

Idyllic Setting
Backdrop for living

Relaxed Lifestyle
How convenient

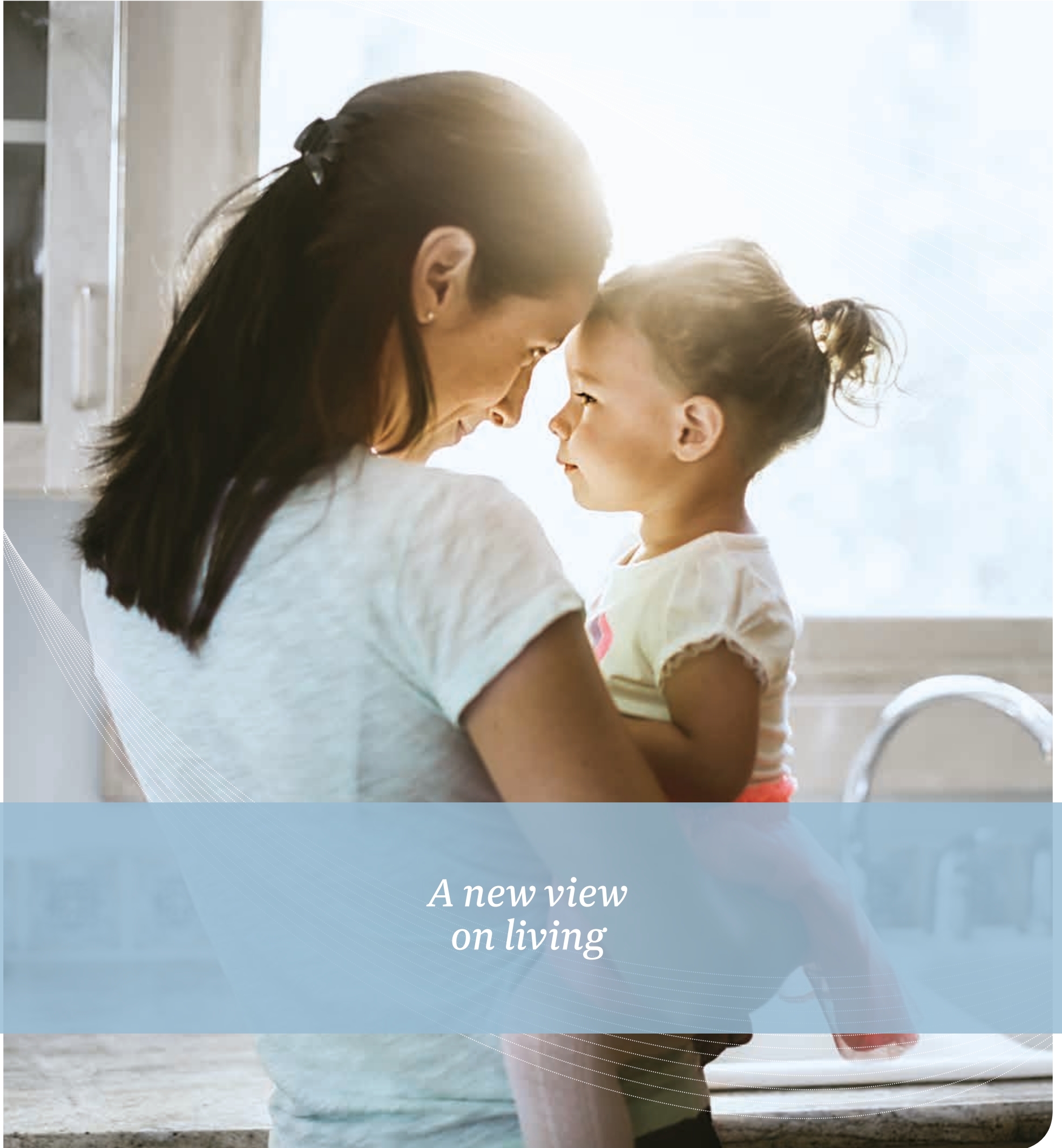
Meticulous Design
Matters of taste

Tailored Style
In your element

Naturally Balanced
Go with the flow

AZURE

Elara



*A new view
on living*



Stockland
it's your place





Andrew Whitson
Group Executive & CEO
Residential

WELCOME

A new view on living

Welcome to the life you've always imagined. Wide open spaces, glimpses of the Blue Mountains, Sunday picnics in the park, the weekday commute made easy and, of course, family, friends and good times.

