



HILLS  
**SHOWGROUND**  
VILLAGE



**DEICORP**  
Design. Develop. Deliver.

# WELCOME HOME

## BRAND NEW 1, 2 AND 3 BEDROOM APARTMENTS

A new way of living in Castle Hill right next to the Hills Showground Metro and above a vibrant retail precinct.



Artist's impression

# WHERE LIFE COMES TOGETHER

A NEW WAY TO LIVE

HILLS SHOWGROUND VILLAGE

CASTLE HILL

A PLACE YOU KNOW AND LOVE

## EXPERIENCE A NEW WAY OF LIVING IN CASTLE HILL

Encounter an elevated life of convenience you've always dreamed of, in a place that feels familiar. Welcome home to Hills Showground Village, where a vibrant village lifestyle full of exciting experiences awaits.

# A precinct that has it all

A NEW WAY TO LIVE

-  BEAUTY AMENITIES AND FITNESS CENTRES
-  PUBLIC PLAZA TO MEET FRIENDS
-  HEALTH AND FITNESS

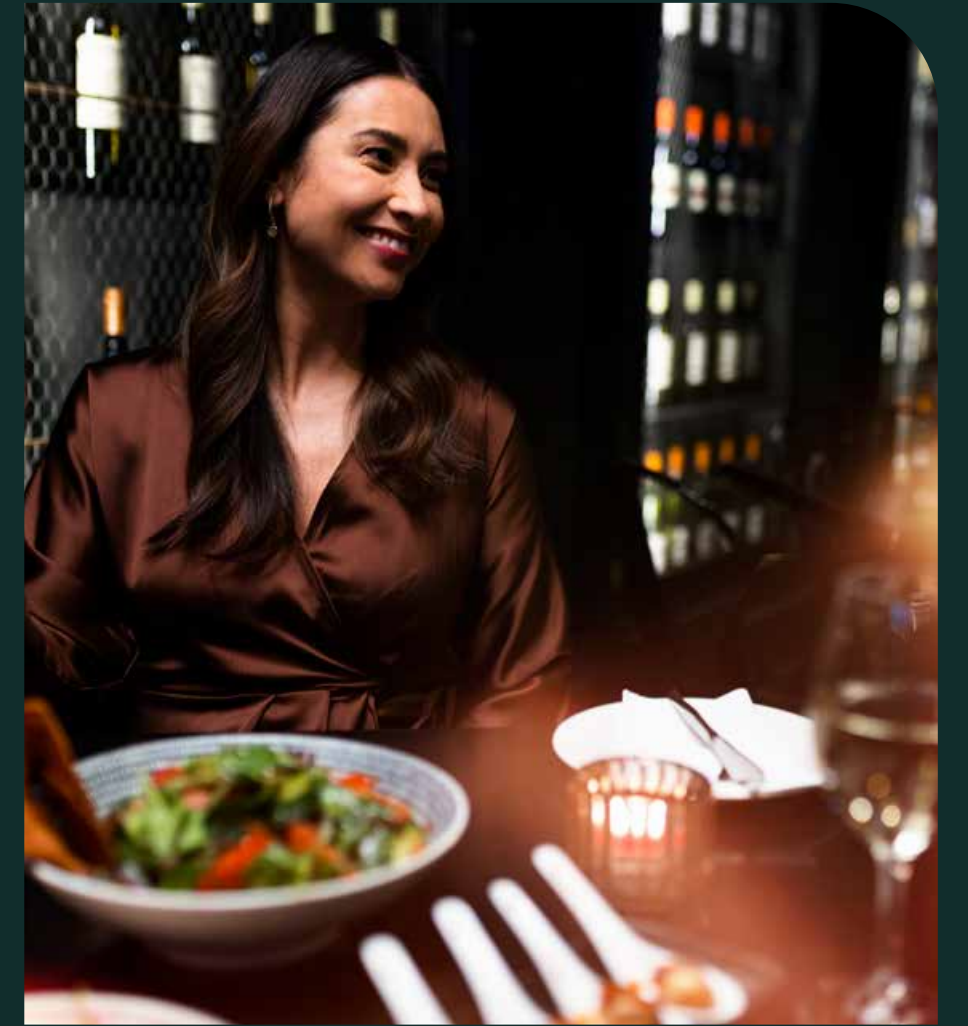


HILLS SHOWGROUND VILLAGE



## ENJOY LIFE'S BEST MOMENTS

Embrace the lifestyle you've always dreamed of at Hills Showground Village. Be spoilt for choice with great shopping and entertainment options just an elevator ride away. Hills Showground Village will be a destination for foodies, with thriving cafés and restaurants. Leave the car and enjoy a great night out just moments from home.



