

THE  
TERRACES

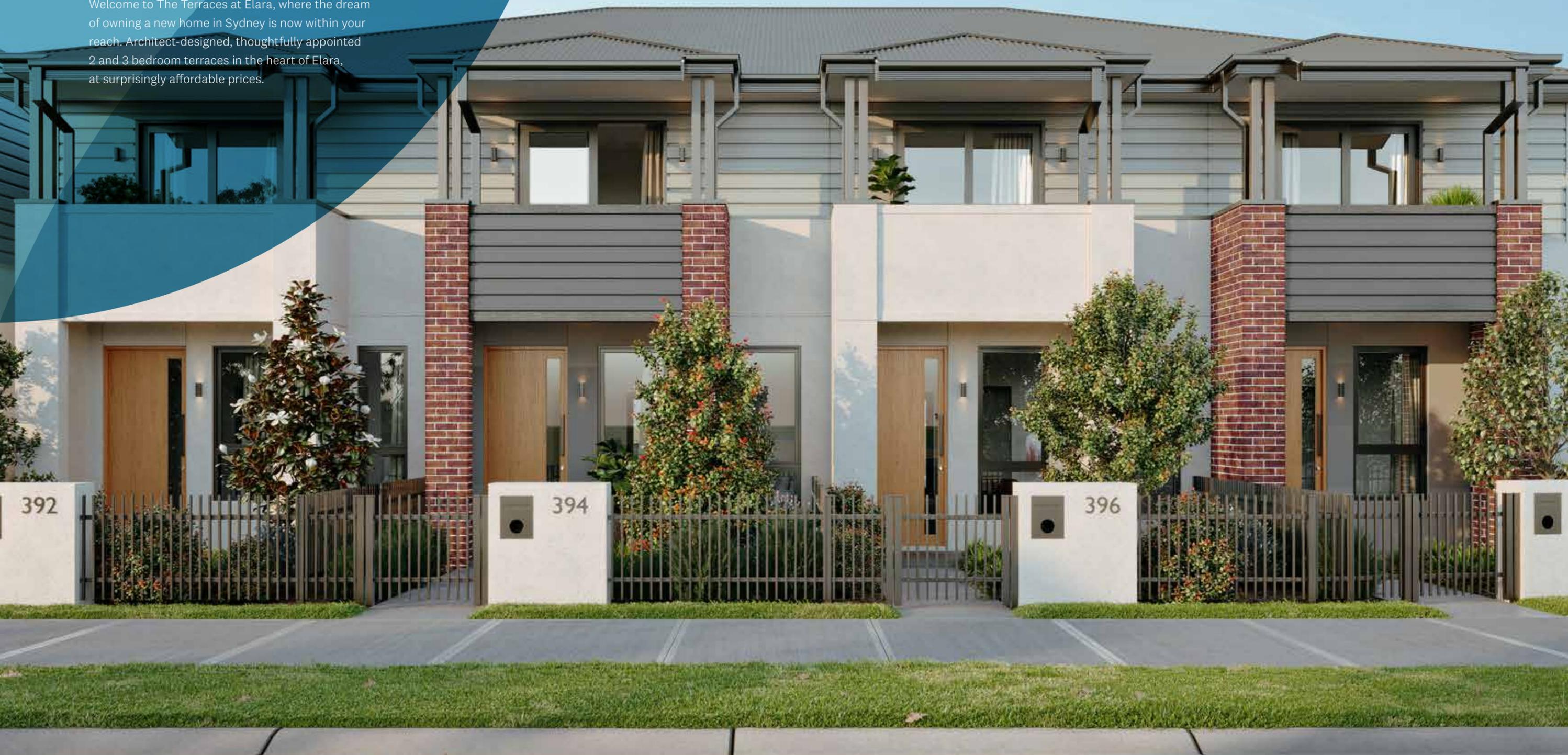
LIVING MADE SIMPLE

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# Living made simple.

Welcome to The Terraces at Elara, where the dream of owning a new home in Sydney is now within your reach. Architect-designed, thoughtfully appointed 2 and 3 bedroom terraces in the heart of Elara, at surprisingly affordable prices.



“Living the dream.  
Simple.”

**Thoughtfully-crafted  
community living.**

Imagine the ideal home in a tree-lined neighbourhood. A place where active green spaces and bike paths unfold from your doorstep, the magnificent Blue Mountains stand tall in the distance, and everything you need is within easy reach. This is life at The Terraces. A place where living is made simple, and there's more time for simply living.





