

0488 811 163 | WARATAHSTATEAUSTRAL.COM.AU



WARATAH

— ESTATE AUSTRAL —

LIVE CLOSER, NO COMPROMISES.



S E E D P R O J E C T S



LIVE CLOSER

For more information, please contact our sales agent on

t: 0488 811 163 | **e:** sales@seedprojects.com.au



EVERYTHING AT YOUR FINGERTIPS

Imagine leaving the car at home and walking to your local shops. That's the choice you are making by living at Waratah Estate. With shopping opportunities at your doorstep, established sought after schools only minutes away, easy access to the rest of Sydney via motorway, bus and train whilst being perfectly positioned to take advantage of the long term growth opportunities created by the massive investment in Sydney's new airport. This will be the smartest investment decision you can make for your family.





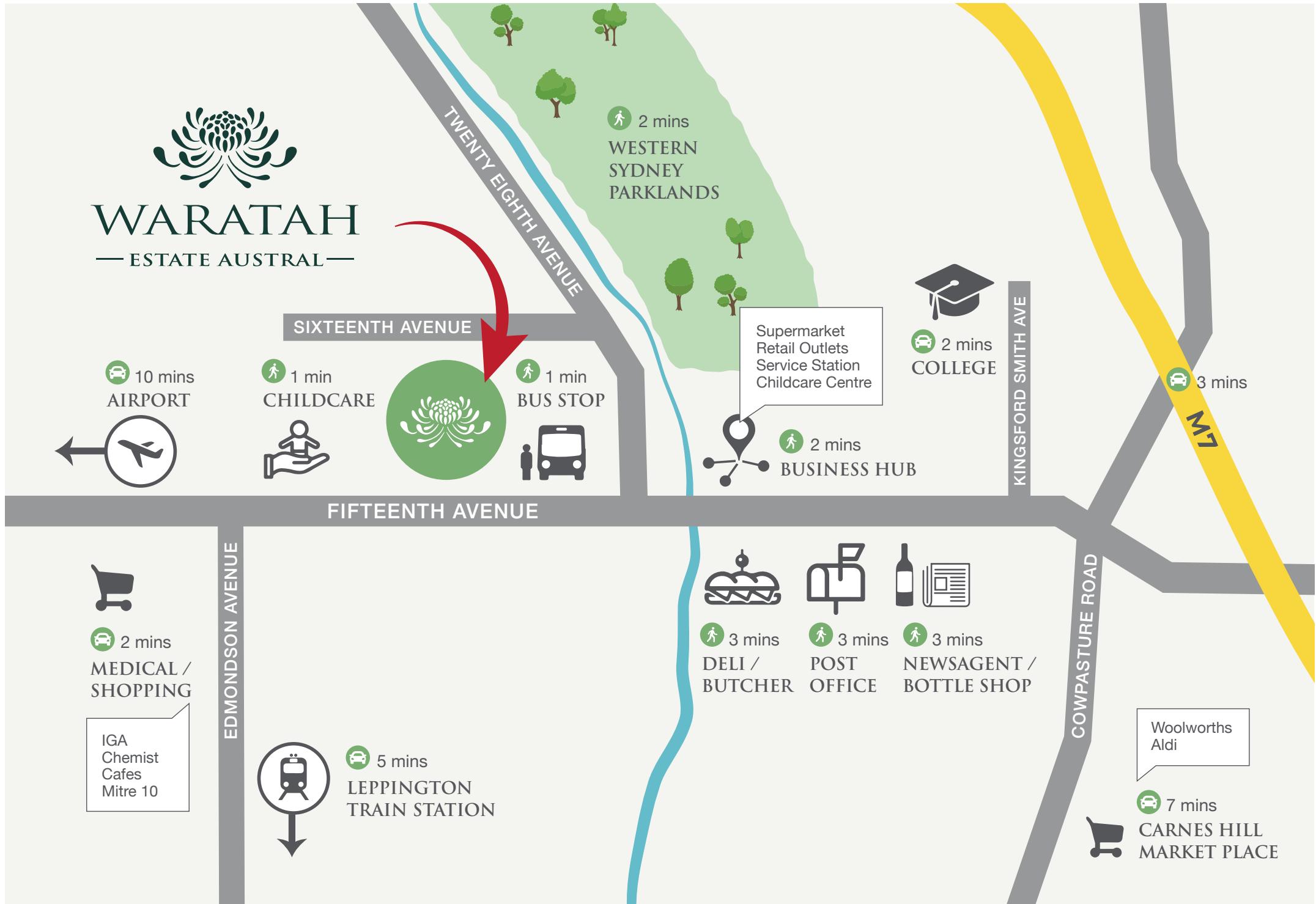
Living at Waratah Estate means living closer to it all.





WARATAH

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LIVE CLOSER

Unbeatable location, everything you need within walking distance.



Walk to your shops

Within 2 minutes walk is the famous Campisi Deli and Butcher, post office, local newsagent and bottle shop. Also within a very short walk is the proposed Fifteenth Avenue Business Hub that includes a supermarket, commercial and retail outlets, a service station and child care centre.



Access to transport

3 minutes to the M7 motorway, 5 minutes to Leppington train station. Access to the rest of Sydney is only minutes away. That means access to major employment, recreational locations and retail outlets and most importantly friends and family.



SHOPPING

Waratah Estate is the best located estate in Austral with easy access to major and specialised shopping facilities.



Campisi Fine Food & Deli, and Butchery

This historic Butchery and Deli are known for their quality meats and award winning Southern Italian salami plates, just a two minute walk away.

