



**RAWSON  
COMMUNITIES**

# Build Happy



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They say happiness starts at home.

**We believe it starts sooner.**

At Rawson Communities, we know that the journey to building a new home is as important as the home itself.

Our end-to-end offering can take care of finance, land, and home, all in one place.

Our one-stop-shop is made up of four parts: **Rawson Communities**, our two builders **Rawson Homes** and **Thrive Homes**, and **Mint Loans**—our in-house mortgage brokers.

We believe choosing a developer with a good reputation and track record of delivery is one of the most important factors when buying land or building a new home. We have 40 years of experience—so with us, you're in safe hands.

When it comes to choice, you can pick land only from our six land estates or mix and match our lots with hundreds of house designs from our home builders to create a fixed-price house and land package.

Experience. Choice. Simplicity.

**Build Happy.**

# How Build Happy comes to life.

## 01

**Your total home and land cost is clear from the start.**

Site costs tend to blow out home building budgets. We give you site costs up-front —so you know the total cost of your home and land before handing over your deposit.

## 02

**There are zero sneaky fees along the way.**

With other home builders, if your land is delayed, you get re-charged for your home. With Rawson Communities, our home and land fees are detailed before you pay them, and you only pay them once.

## 03

**One company to resolve any issues.**

Land developer and home builder disagreements can cost you big time. Our land developer and home builders are part of the same company, so we own the issue, not pass the blame.

## 04

**Hold your land for 21 days with a small, refundable deposit.**

Other land developers only give you 10 days to secure finance— or you lose your 10% deposit. If our in-house mortgage broker applies for your finance, we hold your land for 21 days for a small, refundable fee.

## 05

**Hundreds of house designs and land a-plenty.**

We give you the choice to create a house and land package unique to you. You can mix and match lots from our six land estates and hundreds of house designs from our home builders, or buy land only and BYO builder.

## 06

**Affordable land right next door to all the good stuff.**

Many larger estates are expensive because they include new amenities. We have boutique land estates next to the larger ones—so you can be close to shops, parks and playgrounds without it hiking up the price.

## 07

**All in one place.**

Instead of doing everything separately, with Rawson Communities you can buy land only or save time, money and risk with land, home and even lending under one roof.



# Sydney South West

Sydney's South West offers endless possibilities—both now and into the future.



Sydney South West regional map

With Sydney's second international airport under construction, the South West is undergoing major changes including road and transport upgrades, new shops, schools, outdoor recreation, health and wellness facilities and more.