# “Buying off-the-plan. Simple.”

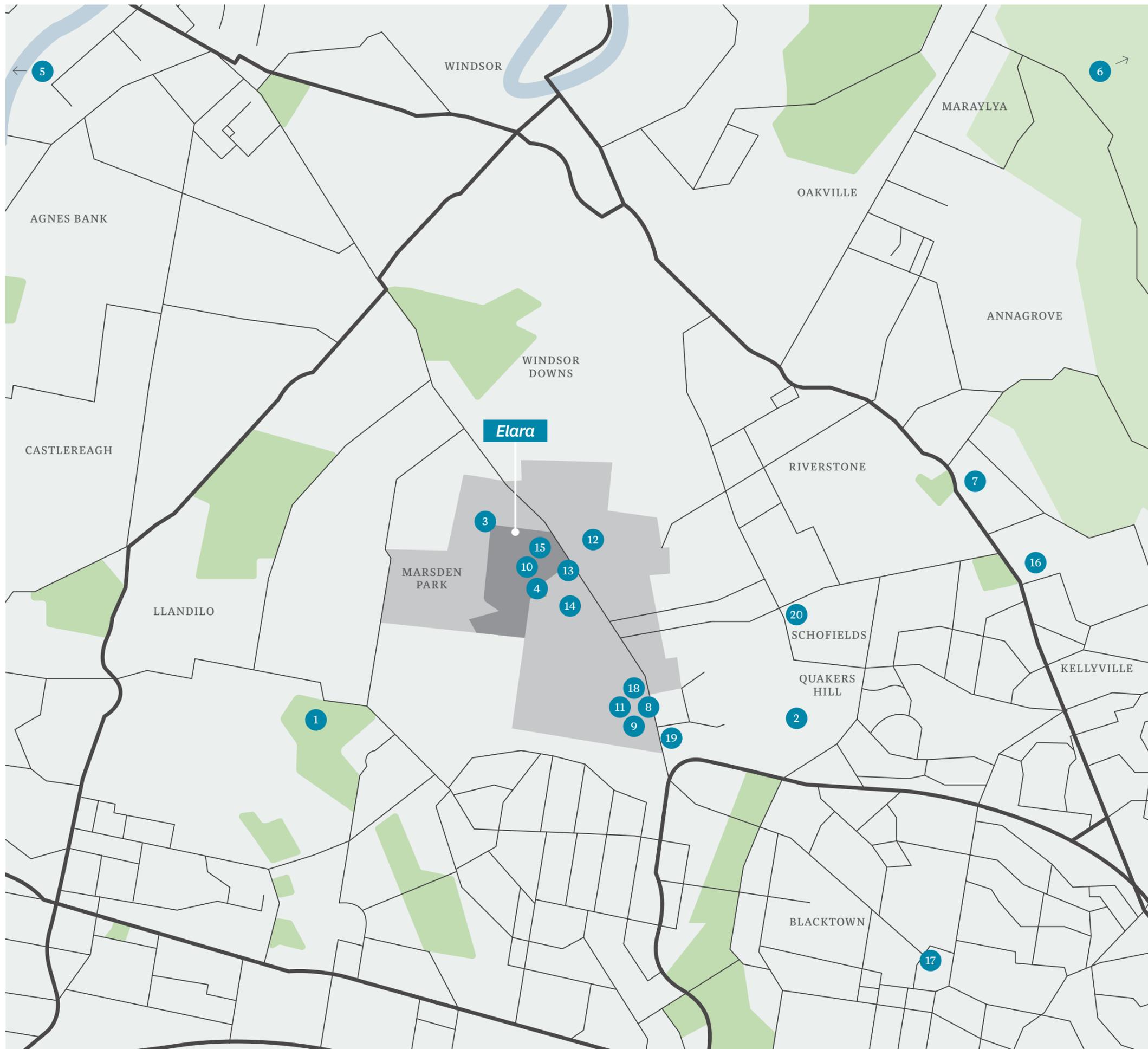
## **Our simple process can really help.**

We understand how complicated buying a home can be – especially the first time. So, we’ve made it easier. We will guide you through everything, from paying the deposit to moving in, making everything as smooth as possible.

We help you choose the design of your home and once you’re ready, we take a deposit of the purchase price to secure your home. The balance isn’t required until settlement – giving you more time to save.

We’ve also made sure that all those extra things that are sometimes missed, like blinds, air conditioning and landscaping, are included, so you can have peace of mind in knowing that you can really start living in your new home from day one.

