

Lakeside

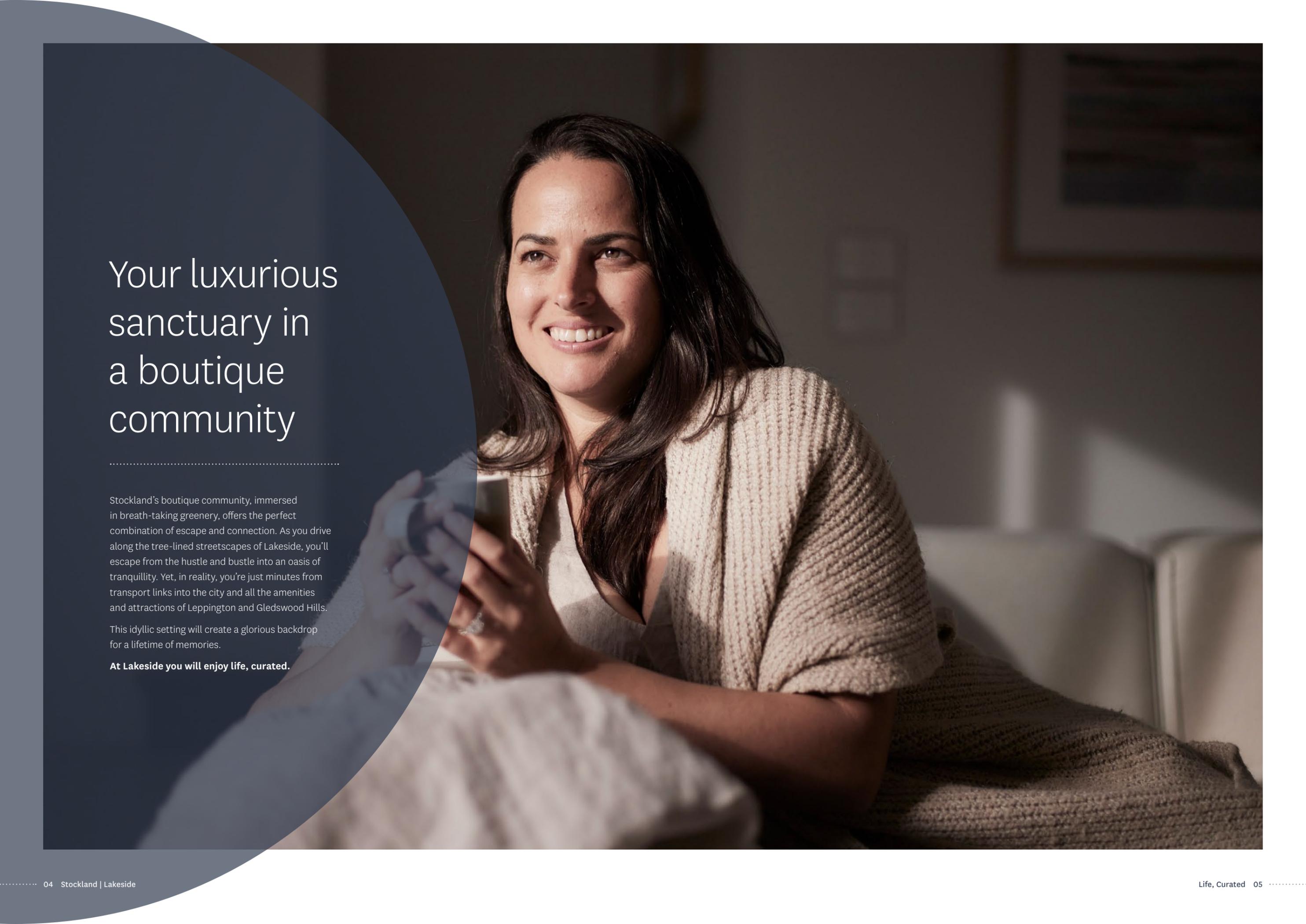
LIFE, CURATED.



At Lakeside,
enjoy life,
curated



As the cool breeze wafts from the lake, across the vast green expanses surrounding your new home in Lakeside, you'll be transported to a sanctuary of serenity. Where the cares of the world are left behind, and the curated lifestyle you deserve is waiting...



Your luxurious sanctuary in a boutique community

Stockland's boutique community, immersed in breath-taking greenery, offers the perfect combination of escape and connection. As you drive along the tree-lined streetscapes of Lakeside, you'll escape from the hustle and bustle into an oasis of tranquillity. Yet, in reality, you're just minutes from transport links into the city and all the amenities and attractions of Leppington and Gledswood Hills.

This idyllic setting will create a glorious backdrop for a lifetime of memories.

At Lakeside you will enjoy life, curated.



Masterplan

- Legend**
- Lakeside Residential
 - Proposed Subdivision
 - Sold and Developed by Sekisui House^^
 - Proposed Display Village by Sekisui House^^
 - Golf Course Maintenance Shed^
 - Future/Proposed Bio-Retention Basin
 - Proposed Local Park

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A wonderful
combination
of tranquillity
and vitality

At Lakeside, you're not just choosing a new locale to call home, you're investing in a whole new way of life. Set within the lush surrounds of Gledswood Hills, Lakeside offers the best of both worlds: a tranquil backdrop of a greenery and water, coupled with convenient access to a vibrant lifestyle.

