

ONE

- FAIRWAY -

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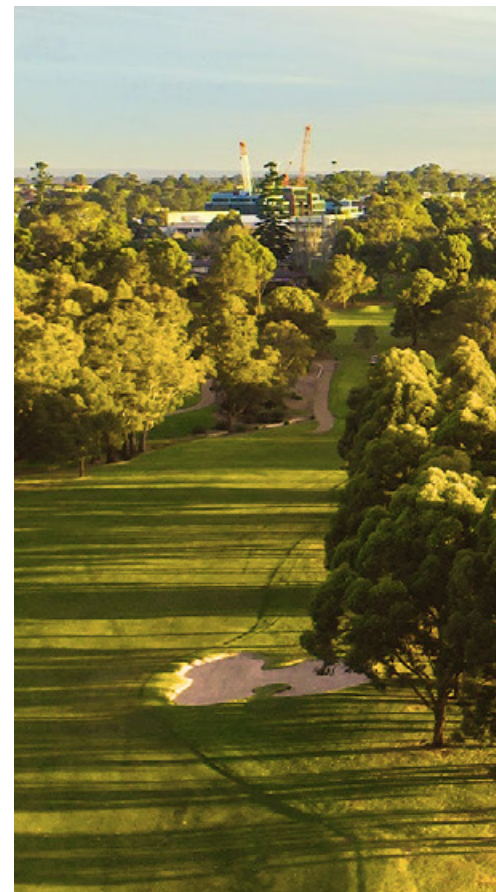
26 CASTLE GROUP
- DEDICATED TO THE HILLS

Stunning by day, dazzling by night. One Fairway features a curated collection of 40 individually designed stand-alone homes, set against the magical backdrop of the Blue Mountains. This is architecture as art.





THE VISION





Your home 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. At One Fairway, we’ve juxtaposed raw elements with modern design and natural features to create a unique sensory experience. That experience calls you to live boldly, to live connected - to live fully. These are homes for the aspirational. These are homes for whom only the best will do.

COLLECTIONS

We believe that your home is an extension of your personality.
At One Fairway we've designed three collections -
united in vision, but unique in form.

Choose from the effortless Coastal collection; the striking
Chateau collection or the bold Avant Garde collection.



AVANT GARDE COLLECTION



COASTAL COLLECTION



CHATEAU COLLECTION



AVANT GARDE KITCHEN

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 One Fairway.