During the build, we’ll be in touch to keep you up to date with your home’s progress, then guide you through the settlement process. And, once everything is legally completed, you’ll need to pay at settlement, the balance of the purchase price. Then, you’ll be ready to turn the key in the door of your new, ready-to-move-in home, with no hidden costs to worry about. It really couldn’t be simpler.



## A growing community in North West Sydney.

In Sydney's fast growing North West, a vibrant community is flourishing, with over 4,000 residents already calling Elara home. Surrounded by scenic parks, greenery, major retailers, excellent dining and schools, The Terraces offer everything you need to thrive and enjoy life.

### Parks & Reserves

1. Wianamatta Regional Park
2. Stonecutters Ridge Golf Club
3. Elara Sporting Fields
4. Livvi's Playground
5. Blue Mountains
6. Hawkesbury River

### Cafés & Restaurants

7. Barbara's Italian Restaurant & Bar
8. The Baristas' Shed
9. Burger Point
10. Limestone Café
11. Zambrero Marsden Park

### Education

12. Marsden Park Public School
13. St. Luke's K-12 Catholic College
14. Future Elara Primary School
15. Elara Community Hub

### Shopping

16. Rouse Hill Town Centre
17. Westpoint Blacktown
18. Sydney Business Park
19. Greenway Village

### Transport

20. Schofields Train Station

Disclaimer. Subject to change. All distance and travel timeframe references are estimates only, reference to distance by car or driving time (unless specified otherwise) are based on information obtained from Google Maps at the time of publication April 2019.



### Shopping is a cinch, too.

Coles, Aldi, Costco, Petbarn, IKEA and Bunnings are just down Richmond Road at the Sydney Business Park. Also close by is Greenway Village for all your essentials. A little further you can find Rouse Hill Town Centre, with fantastic dining and entertainment options and Westpoint Blacktown, featuring a Myer, 250 specialty shops and Hoyts Cinema.



### An easy walk to school and back.

With the future Marsden Park Public School a short walk from home, and St Luke's K-12 Catholic College also close by within Elara, walking the kids to and from school will be a breeze.



Grab a coffee, walk the kids to school, and do the groceries by lunchtime. Simple.

### Treat yourself, any time of day.

Coffee lovers and foodies will enjoy the choice of Elara's own Limestone Café or nearby Baristas' Shed, while Barbara's Italian Restaurant & Bar at Rouse Hill simply can't be beaten for a Friday night feast.



# Enjoying the outdoors is a way of life at Elara (and literally on your doorstep).

**Park fun is a hop, skip or jump away.**

Outdoors at Elara, there's so much to enjoy. Sports fans will love the mixed-use, all-weather AFL and cricket pitch, while the kids will go crazy for the brand new Livvi's Playground, featuring a water play zone with fountains, a flying fox, slides, swings, climbing nets, a carousel, trampoline loop and fun glider.



## **Your everyday commute made simple.**

With Elara conveniently located close to Schofields Train Station, and just 4km to the M7 motorway, linking to the M2 and M4, getting to and from Elara is simple.



## **With so much to do, the hard part is making your mind up.**

You'll find Elara is perfectly situated for mini getaways. The Hawkesbury River is a short drive away, and a great place for walking, camping, water sports and more. A further drive west and you're in the Blue Mountains National Park, where all sorts of adventures await. Plus, with Stonecutter's Ridge Golf Club close by, you'll soon be putting like a pro.





Disclaimer. This masterplan is provided solely for the purpose of providing an impression of Stockland's Elara residential development, as well as the approximate location of in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. This masterplan is based on the approximate and for indicative purposes only, and are not to scale. All distances and travel time frames are estimates only, refer to distance or travel by car from the Elara entry accepts no liability for any loss or damage arising as a result of any reliance on this masterplan or its contents.

existing and proposed third party facilities, services or destinations, and is not intended for any other purpose. Stockland does not make any representation or give any warranty intention of, and information available to, Stockland at the time of creation (April 2019) and details may change due to future circumstances. Any indications of distance or size are (unless specified otherwise) and are based on information obtained from Google Maps. The masterplan is not a legally binding obligation on or warranty by Stockland. Stockland

Simply designed  
with you in mind.

The Terraces are designed by award winning DKO Architecture to complement your modern lifestyle. Homes are mostly north-facing which means the living spaces benefit from natural light, while stylish fittings and fixtures exude simplicity in every detail.



