

Winter 2012, Ed 1

Ropes Crossing Home Collection



**Fixed price house & land
from \$369,990**

What makes Ropes Crossing special

Village Oval

Just the spot for football or cricket, maybe play a game of tennis or basketball, or relax with a picnic.

Community Resource Hub

Meet your neighbours and establish life long friendships. The mix of educational and social events means there's something for everyone.

Ropes Central

Enjoy the convenience of Coles supermarket and specialty stores, cafes and takeaway restaurants.

Ropes Crossing Primary School

Kids can learn close to home and parents can enjoy the convenience of a short commute.

Hike and bike paths

It's so easy for the whole family to get active and enjoy the fresh air and natural surroundings.

Parks and playgrounds

Each village has its own parks and playgrounds, so your children can play in a safe environment, just a stroll from home.



With its wonderfully convenient location and beautiful native setting, everything about Barinya is unbelievable. From the moment you arrive at its distinctive entrance, you'll get a sense of the warm, community minded nature of this village.



Set against the magnificent natural backdrop of a regional park, with tangy scent of eucalyptus filling the air, you'll be greeted by tranquil bushland views each time you arrive home. The many local parks and playgrounds make it easy for you and your family to enjoy an active outdoor lifestyle.



Enjoy exclusive living in a naturally beautiful setting that's still close to modern conveniences. Ideal choice when looking for a special place to call home; the long stretches of parklands provide tranquil feel amongst the grand charm of family homes.



Aurora offers modern living at its best with easy access to all essentials. Aurora is located next to Ropes Central where you can do weekly shopping or pop in for a coffee with friends. Feeling active? Take an easy stroll to the tennis courts or catch up with friends at the Village Green.

The benefits of buying a fixed price house and land package

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Buying a fixed price package provides a convenient alternative solution for many people. This flexible option at Ropes Crossing offers a popular solution for home buyers who want the benefits of a brand new home without inconvenience.

Purchasing a house package often works out to be more cost effective buying an already established home. Now even more so the benefit of investing in new homes has never been stronger. Check out the Office of State Revenue website (www.osr.nsw.gov.au) for the latest NSW Government announcements for first time buyers and property investors.

An easy to purchase and simplified house and land package can be the best option for you if you are looking for a modern and convenient home that suits your lifestyle or investing in property.

The biggest appeal of purchasing your next home this way is the convenience it offers. Most of the fixed price and land packages will provide you the option of choosing interiors colours and floor coverings depending on the builder, the package and your budget. Furthermore most builders can offer an estimated build time which makes it easier to time your living arrangements.

Additional benefits may include:

- Easy payment structure of a small deposit and balance paid on completion
- Fixed price means no more to pay, unless additional variations are requested that suit your requirements
- Take the hassle out of moving into completed home that includes fencing, landscaping and all fixed furnishings.
- Investors can take advantage of the new Home Grant valued at \$5,000. The new grant for investors starts on 1 July 2012 and includes purchasers in individual names or entities and properties up to \$ 650,000 or land up to \$450,000. The grant can be used to reduce the stamp duty payable on the transaction or be paid as a grant of \$5,000. Check out the Office of State Revenue website for more details.



A good time to invest at Ropes Crossing

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Ropes Crossing Capital Growth

Considering the overall decline of Australian property values in 2010 and 2011, the median house price in Blacktown has performed considerably well, increasing since 2009 by 8.5 per cent per annum which is significantly higher than Sydney decrease of 2.9 per cent.

When comparing Ropes Crossing median house prices over the past five years with other suburbs located within the Blacktown LGA, it boasts a high rate of 12.8 per cent per annum.

