



PARK AVENUE

95 TALLAWONG ROAD ROUSE HILL

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WHERE YOUR STORY BEGINS







CHAPTER 1

Vision

Immersed in nature, Park Avenue is your sanctuary, where you can focus on what really matters – a place that speaks to who you really are, where relationships are nurtured, memories made, and creativity inspired.



*Disclaimer







Disclaimer



In aesthetic innovation that contrasts bold materials and textures, Park Avenue calls you to live a life bound only by the limits your imagination. These are homes that confidently stand out, rather than accept the status quo. The juxtaposition of warm timber tones with the industrial and modern elements creates homes that, more than standing out from the crowd, stand the test of time.





*Disclaimer



CHAPTER 2

**Welcome
Home**



Disclaimer



Seamless indoor and outdoor living, spaces that function for real life, subtle details that stand out while being quiet in their confidence. All that you'd want in a home, you'll find at Park Avenue.



*Disclaimer





*Disclaimer



Open plans, thoughtful design and understated elegance define life at Park Avenue. These are homes for the aspirational, for those that seek a life without compromise, where nature and urban vibrancy meet in perfect synergy. Select from innovative three, four and five-bedroom double storey designs all appointed with state-of-the-art finishes and inclusions.







*Disclaimer





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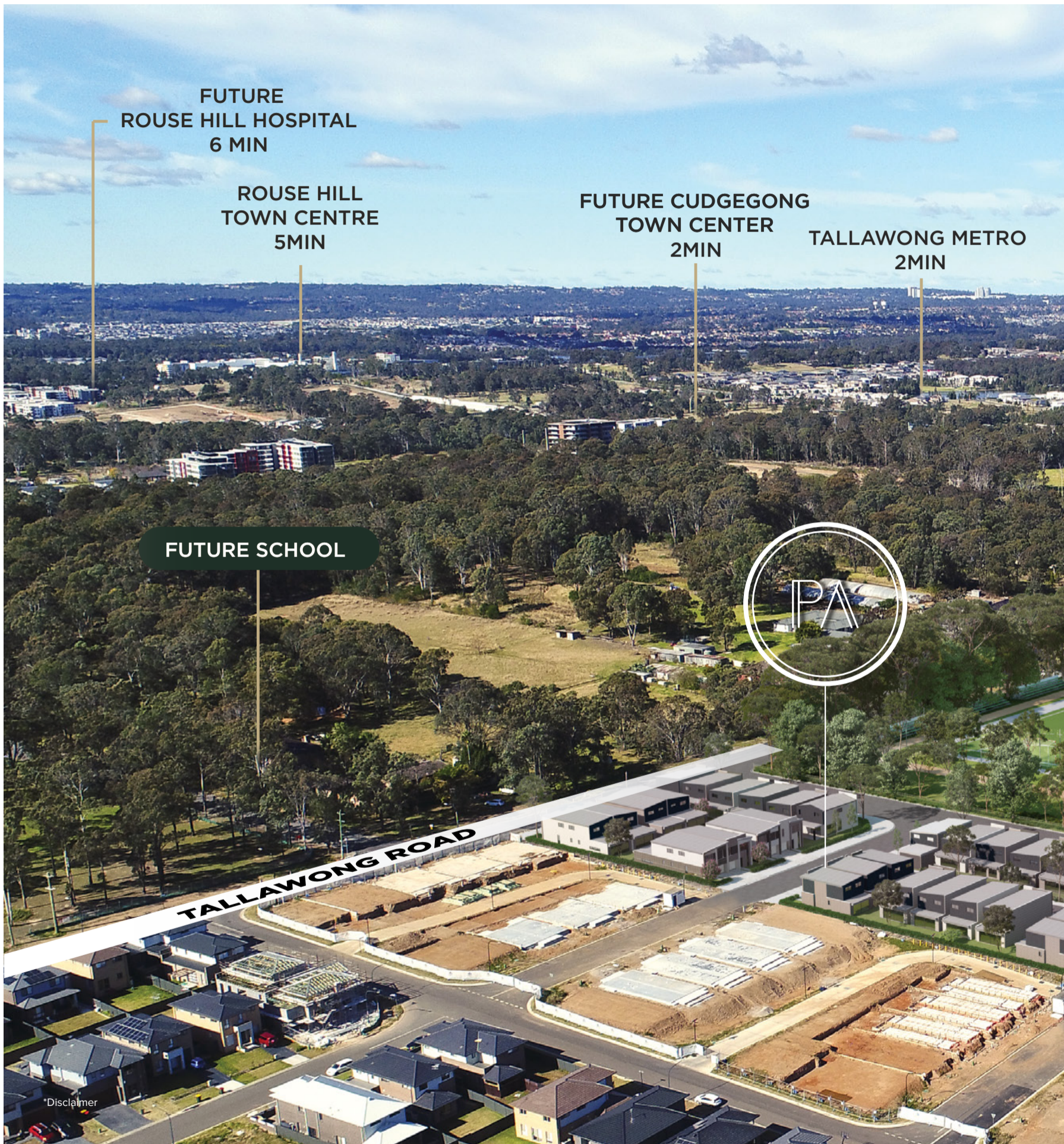


