



THE ASHFORD

CASTLE HILL



Brought to you by
DEICORP
Design. Develop. Deliver.



DEICORP DESIGN DEVELOP DELIVER

Mixed-use projects with large anchor tenants



OPERATING WITH THE SAME BUILDING LICENCE FOR 21+ YEARS

Licensed Builder & Developer
Licence #182130C



END-TO-END SERVICE



Site Acquisition → Planning & Design → Builder & Developer → Sales & Marketing → Customer Care → Ongoing Support



Transport Connected
Always walking distance to public transport



Australian Owned
Proudly owned and operated in Australia



Sydney Experts
40+ developments across the Sydney region



21+ Years
Track record of success with a single builder's license



\$3.5 billion
Invested in construction



200+
Deicorp employees



8000+
Apartments and counting

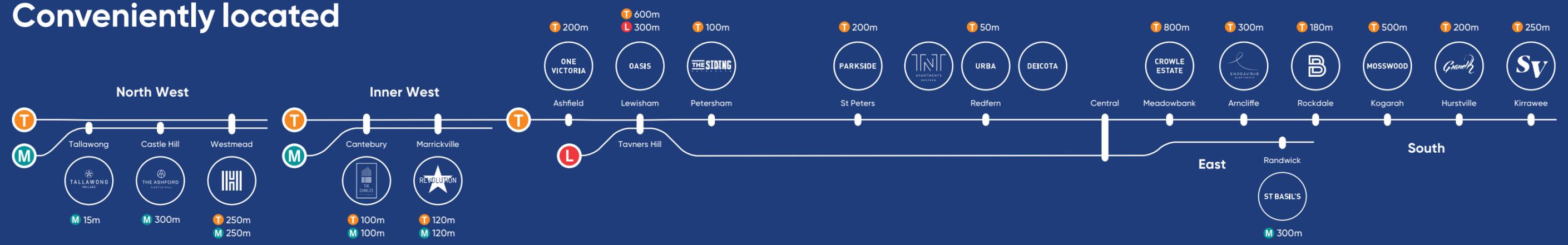


3000+
Apartments under construction

Sydney's leading developer of transport connected projects



Conveniently located



Our track record of success

2009



Parkside, St Peters
63 apartments

2012



Deicota, Redfern
89 apartments

2014



Long Beach, Brighton Le Sands
30 apartments



Urba, Redfern
135 apartments



Revolution, Marrickville
179 apartments

2015



Alpha, Lewisham
68 apartments

2015



Mosswood, Kogarah
84 apartments

2016



One Victoria, Ashfield
62 apartments



The Charles, Canterbury
229 apartments

2017



Crowle, Meadowbank
416 apartments



St Basils, Randwick
73 apartments
114 aged care



North Village, Kellyville
209 apartments

2018



Oasis, Leichhardt
123 apartments

2018



Endeavour, Arncliffe
240 apartments



UFN, Epping
40 apartments