COASTAL COLLECTION



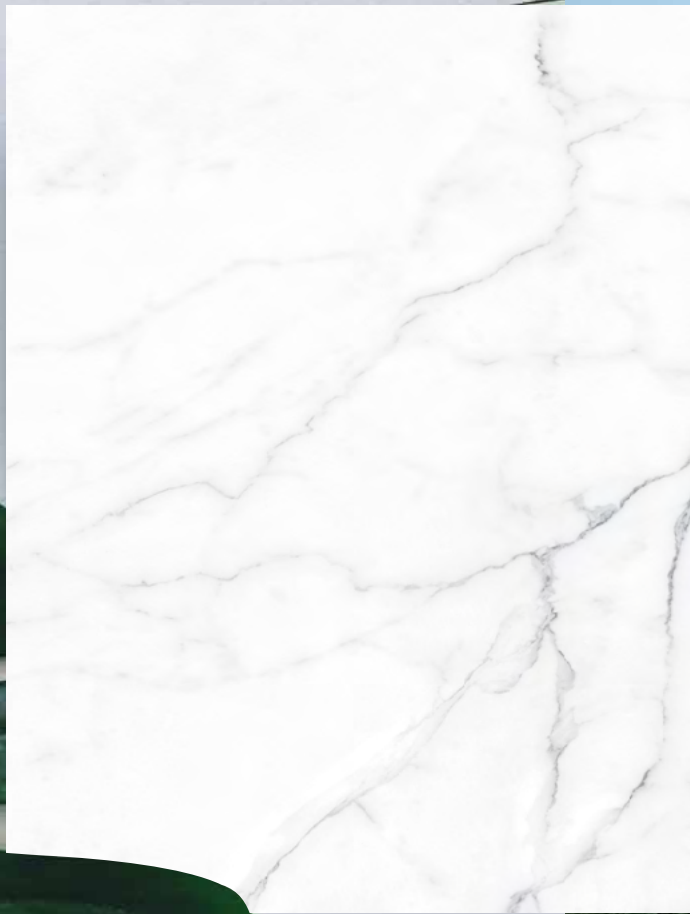
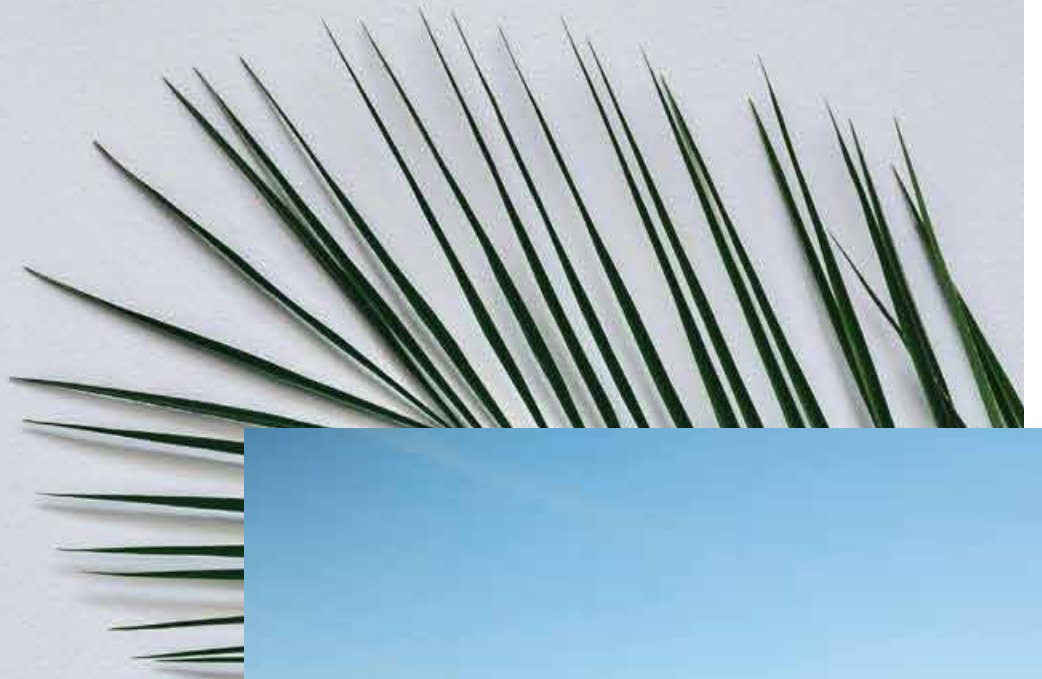
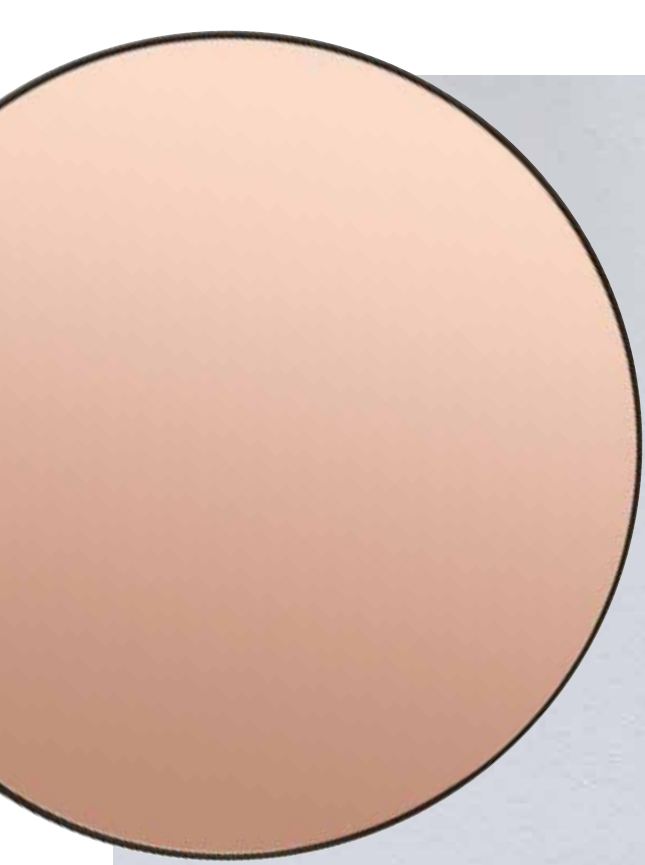
A coastal aesthetic juxtaposed against a polished Hamptons vibe creates homes that are timeless, inviting and effortlessly chic. It's a style that speaks of nostalgia and tradition, of family and heritage, equal parts welcoming and distinguished.