# A seamless flow of light and space.

## High-level inclusions for life's simple pleasures.

The first thing you'll appreciate is the striking design and intelligent use of space. Then, the high ceilings, reconstituted stone benches, quality appliances – the list of eye-catching inclusions goes on. Behind the scenes extras include solar panels on the roof, NBN, and air-con – luxuries in some homes, necessities in ours.

The Terraces are also uniquely located opposite either the future sporting field or park, so the kids can play straight across the road.

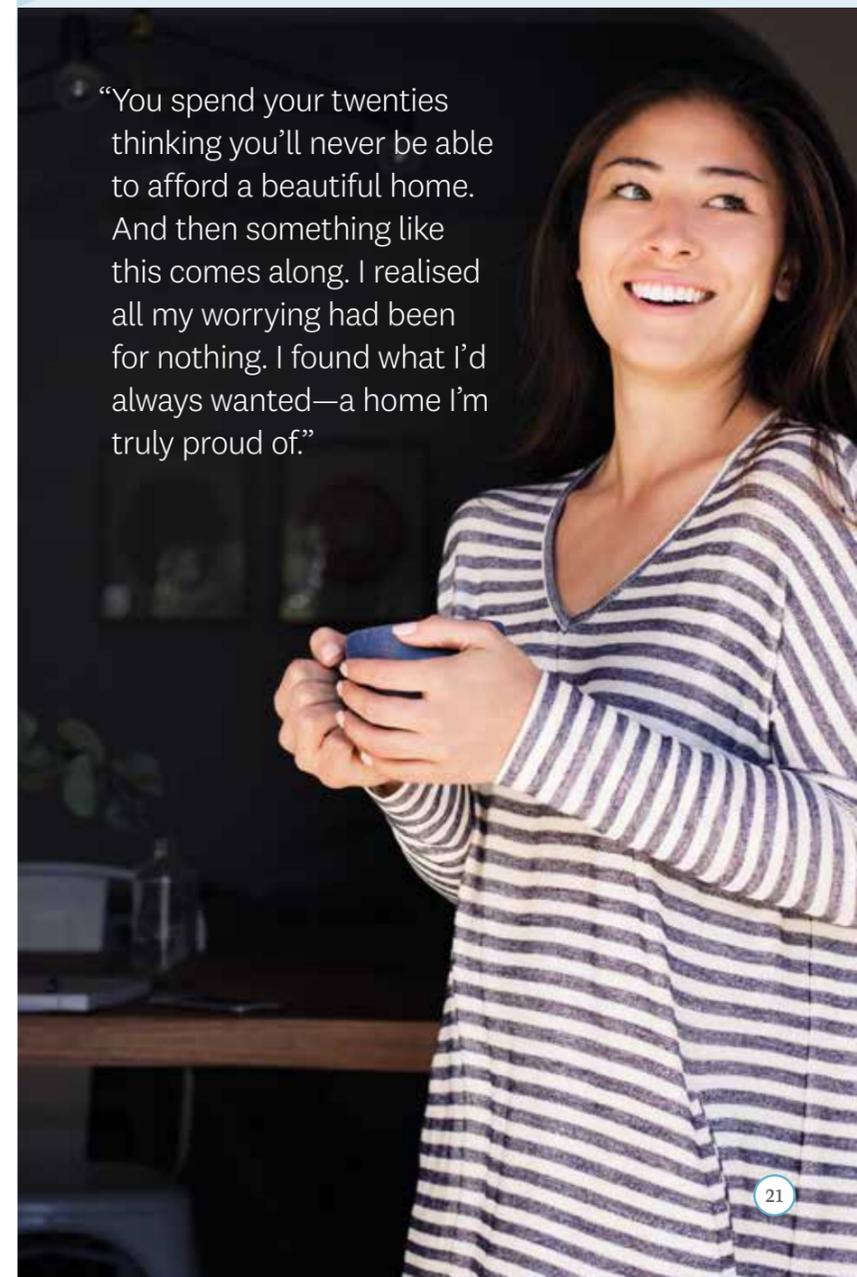


Artist's impression. Subject to change. Furniture and fridge not included.

### Make your home your own.

With different floor plan designs, a raft of thoughtful inclusions and the choice between two sophisticated colour schemes, starting your new home journey at The Terraces is simple. From the moment you move in, your new home will be ready for you to make your own. No detail has been overlooked and every need has a solution designed for you.

“You spend your twenties thinking you’ll never be able to afford a beautiful home. And then something like this comes along. I realised all my worrying had been for nothing. I found what I’d always wanted—a home I’m truly proud of.”

