



HERMAN RESIDENCES

Rouse Hill



Thrive and prosper in coveted Rouse Hill





8 REASONS TO CHOOSE HERMAN RESIDENCES

1. Live in one of **Sydney's fastest-growing and most sought-after suburbs**, Rouse Hill.
2. **Invest in your future.** Rouse Hill has seen massive population growth that's bound to drive up property prices.
3. **Unrivalled convenience.** Just 5 minutes walk to Tallawong Metro Station where trains run every 4 minutes.
4. **Family-friendly community** with several top-rated schools, cycle lanes, parklands, playgrounds, animal farms and nature trails right on your doorstep.
5. **Live in luxury** with contemporary low-rise architecture, open plan spaces, high-quality finishings, private balconies and secluded rooftops offering stunning vistas.
6. **Enjoy comfortable and modern living spaces** brought to you by Sydney's leading property developers SH International.
7. Plans are underway for a **major town centre retail expansion**, connection to future Western Sydney International Airport, an **upgrade** of the M2 Hills Motorway and a **new** Rouse Hill Hospital.
8. 5 mins by Metro to the **international award-winning town centre** and shopping precinct offering 230 speciality stores, learning spaces, a cinema, library and interactive play areas for children.







Come home to Herman

Herman Residences offers exclusive luxury living in the heart of Sydney's prestigious Rouse Hill; a booming historic town just 40 minutes by car to Sydney's CBD.

Come home to your choice of one, two or three-bedroom luxury apartments with generous space, natural light and balconies overlooking perfectly manicured lawns, sprawling parklands and inspiring townscape vistas.

Crowning Herman's low-rise blocks are secluded rooftop terraces offering expansive views and a BBQ area for you to escape and unwind with friends and family.

With several highly acclaimed schools, Tallawong Metro Station and award-winning Rouse Hill town centre just minutes away, Herman Residences offer convenience and opportunity at your doorstep.





COME HOME TO COMFORT.

Functional floor plans offer generous living space and storage. Neutral, timeless colour schemes amplify the natural sunlight that fills each room. Spacious balconies seduce the eye with sweeping views. Enjoy a comfortable retreat where practical living meets pure relaxation.



FIND YOUR HOME IN THE HILLS.

SPACIOUS KITCHENS.

At the heart of every apartment you'll find open-plan kitchens featuring engineered quartz worktops and a range of integrated ILVE kitchen appliances for easy home cooking and entertaining.



MANICURED BATHROOMS.

Bold features and clean lines give each bathroom a sense of luxury and space. Vanity basins, tiled walls and durable matte black finishes deliver a modern and revitalising space to refresh and unwind.



Begin your next chapter in Rouse Hill

ROUSE HILL IS A COZY HAVEN WHERE THE WHOLE FAMILY CAN RELAX, REJUVENATE AND GROW TOGETHER.

Fill your weekends with fun, fresh air and adventure at the local playgrounds, sporting grounds, golf course or wildlife park. Or head into the heart of Rouse Hill where you'll discover an award-winning town centre offering a boutique shopping experience with alfresco dining, buzzing cafes, relaxing learning spaces, a cinema, library and organic weekend markets. Minutes away, you'll find yourself meandering down leafy streets that lead to picnic-friendly parklands with picturesque cycle lanes and hiking trails.



BE PART OF A
NEXT-LEVEL
FUTURE.

A major expansion is planned for the town centre shopping precinct, housing **90 new** retail outlets

New planning will connect Rouse Hill to the future **Western Sydney International Airport**

A \$550m upgrade of the **M2 Hills Motorway** will offer easier access to the city

\$300m Rouse Hill Hospital will begin construction by 2023 - approximately **6 minutes drive** from Herman Residences

Within walking distance of specialty shops, schools, playgrounds and parklands, it's the perfect home for a **growing family.**





RECREATION

Rouse Hill offers fun and adventure for the whole family. From bushwalks to a round of golf, cinemas to biking trails, a historical museum, parklands, animal farms, koala parks and even a local brewery all on your doorstep.



DINING

Enjoy alfresco dining, multicultural restaurants, bustling cafes and hip bars all within easy walking distance.



EDUCATION

5 mins drive to Rouse Hill High School and Ironbark Ridge Public Primary School. 10 min walk to Rouse Hill Anglican College and 11 min drive to Western Sydney University.