CASTLE HILL



A PLACE YOU KNOW AND LOVE

-  CAFÉS AND RESTAURANTS
-  OVER 30 SPECIALTY RETAIL OUTLETS
-  MAJOR SUPERMARKET PROVIDING EVERYDAY ESSENTIALS

# Village living reimagined

## PUTTING THE 'LIFE' IN LIFESTYLE

With everything you need and love in easy reach, Hills Showground Village is the essence of modern living. Enjoy the shops and cafés downstairs, and explore the range of activities in your neighbourhood. Discover the Castle Hill Showground, nearby bushland, parks and green spaces, or jump on the Metro to enjoy the best of The Hills and beyond.



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**CHATSWOOD**  
28mins drive

**CASTLE TOWERS**  
30mins walk  
7mins drive

- Adidas
- Aldi
- ANZ
- Apple
- Coles
- Kmart
- McDonald's
- Myer
- Nike
- UNIQLO

**MACQUARIE PARK**  
20mins drive

- Big W
- Commonwealth Bank
- David Jones
- H&M
- Levi's
- Lululemon
- Macpac
- Myer
- Rebel
- Woolworths

**NORTH SYDNEY**  
30mins drive

**SYDNEY CBD**  
34mins drive

**CASTLE HILL SHOWGROUND**  
2mins walk

**M HILLS SHOWGROUND STATION**  
1min walk

**OLYMPIC PARK**  
26mins drive

**CATTAI CREEK**  
2mins walk

**TAFE NSW BAULKHAM HILLS**  
40mins walk / 7mins drive

**PARRAMATTA**  
22mins drive

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

**CASTLE HILL PUBLIC SCHOOL**  
35mins walk / 7mins drive

**CASTLE HILL HIGH SCHOOL**  
30mins walk / 6mins drive

**HILLS SUPER CENTRE** →  
22mins walk / 5mins drive

- Bed Bath N' Table
- Bunnings Warehouse
- Freedom
- Gloria Jeans
- Harvey Norman
- JB HI-FI
- Kathmandu
- Officeworks
- Service NSW
- The Good Guys

**NORWEST BUSINESS PARK** →  
9mins drive

**ROUSE HILL TOWN CENTRE** ↓  
15mins drive

# Breathtaking leafy green views over the Showground precinct

A NEW WAY TO LIVE

HILLS SHOWGROUND VILLAGE

## ENJOY A LIFE ABOVE IT ALL

Live the high life with spacious outdoor living while enjoying uninterrupted north facing views of the surrounding district, as well as the increased privacy and security an elevated position provides.