The Italian food store provides quality imported and local delicacies, with a large continental deli, hot bread baked on premises, gourmet antipasto platters and imported desserts.



Fifteenth Avenue Business Hub

A brand new Business Hub will be established by the Western Sydney Parklands Trust only 2 minutes walk from Waratah Estate. It will consist of a new shopping centre, commercial and retail outlets, a service station and childcare centre.



EDUCATION

At Waratah Estate you will be conveniently located near some of Sydney's best education opportunities.



Sought after school district

Close to sought after schools such as:

- Thomas Hasall Anglican College Years K-12 (2 minutes)
- Austral Public School Years K-6 (3 minutes)
- Unity Grammar College Years K-12 (4 minutes)
- Middleton Grange Public School Years K-6 (4 minutes)
- William Carey Christian School (10 minutes)

All of your education needs close by

Quality tertiary education options within proximity.

- Western Sydney University - Liverpool City Campus (16 minutes)
- University of Wollongong - South Western Sydney Campus (16 minutes)
- TAFE NSW South Western Sydney Institute - Miller College (8 minutes), Liverpool (16 minutes)



INFRASTRUCTURE & JOBS

There has been massive private sector and government investment in major infrastructure projects near Waratah Estate. These will collectively add significant job opportunities and demand for housing both now and increasingly so into the future. Here are just two of them.



Norwest Business Park

Waratah Estate is only 30 minutes from Norwest Business Park. With over 20,000 employees and potential to grow to 35,000.

Norwest Business Park is one of the largest employment generators in Western Sydney. Waratah Estate provides affordable homes within a comfortable commute to high quality, well paid employment. A smart buy.

Sydney's new airport at Badgerys Creek

Western Sydney's new airport only 10 minutes from Waratah Estate will form the heart of a new "aerotropolis" featuring universities, hi-tech industries, convention centres, produce markets, hotels and even sporting stadiums. This significant investment will generate thousands of jobs and much the same as it has done for Kingsford Smith airport, significant demand for conveniently located housing. Waratah Estate will be a smart long term investment.



WESTERN SYDNEY PARKLANDS



Image courtesy of McGregor Coxall Pty Ltd ©2018

Sydney's biggest parklands right on your doorstep.



WESTERN SYDNEY PARKLANDS

Western Sydney Parklands is only 2 minutes from Waratah Estate and home to a huge range of recreational and entertainment facilities including Wet 'n' Wild, TreeTops Adventure Park, Wylde International Mountain Bike Trail, Calmsley Hill Farm, Skyline Drive-In, Sydney Motor Sport Park, Sydney Dragway, Blacktown International Sportspark, Nurragingy Reserve, Sydney International Equestrian Centre, Warrigal Run (one of Sydney's largest off leash dog areas) to name a few.

In addition, the Parklands provides extensive cycling and walking tracks, barbecues, picnic facilities and all-ages playgrounds including Bungaribee Park, Lizard Log, The Dairy, Plough and Harrow.

It also hosts a range of free community events including Woof-fest and Parklands Food Fest, showcasing the best in food and drink from Western Sydney. Not to mention the brand new Sydney Zoo.

Check out @westernsydneyparklands on instagram for everything on offer at Western Sydney Parklands.



@WESTERN SYDNEY PARKLANDS



YOUR DREAM HOME ACHIEVED

The choice is yours.

We have land sizes ranging from 256sqm – 500sqm.

You can choose from various lot widths, 9m, 10m, 11m, 12.5m and corner lots.

You can use your own builder or choose from a number of our preferred builder partners.

We have a range of house types available from our team of preferred builders. Home sizes can range from 18 – 32 squares.

Registration of the land is expected to occur mid 2021. Upon registration, construction can begin on your new home.



DEVELOPED BY SEED PROJECTS

At SEED we specialise in the creation of affordable housing choices and smart investment options for Sydney families. In particular, areas where the establishment of new communities are supported by social infrastructure such as schools and healthcare providers with access to employment opportunities.

SEED's recently completed Kingfisher Estate was one of Austral's most successful developments, being delivered on time as promised.

With a professional approach and a proven track record, SEED are a dependable partner in the journey to establishing your new home.

"The developer has delivered on time at every touch point along the land purchasing journey. The land was also recently registered by Council which is a huge step forward. We love the Austral area – it is peaceful, yet is still easily accessible to major motorways including the M7 and M5. Leppington is undergoing a major transformation with new shopping centres and schools which Austral will benefit from. Badgerys Creek Airport will also be close when it is finished too."

-Melanie D, Kingfisher Estate Resident



FREQUENTLY ASKED QUESTIONS:

Q) Where is Waratah Estate located?

Waratah Estate is a new residential development within the rapidly growing suburb of Austral, 45 minutes from the Sydney CBD.

Q) What is the nearest cross street?

The nearest cross street is Twenty Eighth Avenue.

Q) When is registration expected?

Registration of the land is expected to occur mid 2021.

Q) What services will come with the land?

The land will have all major services including NBN internet and gas.

Q) When will land be available for sale?

The land is currently for sale.

Q) What are the land sizes?

Land sizes range from 256sqm – 500sqm. You can choose from various lot widths, 9m, 10m, 11m, 12.5m and corner lots.

Q) Is the land ready to build?

Registration of the land is expected to occur imid 2021. Upon registration construction can begin on your New Home.

Q) When will homes be available for sale?

We now have a range of house types available from our team of preferred builders.

Q) Who is the builder?

You can use your own builder or choose from a number of our preferred builder partners.

Q) What are the home sizes?

The home sizes range from 18 – 32 squares.

Q) When will the homes be ready for occupation?

Construction can commence on your home once the land is registered mid 2021.





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