

Waratah
Estate Agents



DREAMSCAPE

GREGORY
HILLS

Live the life of your dreams.

Nestled within the booming suburb of Gregory Hills,
Dreamscape is just 50km south of the Sydney CBD.

Dreamscape offers a new neighbourhood
of architecturally designed homes, green
open spaces and friendly community living.

Dreamscape is perfectly placed with shopping, schools, parks and everything you
need at your door, balancing quiet village life with easy access to the city.

This thriving area has already seen hundreds of purchasers take advantage of a
unique and dynamic location, ensuring that Dreamscape will be a vibrant new
addition to a flourishing community for generations to come.



ARTIST'S IMPRESSION SUBJECT TO CHANGE

Everything you need is on your doorstep.

Dreamscape is in a very well connected position with close access to the M5 by car, nearby bus services, and train stations all providing convenient transport to the city.



Dreamscape combines the air of the country with connections to the city.

Beyond Dreamscape itself, the booming Gregory Hills precinct will deliver a vibrant new town centre only minutes away, with the supermarkets, department stores, cinemas and restaurants of Narellan also close by. Existing childcare and a soon-to-open primary school provide quality education for the smallest residents of Dreamscape. This is also a place to enjoy the great outdoors, with community parks and ovals, as well as pedestrian and bike paths running along green linear parks. A morning run to get the heart racing, an afternoon walk to the shops, or an evening stroll with neighbours – Dreamscape is a beautifully landscaped place to enjoy quality time in the fresh air.

For adventures further afield, Dreamscape is in a very well connected position with close access to the M5 by car, nearby bus services, and train stations all providing convenient transport to the city. The new South West Rail Link will soon bring four additional railway stations to the area, making daily travel to the city, Liverpool and Parramatta even simpler.

Serenity. Space. Style. Welcome to Dreamscape.

Dreamscape is a new community of 250 new homes in the flourishing suburb of Gregory Hills. With lot sizes ranging from 300sqm to 634sqm, and with houses from 162sqm to 230sqm,

these are generously sized and affordable new homes designed to accommodate growing families for years to come. Mature parklands, green streetscapes, and a local planned town centre

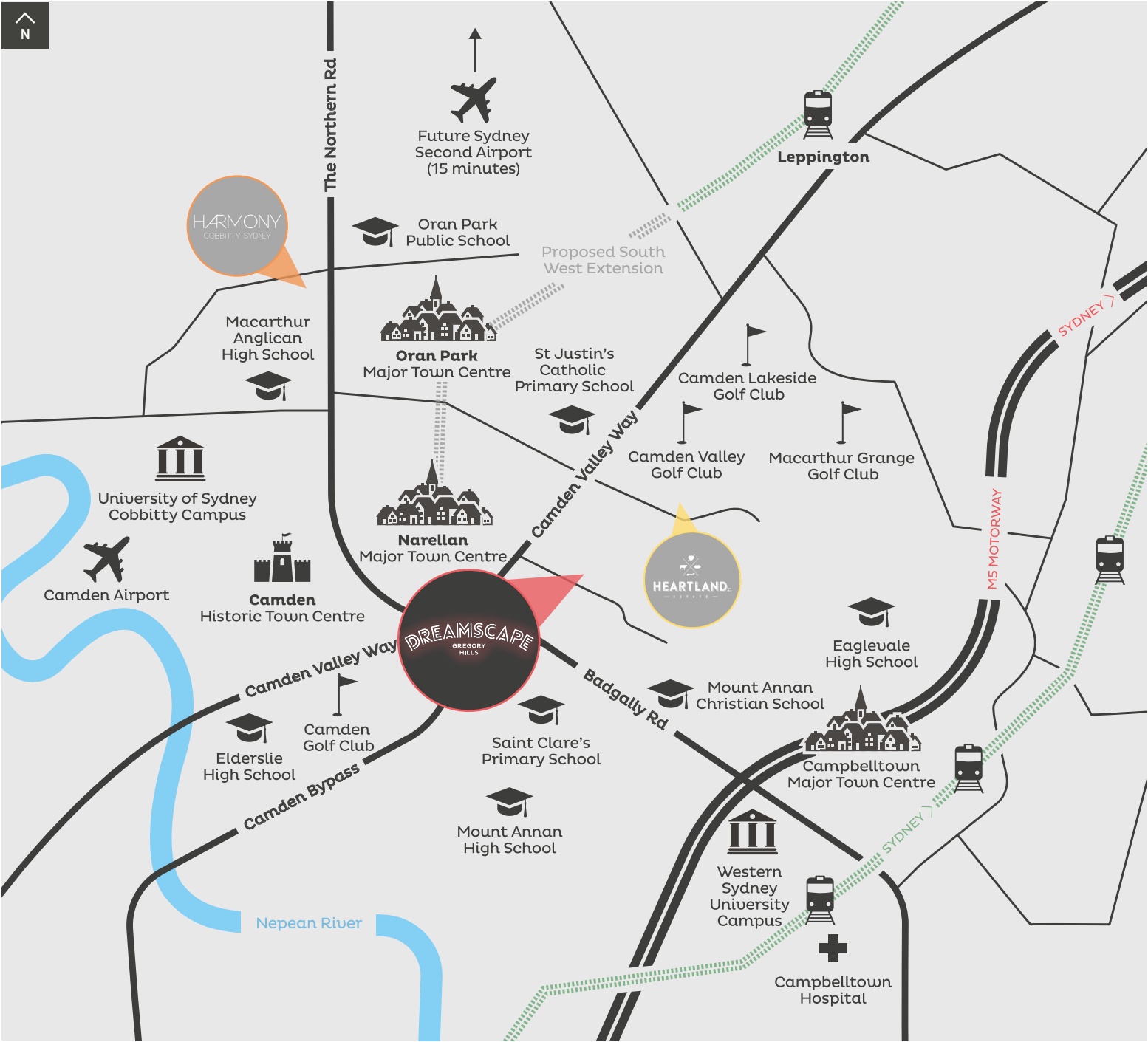
with a range of café, shopping and lifestyle options. These will complete this new community with a sense of quiet village charm and genuine neighbourhood character.