CASTLE HILL

A PLACE YOU KNOW AND LOVE

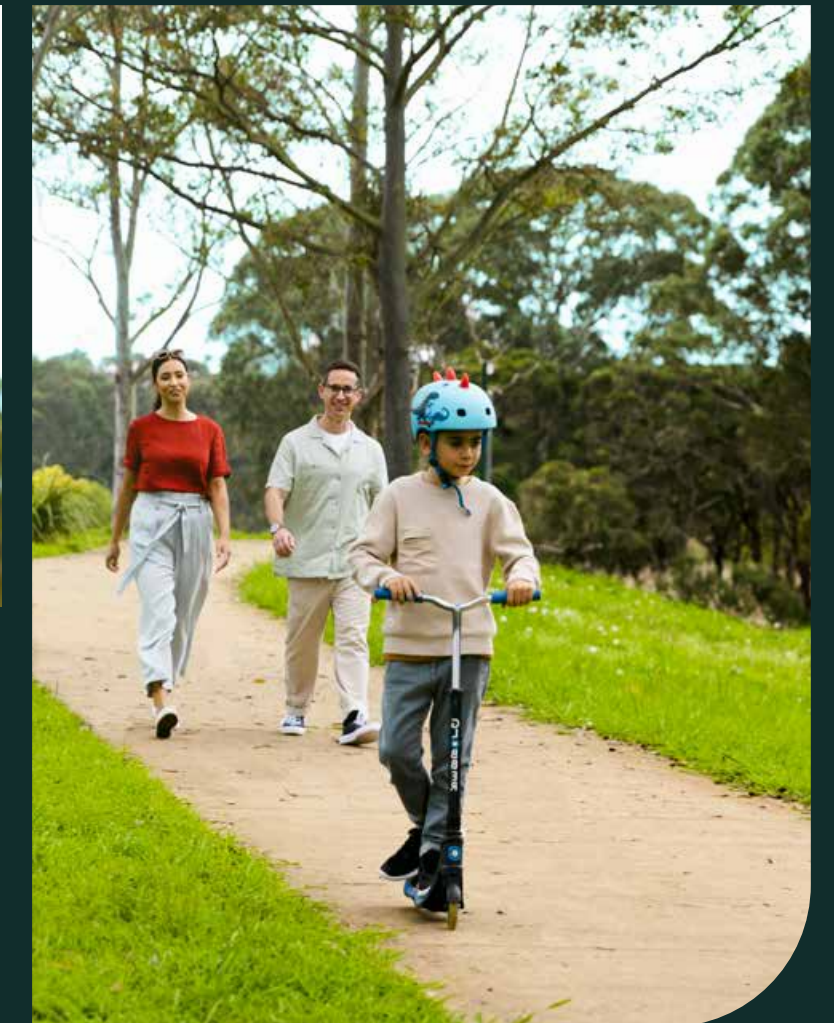
# Your all access pass

## DON'T MISS THE ACTION

At Hills Showground Village no two days will be the same with countless exciting things to do within easy reach.



-  FIND YOUR FAVOURITE CAFÉ DOWNSTAIRS
-  CURATED RETAIL OFFERINGS
-  COMMUTE FROM THE HILLS SHOWGROUND METRO STATION



-  COUNTLESS SPACES FOR EXERCISE
-  EXPLORE THE UPGRADED CATTAI CREEK CORRIDOR
-  CHILDREN'S PLAYGROUNDS

A NEW WAY TO LIVE

HILLS SHOWGROUND VILLAGE

CASTLE HILL

A PLACE YOU KNOW AND LOVE



# A NEW WAY OF LIVING

NEW WAY TO LIVE

HILL'S SHOWGROUND HILLS

CASTLE HILL

A PLACE YOU KNOW AND LOVE

# Life starts here

## CLOSE TO EVERYTHING

Hills Showground Village offers an unrivalled opportunity to live in the heart of it all. You'll love the convenience of Castle Hill's shopping centres, variety of stores, busy cafés and restaurants, schools, sporting clubs and other facilities.

Just moments from your front door you'll find the Castle Hill Fitness and Aquatic Centre, one of the largest fitness, swimming and gymnastics facilities in the country, as well as specialist medical and wellness practitioners – so your health and wellbeing can always stay top of mind.

The Hills District is renowned for its inviting green spaces and native bushland, making the area an ideal choice for those seeking an active outdoor lifestyle.

Set against this green backdrop, the Showground precinct is the beating heart of regional parklands, connecting the reinvigorated Cattai Creek corridor to the always popular Fred Catterson Reserve.

This means you can follow the green link from the metro and head out for a day under the gum trees as you explore the Castle Hill Trail or the Geebung Walk.

## ● RETAIL & DINING

- 01 Castle Towers Shopping Centre
- 02 Castle Mall Shopping Centre
- 03 Castle Hill Homemaker Centre
- 04 HomeCo. Hills
- 05 Bunnings Castle Hill
- 06 Castle Hill RSL Club
- 07 The Piazza
- 08 Hillside Hotel
- 09 Mary's Burgers Castle Hill
- 10 Nobles Restaurant and Bar

