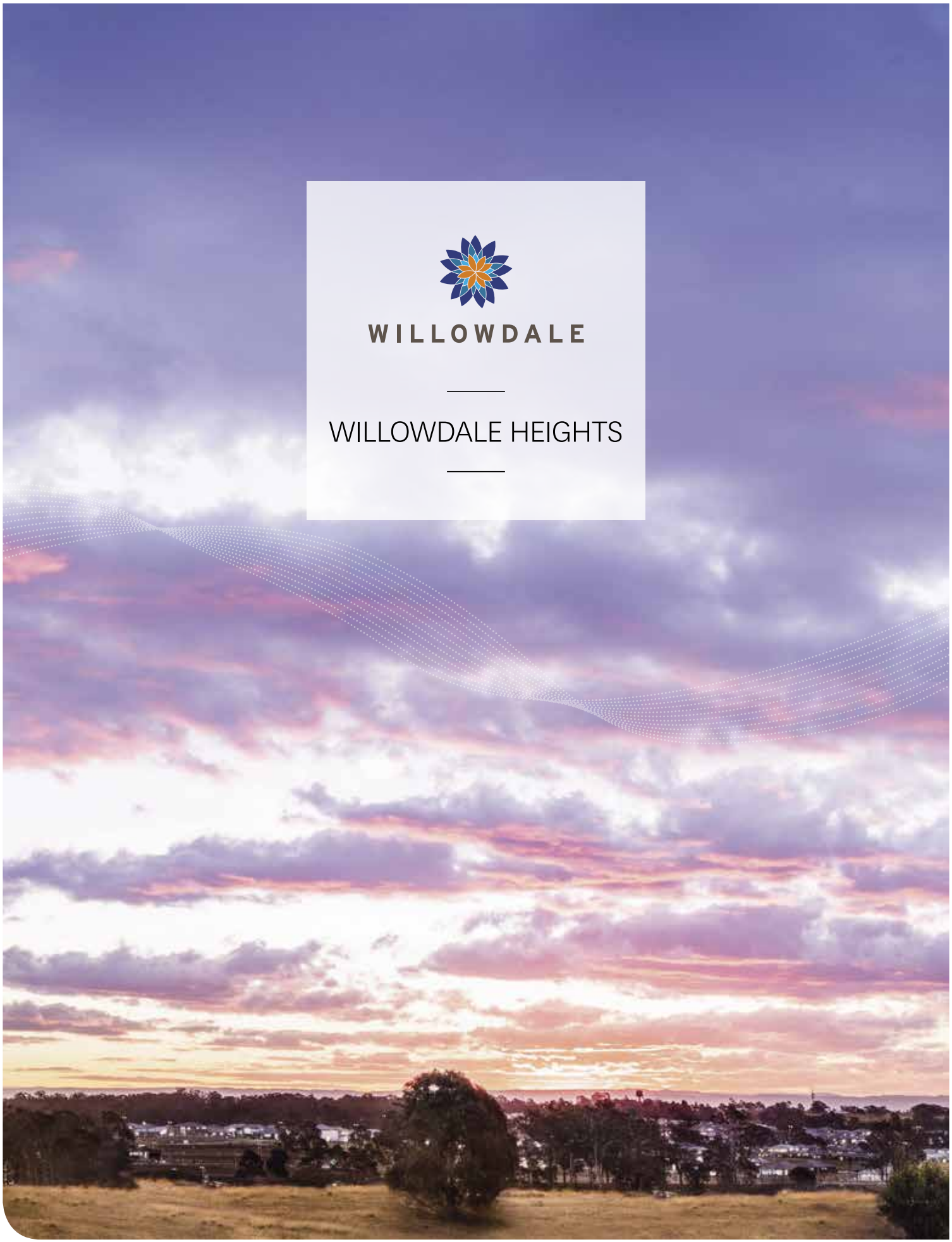


Stockland
it's your place

ELEVATED LIVING, EVERY DAY

Willowdale Heights is the pinnacle precinct of thriving Willowdale, a highly sought-after community in the southwest region of Sydney. Built around natural corridors and a distinctive landscape, this is a magical neighbourhood to call home.

Situated on a hillcrest, Willowdale Heights residents can enjoy elevated views overlooking the tree-lined community, as you wander the undulating streets of this beautiful pocket village.

Where life reaches new heights.

WELCOME HOME





Close to beautiful Willowdale Park



A special place for a dream home

With vistas overlooking the community, and an outlook to the Blue Mountains, Willowdale Heights is perched among gorgeous natural surrounds. This area boasts ancient eucalypts that give charm to the neighbourhood, and a sense of longevity – this is the place to build your forever home.

This precinct is perfectly positioned for access to Willowdale's unique green spaces. Leppington House Park pays homage to the former homestead once placed here and honours its heritage through this play space. There is also Hilltop Park and the Creekline walk, connecting you to the rest of Willowdale via walkways and cycle paths as you trace your way around the neighbourhood. You will enjoy community gardens, a lookout and boundless space for play and exploration.