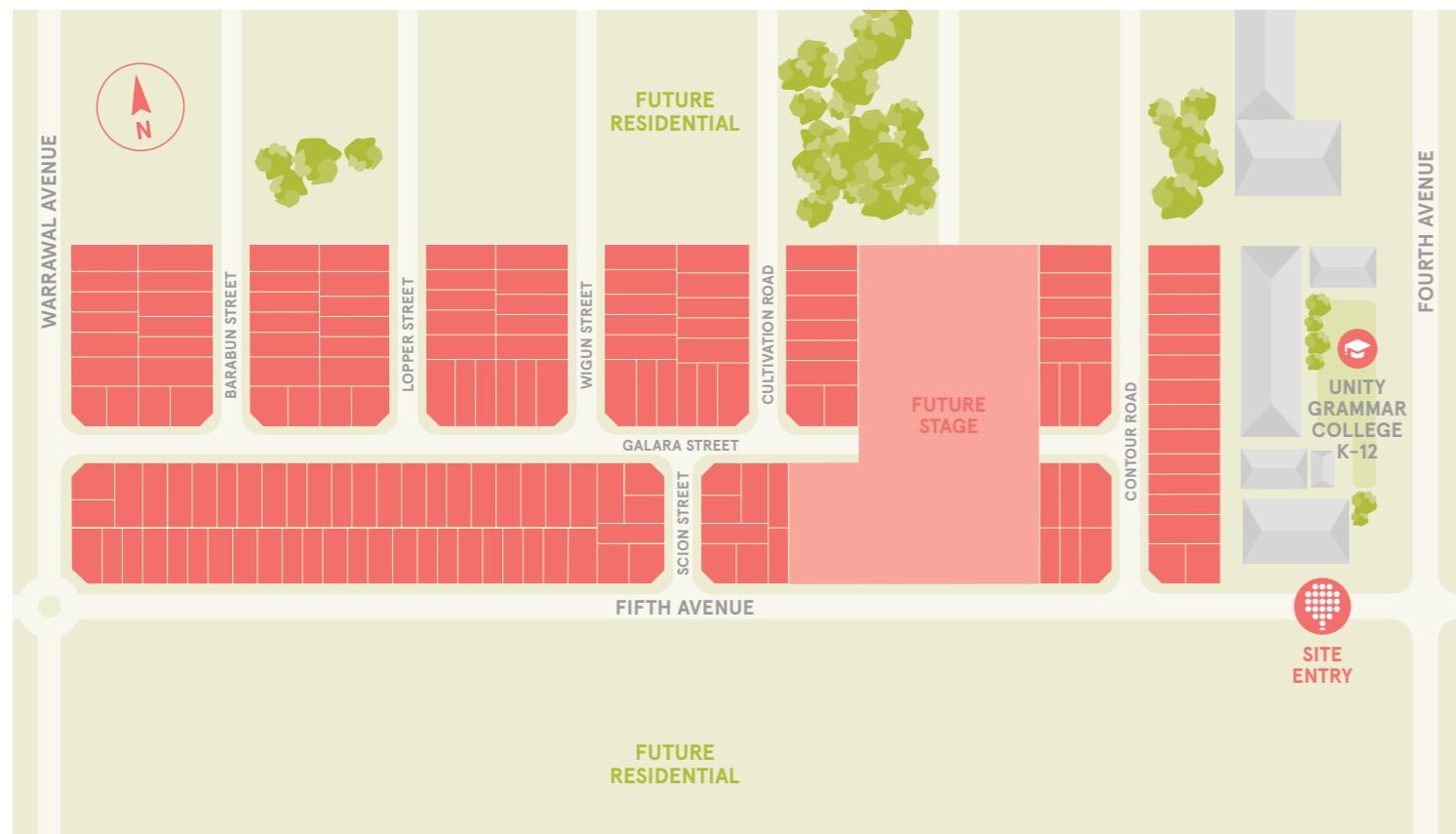
This region offers easy access to Sydney's CBD and beyond. With well-connected roads to the South Coast, Liverpool and Campbelltown, the South West has quick links to the University of Western Sydney, the University of Wollongong's Liverpool campus, and major retail centres like Westfield Liverpool.

A growth corridor set to transform into a major metropolitan destination with plenty of open space, the South West gives residents all they need to embrace life to the full.

**Current and future features within 10km of our Sydney South West projects:**

-  2 train stations
-  2 major business retail centres
-  2 sporting fields
-  Quick links to future airport

# Austral



The perfect place for busy families that need quick connections to employment and education, Austral showcases the benefits of Sydney’s emerging South West.

Keep moving, learning and growing at Austral –close by to business precincts, transport, education and sport.

**Current and future features:**

-  1.5km from Leppington Station
-  Within 2km of schools
-  Within 2km of sporting fields
-  16km from business centre