Rental returns

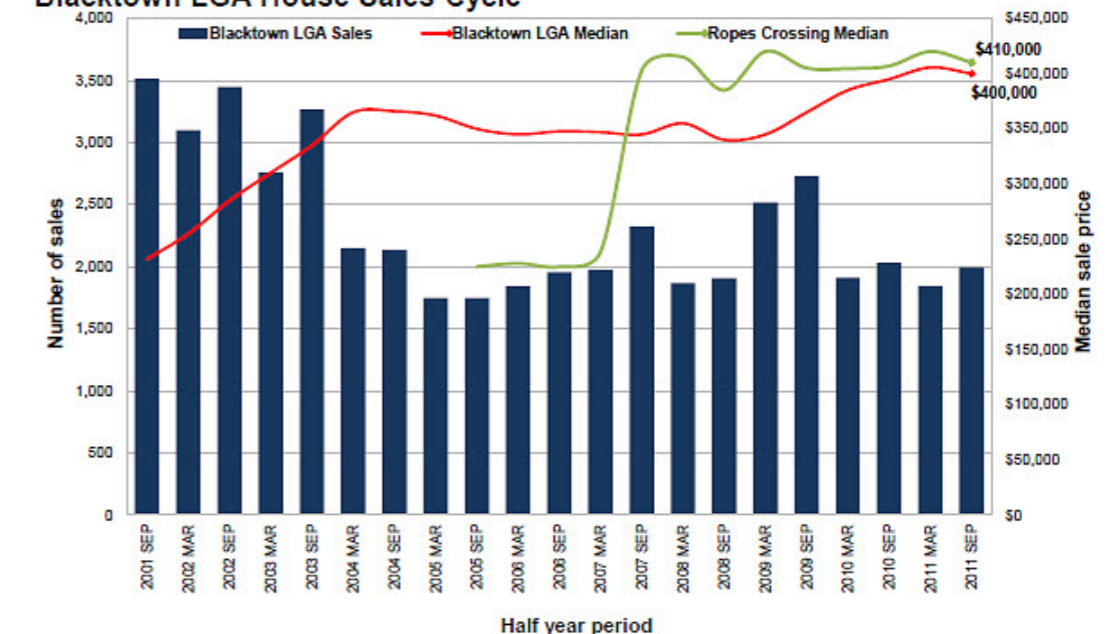
A standard 3 bedroom home in Ropes Crossing has achieved a weekly rental price of \$470, resulting in a high gross rental yield of six per cent. When compared to similar developments in Sydney's west, the rental yield achieved at Ropes Crossing is commendable, considering the suburb is still within its infancy.

Investment returns

For an emerging suburb like Ropes Crossing, the fundamentals are in place, which makes it an attractive investment alternative. This is evident when observing total property returns over the 12 month period ending in September 2011. By combining the annual median price growth with the rental yield achieved within Ropes Crossing, it is determined that the suburb registered a respectable 7.3 per cent total property return.

* Source: Colliers International Research

Blacktown LGA House Sales Cycle





Ready Built - Edgewater Homes

Ready Built was created to offer customers a smart, convenient and affordable new way to move into a brand new home.

Developed by Edgewater Homes, Ready Built by Edgewater Homes is a division of Sumitomo group a 300 year old business that builds over 10,000 homes a year globally throughout Australia, Japan China and South Korea.

Ready Built by Edgewater offer customers competitive pricing, more inclusions, and overall better value through their range of fixed price homes.

These quality fixed price house and land packages provide a perfect home of exceptional quality and design suitable for every lifestyle. Just pay 5% deposit and balance on completion.

Call us now on 1800 18 22 11 for more information.



Bella Carina
Lot 3313 Finsbury Cct 3 1 1

Home & Land fixed price:

\$369,990*

- Modern kitchen with caesarstone benchtops
- Timber stacker sliding doors
- Resort style undercover alfresco
- Driveway, landscaping
- Alarm system and fence
- Estimated completion Aug 12



Bella Broadway
Lot 2222 Stringybark Rd 3 1 1

Home & Land fixed price:

\$379,990*

- Spacious open plan living layout
- Designer kitchen with caesarstone benchtops
- Timber looking flooring
- Fencing, driveway and front path to entry
- Alarm
- Ready to move in



Combewood Blaxland
Lot 2232 Lawler St 3 2 2

Home & Land fixed price:

\$448,000*

- Designer kitchen with caesarstone benchtops
- 900mm stainless steel appliances
- High 2440 ceilings
- Resort style undercover alfresco
- Driveway, fence and landscaping
- Ready to move in



Scala Supra
Lot 2202 Stringybark Rd 4 2.5 1

Home & Land fixed price:

\$485,000*

- Open plan living kitchen, dining & family
- 20mm caesarstone benchtops to kitchen and ensuite bench
- Resort style undercover alfresco
- Timber stacker sliding doors
- Ready to move in



About Eden Brae Homes

Eden Brae Homes was established in 2000 to fill a void in the NSW Housing Market. Its aim is to offer a personalized boutique service, building quality homes at exceptional prices.

Eden Brae Homes offers a single line of responsibility for the delivery of homes from initial design, sales, administration, construction and maintenance. Homes sold comprise of contract homes, house and land packages and speculative homes.

Eden Brae is a five time winner 2006, 2007, 2008, 2009, 2010 and 2011 HIA, NSW, Major Professional Builder Award, NSW Region.