COASTAL AND CHATEAU KITCHEN



COASTAL AND CHATEAU BATHROOM



AVANT GARDE COLLECTION

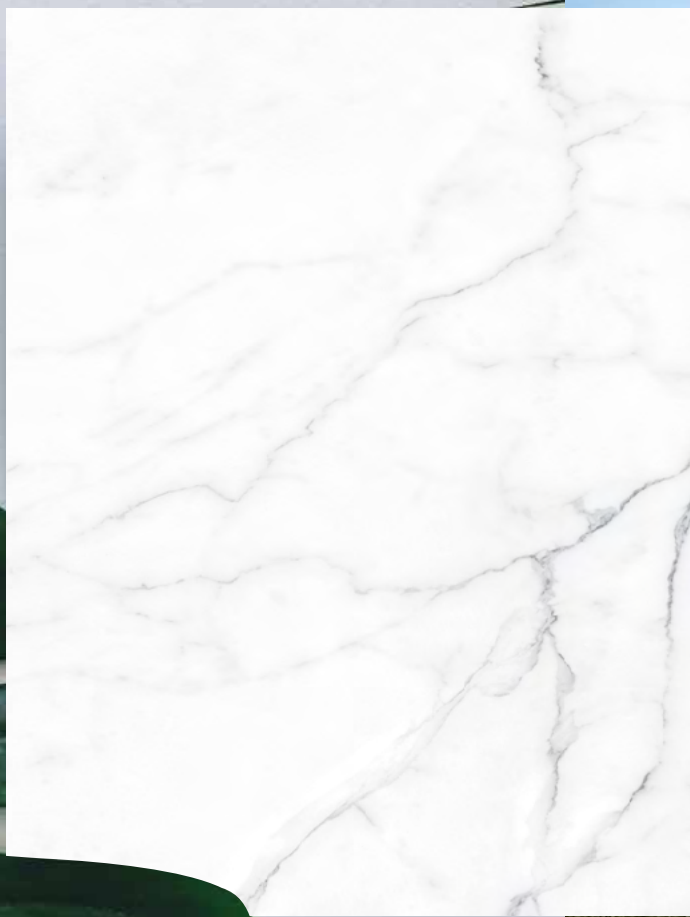
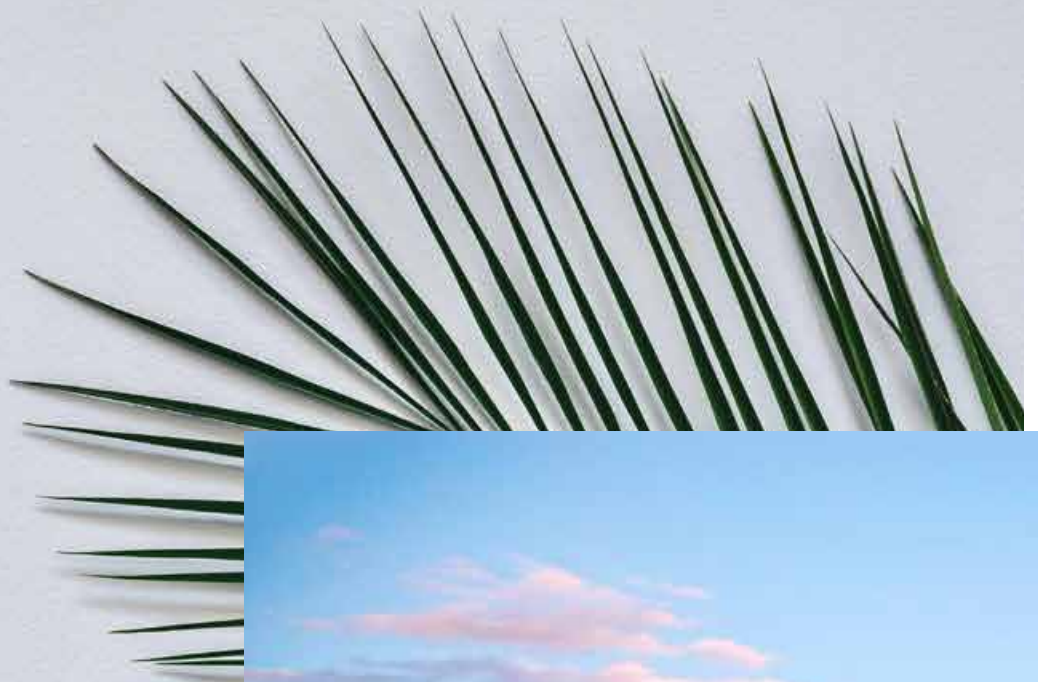