## ● EDUCATION

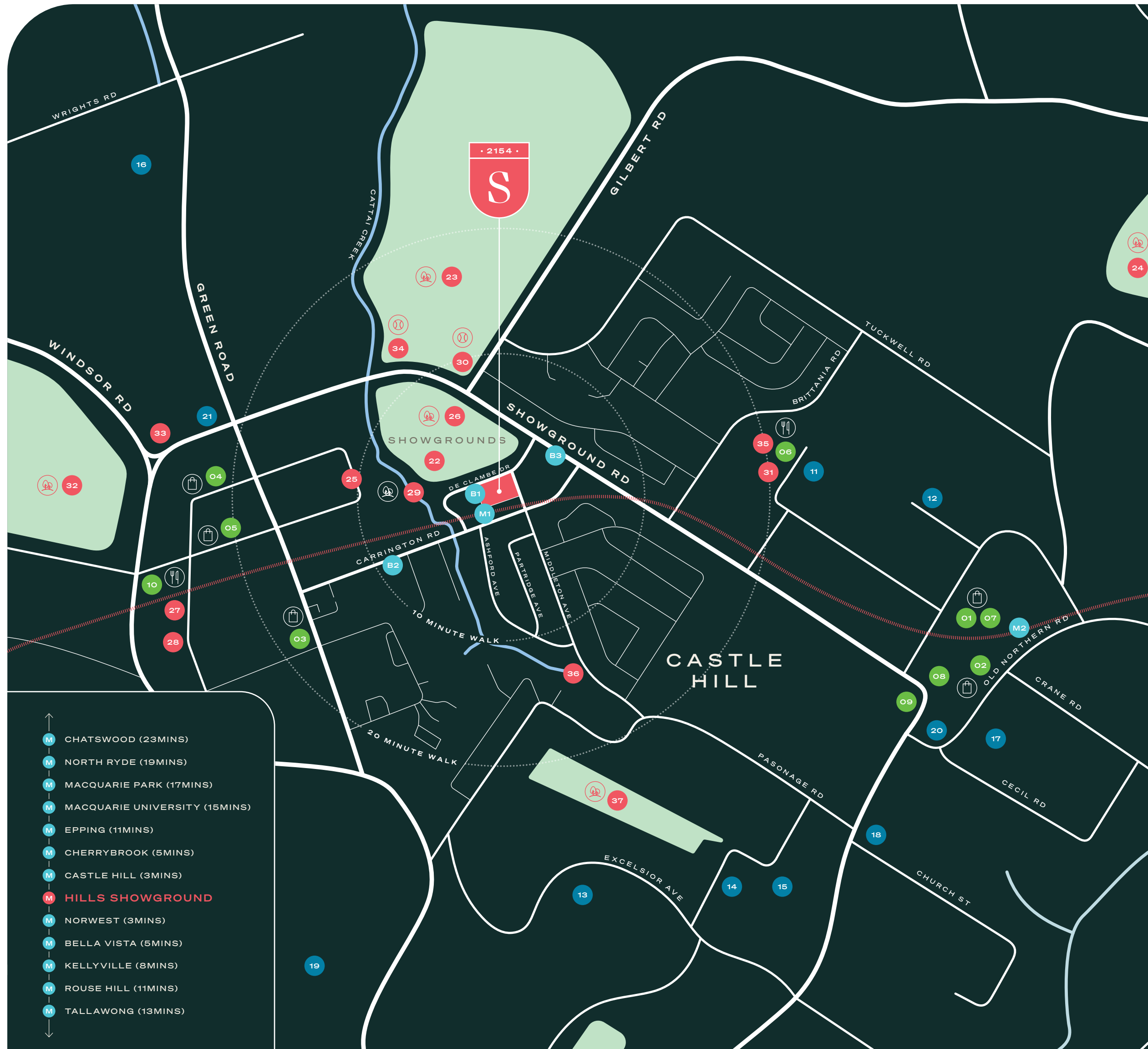
- 11 Castle Hill High School
- 12 Castle Hill Public School
- 13 Excelsior Public School
- 14 Gilroy Catholic School
- 15 St Gabriel's School
- 16 St Angela's Primary School
- 17 Hills Adventist College
- 18 Redeemer Baptist School
- 19 St Michael's Primary School
- 20 University of Canberra Sydney Hills
- 21 TAFE NSW - Castle Hill

## ● TRANSPORT

- M1 Hills Showground Metro
- M2 Castle Hill Metro
- B1 Doran Drive Bus Stop
- B2 Carrington Road Bus Stop
- B3 Showground Road Bus Stop

## ● PARKS & RECREATION

- 22 Castle Hill Showground
- 23 Fred Catterson Reserve
- 24 Castle Hill Heritage Park
- 25 Castle Hill Food Markets
- 26 The Pavilion Theatre
- 27 AMF Bowling Castle Hill
- 28 The Edge Rock Climbing Centre
- 29 Cattai Creek Corridor
- 30 Catterson Tennis Centre
- 31 Fitness & Aquatic Centre
- 32 Castle Hill Country Club
- 33 Museums Discovery Centre
- 34 Hills Basketball Association
- 35 Castle Hill Bowling Club
- 36 Cockayne Reserve
- 37 Coolong Reserve



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HILLS SHOWGROUND VILLAGE

Artist's impression

# No need to leave

## IT'S ALL HERE

You'll never want to leave Hills Showground Village with its bustling cafés, retail offerings, supermarket, BBQs, playground facilities, vegetable patches, childcare facility, gym, public plaza and community centre.

But if you do have to leave home, the Hills Showground metro station is literally across the street, connecting you to the major employment centres, universities, Macquarie Park, Norwest, Chatswood, and North Sydney, Barangaroo, Sydney CBD in virtually no time.

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# ROOM TO BREATHE

## OUTDOOR AMENITIES

Let the kids run off energy in the generous landscaped podium gardens, or quietly take in the sunshine in a hidden outdoor nook. Generous outdoor spaces will cater to all your requirements, be they social, recreational or communal.



BBQ, DINING, ENTERTAINMENT FACILITIES



LUSHLY LANDSCAPED NATIVE GARDENS AND GREEN SPACES



PLAYGROUND

# Elevate your entertaining

## ALFRESCO EXPERIENCES

Take catching up with friends and family to another level with the generous communal rooftop amenities across each building. Or relax and unwind amongst the greenery as you take in a good book or soak up the district views in peace and quiet.