# Leppington

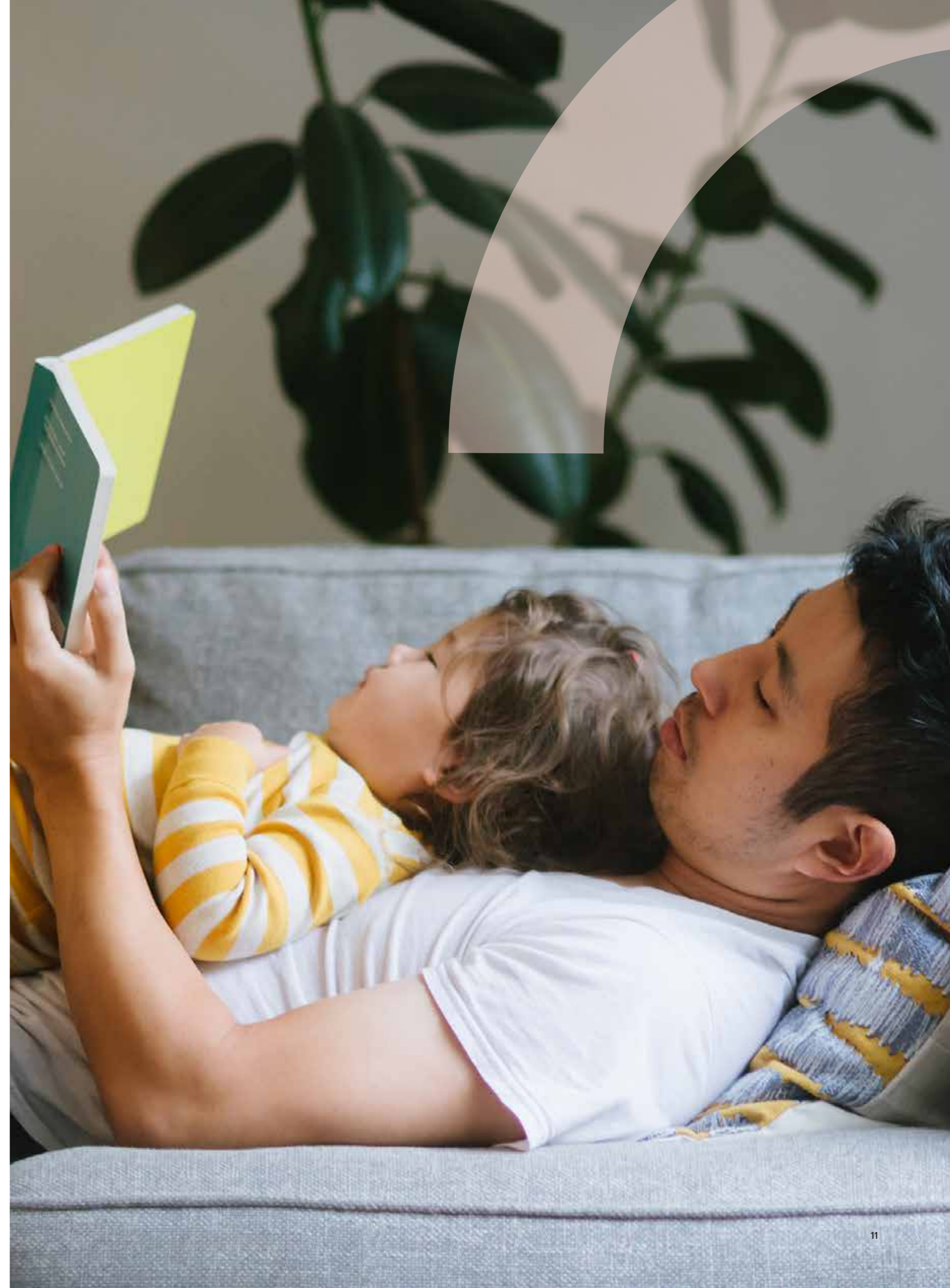


Next door to Willawdale, Leppington is a close-knit community just a short walk from village centres and exercise tracks—making for a convenient and connected everyday.

The Leppington area is enjoying billions of dollars of government investment into infrastructure and services, including a vibrant new town centre in Leppington itself.

### Current and future features:

-  Short walk to Willawdale shops
-  Within 2km of Leppington Central
-  Within 2km of 2 medical precincts
-  Within 6km of 2 train stations



# Leppington Central



At Leppington Central, you can call the future heart of the Leppington growth precinct home.

With a range of employment and community facilities planned close by, including business centres, shopping centres, schools and universities—Leppington Central will have everything you need to live, learn and enjoy.

Here, everything you need—from shops to parks and workplaces—is within walking distance.