The Atlantis, Ettalong
59 apartments



GrandH, Hurstville
381 apartments



South Village, Kirrawee
779 apartments



TNT, Redfern
88 apartments

2020



The Petersham Precinct
249 apartments

2020



The Banks, Rockdale
365 apartments



Highline, Westmead
556 apartments



Downtown, Zetland
546 apartments



Proximity, Rouse Hill
375 apartments

2021



Tallawong Village, Tallawong
987 apartments

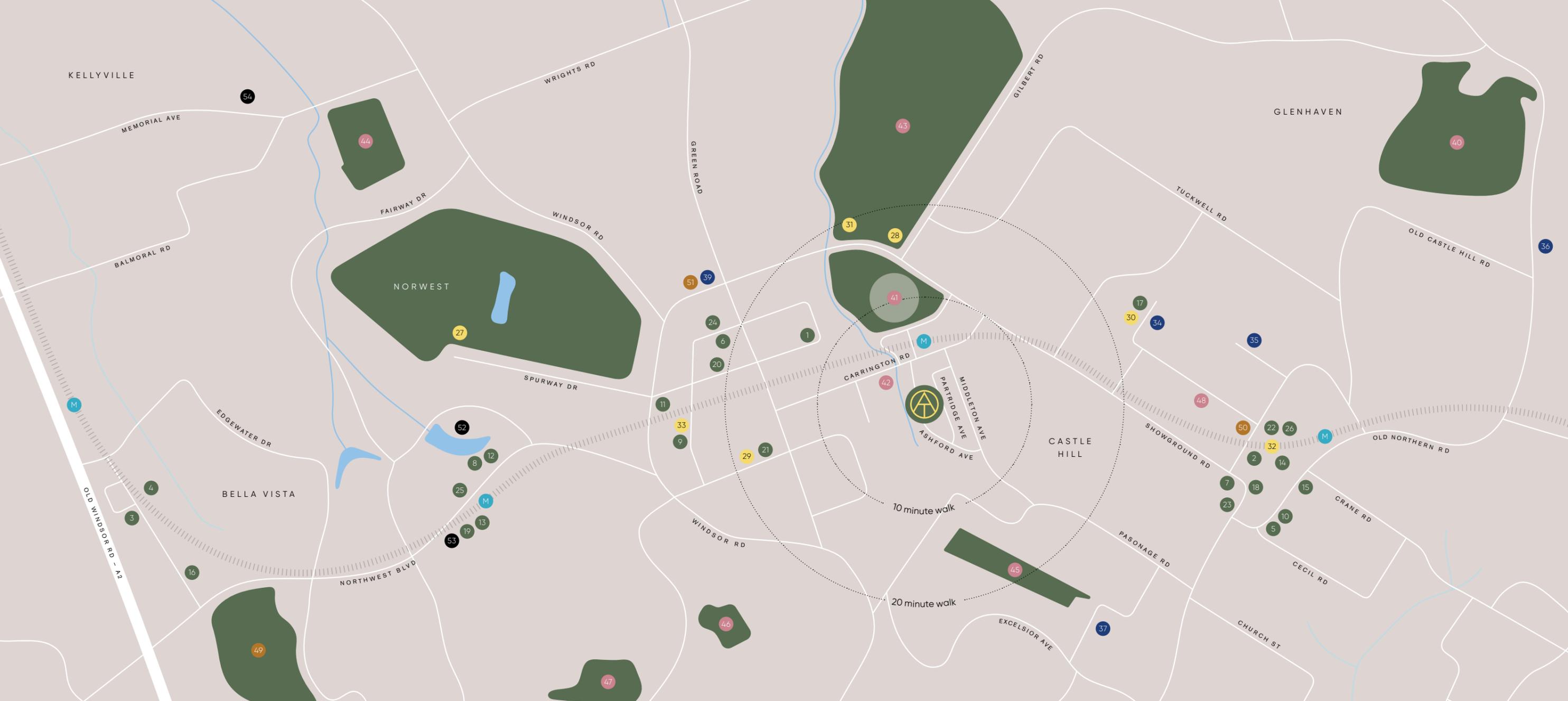


The Ashford, Castle Hill
272 apartments



Liverpool St, Sydney
Coming Soon

Redfern
Lewisham
Kirrawee
Hurstville
Ettalong
Arncliffe
Epping
Brighton
Marrickville
Leichhardt
Randwick
Kellyville
Meadowbank
Ashfield
Canterbury
Kogarah
Lewisham
Rockdale
Castle Hill
Tallawong
Redfern
Kirrawee
Hurstville
Ettalong
Arncliffe
Epping
Marrickville
Leichhardt
Randwick
Kellyville
Meadowbank
Ashfield
Canterbury
Kogarah
Lewisham
Brighton
Rockdale
Castle Hill
Tallawong
Redfern
Kirrawee



Local amenities

Cafes & restaurants

- Beanmeister Cafe 1
- Betty's Burgers & Concrete Co. 2
- Chatkazz Indian 3
- Frangos Charcoal Chicken 4
- Full Moon Thai Restaurant 5
- Hudson George 6
- McDonald's 7
- Il Lago 8
- Lollipop's Playland & Cafe 9
- Modo Mio 10
- Nobles Restaurant & Bar 11
- Quoi Dining Restaurant 12
- Sarino's 13
- The Bavarian 14
- Two Brothers Mediterranean 15

Hotels & clubs

- Bella Vista Hotel 16
- Castle Hill RSL Club 17
- Hillside Hotel 18
- Mullane's Hotel 19

Shopping

- Bunnings Warehouse 20
- Castle Hill Homemaker Centre 21
- Castle Towers 22
- Dan Murphy's 23
- Hills Super Centre 24
- Norwest Marketown 25
- The Piazza 26