At Azure in Elara, you're part of a thriving community in a family-friendly neighbourhood. Developed by Stockland, Elara has been carefully crafted to create beautiful streetscapes and sweeping parkland while maximising safety, security and everyday convenience.

Our collection of architect designed homes offer a low maintenance lifestyle with quality fixtures, fittings and intelligent open-plan interiors. With every detail considered, all you need to do is choose a home and beautiful interior colour scheme.

Azure is the home you've been waiting for.



WELCOME TO AZURE



House type shown: Doli

*The mix of home designs, materials
and colours creates a modern look
and striking streetscapes.*

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

IDYLLIC SETTING

Backdrop for living

Elara is an exciting new community situated in Sydney's north-west suburb of Marsden Park. With tree-lined streets and the picturesque Blue Mountains as your backdrop, it has a unique village feel and will boast the convenience of shopping, schools, sporting fields and more. You'll also have easy access to the city centres of Blacktown, Parramatta and the Sydney CBD.

This is your chance to create the future you've been dreaming of.



Ideal convenience

Elara is a superbly located community offering an expansive natural landscape against the backdrop of the Blue Mountains. Azure homes are embraced by nature so you can explore the green open spaces, enjoy fresh air in the local parks, or let the kids run wild in the playgrounds.



HEALTH AND HAPPINESS

Elara features over 20 hectares of open space with parklands and interconnecting walking and cycle paths. Children will love the modern playgrounds and community sports fields. Golf courses, sports clubs and boating on the Hawkesbury River are all within reach. Whatever your comfort zone, a healthy, happy lifestyle is right on your doorstep.





BEST IN CLASS

Elara families will be well catered for with plans for a public primary school, St Luke's K-12 Catholic College and a childcare centre. There are numerous public and private school choices, as well as the University of Western Sydney and TAFE. Living at Azure in Elara opens the door to a wide variety of educational opportunities.



A TASTE OF LOCAL LIFE

With a variety of specialty stores, a supermarket and café planned for Elara, you will be able to grab that all-important morning coffee, do your grocery shopping, or eat out in nearby Rouse Hill Town Centre or Blacktown CBD.



EASY CONNECTIONS

Efficient transport is essential to a thriving neighbourhood. With convenient access to the M7 linking to the M2 and M4, and Schofields Train Station approximately 8km* away – Elara boasts easy access to Blacktown, Parramatta and Sydney CBDs.

A SOCIABLE SPIRIT

With kitchens made for cooking and great fresh produce from the local community garden, your friends, family and neighbours can come together for feasts, fun and festivities.



* km are based on estimated driving distance obtained from Google Maps.

LIFE WITHIN THE HEART OF ELARA



View across the
Elara community to
the Blue Mountains



PREPARE TO BE HOUSE PROUD



House type shown: Cyan



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

MAKE AN ENTRANCE



House type shown: Einan

Let the light shine bright. The position of each home has been carefully considered to help make the most of the sun, no matter what the season.

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Artist's impression. Subject to change. Furniture and decorative accessories, not included.



House type shown: Doli



Artist's impression. Subject to change. Furniture and decorative accessories, including pendant lights, not included.

*Embrace your eye for design in a space
that complements all forms of style.
This is your piece of art.*

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THE RIGHT RUG A rug will unify
a room, pull everything together and
make it look calmer and tidier. The rug
should be large enough that furniture
such as the coffee table and armchairs
are on it. A rug that is too small may
look disproportionate in the room.

Artist's impression. Subject to change. Furniture and decorative accessories, not included.



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STATE OF THE ART A sleek and modern canvas gives you the freedom to make the living space your own. Personalise your home by using your own design aesthetic.

Matters of taste

Breathe and relax in your own personal space or enjoy room to roam in comfortable and sociable open-plan areas – perfect for entertaining or time to yourself.



GO GRAPHIC

Give your home a unique sense of personality. Wall coverings and soft furnishings paired with the pastel palettes of the Azure interiors mean you can add a dash of your own taste to every room.



SMART SPACES Our neutral interiors use a gentle colour scheme and the finest finishes to bring you high-quality home comforts, while providing the perfect canvas for you to make your decorative mark.



GO GREEN Indoor plants add life and create a relaxing space. Green accents bring colour and texture and can help define spaces within the home.



Artist's impression. Subject to change. Furniture and decorative accessories, not included.

House type shown: Einan

The timeless yet contemporary designs are complemented by lush green planting to create a beautifully landscaped neighbourhood that blends with its natural surroundings.

