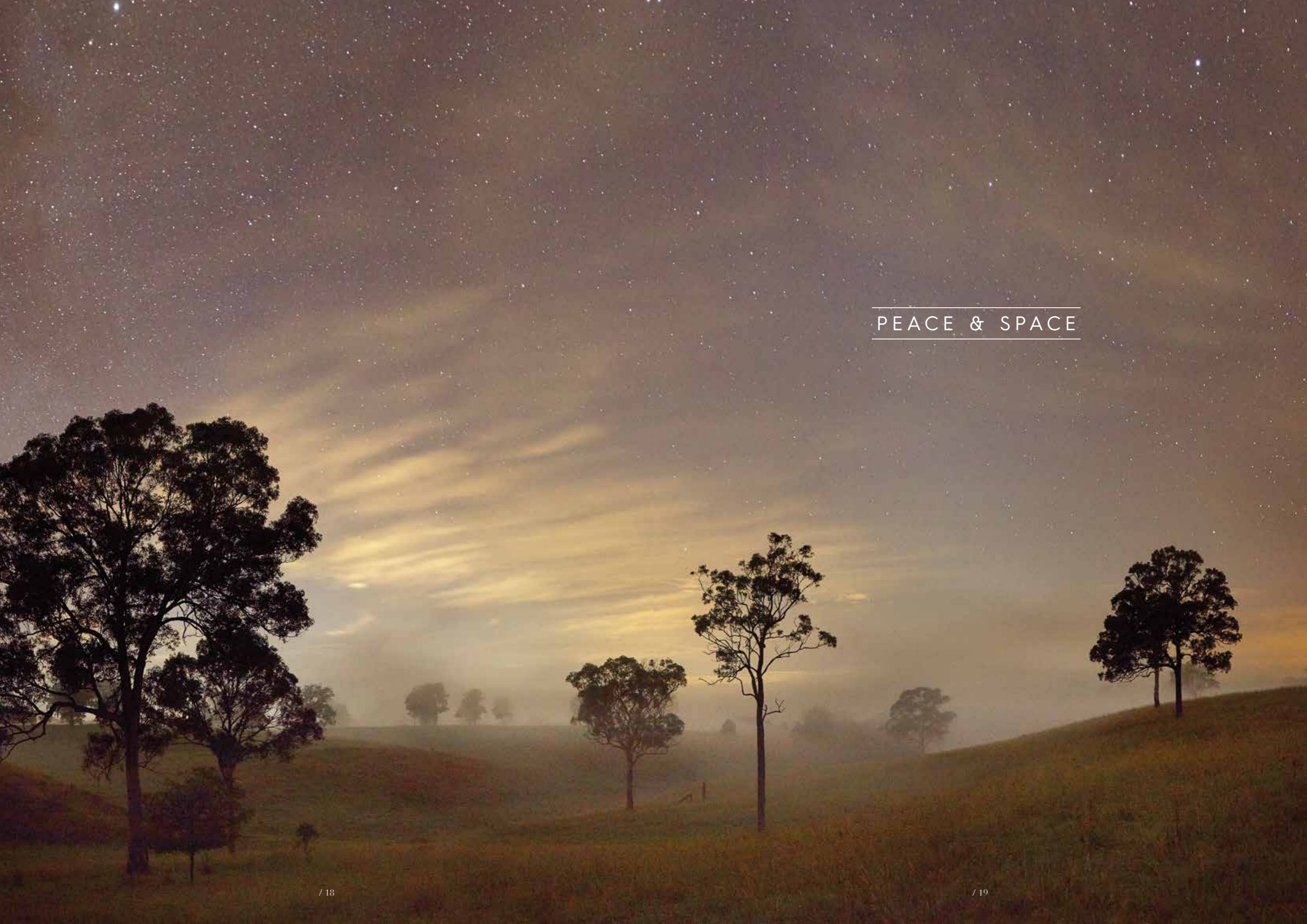


The Acres is a place where life flourishes, where people smile and say hello, where you and your family will feel at home. This is a community master-planned for your happiness and peace of mind – a collection of homes in the picturesque Wollondilly Shire.

- Large prestige homesites from 4000sqm
- Secure with only 10% deposit and no more until settlement
- Torrens Title (No levies)
- Build with any builder
- Underground Services Power, Gas, NBN
- Town Water
- Registration 2022







PEACE & SPACE



THE
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WOLLONDILLY

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