* Disclaimer

CHAPTER 3

**Masterplan
& Location**

Exclusive Park Side Living





FUTURE
DINING PRECINCT
2MIN

CHATSWOOD
35 MIN

THE PONDS
5 MIN

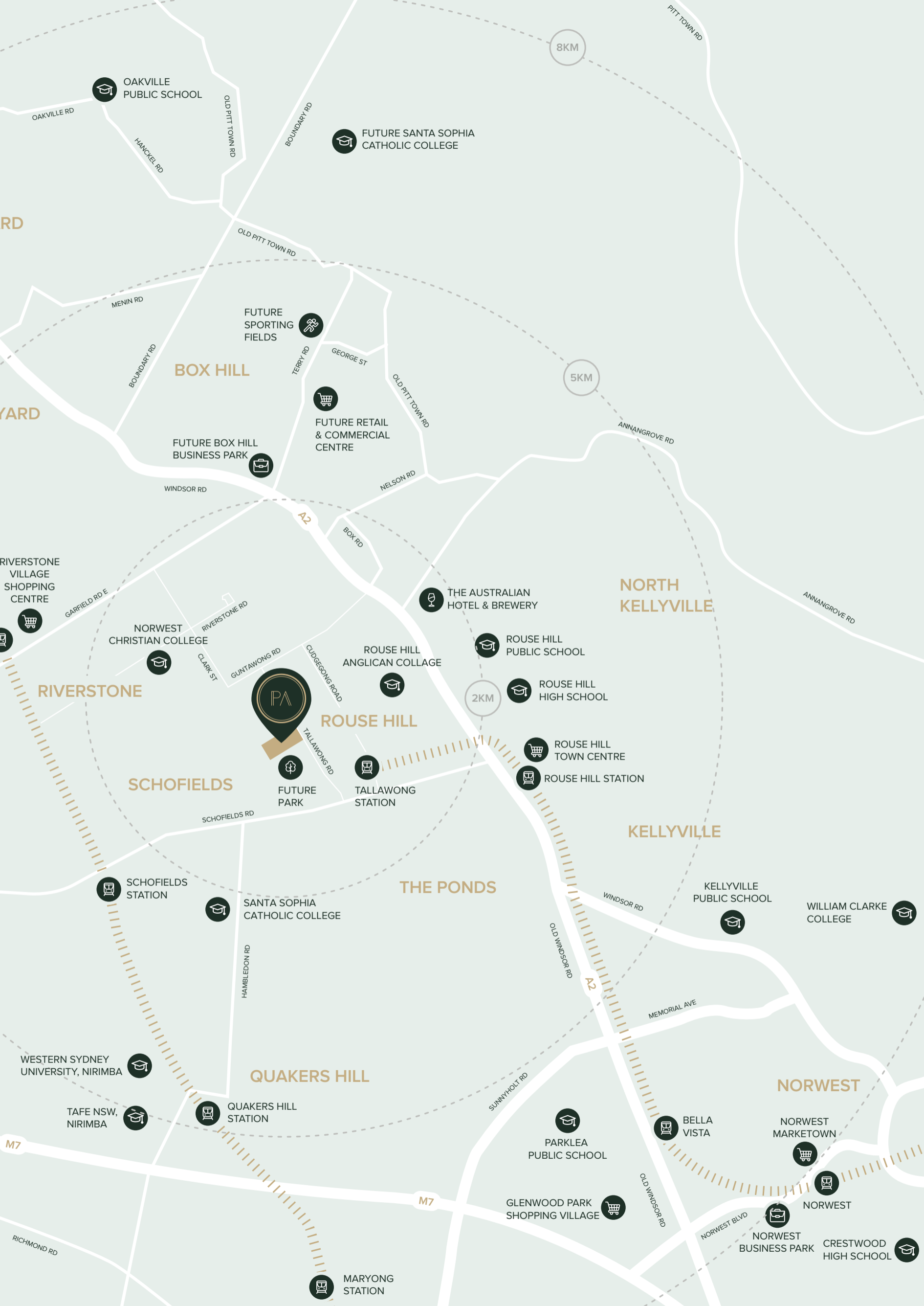
CASTLE HILL
15MIN

NORWEST
BUSINESS PARK
15MIN

FUTURE PARK

At the centre
of Sydney's
booming
northwest.