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House type shown: Affera



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

HEART OF THE HOME



House type shown: Affera – Light scheme



Our kitchens are designed to be the heart and soul of the home, with all the ingredients of a welcoming space to eat, drink and enjoy good company.

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Artist's impression. Subject to change. Furniture and decorative accessories, including pendant lights, not included.

TAILORED STYLE

In your element

The difference is in the details. Elements such as the simple and sleek cabinetry and Caesarstone bench tops, with a neutral colour palette for adding your style, are what makes Azure kitchens stand out.

For that extra polish, contemporary tapware, stainless steel gas cook top, rangehood and a full size dishwasher all ensure livability and practicality.

TIME TO SHINE Beautiful and durable, **Caesarstone benchtops** add a smooth and sleek texture.



LIGHT-UP Feature lighting adds your own individual style and creates a luxury addition to your kitchen. It is also an easy and inexpensive element to update as trends change or if you feel like something different. As pendants are personal, we've left you to find the light that best suits your style.



House type shown: Brook – Dark scheme



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STORE IT We love storage.
The kitchen has been designed
to help maximise storage space;
with the pantry, overhead cupboards,
drawers and even additional storage
in the front of the island bench,
in selected designs.

Artist's impression. Subject to change. Furniture and decorative accessories, including pendant lights, not included.

*HOME ISN'T
JUST A PLACE,
IT'S A FEELING*



House type shown: Brook



*Our homes are where life happens.
Where memories are made.
Where fun is had, meals are cooked,
messes are created, laughs are shared
and comfort is discovered.*

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



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

House type shown: Brook

Go with the flow

Blurring the lines between inside and out, the open-plan design of Azure homes will appeal to the entertainers at heart, with free-flowing spaces that effortlessly transition from kitchen to dining, and the great outdoors.



ZEST Gone are the days of needing a big backyard to have citrus on hand. Your potted plant will thrive alfresco, situated in a sunny position.