# Your private oasis

## EMBRACE THE OUTDOORS

Take a breather in your own spacious, secluded outdoor entertaining area with uninterrupted views. A space to reflect your lifestyle, be it a private outdoor room ready to entertain friends and family, a place to work out, or to just chill out on a comfy deck chair.



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# A new outlook on life

## BRINGING THE OUTSIDE IN

If views are your thing, choose between vistas across the stunning Cattai Creek Corridor green belt, which can never be built out, or across the Castle Hill district. Either way, you'll enjoy the endless horizon with fresh breezes ventilating your entire home and helping you to relax after a busy day living your best life.

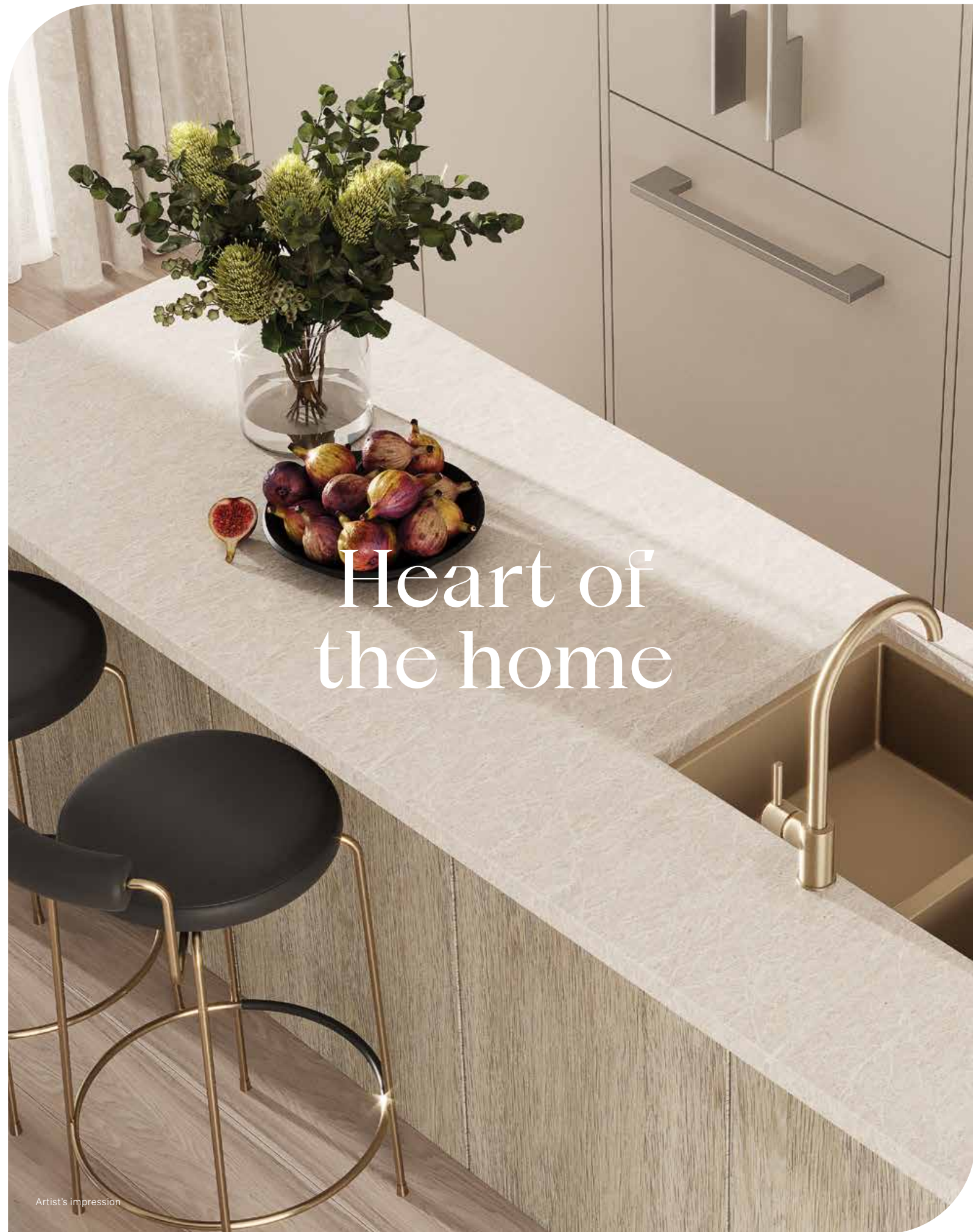


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# Heart of the home

Artist's impression



## REDEFINING EASY LIVING

No matter your stage of life, these premium residences have been designed for flexibility. Your new kitchen will cater to busy family dinners, entertaining friends and extended family celebrations, or for just grabbing a quiet bite to eat on your own. Need a bottle of wine or run out of an ingredient? Simply pop downstairs and stock up in no time.