An aesthetic innovation that contrasts bold materials and textures, our Avant-Garde collection calls you to live a life bound only by the limits of your imagination. These are homes that confidently stand out, rather than accept the status quo.





AVANT GARDE KITCHEN



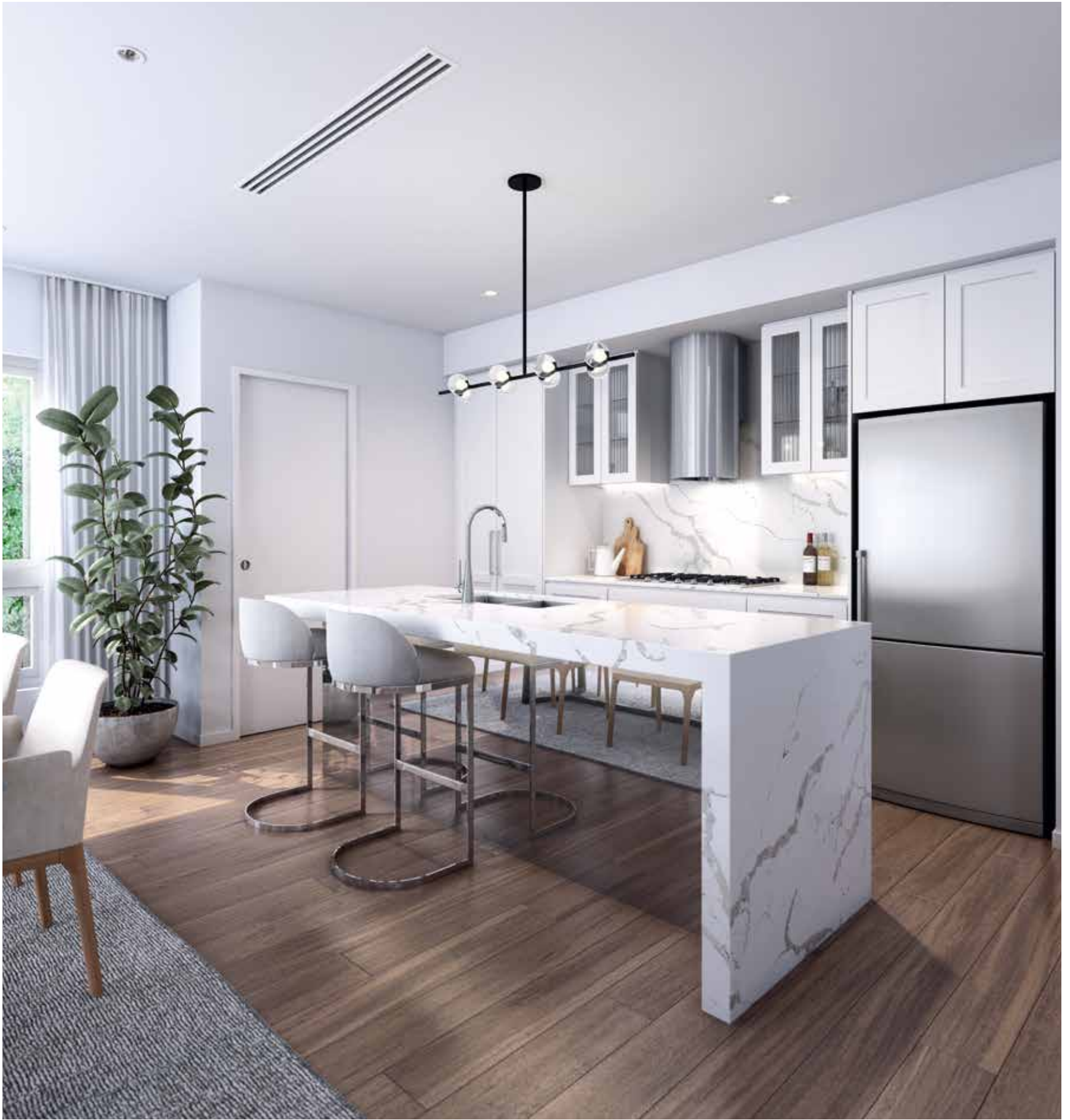
CHATEAU COLLECTION



Our Chateau collection contrasts earthy tones with wrought iron features and subtle mouldings to create homes that pay respect to the old-world charm that inspires them, while confidently embracing the possibilities of the future.



COASTAL AND CHATEAU ENSUITE



COASTAL AND CHATEAU KITCHEN



ONE
- FAIRWAY -

FAIRWAY

MASTER PLAN



WAY DRIVE



THE PLACE TO BE



LEGEND

- | | | | |
|-----|---|-----|--|
| 1. | Norwest Business Park | 13. | Bella Vista Farm |
| 2. | Norwest Metro Station | 14. | Bedford College |
| 3. | Bella Vista Metro Station | 15. | Hillsong Church |
| 4. | Norwest Market Town | 16. | William Clarke College |
| 5. | Victoria Avenue Commercial Precinct | 17. | Crestwood High |
| 6. | Castle Towers | 18. | Bella Vista Public School |