Avante Allure
Lot 3310 Finsbury Cct 3 2 1

Home & Land fixed price:

\$414,900*

- Modern kitchen with family & meals area
- Stone benchtops to kitchen & walk-in pantry
- Master bedroom with ensuite & walk-in robes
- Stencilled driveway & path to entry
- Samsung split system air conditioning
- Under construction



Avante Boulevard
Lot 3316 Finsbury Cct 3 2 1

Home & Land fixed price:

\$414,900*

- Kitchen with stainless steel appliances & dishwasher
- Stone benchtops to kitchen and walk-in pantry
- Master bedroom with ensuite and walk-in robes
- Samsung split system air conditioning
- Remote controlled garage door and alarm



Avante Resort
Lot 2308 Saltbush Cct 3 2 1

Home & Land fixed price:

\$439,900*

- Large kitchen with walk-in pantry
- Stainless steel appliances including dishwasher
- Fencing and landscaping
- Samsung split system air conditioning
- Remote controlled garage door and alarm
- Off the plan

Eden Brae Homes fixed price house and land packages offers a promising lifestyle of outstanding convenience. Each home showcase high quality inclusions and a flexible floorplan. With contemporary light filled interiors unrivalled in style and functionality.

Located in Barinya and Woodlands Village Village, surrounded by quality homes and beautiful native landscape.

Start living a great lifestyle in a quality Eden Brae Home, by just paying 5% deposit and balance on completion.

Call us now on 1800 18 22 11 for more information.



About Ancon Developments

Founded in the early 80's ANCON has specialised in small to large residential builds for almost 30 years.

Today ANCON continues to grow with their customers and remains proudly family owned. From the very beginnings ANCON has achieved successful results in the delivery of projects varying from commercial offices, residential, hotel and retail developments.

Ancon acknowledges that every customer is different, this delivery model embraces individuality and flexibility.



Lot 71 Gilroy Street 4 2.5 2

Home & Land fixed price:

\$439,900*

- Open plan family & meals area
- Separate living area
- Modern kitchen with stainless steel appliances
- Alfresco entertaining area
- Vertical blinds and flyscreens
- Estimated completion July 12



Lot 182 Bluebell Crescent 4 2 2

Home & Land fixed price:

\$459,500*

- 900mm stainless steel appliances
- Large open plan living layout into alfresco
- Separate living room
- Master bedroom with ensuite & walk-in robes
- Vertical blinds & flyscreens
- Alarm system & remote controlled garage door



Lot 542 Minyip St 4 2.5 2

Home & Land fixed price:

\$445,900*

- Flowing family, kitchen and dining combined
- Alfresco entertaining area
- Double garage with access into home & backyard
- Master bedroom with ensuite
- Remote controlled garage door & alarm system
- Estimated completion July 12

Ancon fixed price house and land packages, offers a variety of living options for you and your family.

Cleverly designed, offering a flexible floorplan with generous living areas and quality finishes throughout.

Stylish family haven with indoor/outdoor living.

Only 5% deposit and balance on completion.

Call us now on 1800 18 22 11 for more information.



About White Design and Construction

White Design & Construction is a boutique building company directed by Darren White, company owner and licensee. Darren has been in the building industry for over 20 years and his hands on involvement in every home they build.

The professional and friendly staff at White Design & Construction will assist and guide you throughout the building process.



Lot 1/3084 Highett St 4 2 2

Home & Land fixed price:

\$399,950*

- Loft above garage ideal for home office
- Stainless steel appliances & dishwasher
- Caesarstone benchtops in kitchen
- Balcony overlooking into Barinya Park
- Alfresco area
- Ready to move in



Lot 2/3084 Highett St 3 2.5 2

Home & Land fixed price:

\$399,950*

- Ready to move in
- Modern kitchen with appliances
- Alfresco area
- Master bedroom with ensuite
- Driveway & remote controlled garage door



Lot 5/3084 Highett St 3 2.5 2

Home & Land fixed price:

\$399,950*

- Excellent living option
- Stainless steel appliances & dishwasher
- Caesarstone benchtops in kitchen
- Landscaping front & rear yards
- Alfresco area
- Ready to move in

White Design and Construction fixed price house and land packages offers a sophisticated contemporary design.

Set in an enviable location within Barinya Village, you are just metres to Barinya park.

Featuring separate formal and casual living spaces, plus an entertaining area. Enjoy these quality workmanship townhomes juts a walk away from parks, shops and school.

Call us now on 1800 18 22 11 for more information



About Fowler Homes

Fowler Homes is part of The Fowler Group which has been involved with the building industry since 1978. In the last 30 years, Fowler Homes have built a reputation of attention to detail and quality, winning multiple awards for their designs, standards of building and Occupational Health & Safety.

