

PROXIMITY



By



DEICORP
Design. Develop. Deliver.



DEICORP DESIGN DEVELOP DELIVER



OPERATING WITH THE SAME BUILDERS
LICENCE FOR 21+ YEARS

Licensed Builder & Developer
Licence #182130C

END-TO-END SERVICE



Mixed-use projects with large anchor tenants



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

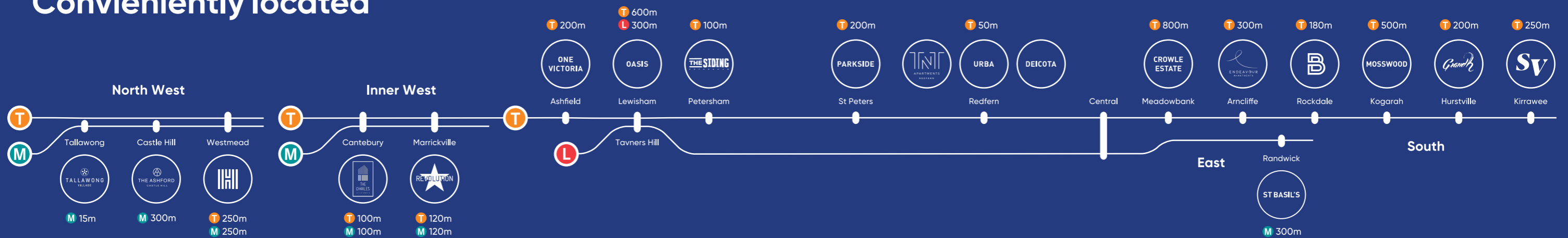


3000+
Apartments under construction

Sydney's leading developer of transport oriented 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



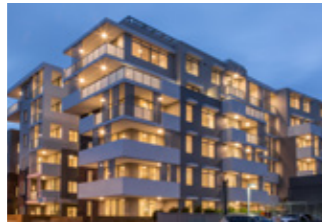
Alpha, Lewisham
68 apartments

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

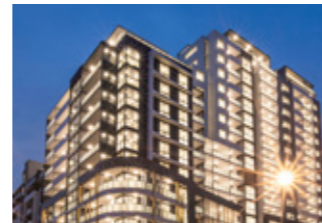


UFN, Epping
40 apartments

2019



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

56,850

people employed in The Hills district

250,971

forecasted population by 2036

\$8.3B

invested in Sydney Metro, with 2 stations in Rouse Hill

\$8.82B

economy centred in the Norwest Business Park

RICH WITH GROWTH

Rouse Hill is one of the most exciting and dynamic areas of Sydney, with a future that is lush with progress.