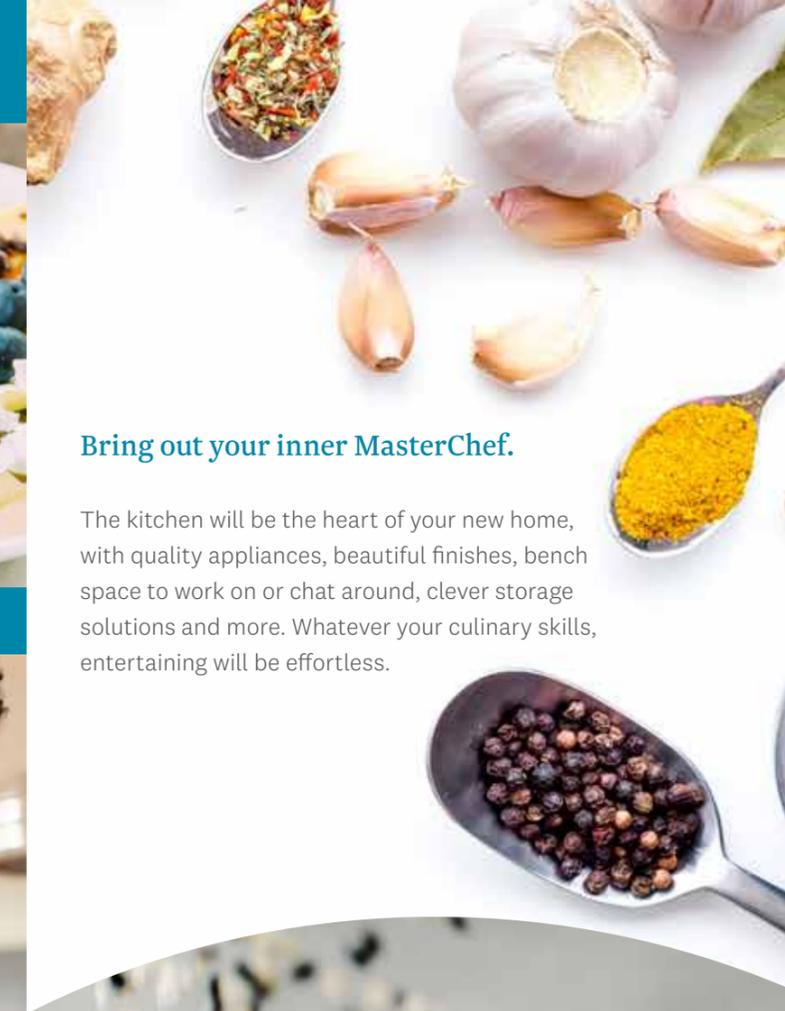


Beautiful houses,  
beautifully appointed.





Artist's impression. Subject to change. Furniture and fridge not included.