*The perfect
life/life balance*



Small town lifestyle.
Big city convenience.

Minto Station is a 10km drive away and Leppington is just 9km. Sydney CBD is 57kms by car and the nearby M5 and M7 offer easy access to local employment hubs, retail centres, schools, shops and medical centres. And it gets better. The future Western Sydney Airport will be just 15km away, and the future South West Rail line will also be minutes away, offering even greater connectivity to and from your paradise of peace and quiet.

A short trip into the big smoke



Even more great things are coming soon

The Yards[^], a proposed multi-use commercial, shopping and entertainment precinct will be located just a kilometre away from Lakeside, offering plenty of job opportunities, retail therapy and great nights out. After which, you can retreat back into the serenity of your delightful pocket of calm.

[^]The Yards is a proposed retail development by unrelated third party. Stockland does not give any warranty or make any representation regarding the development of The Yards.

*All distance references are estimates only, refer to distance by car (unless specified otherwise), and are based on information obtained from Google maps at time of publication (November 2022).

Everything you need is around the corner

Within minutes of your lush sanctuary, Emerald Hills Shopping Village boasts a variety of grocery stores, a chemist, dentist, gym and eateries. Or you can relax at Country Club Gledswood Hills, take in a round at Lakeside Golf Club or unwind at Gledswood Homestead & Winery. At Lakeside, you'll be spoilt for choice.

10 local hotspots

1. Emerald Hills Shopping Village
2. Leppintgon Train Station
3. M7 and Hume Highway
4. Gledswood Homestead & Winery
5. Country Club Gledswood Hills
6. Lakeside Camden Golf Club*
7. Gledswood Hills Public School
8. Willowdale Park
9. Willowdale Shopping Centre
10. Future Retail Precinct 'The Yards'^^^



Life at Lakeside

For more information visit:
[stockland.com.au/residential/
nsw/lakeside/location](https://stockland.com.au/residential/nsw/lakeside/location)

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The best neighbours, ever!

Whether you fancy popping in for a cheeky wine after work, sitting down for a cosy meal or need to host a wedding, Gledswood Homestead & Winery offers it all – and is literally on your doorstep. Country Club Gledswood Hills has great food, drink and entertainment and the Club House at Lakeside Golf Club is always a lovely place for a catch up over a meal.



Go hard – then come home

Just beyond the leafy surrounds of your new neighbourhood you'll discover a plethora of parks and nature reserves of all shapes and sizes to enjoy. For more energetic pursuits there are a range of gyms, athletic and aquatic centres to push you to your limits within a 15km radius. No two days need ever be the same.



Young minds are in safe hands

Lakeside is conveniently located minutes from the newly opened Gledswood Hills Primary School. Other nearby choices for kindy to year 12 include Leppington Public School and St Sava College, Robert Thompson High School and many more great options, while for really little ones, the lovely Scribbles and Giggles Child Care Centre is just a few minutes away.

Medical facilities reassuringly close by

It's good to know that, if needed, you have a range of state-of-the-art medical facilities an easy drive away. Emerald Hills Medical Centre and My Family Health Medical Centre Willowdale are within 4km, while Campbelltown, Camden and Liverpool Hospitals are all within 20km of Lakeside.



Simplifying the buying process

Buying a block of land and building your dream home is a very exciting time. With so many things to consider, it can also be a little daunting at the same time, so we've broken down the steps, to help you navigate this new journey.



Before you buy

Engaging a mortgage broker or bank is the first step to understanding your borrowing capacity and financial position, so you know what size lot and house type you can choose from. You'll need to do some thorough research at this stage to understand your financial circumstances and the steps involved throughout the buying and building process.



Securing your block of land

Once you're ready to buy, you will need to register your interest with the Lakeside Sales Team. They will notify you via email when the next land release is available and help you throughout the whole process. When participating in a Stockland online land release, (if you are successful) you'll need to put down a deposit to secure your desired lot, have a conveyancer review the Contract of Sale and then sign the finalised Contract.

You'll then need to finalise and sign all your mortgage documents prior to Settlement of your land purchase. Once this is complete, the purchase is registered with the Land Titles Office, and the land is yours!



Choosing a builder*

We recommend choosing a builder before your land settles so that you are ready to start building. Otherwise you may have to wait quite a while before you can start construction of your new home. Stockland proudly partners with NSW's best builders to support you in your home building journey. Once you've selected your builder, you'll need to share the Lakeside Design Guidelines with them to ensure your home is compliant.

*Stockland is responsible for the sale of the land only. Stockland does not accept any liability with regard to the construction of the home.





Curated designs for a curated life

We partner with trusted, reputable builders to present buyers with a range of quality home designs to suit all kinds of budgets and styles. With specially curated design guidelines at Lakeside, each new home will complement the broader community with quality design finishes and cohesive design principles.