OAKVILLE PUBLIC SCHOOL

FUTURE SANTA SOPHIA CATHOLIC COLLEGE

BOX HILL

FUTURE SPORTING FIELDS

FUTURE RETAIL & COMMERCIAL CENTRE

FUTURE BOX HILL BUSINESS PARK

NORTH KELLYVILLE

THE AUSTRALIAN HOTEL & BREWERY

NORWEST CHRISTIAN COLLEGE

ROUSE HILL PUBLIC SCHOOL

RIVERSTONE

ROUSE HILL

ROUSE HILL HIGH SCHOOL

SCHOFIELDS

ROUSE HILL ANGLICAN COLLAGE

ROUSE HILL TOWN CENTRE

TALLAWONG STATION

KELLYVILLE

FUTURE PARK

THE PONDS

ROUSE HILL STATION

KELLYVILLE

SCHOFIELDS STATION

SANTA SOPHIA CATHOLIC COLLEGE

KELLYVILLE PUBLIC SCHOOL

WILLIAM CLARKE COLLEGE

QUAKERS HILL

KELLYVILLE

WESTERN SYDNEY UNIVERSITY, NIRIMBA

QUAKERS HILL STATION

BELLA VISTA

NORWEST

TAFE NSW, NIRIMBA

PARKLEA PUBLIC SCHOOL

NORWEST MARKETOWN