| 7. | Lakeview Private Hospital | 19. | Future Woolworths, outdoor dining and commercial offices |
| 8. | Norwest Lakefront Dining | 20. | \$200m Memorial Avenue upgrade currently underway |
| 9. | Norwest Private Hospital | 21. | Kellyville Metro Station |
| 10. | Castle Hill Country Club Golf Course | | |
| 11. | Balmoral Rd Sports Complex | | |
| 12. | Parramatta Eels Training Ground and Sports Centre | | |

DEDICATED TO THE HILLS

CASTLE GROUP

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 in life.

That vision guides our acquisitions, defines our project plans and is the foundation on which we bring our projects to life.

One Fairway is the embodiment of that vision. Part of our luxury collection, it's a project that my team and I were heavily involved in. From the design, to the textures and inclusions, we're really proud of the outcome and look forward to welcoming the lucky few to what will be the preeminent estate in the Hills.



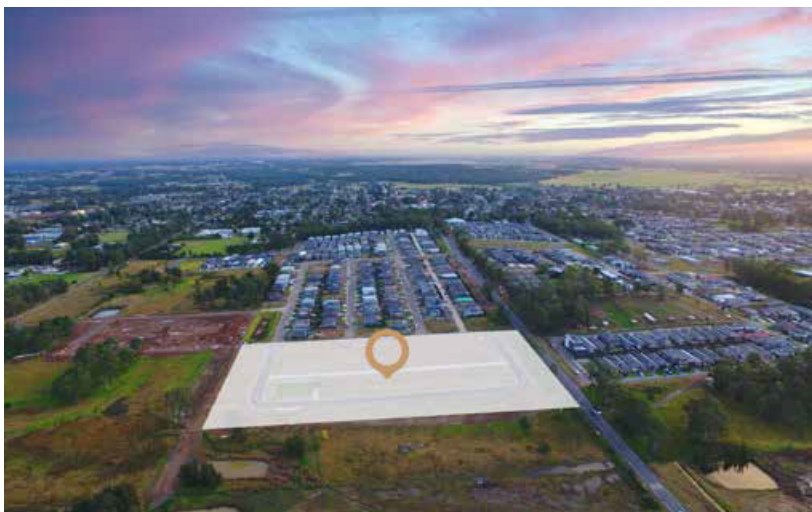
Ritchie Perera
Director and Co-Founder
Castle Group