Fitness & recreation

- Castle Hill Country Club 27
- Castle Hill Tennis Academy 28
- F45 29
- Fitness & Aquatic Centre 30
- Hills Basketball Association 31
- Holey Moley 32
- Zone Bowling 33

Education

- Castle Hill High School 34
- Castle Hill Public School 35
- Oakhill College 36
- Gilroy Catholic School 37
- Samuel Gilbert Public School 38
- TAFE NSW – Castle Hill 39

Nature

- Castle Hill Heritage Park 40
- Castle Hill Showground 41
- Cattai Creek 42
- Fred Catterson Reserve 43
- Kellyville Memorial Park 44
- Coolong Reserve 45
- Mackillop Drive Reserve 46
- Charles McLaughlin Reserve 47
- Worthing Avenue Reserve 48

Learning & discovery

- Bella Vista Farm Park 49
- Castle Hill Library 50
- Museum of Discovery 51

Business & services

- Lakeside Private Hospital 52
- Norwest Business Park 53
- The Hills Clinic 54



THE ASHFORD CASTLE HILL

🎓 Castle Hill High School
30min walk / 6min drive

🏠 Castle Towers
30min walk / 7min drive

🛒 Macquarie Shopping Centre
20min drive

🏠 Sydney CBD
34min drive

🏟️ Castle Hill Showground
6min walk

M Hills Showground Station
6min walk

🌳 Cattai Creek
2min walk

🏟️ Olympic Park
26min drive

🎓 TAFE NSW Baulkham Hills
40min walk / 7min drive

📍 Parramatta
22min drive



- ← Chatswood (23min)
- ← North Ryde (19min)
- ← Macquarie Park (17min)
- ← Macquarie University (15min)
- ← Epping (11min)
- ← Cherrybrook (5min)
- ← Castle Hill (3min)
- Hills Showground
- Norwest (3min)
- Bella Vista (5min)
- Kellyville (8min)
- Rouse Hill (11min)
- Tallawong (13min)

🎓 Castle Hill Public School
35min walk / 7min drive

📍 Chatswood
28min drive

🏟️ Macquarie Park
20min drive

🏠 North Sydney
30min drive

🛒 Hills Super Centre
22min walk / 5min drive

Harvey Norman	JB HI-FI
Runnings	Service NSW
Officeworks	Glacia Ocean's
Kathmandu	FREEDOM
BED BATH N' TABLE	THE GOOD GUYS

🏠 Norwest Business Park
9min drive

📍 Rouse Hill Town Centre
15min drive

Live, Work, Play and Shop all moments from your new home...



Just minutes from great cafes and dining



Grow your own vegetables at the community garden.



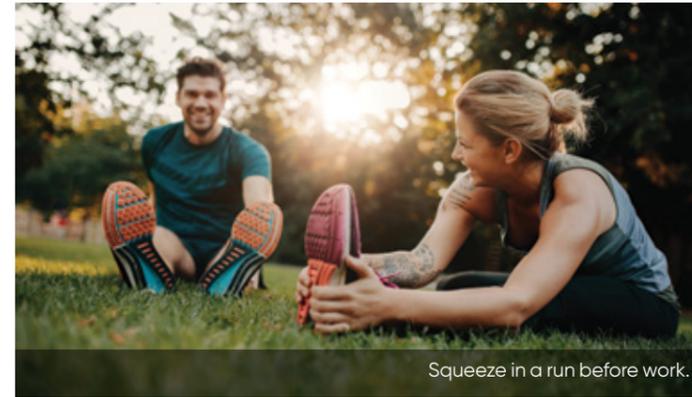
Over 300 retail outlets to explore at Castle Towers