ARTIST'S IMPRESSION SUBJECT TO CHANGE



A dream discovery where convenience abounds.



Idyllically nestled in the quiet locale of Gregory Hills and only moments to major highways and essential infrastructure, Dreamscape excels in the home builders' quest for convenience, lifestyle and location.

Set just a short drive to Narellan and only 9km from the scenic township of Camden, the booming city of Campbelltown is also a similar distance and invites easy M5 access to Sydney just under an hour away.

The neighbourly hubs of Oran Park and Gledswood Hills, with its picturesque golf course, are also just a few minutes journey. Of course, commuting locally, to the city, or even to the new airport, will be made even more comfortable with the new train station at Leppington – just 12km travel.



LAKESIDE GOLF CLUB



THE AUSTRALIAN BOTANICAL GARDENS.



NARELLAN TOWN CENTRE

All the comforts of home... and more.






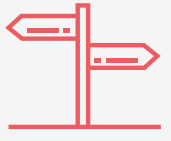


The hills are alive with the sound of progress! With the recent opening of the major shopping centre extension in Narellan and surrounding commercial growth, there is an exciting array of fresh community facilities now available, as well as substantial existing amenities.

There are 6 aged care facilities in the Gregory Hills area, helping people who need help with day-to-day tasks and personal care through to 24-hour nursing care.

Gregory Hills has its very own fibre network, there is no waiting for NBN. Locals will have access to fast internet speeds along with free to air T.V and access to pay T.V such as Foxtel.

As residents will also have fibre phone lines, there is a choice of phone companies and internet service providers.