NORWEST

GLENWOOD PARK SHOPPING VILLAGE

NORWEST BUSINESS PARK

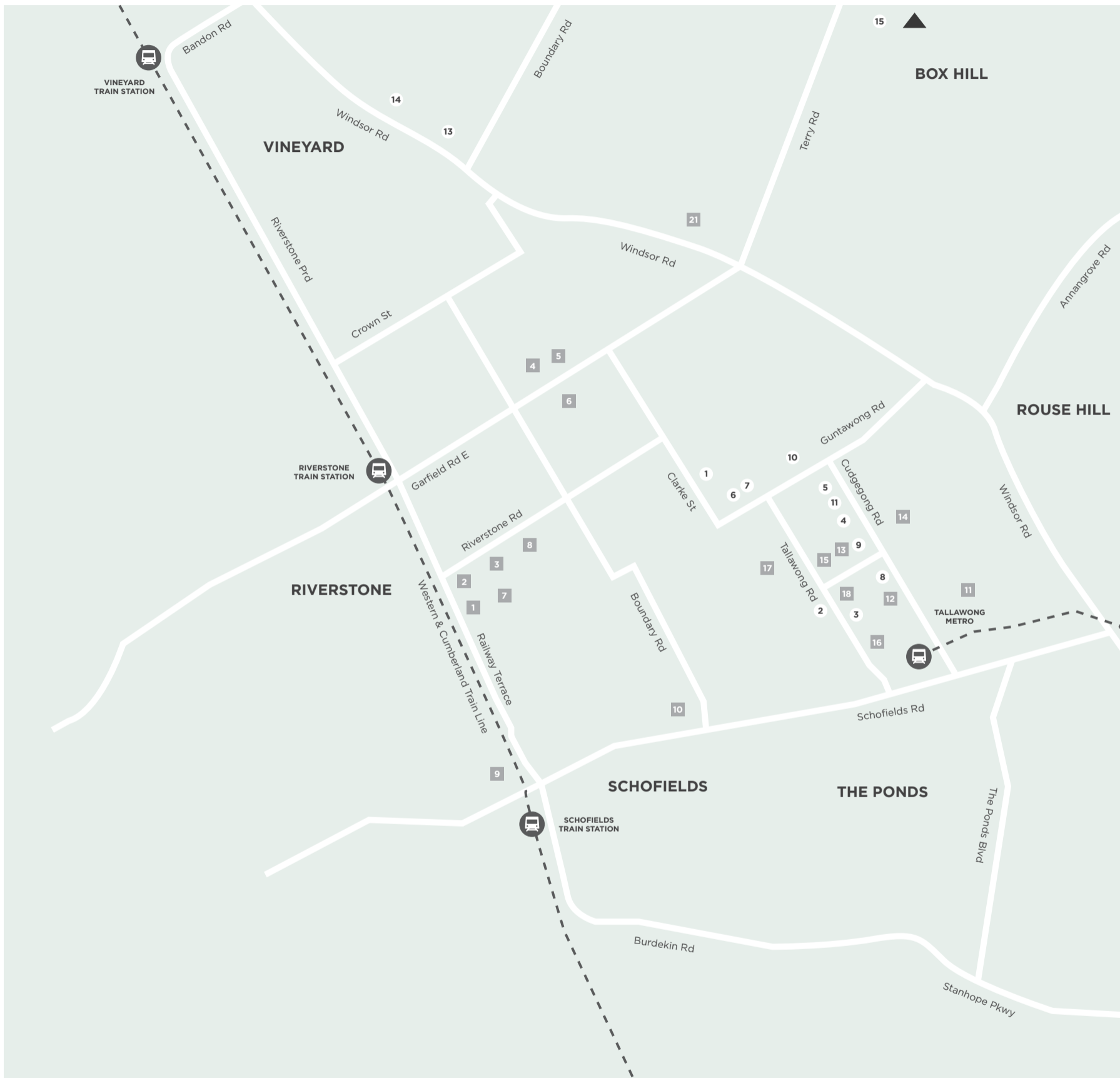
CRESTWOOD HIGH SCHOOL

MARYONG STATION

CHAPTER 4

**Brought to
you by
Castle Group**

Current & Past Projects





● **CURRENT PROJECTS**

Rouse Hill

1. 24 Clarke Street | 50 lot subdivision
2. 95 Tallawong Road | 50 lot subdivision
3. 74 Tallawong Road | 63 lot subdivision
4. 129 Cudgegong Road | 45 lot subdivision
5. 171 Cudgegong Road | 45 lot subdivision
6. 172 Guntawong Road | 37 lot subdivision
7. 172 Guntawong Road | 84 bed nursing home
8. 105 Cudgegong Road | council acquisition
9. 119 Cudgegong Road | council acquisition
10. 110 Guntawong Road | 40 lot subdivision
11. 163 Cudgegong Road | 45 lot subdivision