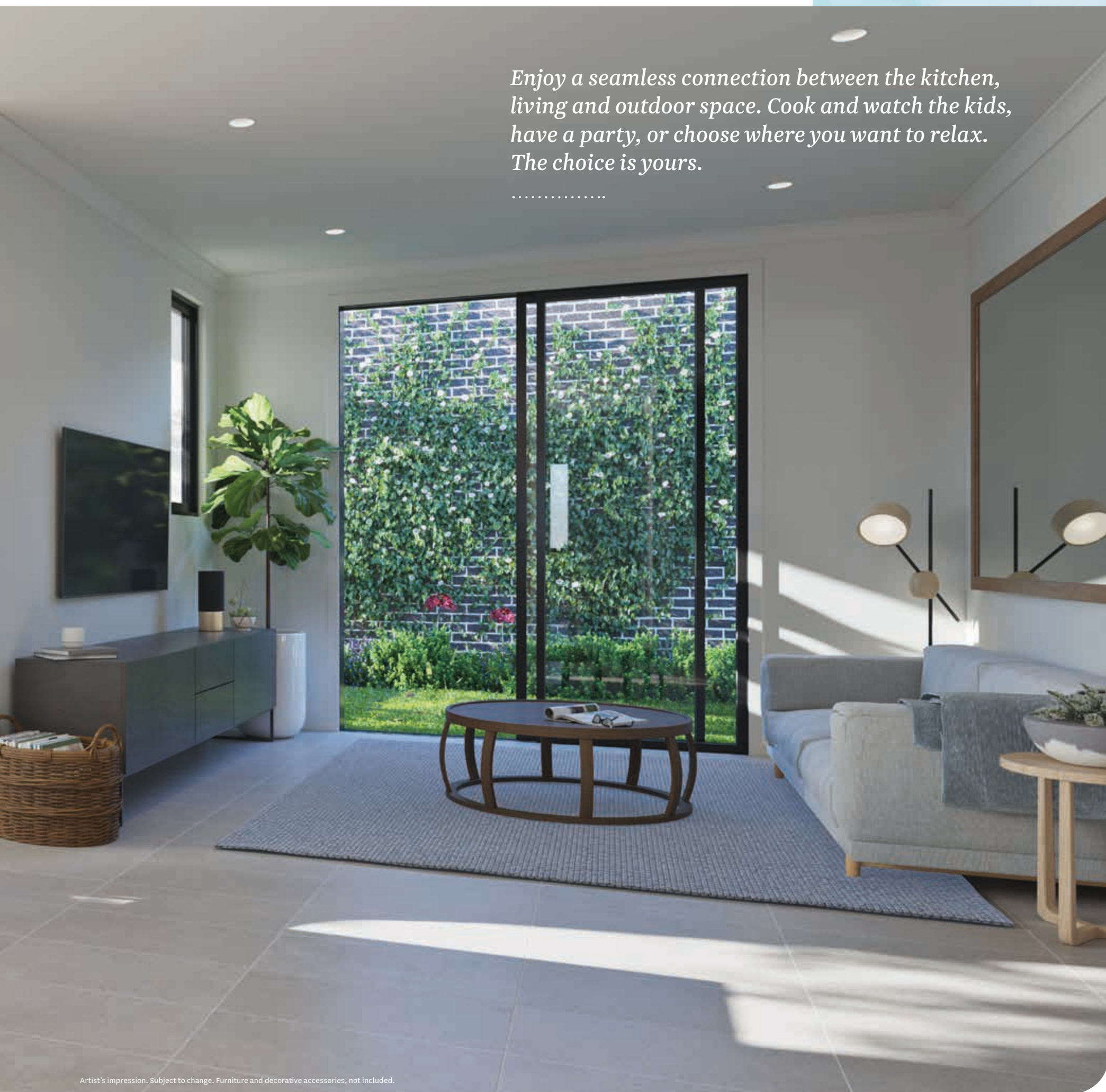
THE GREAT INDOORS



House type shown: Affera

*Enjoy a seamless connection between the kitchen,
living and outdoor space. Cook and watch the kids,
have a party, or choose where you want to relax.
The choice is yours.*

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Artist's impression. Subject to change. Furniture and decorative accessories, not included.

STYLISH DESIGN & QUALITY FINISHES



House type shown: Brook and Studio

Delight in the daily rituals of a warm and welcoming family home. From gathering at the dinner table to racing the kids up the stairs, there's something wonderful that happens when your house suddenly feels like a home.

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



Artist's impression. Subject to change. Furniture and decorative accessories, not included.

House type shown: Brook – Dark scheme

Calm & collected

Cocoon yourself away from the busy bustle of life into the serene sanctuary of your Azure bathroom. Enjoy a long soak in the bath or shower in style in this haven of harmony.



THE LITTLE THINGS *Inject your sense of style into the bathroom with small details. Whether it's some designer hand wash or a collection of succulents, there are plenty of small touches that are easy and inexpensive. Candles and aromatherapy elements are a real treat after a long day.*



WELL DESIGNED

A light touch




Light scheme shown

Artist's impression. Subject to change. Furniture, including pendant lights, not included.

The materials in your Azure home connect to the landscape and architecture, bringing these elements into the interior spaces. The light colour scheme balances the look of true oak timber with neutral flooring and stone benches to keep your kitchen fresh and your bathroom bright.


1.
LIVING & KITCHEN FLOOR TILE
Porcelain
Grey Matt

1.



2.
KITCHEN & BATHROOM
BENCHTOPS
Caesarstone 20mm
Fresh Concrete

2.



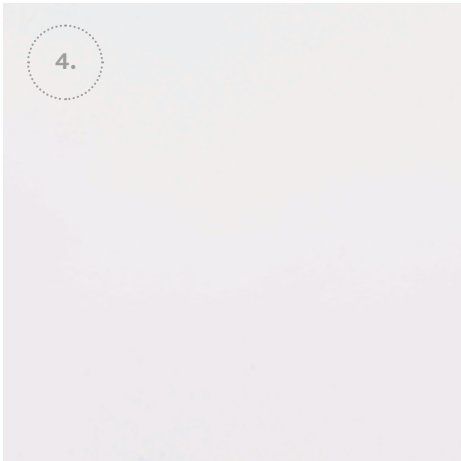
3.
BATHROOM & LAUNDRY
FLOOR TILE
Porcelain
Pale Grey

3.



4.
WALL PAINT
Dulux Wash & Wear
Low Sheen
Natural White

4.