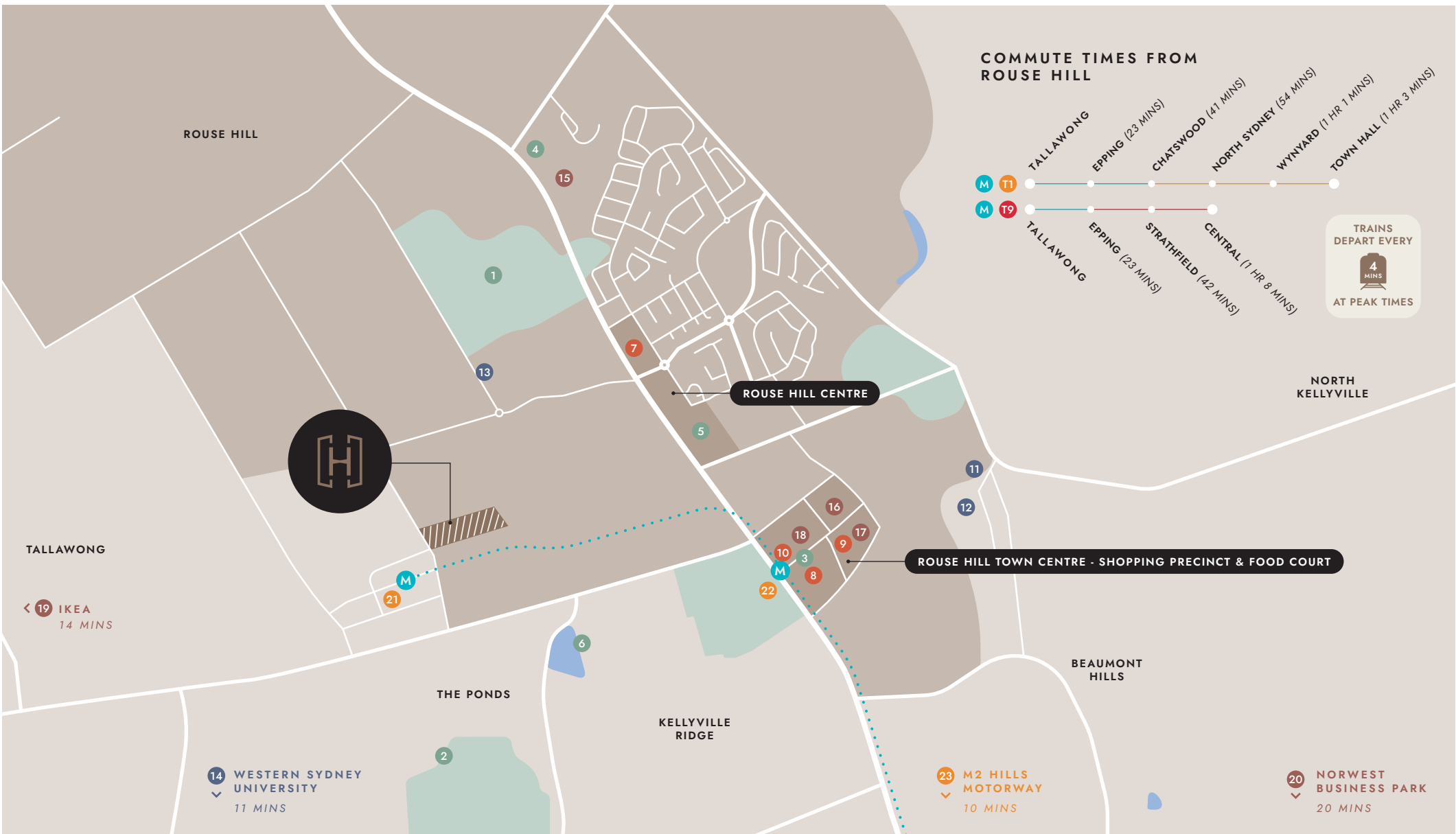
SHOPPING

Rouse Hill's award-winning tree lined town centre is home to Australia's favourite national retail outlets and boutique shopping experiences.



TRANSPORT

5 mins walk to Tallawong Metro Station with trains running every 4 minutes. You're one stop away from the town centre and just 55 mins to the CBD. By car, reach the CBD in 40 mins via the M2 Hills Motorway.



ROUSE HILL



HERMAN RESIDENCES



RECREATION

- 1 Rouse Hill Regional Park
- 2 Peel Reserve
- 3 Reading Cinemas
- 4 Australian Hotel & Brewery
- 5 The Fiddler
- 6 Ironbark Lake



DINING

- 7 Barbara's Italian
- 8 Lusso Tapas
- 9 Grill'd
- 10 Griddle Rouse Hill Bistro



EDUCATION

- 11 Rouse Hill High School
- 12 Ironbark Ridge Public School
- 13 Rouse Hill Anglican College
- 14 Western Sydney University



COMMERCIAL

- 15 Bunnings
- 16 Kmart
- 17 Woolworths
- 18 Big W
- 19 IKEA
- 20 Norwest Business Park



TRANSPORT

- 21 Tallawong Metro Station
- 22 Rouse Hill Train Station
- 23 M2 Hills Motorway



8 Herman Crescent
Rouse Hill 2155

Visit our Display Suite
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Rouse Hill 2155

hermanresidences.com.au

Herman Residences is brought to you by SH International; a project management and development firm with 30 years of experience in world-class development and construction projects across Sydney. SH International works with leading architects, town planners, builders and landscapers to handle each project from concept to completion. We're passionate about improving the quality of urban communities in Australia and providing the perfect home for today and the future.