15 ARGOWAN ROAD, SCHOFIELDS

ARGOWAN ESTATE

29 Residential lots and childcare
\$15.4m value
Completed



218 GARFIELD ROAD EAST, RIVERSTONE

GARFIELD GRANGE

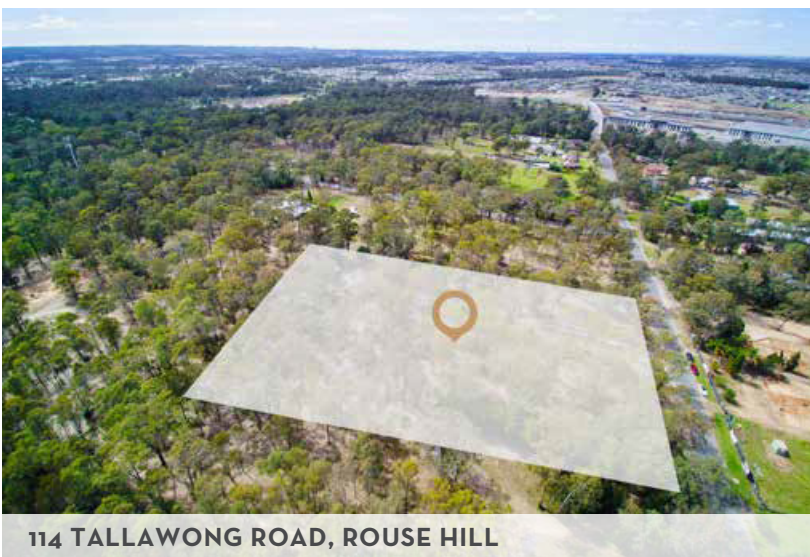
53 Residential lots and childcare
\$21.2m value
Completed