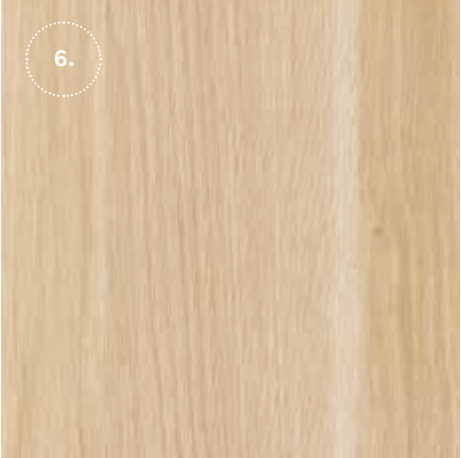


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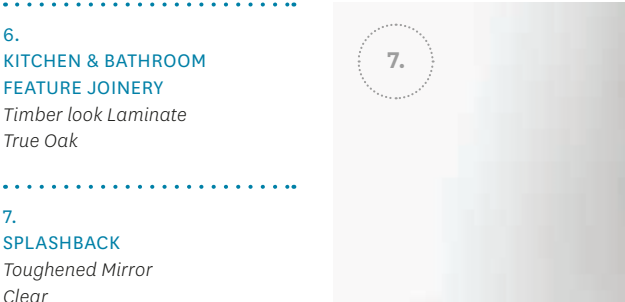




6.



7.



5.
KITCHEN JOINERY
Laminex
Parchment

8.





Caesarstone bench tops and floor tiles complement the modern and neutral interior design.

RICH FINISHES

A darker side



Dark scheme shown

Artist's impression. Subject to change. Furniture and decorative accessories, including pendant lights, not included.

Choose the dark colour scheme and add a little drama to your kitchen. Warm earthy tones and natural finishes create a sophisticated and intimate entertaining space.

1.
LIVING & KITCHEN FLOOR TILE
Porcelain
Grey Matt



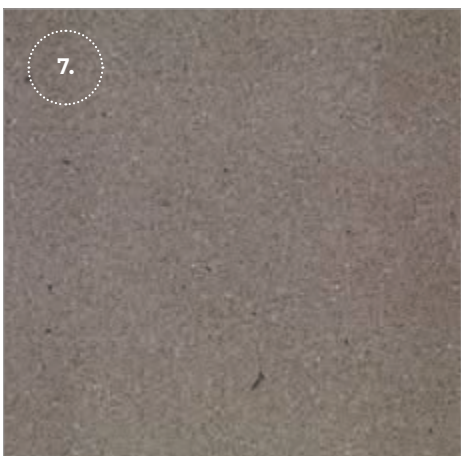
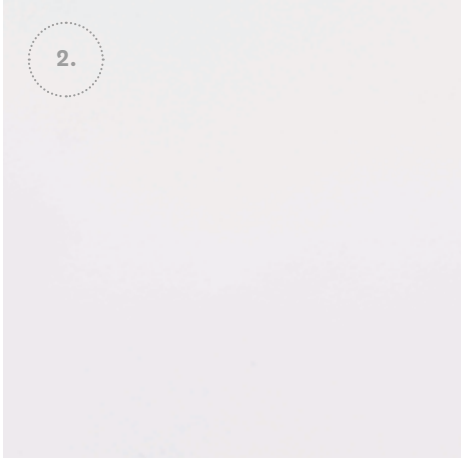
4.
CARPET
Tufted Broadloom
Flax



6.
KITCHEN & BATHROOM
FEATURE JOINERY
Timber look Laminate
Ravenwood

8.
SPLASHBACK
Toughened Mirror
Clear

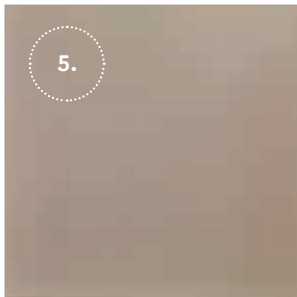
2.
WALL PAINT
Dulux Wash & Wear
Low Sheen
Natural White



7.
KITCHEN & BATHROOM
BENCHTOPS
Caesarstone 20mm
Sleek Concrete



3.
BATHROOM & LAUNDRY
FLOOR TILE
Porcelain
Ash



5.
KITCHEN JOINERY
Laminex
Pearl Grey

The warm intensity of the
dark colour scheme is
balanced with soft tones
and clean modern design.



BETTER TOGETHER

Behind the vision

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, townhomes, apartments, retirement living villages, retail and more.

We believe, of course, in environmental sustainability. But just as importantly we believe in social sustainability: we create places where communities thrive.

We make the places. You make them your own.

DKO Architecture has been responsible for some of Australia's most innovative apartment buildings and living environments. Recognising the importance of sustainability and the fragile nature of the Australian landscape, DKO designs sustainable buildings that respect the sites, embellish the landscape and create benefits for the communities that inhabit them.

GroupGSA is a multi award winning, integrated design practice offering architecture, interior design, urban design, landscape architecture and graphic design. Established in 1979, the practice currently has over 220 professional staff. GroupGSA is amongst Australia's top design firms and has completed projects throughout Australia, the Pacific, Asia, India and the USA.



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