Equipped  
for success

# A space that's all yours

 **OVERSIZED LIVING SPACES**

 **DESIGNED TO PROMOTE A SENSE OF WELLBEING**

 **MANY APARTMENTS INCLUDE EXTRA STUDY / MULTIPURPOSE SPACE**

## ADD YOUR PERSONAL TOUCH

With oversized living spaces, the premium apartments at Hills Showground Village are a canvas for you to customise, to meet your wants and needs. Floor-to-ceiling windows provide the luxury of soaking up the views and unwinding in your own time.

The designs promote a sense of wellbeing and space within each apartment, while the layouts give homeowners the flexibility to meet life's changing circumstances, complete with multipurpose spaces spilling out onto generous private outdoor areas.

The warmth of engineered timber floors in European oak evoke further luxury.



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PHOTOGRAPHY BY AND LOVE

### LIVE LARGE

Private terrace residences provide unrivalled access for those wanting direct access to the many attractions on offer in the Hills Showground precinct. The 2 bedroom plus study terraces offer plenty of space for busy families needing more space, but also all the benefits of living in a thriving activated precinct.

# Find your comfort

## RECHARGE AND REVITALISE

Close the door to the world and reflect on your busy day in your beautifully designed apartment that provide spacious living. Luxuriously appointed king sized bedrooms, with walk in robes, that flow onto outdoor spaces. Relax in bed with the expansive views your only distraction, while you reenergise for another fulfilling day in the thriving precinct.



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# A track record of success

## Deicorp

### YOUR TRUSTED PARTNER

Committed to designing and delivering new homes in some of Sydney's best new residential locations, Deicorp is helping to shape a bright future for this great city. Adhering to the highest standards in every way – whether it's site selection, construction, sales and marketing, or customer care – a Deicorp home brings the peace of mind that comes from making a smart choice.

### GENTLE ON THE PLANET

With all apartments located within 5-Star Green Star-rated buildings, you'll enjoy a highly efficient home, reduced energy bills, and a smaller carbon footprint.

## Turner

### ARCHITECTS OF PREMIUM LIVING

Turner Studio is a multi award-winning design practice with realised projects valued at over \$3 billion. Turner specialises in designing residential projects that reflect contemporary lifestyles and which stand the test of time. The company is celebrating 19 years of practice in delivering industry-leading projects that set new benchmarks.

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**HIGHLINE, WESTMEAD**  
555 apartments



**PROXIMITY, ROUSE HILL**  
375 apartments



**TALLAWONG VILLAGE, TALLAWONG**  
987 apartments



**THE ASHFORD, CASTLE HILL**  
272 apartments

CASTLE HILL

A PLACE YOU KNOW AND LOVE

# DEICORP DESIGN DEVELOP DELIVER

## Deicorp – the largest developer in the north west

Showground is presented by award-winning Australian-owned and operated developer-builder, Deicorp.

Experts in the development of new housing close to key public transport, Deicorp has been successfully operating across the Sydney market for over two decades, and is a leading developer in the north-west growth corridor, delivering over 2,000 apartments in the region.

Deicorp also boasts the confidence and track record that comes from working with a project team dedicated to delivering highly considered communities for north-west Sydney. At Hills Showground Village, this team includes Turner Studio, one of Australia's leading architectural practices.



As the first developer in NSW to achieve an iCIRT rating, and now with 3 separate ratings across their portfolio, Deicorp is fully embracing the benefits to consumers of an independent construction industry rating tool.



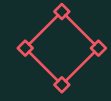
**TRANSPORT-CONNECTED**  
Always walking distance to public transport



**AWARD-WINNING TEAM**  
Highly acclaimed property developer



**AUSTRALIAN-OWNED**  
Proudly owned and operated in Australia



**DESIGNED FOR LIVING**  
Clever, connected, affordable and liveable projects



**SYDNEY EXPERTS**  
40+ developments across the Sydney region



**SEAMLESS JOURNEY**  
From sales to post-settlement and customer care



**21+ YEARS**  
A successful track record for over two decades



**8,000+ APARTMENTS**  
...and counting

## Peace of mind guaranteed

Deicorp is an integrated construction and development company that has been operating with the same building licence for 21+ years.

Deicorp is the responsible entity overseeing every element of the project, with construction, sales and marketing all within the same company structure.

This gives every buyer peace of mind that their purchase is protected and that Deicorp will deliver your new apartment to the high standard you expect.