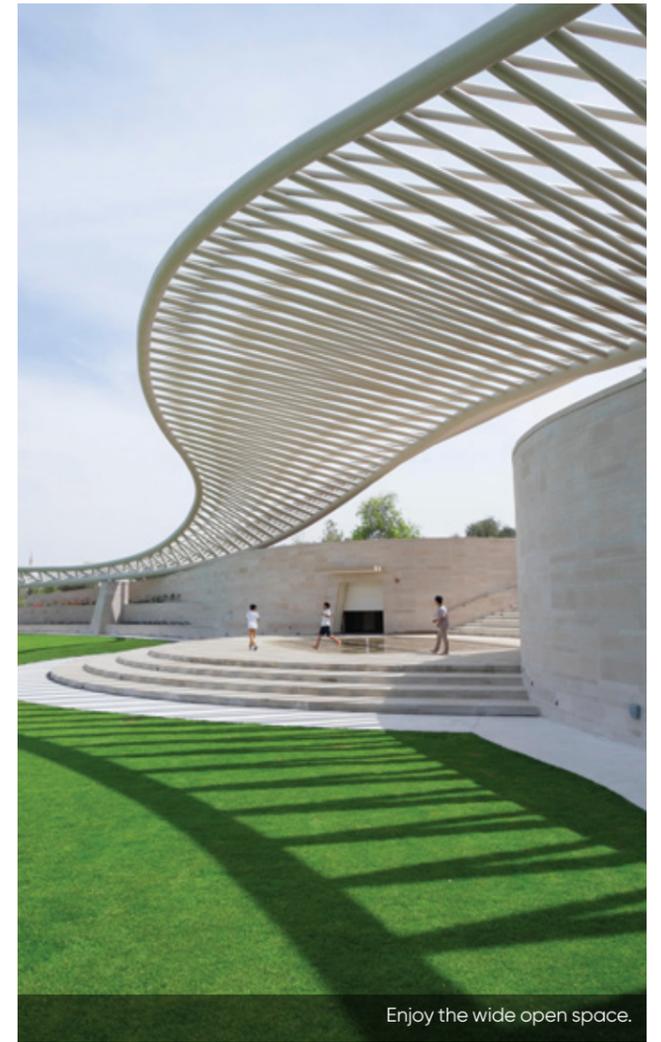
Relax while you listen to live music.



Enjoy large spacious flexible living spaces.



Squeeze in a run before work.



Enjoy the wide open space.



Immerse yourself in nature at Fred Caterson Reserve.

The pinnacle of aspirational living



Entertain on your rooftop terrace



Generous balconies for family and friends



Roof top facilities



Oversized apartments deliver space and comfort



Beautiful landscaped gardens and areas for relaxation and enjoyment



Open plan living brings light and space to every apartment

Masterplan

- A Communal Rooftops
- B Green Space
- C Communal Courtyards
- D Lobby Entrances
- E Carpark Entrance

Building Heights

- A1 9 Levels
- A2 9 Levels
- B1 8 Levels
- B2 7 Levels
- C 7 Levels
- D 9 Levels

Parking

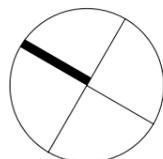
- 1 Bedroom - 1 Carpark
- 2 Bedroom - 1 Carpark
- 3 Bedroom - 2 Carpark
- 3 Levels of Basement Parking
- Every apartment comes with a storage cage in the basement

Distance Between Buildings

1. Building A1 to D → 58.1 metres
2. Building A2 to D → 13.8 metres
3. Building A2 to B2 → 25.2 metres
4. Building B2 to C → 13.2 metres

The Ashford Native Gardens

- 60 Different species of native plants
- 12,274 Separate plantings
- 16 Species of Trees



Finishes

External

- External masonry walls combination of face brickwork and rendered paint finish.
- Reinforced concrete slab floors.
- Powder coated aluminium glass balustrades, with tiled balconies.
- Powder coated aluminium window frames.
- Terrace common area, to have paved surface.
- Selected quality paints to all external concrete surfaces.

Internal – General

- 1, 2 and 3 bed's: Living areas and corridors laid with timber engineered floorboards.
- Selected floor tiles to kitchen, bathroom, laundry, ensuite and balconies.
- Chrome door furniture.
- Chrome tap ware.
- Downlight fittings to all units.
- Audio intercom system at lobby.
- Hollow core internal doors.
- Selected quality paints to all internal walls with quality undercoat.
- Power points to all rooms.
- 1 and 2 bed's: Concealed air-conditioning to living area and master bedroom
- 3 bed: Concealed air-conditioning to all rooms
- Mechanical ventilation to bathrooms, ensuites and laundry's, where no natural ventilation.

Kitchens

- Tiled floor.
- Mirrored splashbacks.
- Gourmet kitchen cupboards, with 40mm polished stone bench top.
- ILVE Stainless steel multi-function oven, or similar.
- ILVE Stainless steel gas cook top, or similar.
- ILVE Stainless steel ducted range hood, or similar.
- ILVE Dishwasher, or similar.
- ILVE Microwave, or similar.
- All units: Undermount Stainless steel 1 + 1/2 bowl sink with mixer tap.

