



GUNDARI

TALLAWONG RESIDENCES

EXECUTIVE SUMMARY

Project Name

Gundari, Tallawong Residences

Project Location

175 Guntawong Road, Rouse Hill NSW 2155

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Welcome to the epitome of contemporary suburban living in thriving North West Sydney. A master-planned community nestled amidst picturesque parklands and the convenience of local amenities including education, retail, public transport and recreation facilities, Gundari Tallawong Residences sets a new standard in modern living.

Featuring contemporary home design and the ultimate in comfort, along with convenience and community living, Gundari is an exclusive two-stage residential development located in the heart of the growing Rouse Hill area.

- Upgraded gas cooktop with wok burner and 900mm rangehood
- Actron dual zone ducted reverse cycle heating/cooling system
- Latest in hybrid flooring (heat, stain, water & bacteria resistant)
- Built-in sliding mirrored storage
- LED downlights throughout kitchen & bathroom areas
- 20mm reconstituted stone kitchen benchtops with soft-close kitchen drawers (in accordance with selected colour scheme)
- Sectional overhead Colorbond garage door with auto opener (2 handheld transmitters & 1 wall-mounted transmitter)
- Landscaping to front and rear yards, concrete driveway, boundary fencing, letterbox and clothesline.
- 3 minutes to the new Tallawong Metro Station.
- Just 40 minutes from Sydney along the M2 Motorway.
- Close to major retail centres, parklands, sporting facilities
- Connect to Norwest Business Park in 20 minutes.





