



PARK AVENUE III

74 TALLAWONG ROAD ROUSE HILL

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WHERE YOUR STORY BEGINS





CHAPTER 1

Vision

Immersed in nature, Park Avenue II 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



n aesthetic innovation that contrasts bold materials and textures, Park Avenue II 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. 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.



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 II.



*Disclaimer





*Disclaimer



pen plans, thoughtful design and understated elegance define life at Park Avenue II. 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



*Disclaimer

CHAPTER 3

An Enviably Lifestyle Awaits...

Exclusive Park Side Living





At the centre
of Sydney's
booming
northwest.



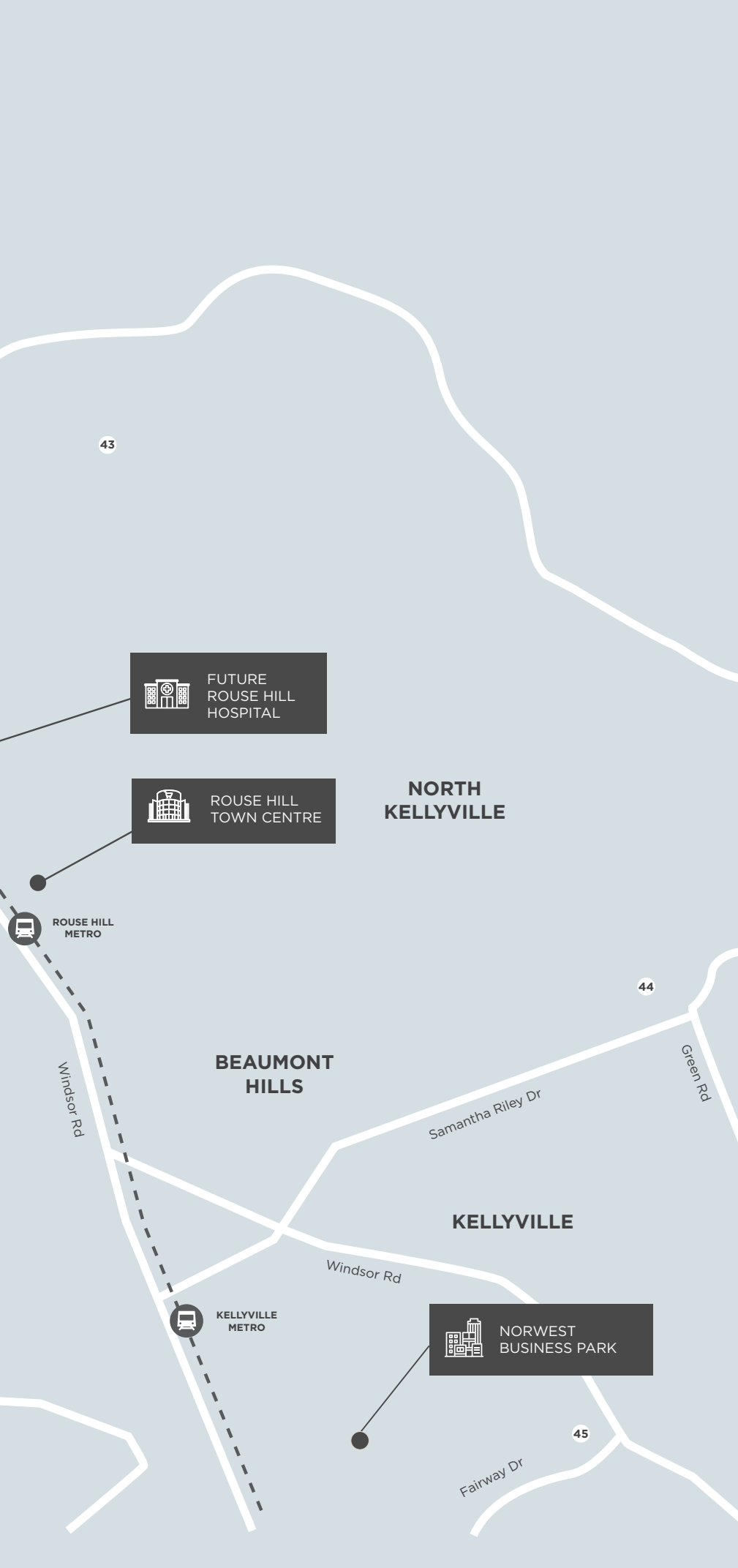


CHAPTER 4

**Brought to
you by
Castle Group**



Current & Past Projects



CURRENT PROJECTS

Rouse Hill

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

Riverstone

11. 55-59 Crown St | 12 lot subdivision

Vineyard

12. 627 Windsor Road | 18 lot subdivision
13. 567 Windsor Road | 20 lot subdivision
14. 38-45 Bandon Road | 12 lot subdivision
15. 21 Harkness Road | land subdivision
16. 41 Harkness Road | land subdivision
17. 49 Harkness Road | land subdivision
18. 57 Harkness Road | land subdivision
19. 65 Harkness Road | land subdivision
20. 283 Commercial Road | 200 lot subdivision

Pitt Town

21. 65 Wells Street | 10 lot subdivision
22. 67 Wells Street | 10 lot subdivision
23. 69 Wells Street | 10 lot subdivision

PAST PROJECTS

Riverstone

24. 96 Railway Terrace | 12 lot subdivision
25. 20 Riverstone Road | 42 lot subdivision
26. 60 Riverstone Road | 19 lot subdivision
27. 197 Garfield Road East | 32 lot subdivision
28. 197 Garfield Road East | 10 lot and 4 super lots
29. 218 Garfield Road East | 53 lot and childcare site
30. 10-12 Jack Street | childcare site
31. 68-70 Riverstone Road | 72 lot subdivision

Schofields

32. 15 Argowan Road | 29 lot and childcare site
33. 4 Boundary Road | 34 lot subdivision

Rouse Hill

34. 44 Cudgegong Road | 300 apartments site
35. 105 Cudgegong Road | 190 apartments
36. 119 Cudgegong Road | 92 terraces
37. 140 Cudgegong Road | 30 lot subdivision
38. 114 Tallawong Road | 41 lot subdivision
39. 34 & 42 Tallawong Road | 600 apartments site
40. 141 Tallawong Road | 46 lot subdivision
41. 100 Tallawong Road | R3 site
42. 24 Clarke Street | 50 lot subdivision

Kellyville

43. 9 Ross Place | 12 lot subdivision
44. 25 Samantha Riley Drive | 17 lot subdivision
45. 1-11 Fairway Drive | 40 lot subdivision

Box Hill

46. 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 value of over \$500 million, and has a current pipeline valued over \$670 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 II. 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

Ritchie Perera
Director
Castle Group

Established
2006

NO.1
Rouse Hill's
Largest Land Owner

46
Projects
in Sydney's Northwest

532
Lots Delivered
to Homeowners & Investors

\$670m
Value
of Pipeline Projects

500
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.



PARK AVENUE III

74 TALLAWONG ROAD ROUSE HILL

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