On your doorstep

 <h3>Shopping</h3> <ul style="list-style-type: none">5 mins Narellan Town Centre (Kmart, Big W, Target H&M, United Cinemas)14 mins Camden Boutique Shopping	 <h3>Golf Courses</h3> <ul style="list-style-type: none">9 mins Lakeside Golf Club11 mins Macarthur Grange Country Club12 mins Camden Golf Club	 <h3>Hospital & Medical</h3> <ul style="list-style-type: none">15 mins Campbelltown Hospital15 mins Camden Hospital3 mins Gregory Hills Medical Practice	 <h3>Airports</h3> <ul style="list-style-type: none">40 mins Mascot Airport25 mins Western Sydney Airport (Currently under construction)
 <h3>Leisure & Recreation</h3> <ul style="list-style-type: none">17 mins The Australian Botanical Gardens15 mins Mount Annan Leisure Centre5 mins United Cinemas Narellan45 mins Wollongong Beaches	 <h3>Sydney & Major Hubs</h3> <ul style="list-style-type: none">50 mins Sydney CBD40 mins Parramatta25 mins Liverpool30 mins Bankstown40 mins Penrith90 mins Goulburn	 <h3>Trains</h3> <ul style="list-style-type: none">12 mins by car to Leppington Train Station10 mins by car to Campbelltown Train Station50 mins by train to Central Station40 mins by train to Parramatta Station	 <h3>Schools & Education</h3> <ul style="list-style-type: none">10 mins Western Sydney University22 mins TAFE South Western Sydney Institute10 mins Macarthur Anglican School9 mins Oran Park Public School7 mins St Benedicts Catholic College5 mins St Gregory's College & Junior School3 mins Jenny's Kindergarten

The dream of a beautiful setting, growing with modern facilities and lifestyle choices, is now becoming reality.

When it comes to the topic of growth in NSW, nothing compares to the dynamic expansion of the greater Southwest Sydney area. In fact, it boasts the highest growth rate in the state with a population expected to reach over 1 million in approx 20 years, exceeding the population of Canberra.

Areas in and around Gregory Hills are leading the way for Western Sydney, which is now Australia's third largest economy with over two million people living and working in what is a strong, growing and diverse region of Sydney.

Not only has the recently expanded Narellan Town Centre, opened by NSW Premier Gladys Berejiklian, delivered an economic boom to this region, this \$150 million expansion has propelled further high quality developments in and around the surrounding suburbs.

Enjoying a skybridge over Camden Valley Way, this retail investment complements a multitude of commercial, residential, industrial, and educational expansions that captures the eye far and wide.

Almost innumerable to measure, this progress represents one of this state's largest-ever developments, and encompasses the construction of the state's biggest hospital as well as a host of benefits for connectivity and employment.



91% \$1b \$45m

Of the suburb consists of families with children and childless couples meaning typical dwellings are detached housing.

With over \$1 Billion set aside for medical facilities alone, the impressive investment list Camden Private Hospital & SOMA Health Hub.

Gregory Hills Drive. \$45m road upgrade allows access to the M5 and Campbelltown Train Station in less than 15 minutes.

57,000
INFRASTRUCTURE JOBS

The single largest new employment space in NSW earmarked for development is forecast to employ 57,000 jobs over the next 30 years.

SOURCE AUSTRALIAN BUREAU OF STATISTICS, SQM RESEARCH, RESIDEX, RP DATA, NSW DEPARTMENT OF PLANNING, CAMDEN COUNCIL, LIVERPOOL CITY COUNCIL, CAMPBELLTOWN CITY COUNCIL, URBANGROWTH, WESTERN SYDNEY AIRPORT.



Infrastructure investment

Camden Private Hospital. \$330m hospital at Gregory Hills set to open its first stage by 2020. This will be the largest private medical facility in NSW.