The Fowler Group was created to provide clients with an unsurpassed level of service and style. Fowler Homes is a member of the Master Builders Association of NSW (MBA) and the Housing Industry Association (HIA).



Lot 120 Raffan Street 4 2.5 2

Home & Land fixed price:

\$449,500*

- Kitchen with 900mm Fisher & Paykel appliances incl dishwasher
- Separate living room
- Undercover alfresco area
- Blinds & flyscreens to windows & sliding doors
- Remote controlled garage door and alarm



Lot 5 Townsend Crescent 4 2 2

Home & Land fixed price:

\$454,000*

- Spacious kitchen and dining area
- 20mm caesarstone benchtops in kitchen
- Fisher & Paykel appliances incl dishwasher
- Alarm system
- Landscaping & fencing
- Off the plan



Lot 3 Townsend Crescent 4 2 2

Home & Land fixed price:

\$459,500*

- Large open plan living layout
- 20mm caesarstone benchtops in kitchen
- Fisher & Paykel appliances incl dishwasher
- Master bedroom with ensuite & walk-in robes
- Landscaping & fencing
- Off the plan

Fowler Homes fixed price house and land packages offers a stylish and relaxed lifestyle at Ropes Crossing.

Offering modern and quality finishes throughout and a generous open plan living layout.

Affordable lifestyle for you and you family. Call us now on 1800 18 22 11 for more information.

Map is indicative only and not to scale.



Ropes CROSSING

SCHOOLS

1. Ropes Crossing Primary School
2. St Marys North Public School
3. Holy Family Primary School
4. Chifley College Dunheved Campus
5. Chifley College Senior Campus
6. St Dominic's College
7. St Marys Senior High School
8. Caroline Chisholm College
9. St Pauls Grammar School
10. Cambridge Park Sporting School
11. Xavier College
12. Our Lady of the Rosary
13. Mamre Anglican School
14. Loyola Senior High School

ADULT EDUCATION

15. TAFE NSW Western Sydney Institute - Nepean College
16. University of Western Sydney - Penrith Campus
17. Ropes Crossing Skilling and Employment Centre

CHILDREN'S CENTRES

18. St Marys Occasional Care
19. Family Day Care
20. North St Marys Community Based Pre School

LIBRARY SERVICES

21. Mt Druitt Library
22. Penrith Community Toy Library
23. St Clair Library
24. St Marys Library

HEALTH & MEDICAL

25. Nepean Hospital
26. St Marys Community Health Centre
27. Mount Druitt Hospital
28. Minchinbury Community Hospital

SHOPS

29. Ropes Crossing Village Centre
30. Westfield Penrith
31. Queen Street, St Marys
32. Westpoint Blacktown
33. Westfield Mt Druitt

BANKS

34. ANZ
35. Commonwealth Bank
36. St George
37. Westpac
38. NAB

CHURCHES

39. Anglican Church
40. Catholic Church
41. Hillsong Church
42. St Paul's Lutheran Church
43. The Salvation Army
44. Uniting Church

SPORTS & LEISURE

45. Nepean District Athletic Club
46. Nepean District Soccer
47. Penrith City Softball Association
48. Ripples St Marys Leisure Centre
49. Skateboard Facilities
50. St Marys Indoor Cricket & Sports Centre
51. St Marys Junior Rugby League
52. CUA Stadium Penrith Park
53. Sydney International Regatta Centre
54. Dunheved Golf Club
55. Penrith Whitewater Stadium
56. Penrith Golf & Recreation Club
57. Ropes Crossing Sports Oval & Courts

ENTERTAINMENT

58. Panthers World of Entertainment Club
59. Henry Lawson Club
60. Penrith Gaels Cultural & Sporting Club
61. Penrith RSL Club
62. Penrith Paceway Club
63. Rooty Hill RSL Club
64. St Marys Rugby League Club
65. St Marys Band Club
66. St Marys RSL Club

PERFORMING ARTS

67. Joan Sutherland Performing Arts Centre

RESOURCES

68. Community Resource Hub
69. Sales & Information Centre

MAJOR RAILWAY STATIONS

BUS SERVICE

Lend Lease

Ropes CROSSING

Ropes Crossing Sales & Information Centre
 Mon - Fri: 8:30am - 5:30pm
 Sat & Sun: 9:30am - 5:30pm
 Ropes Crossing Boulevard (off Forrester Road)
 Ropes Crossing NSW 2760 UBD Ref 145 K16
 1800 18 22 11 ropescrossing.com.au

Lend Lease