Kellyville

12. 1-11 Fairway Drive | 40 lot subdivision

Vineyard

13. 627 Windsor Road | 18 lot subdivision
14. 567 Windsor Road | 20 lot subdivision

Pitt Town

15. 65,67,69 Wells Street | 40 lot subdivision

■ **PAST PROJECTS**

Riverstone

1. 96 Railway Terrace | 12 lot subdivision
2. 20 Riverstone Road | 42 lot subdivision
3. 60 Riverstone Road | 19 lot subdivision
4. 197 Garfield Road East | 32 lot subdivision
5. 197 Garfield Road East | 10 lot and 4 super lots
6. 218 Garfield Road East | 53 lot and childcare site
7. 10-12 Jack Street | childcare site
8. 68-70 Riverstone Road | 72 lot subdivision

Schofields

9. 15 Argowan Road | 29 lot and childcare site
10. 4 Boundary Road | 34 lot subdivision

Rouse Hill

11. 44 Cudgegong Road | 300 apartments site
12. 105 Cudgegong Road | 190 apartments
13. 119 Cudgegong Road | 92 terraces
14. 140 Cudgegong Road | 30 lot subdivision
15. 114 Tallawong Road | 41 lot subdivision
16. 34 & 42 Tallawong Road | 600 apartments site
17. 141 Tallawong Road | 46 lot subdivision
18. 100 Tallawong Road | 388 apartments site

Kellyville

19. 9 Ross Place | 12 lot subdivision
20. 25 Samantha Riley Drive | 17 lot subdivision

Box Hill

21. 755 Windsor Road | commercial site

Castle Group is dedicated to continue the transformation of The Hills into Sydney’s premier location to live, work and play. Over the last decade, Castle Group has successfully completed projects with a land value of \$326 million. (107 acres), and has a current pipeline with land valued at over \$600 million.

CASTLE

GROUP

A LEADING DEVELOPER IN SYDNEY'S NORTHWEST

More than being the most significant investment you'll make, your home is your sanctuary - a place where relationships are nurtured, memories made, and creativity inspired.

Our vision is to create great spaces that make your life more liveable so that you're free to focus on the important things. That vision guides our acquisitions, defines our designs and is the foundation on which we bring our projects to life.

"What's not to love about Rouse Hill? It has two metro stations, an award-winning town centre, great schools and is close to a range of employment opportunities. Castle Group's confidence in the future of the area has led to the acquisition of 16 sites over the last five years.

I'm really proud of what we're delivering at Park Avenue. My team and I spent months refining the plans to create liveable spaces and striking exteriors that seamlessly blend with the park fronted setting of the project. I look forward to delivering a project that our buyers are proud to call home."



Ritchie Perera
Director and Co-Founder
Castle Group

Celebrating 17 Years of Success

17

Years
of Successful Delivery

NO.1

Rouse Hill's
Largest Land Owner

33

Projects
in Sydney's Northwest

554

Lots Delivered
to Homeowners & Investors

\$600m

Value
of Pipeline Projects

800

Lots
in the Pipeline







Disclaimer: All imagery, artists impression and photography are used for illustration purposes only and may depict features, fixtures and fittings that the builder and/or developer may not be supplying unless otherwise specified. These may include but are not limited to furnishings, landscaping, retaining walls, front fencing, letterbox, lighting, blinds, decorative finishes and façade upgrades. Please get in touch with the builder and/or developer for a complete list of inclusions. Floor plans and artists impressions have been based on standard façades and plans, not the ones depicted. These all have been produced for marketing purposes and may not be representative of the final façade application or floor plan inclusions and is to be used as a guide only. During the design development, approval process, construction drawing and detailing process, plans may require alterations, resulting in changes to sizes and/or layouts, and the visual appearance of the designs.



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ParkAvenueRouseHill.com.au

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