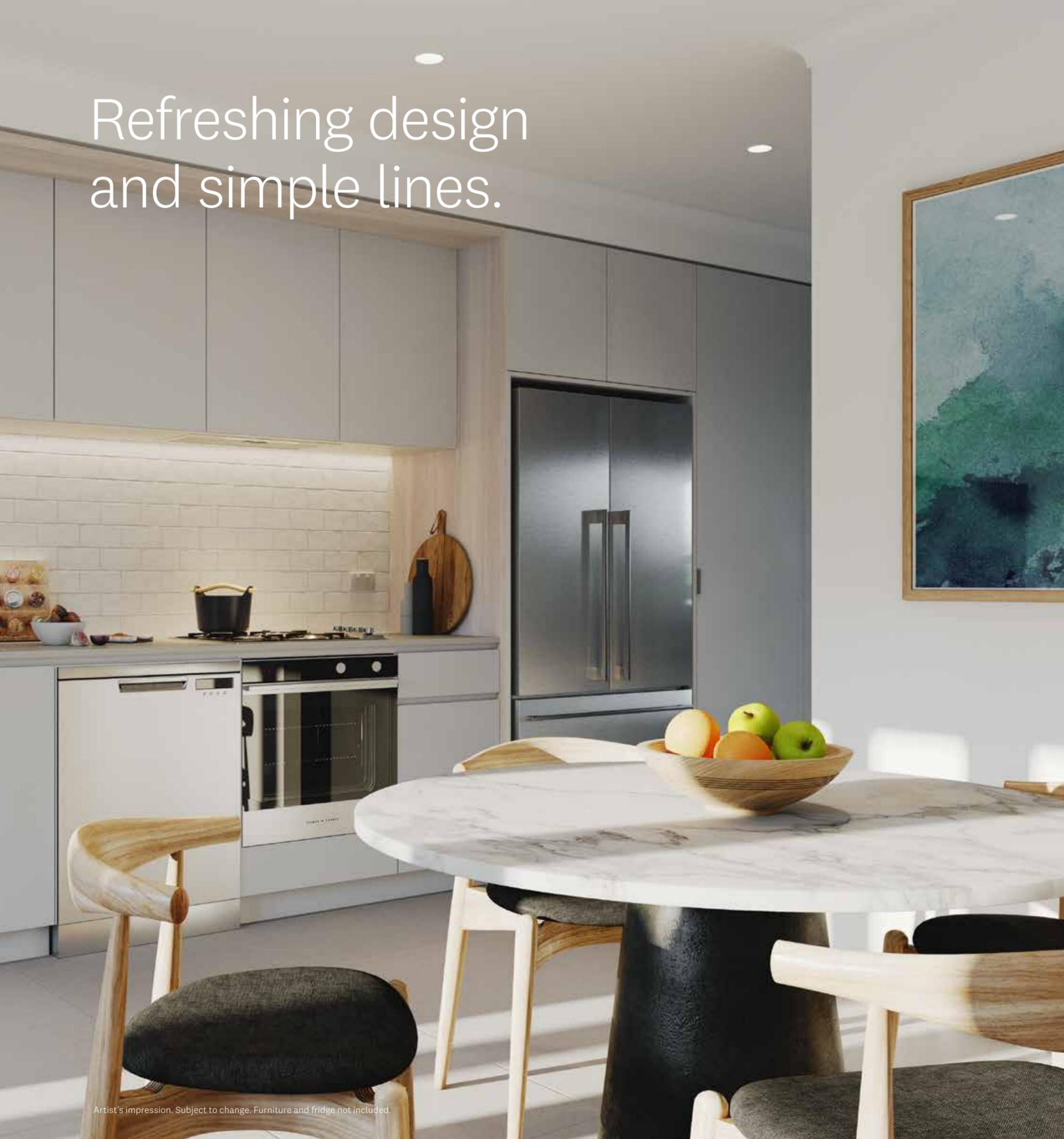


### Bring out your inner MasterChef.

The kitchen will be the heart of your new home, with quality appliances, beautiful finishes, bench space to work on or chat around, clever storage solutions and more. Whatever your culinary skills, entertaining will be effortless.



Refreshing design  
and simple lines.



Artist's impression. Subject to change. Furniture and fridge not included.

### Your relaxing sanctuary.

Our bright, clean lined bathrooms are thoughtfully designed for minimal maintenance and maximum sophistication. There's plenty of storage space in the overhead cupboard, while your everyday items will find a home on the reconstituted stone shelf, along with a conveniently situated powerpoint in the cupboard so your electrical items can be neatly stored away. No detail has been overlooked.

### Minimal maintenance for maximum enjoyment? Simple.

Whether you're just starting out – or starting again – on your home-owning journey, you'll find the intelligent use of space and flowing design are a perfect 'blank canvas' upon which to build your future. Your beautiful new townhome opens the door to a whole world of adventure and possibility.



Artist's impression. Subject to change. Furniture not included.

“When he’s not in the playground, he’s building forts in the living room. Luckily we have enough space to indulge his sense of adventure!”



### Practical living solutions for modern lifestyles.

With floor plans intelligently designed to complement how modern families live, each home contains two separate living spaces, perfect for a growing family or even for flatmates to help out with the mortgage. There’s also two bathrooms to give you your space in the morning rush hour. Most living areas are also north facing, which maximises your natural light as well as keeping your home cooler in summer and warmer in winter—and keeping your power bills down.



Artist's impression. Subject to change. Furniture and fridge not included.

# Harmonious indoor to outdoor living.

## Entertaining or relaxing? It's your choice.

The indoor living spaces flow harmoniously out to the alfresco areas that are perfectly designed for entertaining or simply relaxing in your new home. Every home has its own yard space, perfect for BBQs, growing your own veggies or letting your kids or pets play. And they're all designed to be easy to maintain, however green your thumbs might be.



Developer – Stockland

“We believe there is a better way to live.”



Stockland has been creating places that meet the needs of our customers and communities for over 60 years. Throughout this time our customers and communities have been growing, adapting, sharing and changing our places into their places.

That sentiment has made us into Australia’s leading property group with places as diverse as residential communities, townhouses, apartments, retirement living villages, retail and more.