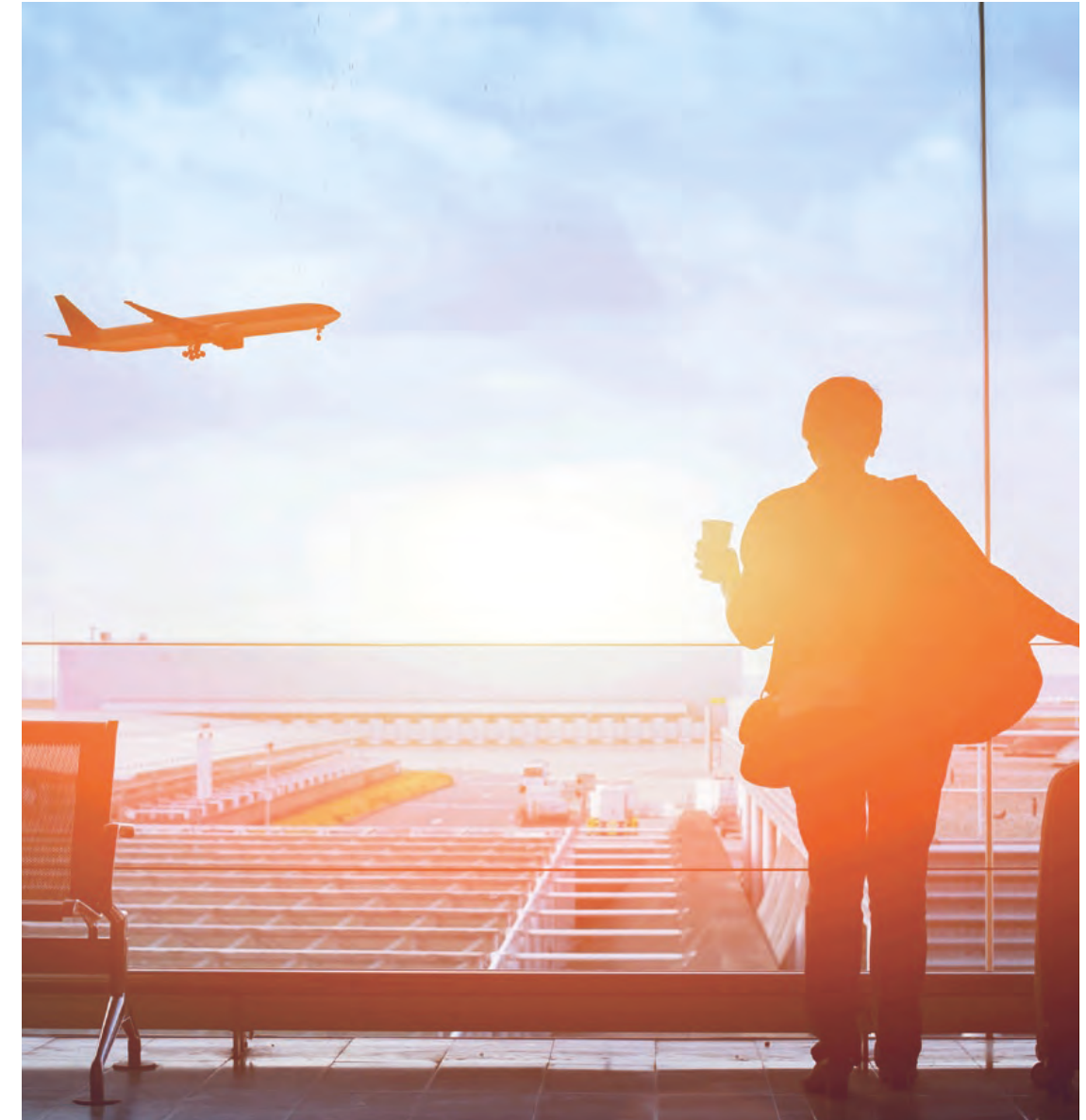
The SOMA Health Hub. \$25m facility in Gregory Hills. The six-hectare site is expected to generate approx 700 jobs. It will include a GP, pharmacy, radiology, pathology, dentistry, physiotherapy, podiatry and psychology. Scheduled for opening in 2020.

Narellan Rd. The \$114m upgrade will transform the road into six lanes.

Camden Valley Way. The stretch had a recent \$252m upgrade. More than 10km of it is now a four-lane divided road.

South West Rail Link extension. Corridor set aside. MPs also speaking about link between Camden and Campbelltown.

Western Sydney Airport. Expected to open in 2026.



THE SOMA HEALTH HUB, ARTIST'S IMPRESSION

Intuitive design

Each house is intuitively designed, built to last, and beautifully reimagined as a home and an investment for the future.



Packages are available to suit the needs of different lifestyles, whether for a growing family or a busy professional, with options for lot size and façade style preferences from the traditional to something more contemporary. Although each home has a unique character, every single one remains a functional space for living; a place to work, play, relax, reflect and grow.

EVERYTHING YOU NEED IS INCLUDED

- Fixed price
- House & Land packages
- that are ready to move
- into straight away, with
- no hidden or extra costs.
- ✓ 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



Ducted Air
Conditioning



Independent Final
Building Inspection



Minimum Six Month
Defect Liability Period

ASK ABOUT OUR
NEW
IMPROVED STANDARD
INCLUSIONS

INTUITIVELY DESIGNED HOMES

A HOME THAT LETS YOU LIVE LIFE YOUR WAY

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.