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Designed better, for a better life

Everyone is looking for more space and better living. When building your dream home at Lakeside, you'll have to opportunity to create a home office, a kids' playroom or a hobby room - all tailored to fit perfectly into your new lifestyle. This truly is a unique opportunity to buy into a life, curated.

Be inspired by Dreamcatcher

Explore a range of beautiful home designs, hints and tips from top-notch builders and style gurus.

Visit: stockland.com.au/residential/dreamcatcher



The Stockland Story

With 70 years' experience, Stockland is one of the largest diversified property groups in Australia – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and land lease communities.

Our first residential community, Sefton NSW, was started in 1952, where we provided homes for more than 160 families. Since then, we have continued to settle homes across Australia. We believe there is a better way to live and we thrive in curating communities where people live, shop and work.

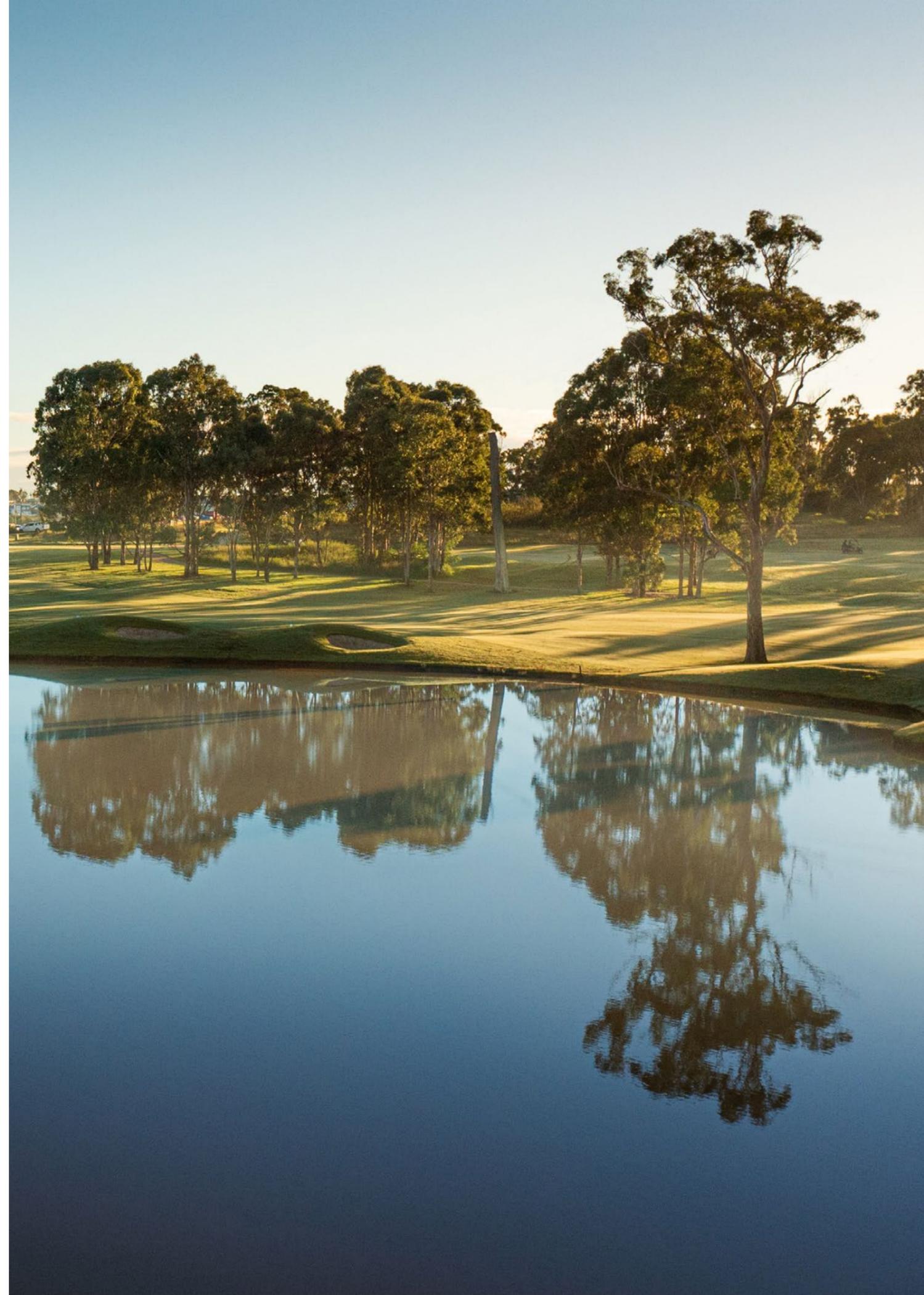
To find out more about Stockland's rich heritage in building communities across Australia, try our interactive timeline.

Visit: stockland.com.au/70years



Stockland's national communities.

At Stockland, we understand how much there is to weight up when it comes to finding your dream home. Which is why we are committed to curating and creating communities where residents can turn their dreams into reality. We have been dedicated to curating masterplanned communities for 70 years across Australia in NSW, VIC, QLD and WA.



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Are you ready for life, curated at Lakeside?

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Follow us for community updates:

facebook.com/StocklandLakeside

For more information online:

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