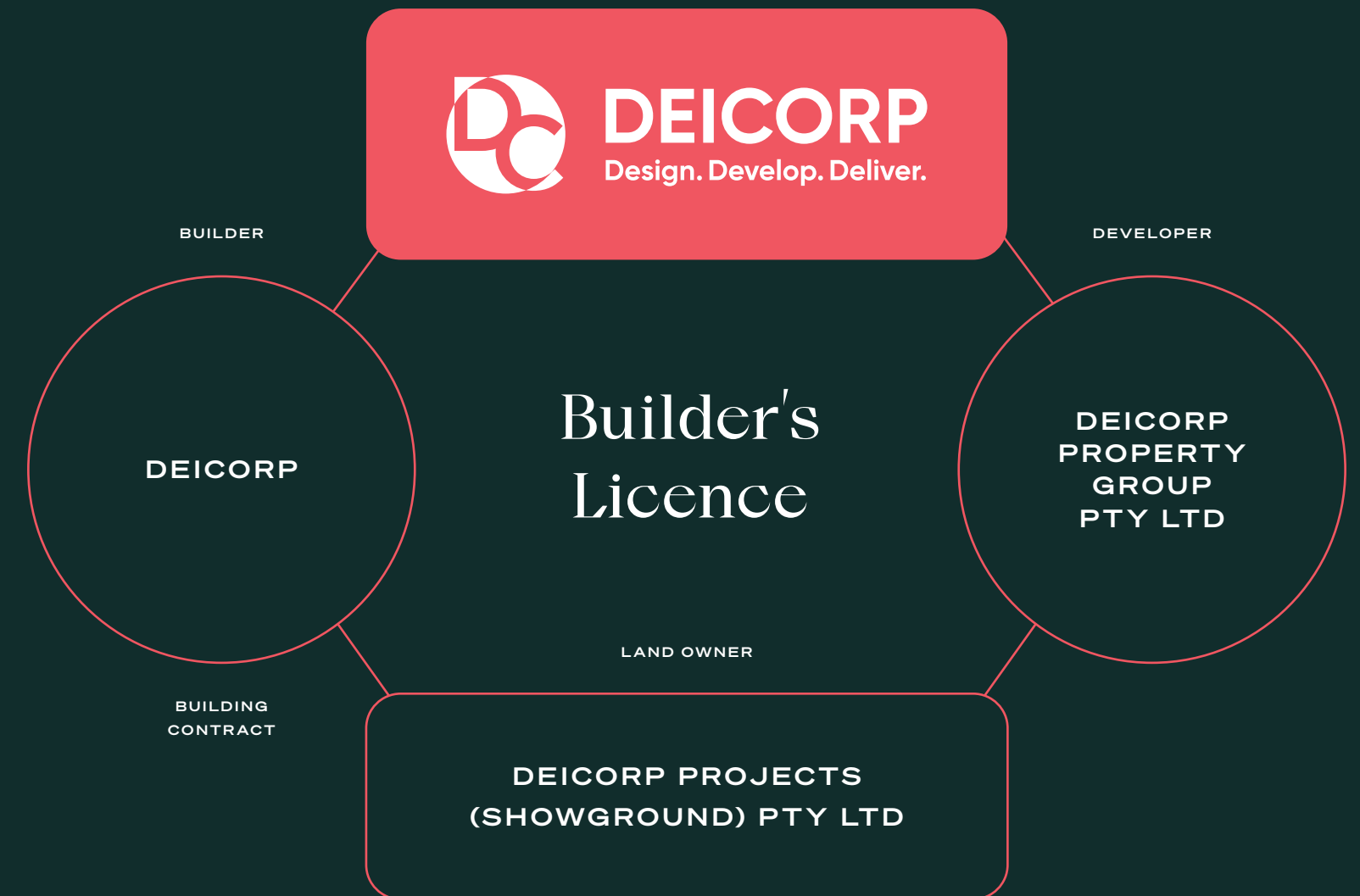
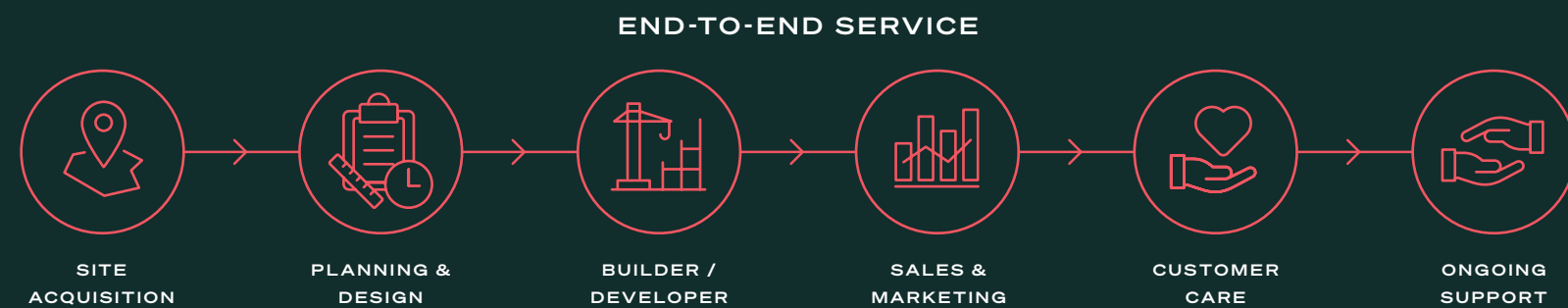
With Deicorp as the developer and builder, buyers are provided confidence and assurance on the quality delivered.