Rouse Hill Regional Park - 2.1km

Rouse Hill Town Centre - 4.1km

GUNTAWONG RESIDENCES

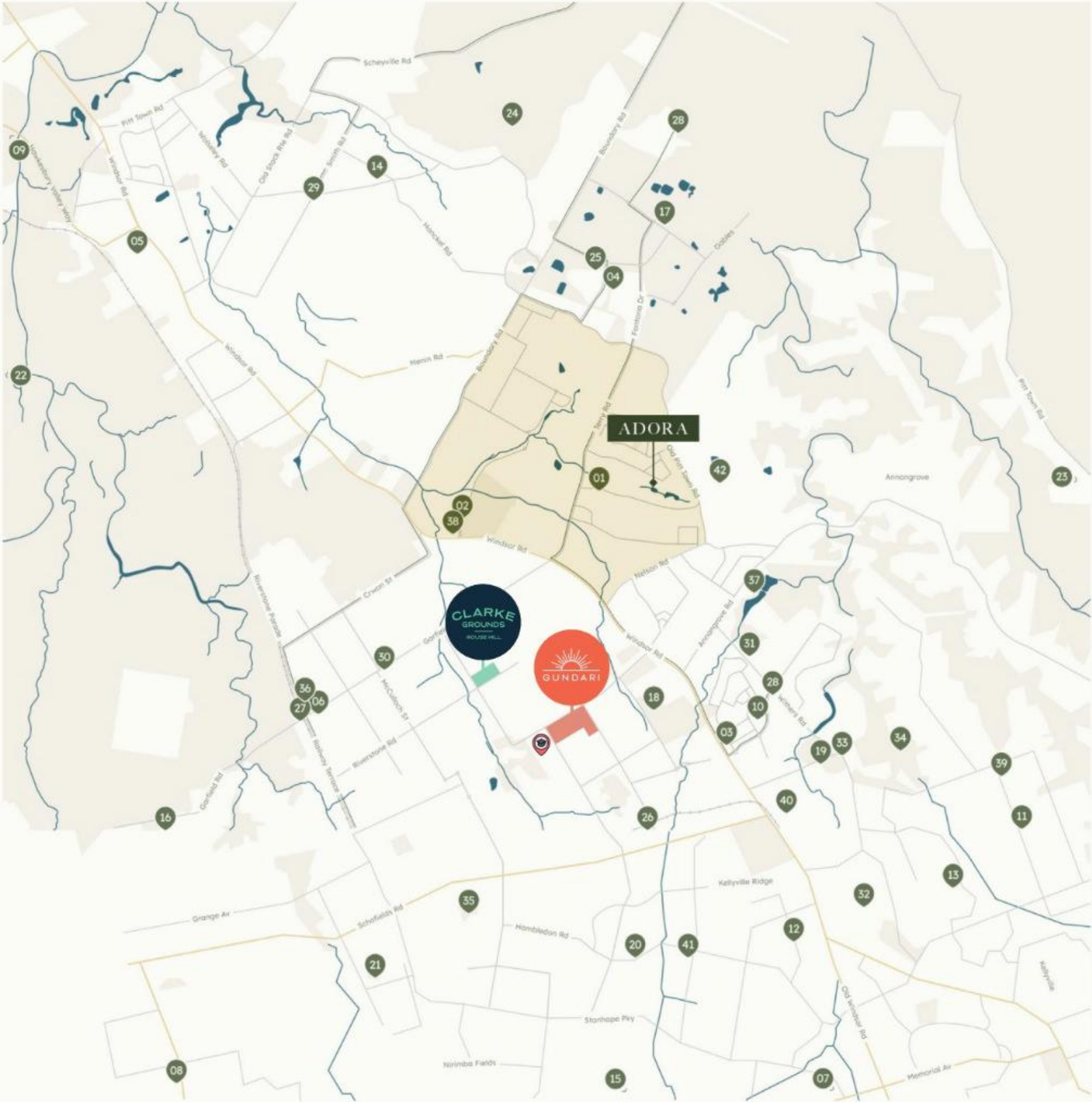
TALLAWONG RESIDENCES

Rouse Hill Metro - 4km

Tallawong Public School Coming 2025 - 900m

Tallawong Metro - 2.1km


The Ponds High School - 3.7km



SHOPPING

- 1 Box Hill City Centre
- 2 Carmel View Village Centre
- 3 Rouse Hill Village Centre
- 4 Gables Town Centre
- 5 Home Co. McGraths Hill
- 6 Riverstone Village Shopping Centre
- 7 Parklea Markets
- 8 IKEA

SCHOOLS

- 9 Western Sydney University
- 10 Rouse Hill Public School
- 11 North Kellyville Public School
- 12 Kellyville Ridge Public School
- 13 Beaumont Hills Public School
- 14 Oakville Public School
- 15 Barnier Public School
- 16 Marsden Park Anglican College
- 17 Santa Sophia Catholic College
-  18 New Rouse Hill high school

PARKS

- 18 Rouse Hill Regional Park
- 19 The Hills Centenary Park
- 20 Silverleaf Park
- 21 Altrove Hill top Park
- 22 Windsor Downs Nature Reserve
- 23 Boon gala Gardens
- 24 Scheyville National Park
- 25 Wheelie Park at The Gables

PUBLIC TRANSPORT

- 26 Metro North-West Line
- 27 Richmond Line
- 28 740 Bus to Rouse Hill
- 29 741 Bus to Riverstone

SPORTING CLUBS

- 30 Riverstone Sports Centre
- 31 Hills United Soccer Club
- 32 Kellyville United FC
- 33 Rouse Hill All Stars Netball Club
- 34 Kellyville Netball Courts
- 35 Schofields Crusaders Rugby Club

RESTAURANTS & CAFES

- 36 River stone Library & Digital Hub
- 37 Rouse Hill Community Centre and Library
- 38 Western Sydney University
- 39 Pinot & Picasso Rouse Hill
- 40 Durk's Cale + Eatery Box Hill
- 41 The Bakehouse North Kellyville
- 42 Lusso Italian Restaurant Rouse Hill
- 43 Koko Thai Restaurant



GUNDARI
ROUSE HILL

GUNTAWONG & TALLAWONG RESIDENCE



FUTURE RESIDENTIAL	148	147	146	145	144	143	142	141	140	139	138	137	136	135	134	133	132	318.9m ² 108	
	229m ² 150	279m ²	279m ²	279m ²	227.8m ²	279m ²	279m ²	279m ²	279m ²	279m ²	227.8m ²	279m ²	279m ²	279m ²	227.8m ²	279m ²	279m ²	225m ² 109	
	231.8m ² 151																	275.6m ² 110	
FUTURE RESIDENTIAL	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	225m ² 111	
	276.8m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	276.8m ²	275.6m ² 112	
																		225m ² 113	
																			319.5m ² 114

246.2m ² 101	PROPOSED LANE	FUTURE RESIDENTIAL
225.4m ² 102		
225.4m ² 103		
180.1m ² 104		
225.4m ² 105		
225.4m ² 106		
225.4m ² 107		
227m ² 107		

290m ² 14	280m ² 1
290m ² 13	280m ² 2
290m ² 12	280m ² 3
290m ² 11	280m ² 4
290m ² 10	280m ² 5
290m ² 9	280m ² 6
309.5m ² 8	300.5m ² 7