Wherever you are in your home building journey, Willowdale Heights offers a rare opportunity to build your dream home among a unique environment, which inspires and brings a little piece of magic to life, every day. Whatever lifestyle you choose, this special community has a place for you.



Artist's impression of a split-level home design.



Artist's impression of Leppington House Drive. Subject to change.

A NEW OUTLOOK ON LIVING

This unique precinct forms around undulating land, creating a natural beauty and character, with a choice between a split-level or flat home site.

Sparking creativity with split-level homes

When you walk through a split-level home, you realise how incredible the outcome can be. With opportunity for high ceilings and natural light, these homes have a sense of freedom, space and ease.

Behind the front door of a split level home emerge grand, open, light-filled spaces where natural features can be revealed.

Design your home according to your lifestyle, to maximise comfort with separated living areas. Build a master bedroom on its own level for peace and privacy, with space for the kids downstairs. Or separate the high-traffic kitchen and living spaces from the quiet, restful bedrooms. Whatever your wish, you can build a home to meet your needs.

Benefits of split-level homes:

- **Unique, expressive design externally and internally**
- **Opportunity for abundant natural light**
- **Thoughtfully separated living areas**
- **Potential for increased access to natural airflow**
- **An outlook with potential views**
- **Ability to access natural drainage**

Considerations for building a split-level home

Here are some ways to make the most of your new split-level site.

Experience – engage a builder who is well experienced in building split-level homes. They will know how to maximise your use of your land and can talk you through fantastic features like:
- Mezzanine floors
- Large window features
- Higher ceilings
- Expansive alfresco balconies
- Layered landscaping
- Terraced gardens

Energy efficiencies – when you take advantage of orientation, you can maximise natural light, increase cross-flow ventilation and preserve natural drainage so your home can be more energy efficient.

LIVE THE HIGH LIFE

When you choose a Willowdale Heights flat home site, you are choosing a block of land that gives you freedom. There are endless opportunities to create your ideal home.

Benefits of a flat home site:

- Simpler design decisions
- Easy access from the street
- Choice of single or two-storey living
- Ability to create free flowing, indoor/outdoor living
- Potential for beautiful vertical gardens
- More choice of builders and home designs

Considerations for building on a flat home site

Making the right choice – as with building any new home, selecting the right builder is vital to see your dreams turn into a reality. We encourage you to visit our Willowdale Display Village, where we can help you select a builder and a design that is best for you.

Wonder walls – if you have retaining walls on either side or at the rear of your land, there are many opportunities to make the most of this space. A gorgeous solution is to create a vertical garden or green wall. This will be a special feature, embellishing your home in natural beauty.



Artist's impression of a flat home site with retained wall to rear.

A HIGHLY SOUGHT-AFTER LOCATION

At Willowdale Heights everything you need is within reach. You are closely connected to transport, retail and wonderful leisure opportunities.