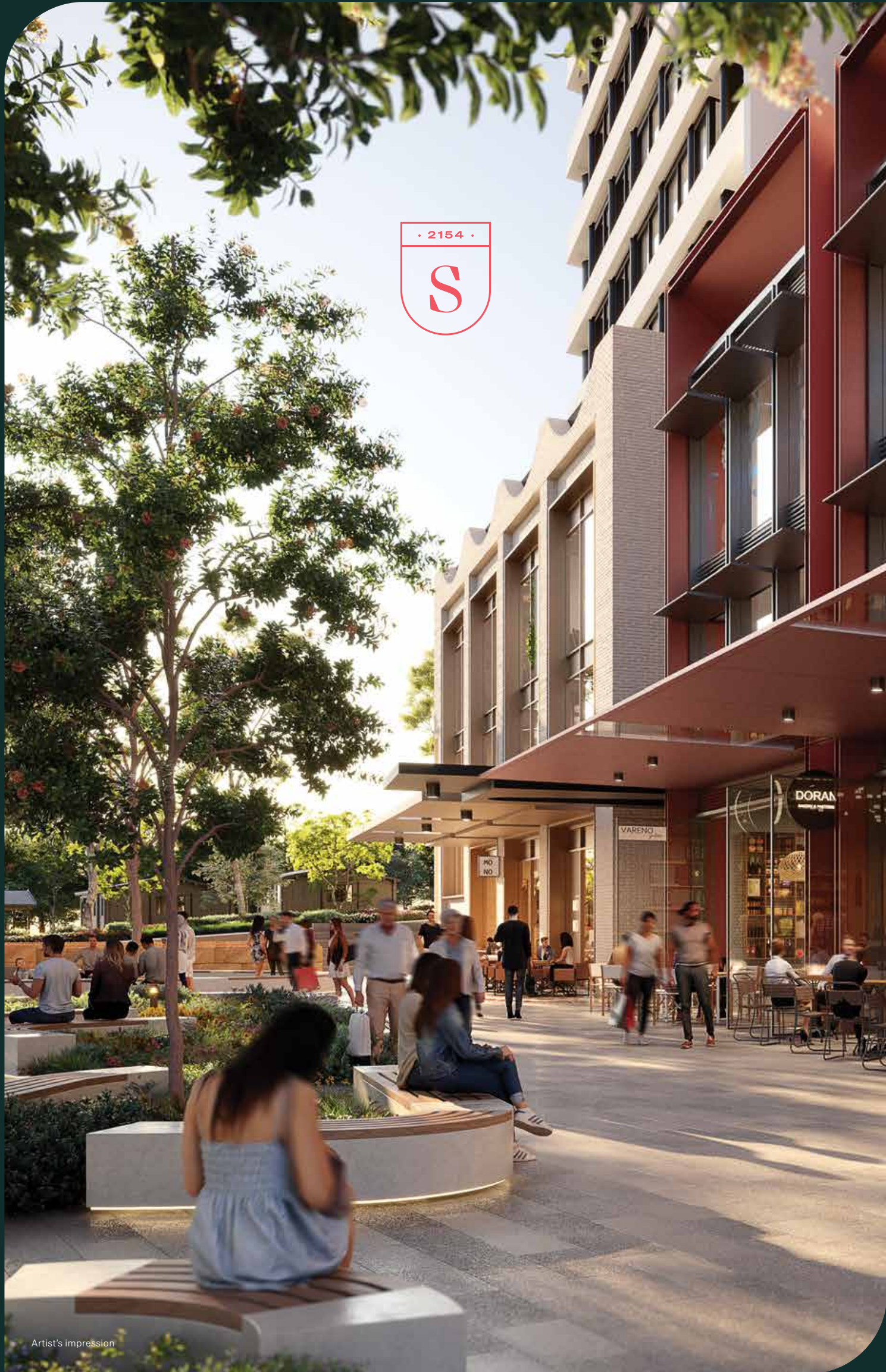
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Artist's Impression

DESIGNED BY EXTRABLACK



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