As Australia’s leading developer of Green Star Communities, we are committed to sustainability and always create places that both optimise liveability and preserve the environment. The health and wellbeing of our residents is of paramount importance to us, and we aim to create places where communities thrive.

We make the places. You make them your own.



Architect — DKO Architecture

“We never lose sight of the most fundamental quality that connects all great design – people.”

From opening our doors in the year 2000, DKO has grown from a small team delivering medium-density residential architecture into a practice of more than 200 design professionals working in offices across Australia, New Zealand and Southeast Asia. While the practice has expanded, so too has the breadth of projects undertaken. From bespoke residences to distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning.

What remains consistent however, is the pursuit of high-quality architecture driven by the needs of the client, site opportunities and the dynamic process of translating design intent into built outcome. At the core of DKO’s design philosophy lies a commitment to an urban architecture that serves people, respects place and stands the test of time.

DKO



Avena  
Willowdale

# Stockland's national townhome communities.

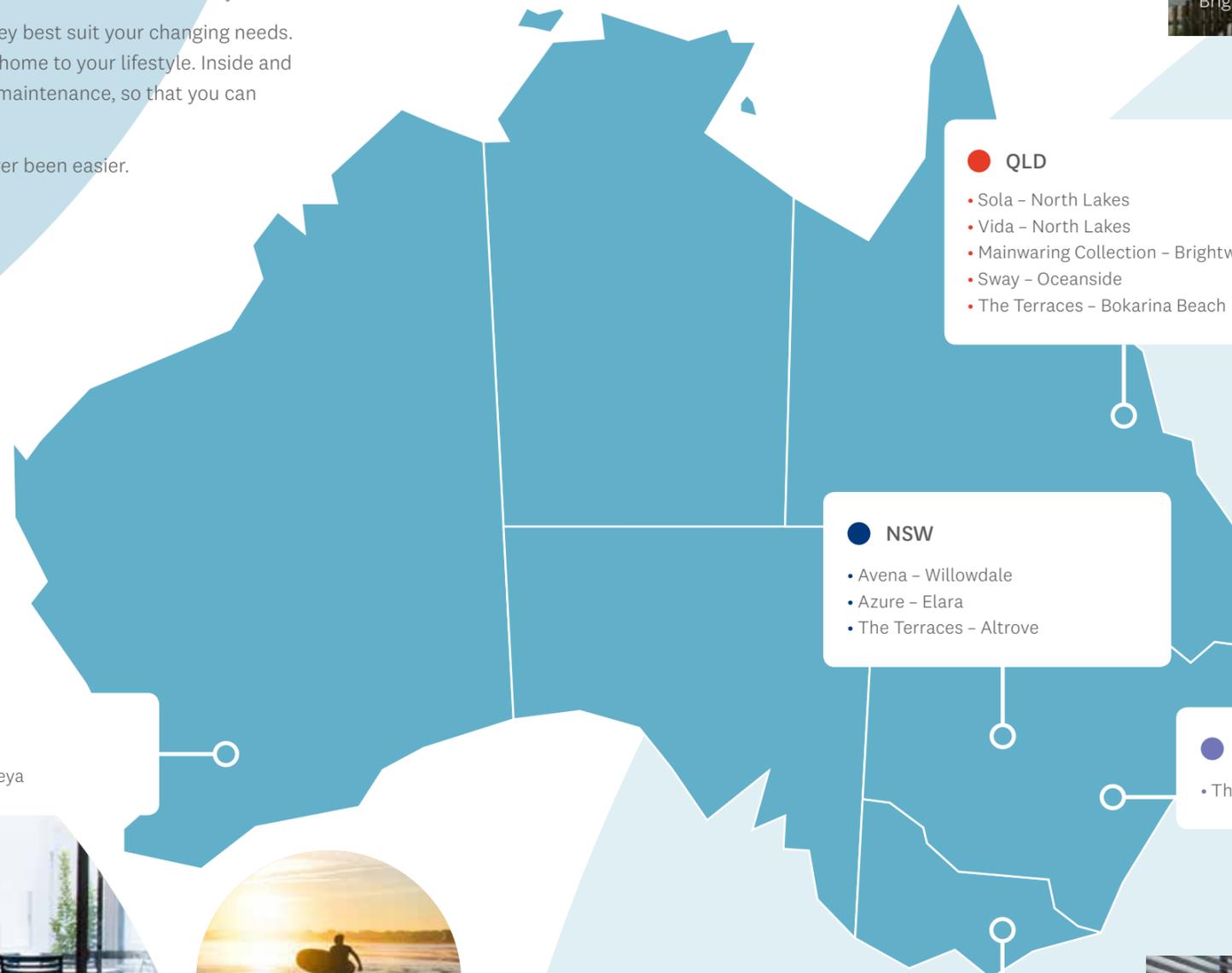


Mainwaring Collection  
Brightwater

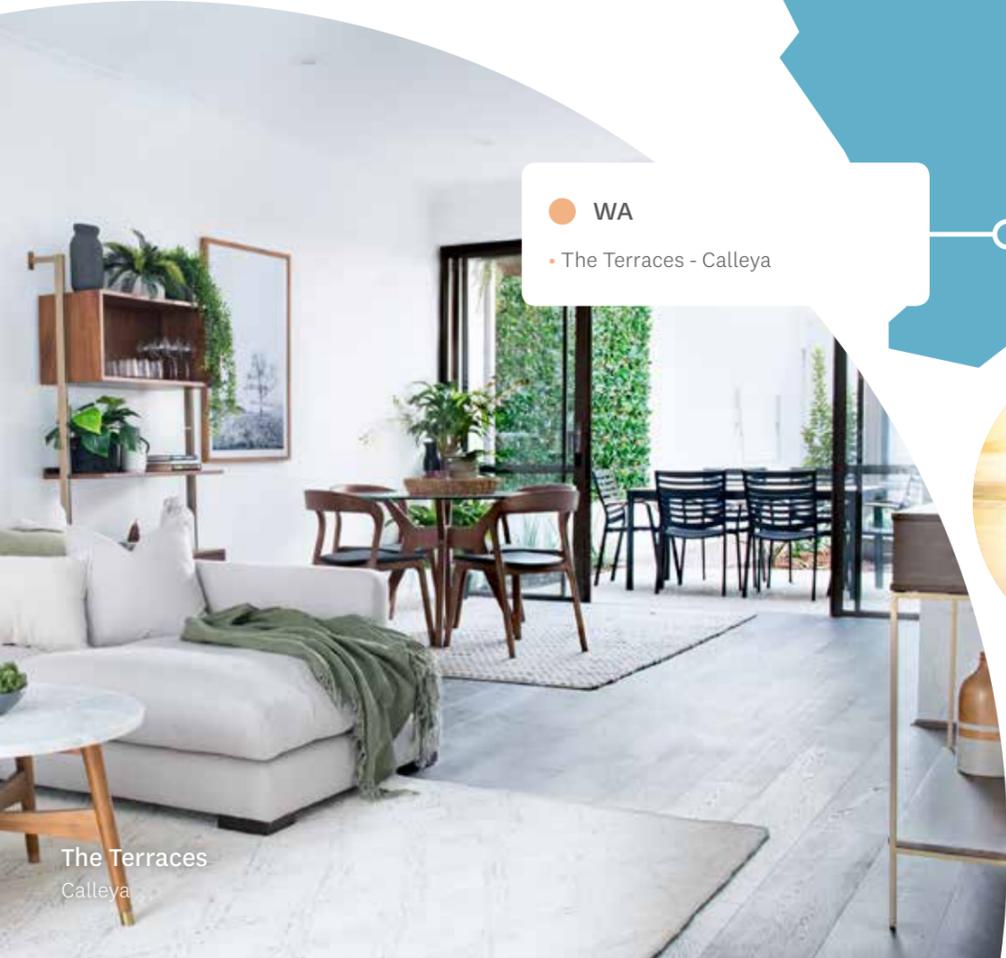
As our everyday world changes, our living spaces evolve to suit our modern lifestyles.

Our townhomes are thoughtfully designed to ensure they best suit your changing needs. Size up or size down – this is your chance to tailor your home to your lifestyle. Inside and out, everything has been designed to require the least maintenance, so that you can spend more time doing the things you love.

Finding the perfect fit for your modern lifestyle has never been easier.



Azure  
Elara



The Terraces  
Calleya



Arve  
Ivanhoe

This brochure is provided solely for the purpose of providing an impression of the proposed development called “The Terraces Elara” (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images and statements are based on information available at the time of creation of this brochure (April 2019) and may change due to future circumstances. The use of the term “furniture” in this brochure includes, but is not limited to, indoor and outdoor furniture, decorative items, indoor and outdoor pot plants, fridge, rugs and wall shelving. Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement. All distance and travel timeframe references are estimates only, refer to distance by car or driving time from the Elara entry (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication April 2019.

# Ready to start your journey?

Contact Stockland today on:  
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