Transport

Easy access to Denham Court Road, Camden Valley Way and motorways

Nearby bus services and Leppington Train Station only 5 minutes away

Retail and Leisure

Brand new Willowdale Shopping Centre, featuring Coles and 12 specialty stores

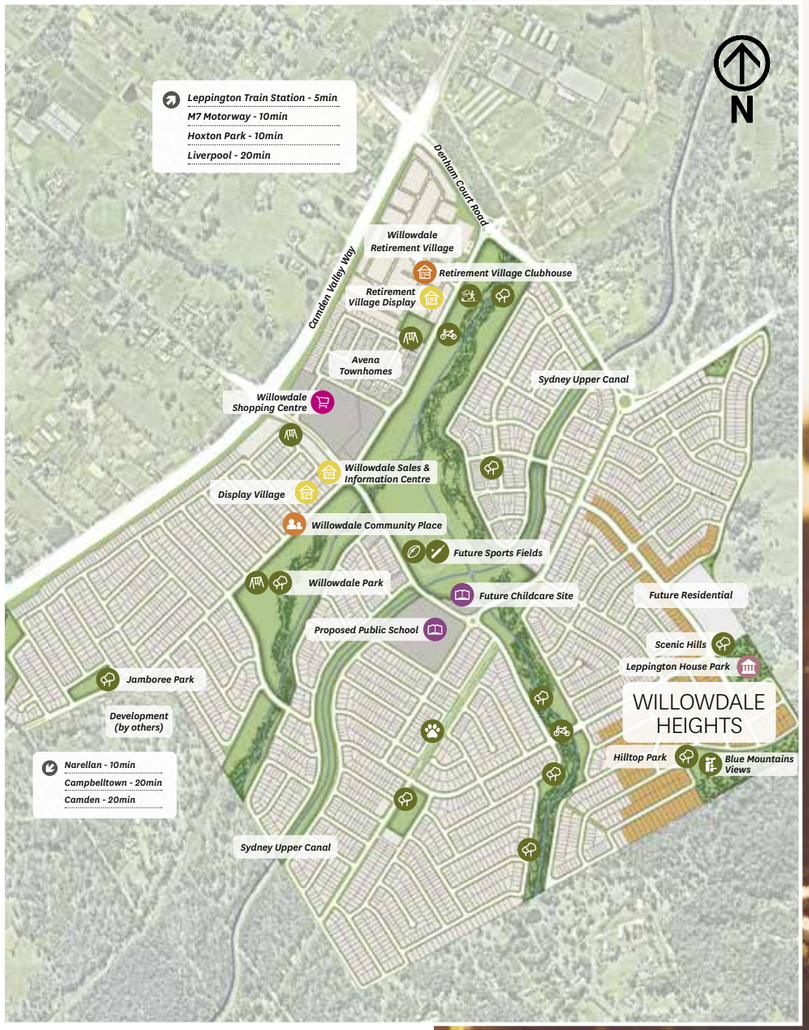
Cafes and restaurants

Willowdale Community Place community hub

Playgrounds, parks, walking and cycle trails

Outdoor fitness stations and recreation

Everything you need is right here.



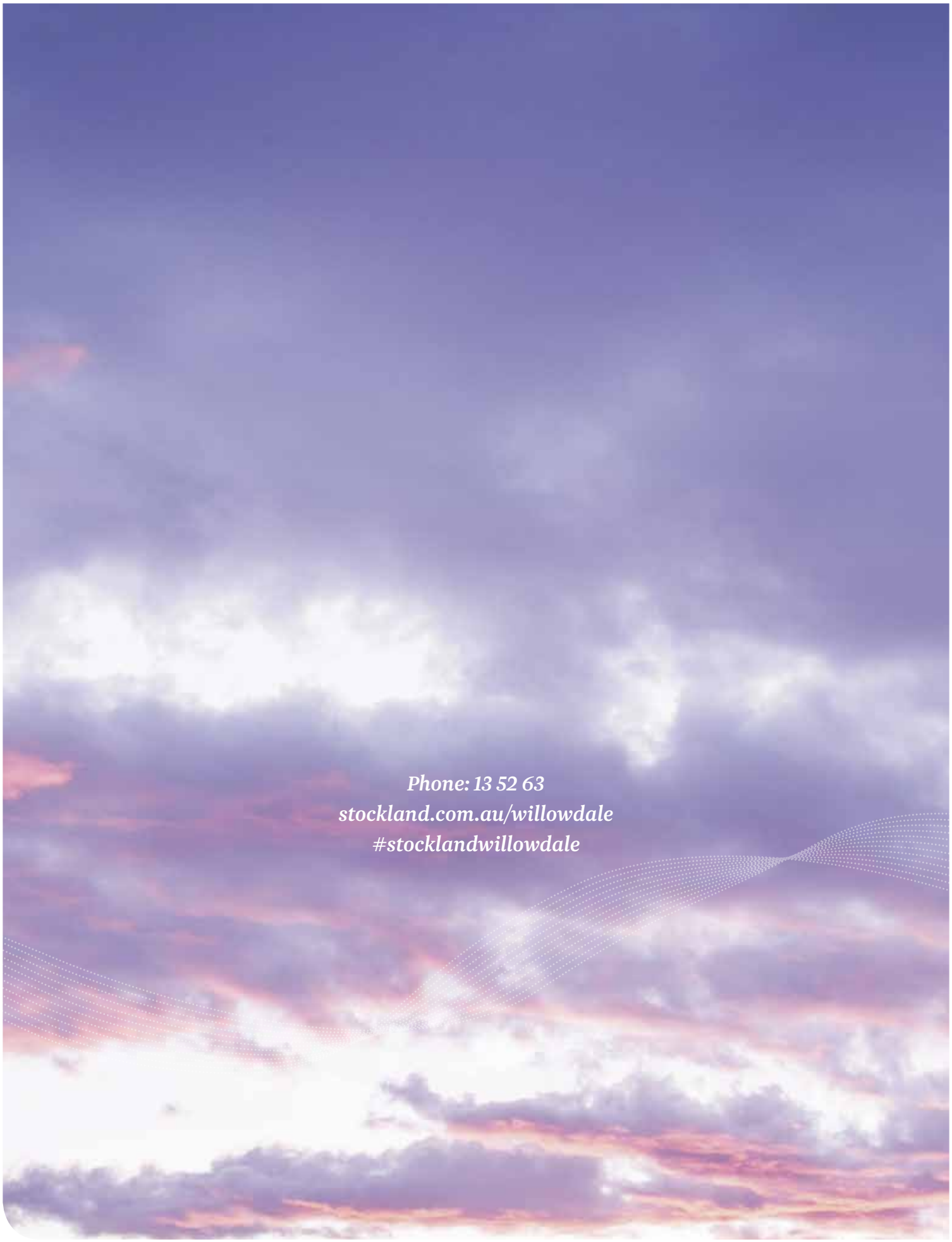
A better way to live

Stockland communities are designed to provide you with the best possible living outcome. Our neighbourhoods are inclusive, with shared community spaces for social, educational and leisurely activities. This creates a true sense of community, where neighbours are friends, where children are safe and where living well comes naturally.

Your choice to live in a Stockland community is your choice to live a wonderful life.

We make the places. You make them your own.

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