197 GARFIELD ROAD EAST, RIVERSTONE

THE GRACE RESIDENCES

32 Residential lots
\$11.5m value
Completed



114 TALLAWONG ROAD, ROUSE HILL

TALLAWONG FAMILY ESTATE

41 Residential lots and childcare
\$24.6m value
Completed



141 TALLAWONG ROAD, ROUSE HILL

BOTANICA

46 Residential lots
\$27.6m value
Completed

\$217

MILLION IN
COMPLETED
PROJECTS

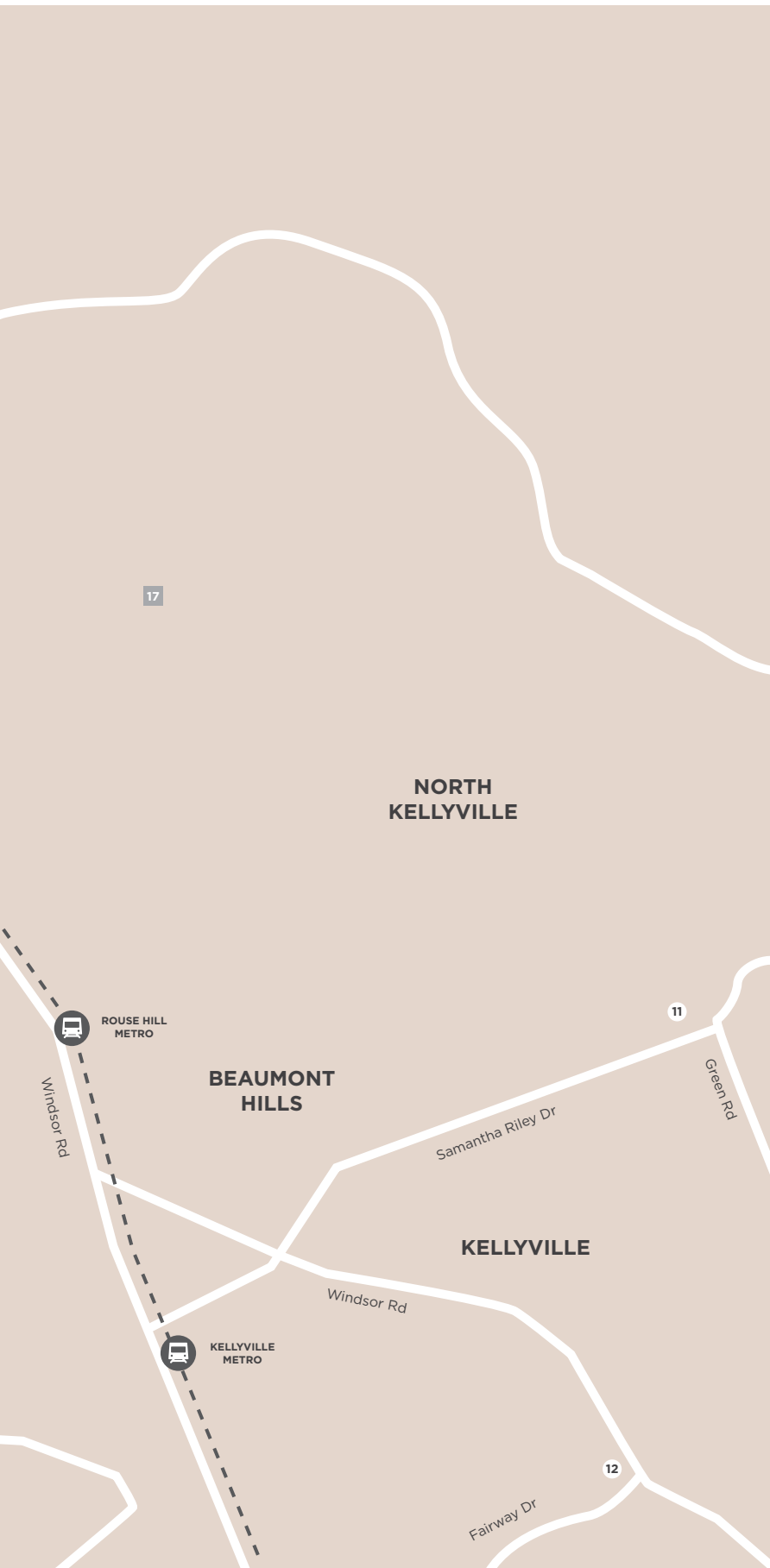
\$140

MILLION IN
PIPELINE
PROJECTS



CURRENT
& PAST
PROJECTS

CASTLE GROUP DEDICATED TO THE HILLS



● **CURRENT PROJECTS**

Riverstone

- 1. 10-12 Jack Street | childcare site
- 2. 68-70 Riverstone Road | 69 lot subdivision

Rouse Hill

- 3. 24 Clarke Street | 55 lot subdivision
- 4. Lot 36, 114 Tallawong Road | childcare site
- 5. 95 Tallawong Road | apartment site
- 6. 74 Tallawong Road | 77 lot subdivision
- 7. 100 Tallawong Road | 55 lot subdivision
- 8. 129 Cudgegong Road | upcoming subdivision
- 9. 171 Cudgegong Road | 50 lot subdivision
- 10. 172 Guntawong Road | 60 lot subdivision

Kellyville

- 11. 17 Samantha Riley Drive | 17 lot subdivision
- 12. 1-11 Fairway Drive | 40 lot subdivision

Vineyard

- 13. 627 Windsor Road | 20 lot subdivision
- 14. 567 Windsor Road | 20 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 lots and 4 super lots
- 6. 218 Garfield Road East | 53 lots and childcare site

Schofields

- 7. 15 Argowan Road | 29 lots and childcare site
- 8. Lot 4 Boundary Road | 34 lot subdivision

Rouse Hill

- 9. 44 Cudgegong Road | 300 apartments site
- 10. 105 Cudgegong Road | rezoned land sale
- 11. 119 Cudgegong Road | rezoned land sale
- 12. 140 Cudgegong Road | raw site sale
- 13. 114 Tallawong Road | 41 lots and childcare site
- 14. 42 Tallawong Road | rezoned land sale
- 15. 34 Tallawong Road | rezoned land sale
- 16. 141 Tallawong Road | 46 lot subdivision

Kellyville

- 17. 9 Ross Place | 12 lot subdivision

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 \$217 million. (107 acres), and has a current pipeline with land valued at over \$140 million.



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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 facades and plans, not the ones depicted. These all have been produced for marketing purposes and may not be representative of the final facade 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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OneFairway.com.au

1-11 Fairway Drive Kellyville

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