● Available ● Reserved ● Sold ● Future Residential

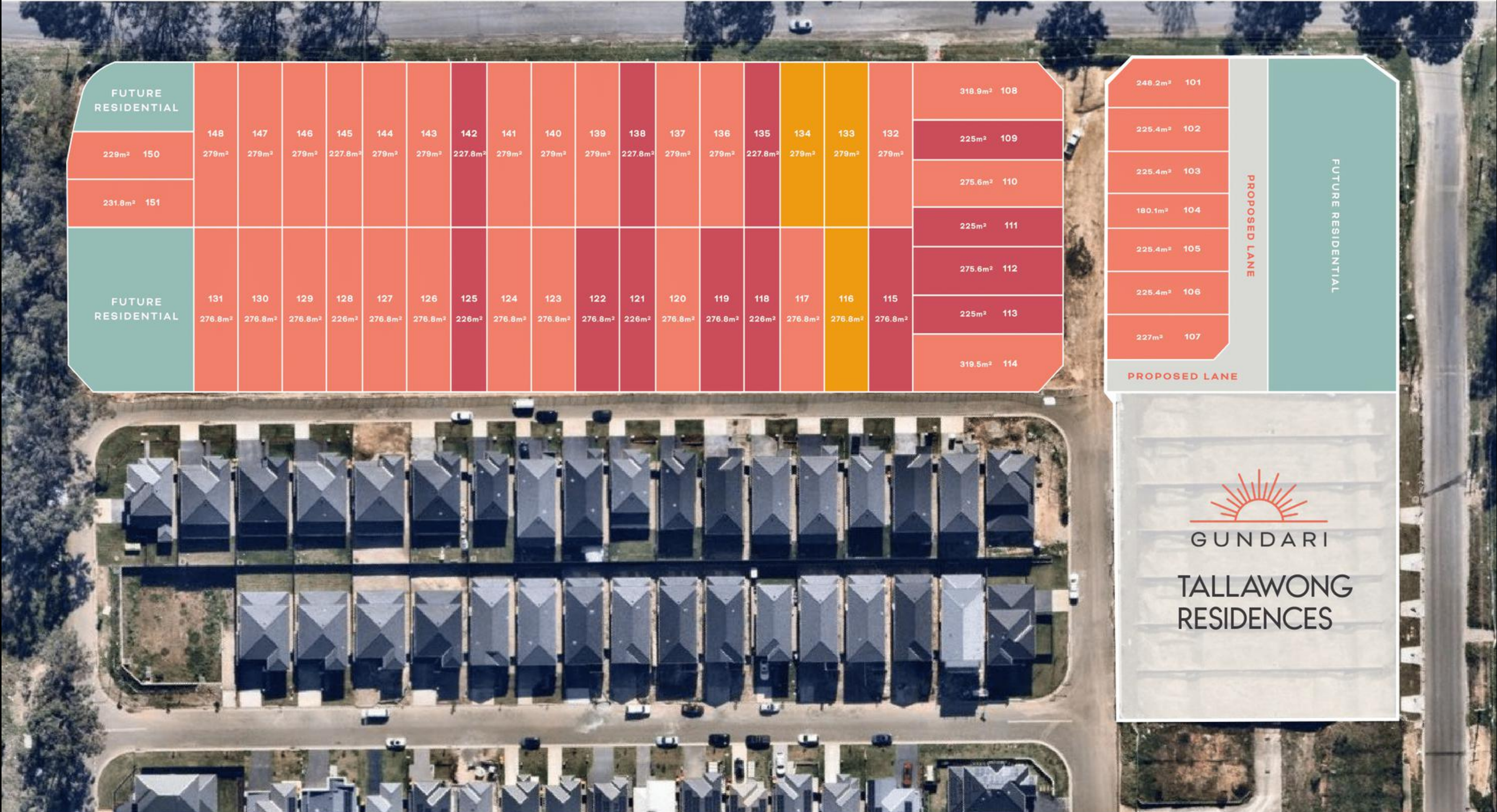


NEW Rouse Hill
High school





GUNTAWONG RESIDENCES



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	231.8m ² 151	276.8m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	226m ²	276.8m ²	276.8m ²	275.6m ² 110	180.1m ² 104		
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- Future Residential



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290m ²	14	280m ²	1
290m ²	13	280m ²	2
290m ²	12	280m ²	3
290m ²	11	280m ²	4
290m ²	10	280m ²	5
290m ²	9	280m ²	6
309.5m ²	8	300.5m ²	7

● Available ● Reserved ● Sold

DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME



DISPLAY HOME





DEVELOPER

Metro is one of Australia's largest and most experienced National Developers, with a track record and portfolio of delivering landmark projects year on year. With over 60 projects delivered and underway, Metro specialises in delivering future-proof, luxurious and family-friendly communities across Australia.

METRO

BUILDER

Creation Homes is one of Australia's leading and premier National builders, specialising in delivering exceptional quality without compromise. Their homes offer the perfect combination of value, design and liveability to suit all types of buyers. With multiple industry awards and years of proven experience across multiple projects and States, buyers have peace of mind when building with Creation Homes.



INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



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