230

specialty stores in Rouse Hill Town Centre

4 SCHOOLS

in Rouse Hill

\$300M

expansion of Rouse Hill Town Centre

\$300M

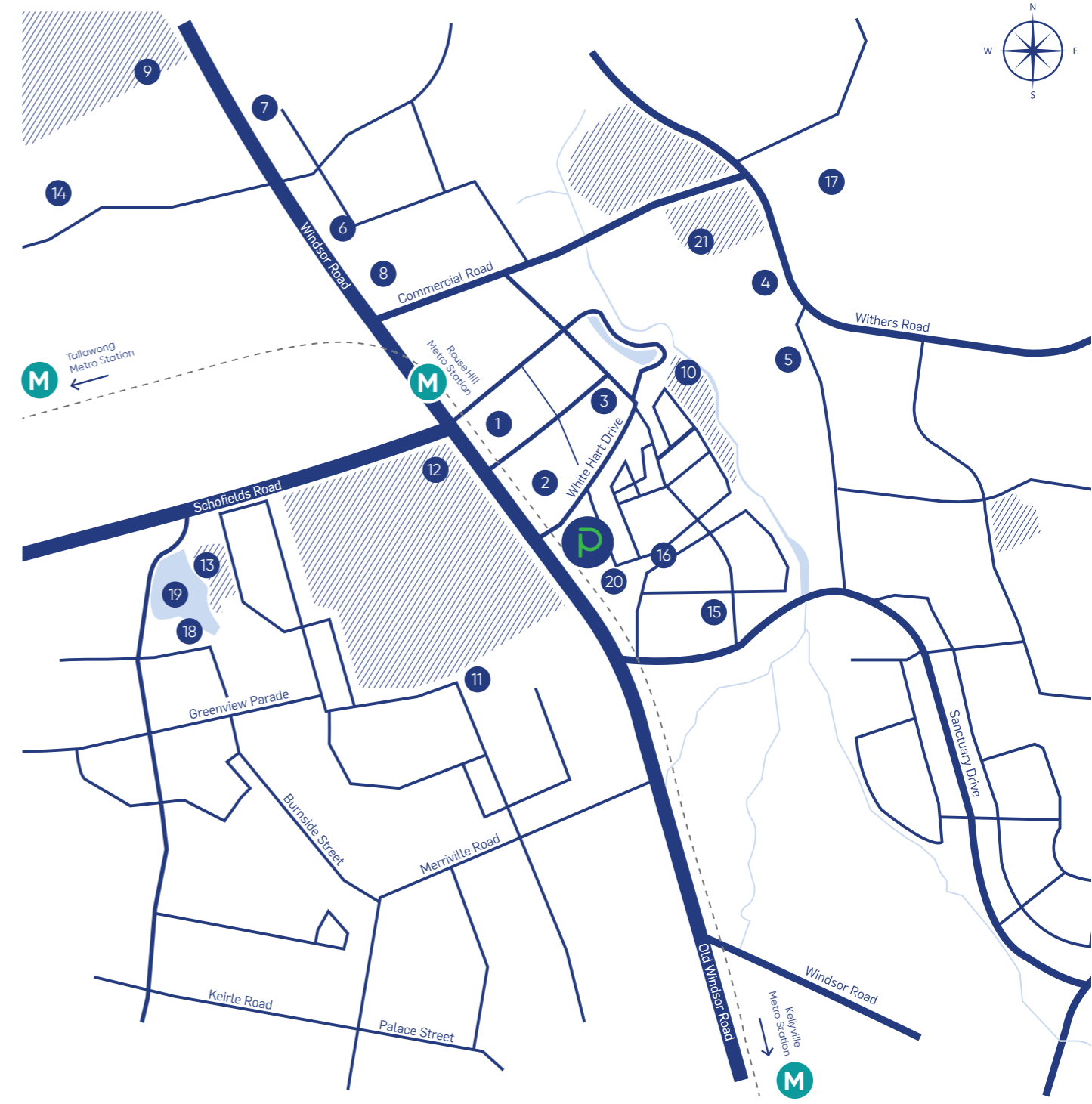
new Rouse Hill Hospital

T-WAY

bus connecting Rouse Hill to Parramatta

43.39%

forecasted population increase by 2036



- 1 Rouse Hill Town Centre
- 2 Coles Supermarket
- 3 Woolworths Supermarket
- 4 Rouse Hill High School
- 5 Ironbark Ridge Public School
- 6 ALDI Supermarket
- 7 IGA Supermarket
- 8 The Fiddler Hotel
- 9 Rouse Hill Regional Park
- 10 Ironbark Ridge Reserve
- 11 Kellyville Ridge Preschool
- 12 Ga Fuk Log Yuen
- 13 Lakes Edge Park
- 14 Rouse Hill Anglican College
- 15 Melaleuca Park
- 16 The Paddock
- 17 Kellyville Netball Courts
- 18 The Lake Neighbourhood Centre
- 19 Ironbark lake
- 20 Mungerie House, tennis courts / swimming pool
- 21 Bruce Purser Reserve



← Norwest Business Park
(15 minutes via Windsor Road (A2))
A2

← Norwest Private Hospital
(13 minutes via Windsor Road (A2))
A2

← Blacktown Hospital
(21 minutes via Windsor Road (A2))
A2

Stonecutters Ridge Golf Club
(25-minute drive)

Mungerie House & Community Facilities
(1-minute walk)

M Tallawong Metro Station
(2 minutes away from Rouse Hill Metro Station)

Proposed Rouse Hill Hospital
(3-minute drive)

Rouse Hill Metro Station
(3-minute walk) **M**

M CBD
(50 minutes via Metro)

M Chatswood
(33 minutes via Metro)

M Epping
(20 minutes via Metro)

Rouse Hill Town Centre
(3-minute walk)

The Fiddler
(6-minute drive)

Aldi
(7-minute drive)

IGA
(7-minute drive)

Rouse Hill Regional Park
(7-minute drive)

Rouse Hill High School
(5-minute drive)

Kellyville Public School
(5-minute drive)

Ironbark Ridge Public School
(4-minute drive)

Our Lady of Angels Primary School
(5-minute drive)

Ironbark Ridge Reserve
(10-minute walk)

PROXIMITY



The pinnacle of aspirational living



Communal Garden



Apartment Terrace



Kitchen



Bedroom with a view



External brickwork on the lower façade



Open Plan Living

Masterplan

- A Rooftop Gardens
- B Green Space
- C Communal Gardens
- D Lobby Entrances
- E Carpark Entrance

Building Heights

- T1 9 Levels
- T2 5 Levels
- T3 6 Levels
- T4 8 Levels
- T5 6 Levels
- T6 10 Levels

Parking

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

Distance Between Buildings

1. Building T1 to T2 → 17 metres
2. Building T1 to T6 → 21 metres
3. Building T2 to T3 → 13 metres
4. Building T3 to T6 → 37 metres
5. Building T4 to T5 → 15 metres

Proximity Native Gardens

- 🌿 60 Different species of native plants
- 🌳 15,758 separate plantings
- 🌲 21 Species of Trees



Note: This plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc. may change without notice. All parties should rely on their own investigation to validate this information, as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

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 bed's: Living areas and corridors laid with select quality carpet.
- 2 & 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, 2 and 3 bed's: Concealed Air-conditioning to living area and master bedroom
- 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 TV.
- Gas bayonet fitting for 1, 2 & 3 bedrooms.
- Telephone point.

Laundry

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

Master Bedroom

- Sliding wardrobes.
- Telephone & television aerial point includes free to air and pay TV.
- 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 & 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

UNIT MIX				Number of Units
	1	1	1	99
	2	2	1	238
	3	2	2	38
EXPECTED RENTAL RETURNS ¹ Subject to market fluctuations				Price Range
	1	1	1	\$420 - \$450 p/w
	2	2	1	\$490 - \$520 p/w
	3	2	2	\$580 - \$610 p/w
ESTIMATED STRATA LEVIES ² Estimates are excluding GST				Price Range
	1	1	1	\$650 - \$800 p/q
	2	2	1	\$900 - \$1200 p/q
	3	2	2	\$1,200 - \$1,400 p/q

1. Estimates subject to market fluctuations. Information provided by Village Property, 16th Feb 2022 for Deicorp. 2. Estimates are excluding GST. Information provided by Net Strata, September 2020 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

GROUPGSA

Our passion lies in enhancing communities and creating positive living environments.

Our expertise covers all types of living environments, highdensity apartments, master-planned communities, student accommodation and care environments.

We deliver renowned design solutions through our detailed understanding of design controls, markets and our clients' commercial requirements.



9 Civic Way, Rouse Hill

proximityrousehill.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.