Living, Dining room

- Doors to tiled Terrace / Balcony.
- Television aerial point includes free to air and pay T.V.
- Gas bayonet fitting for 1, 2 and 3 bedrooms.
- Telephone point.

Laundry

- Tiled floor, skirtings and splashback.
- Stainless steel Tab Mixer.
- Clothes dryers.
- Washing machine taps.
- One and two bedrooms to have stainless steel laundry tub and cupboard, or similar.
- Three bedroom units to have built in cabinetry.

Master Bedroom

- Sliding wardrobes.
- Telephone and television aerial point includes free to air and pay T.V.
- Bedrooms to be laid with select quality carpet

Bedrooms two and three (if applicable)

- Sliding wardrobes.
- Bedrooms to be laid with select quality carpet.

Bathrooms

- Vanity unit with mirrored shaving cabinet above.
- Frameless glass shower screen.
- Concealed cistern and full china toilet.
- Floor to ceiling tiles.
- Bathtub, only where shown on plan for 2 and 3 bedrooms.

Ensuite (two or three bedroom units, only)

- Vanity unit with mirrored shaving cabinet above.
- Frameless glass shower screen.
- Concealed cistern with Floor standing pan.
- Floor to ceiling tiles.

Basement

- Security basement parking with electronic remote controlled shutter.
- Mechanical ventilation to comply with Australian Standards.
- Mechanically ventilated residential garbage room.
- Designated carwash bay.

Common hallways

- Fire rated doors into all units.
- Entry foyer laid with selected quality ceramic tiles and or carpet.

General - external

- Central gas hot water units.
- Gas bayonet fitting on balconies.

Project Details

				Number of Units
UNIT MIX	1	1	1	65
	2	2	1	152
	3	2	2	55
EXPECTED RENTAL RETURNS¹				Price Range
	1	1	1	\$450 - \$470 p/w
	1 + Study	1	1	\$470 - \$500 p/w
	2	2	1	\$530 - \$560 p/w
	2 + Study	2	1	\$560 - \$590 p/w
	3 + Study	2	2	\$700 - \$750 p/w
ESTIMATED STRATA LEVIES²				Price Range
	1	1	1	\$550 - \$890 p/q
	2	2	1	\$890 - \$1,140 p/q
	3	2	2	\$1,150 - \$1,550 p/q

¹ Estimates subject to market fluctuations. Information provided by Village Property, July 2021 for Deicorp. ² Estimates are excluding GST. Information provided by Net Strata, October 2021 for Deicorp. This should be used as a general outline, as levies will be determined by the owner's corporations at their general meetings.

Architect Blurb

Turner is a multi-award-winning design practice with realised projects valued at over \$10 Billion completed or under construction. Turner celebrated 20 years of practice in 2021. With approximately 100 staff from nearly 30 countries of origin, and offices in Sydney and London, Turner represents a culturally diverse workplace, strong in identity, that is continually evolving.

Turner's projects include urban design and master planning, social and affordable housing, apartments, student accommodation, seniors living, workplace, hospitality and increasingly, hybrid combinations of these typologies. Their projects reflect the unique contexts while being underpinned by strong design principles, resulting in elegant solutions and well-crafted environments.

At Turner, design is a collaborative process generating places that serve their purpose well and bring delight to their occupants.

We understand that a project's context includes the social, cultural, economic and environmental as well as the physical. It is important that the places, buildings and environments we create have lasting qualities that will remain relevant over time.

We do not set out with a preconceived idea - the process is evolutionary, and the investigations can take us to places that we never expected. This approach promotes innovation, unique to each project, underpinned by a pragmatic awareness.

What Turner bring to projects, and what sets them apart from others, is the volume, size and complexity of our completed projects. This provides a detailed knowledge and understanding of what makes successful places and buildings, and how to resolve the competing requirements of each use so that they are complimentary to each other. Our purpose is to create well resolved projects where each element contributes to the success of the other.



25 Ashford Avenue, Castle Hill

theashfordcastlehill.com.au

deicorpproperties.com.au

Pictures showing the interiors of the apartments and buildings are indicative only. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice. Furnishings not included with apartment purchase. Deicorp takes the security and privacy of the personal information we hold very seriously. The policies and procedures we follow in relation to this information are outlined in our privacy policy. Please review our privacy policy before providing us with any of your personal information. Please note that if you choose not to provide us with the information requested above, we may not be able to provide you with the requested products or services.