### Current and future features:

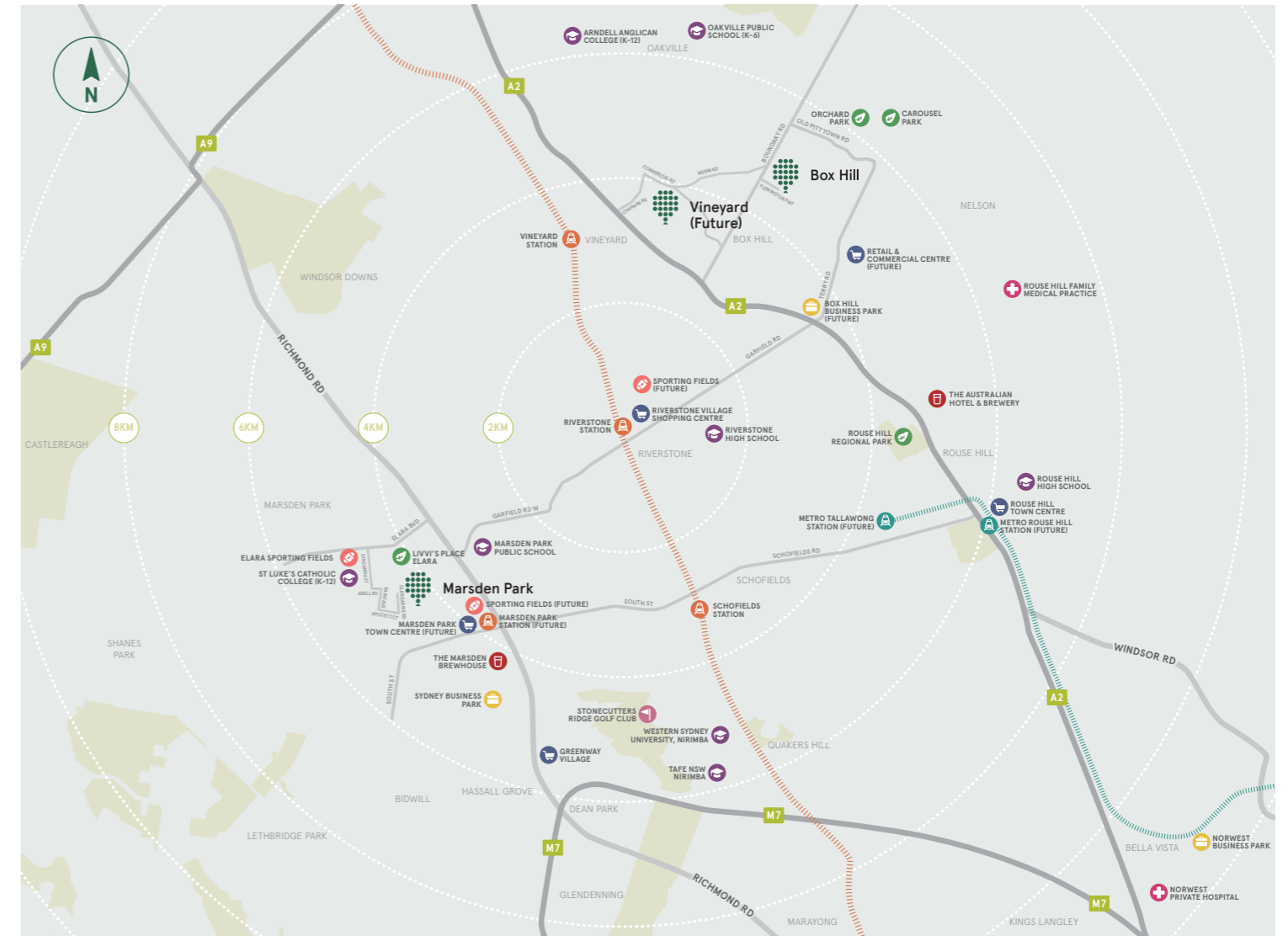
-  Short walk to district park
-  Short walk to retail
-  Within 2km of schools
-  Within 2km of 2 business retail centres





# Sydney North West

Sydney's North West is a major growth corridor, offering a balance of convenient and spacious living.



Sydney North West regional map

As businesses look for opportunities outside Sydney CBD, developments like Norwest Business Park and Sydney Business Park are drawing people to Sydney's North West.

To support this growth, the government is heavily investing in new neighbourhoods, regional parklands, primary and tertiary education, and major retail.

There's also major investment going into transport, including the North Connex motorway—which links the M1 Pacific Motorway to the M2, and the Sydney Metro Northwest—which offers a direct train route into the CBD.

### Current and future features within 10km of our Sydney North West projects:

-  2 metro and 4 train stations
-  3 business centres
-  3 town centres
-  TAFE NSW and Western Sydney University

# Box Hill



Part of the highly connected Hills Shire, Box Hill delivers opportunity in abundance.

With nearby future business and industrial estates bringing plenty of employment, and a choice of schools –the whole family can settle into a fulfilling today and, look forward to an even brighter tomorrow.

### Current and future features:

-  Short walk to outdoor fun
-  Within 2km of retail centre
-  Within 2km of schools
-  Within 4km of business centres



# Marsden Park



Next door to Elara, a sense of freedom and open space await at Marsden Park.

A place offering an abundance of outdoor recreation and convenience, Marsden Park is surrounded by over 450 hectares of protected green zones, 100 hectares of outdoor recreation areas and an exciting future town centre.

### Current and future features:

-  Within 2km of 2 sporting fields
-  Within 1km of town centre
-  Within 6km of schools, TAFE NSW and Western Sydney University
-  Within 8km of 2 business centres



# Vineyard



At the nexus of the scenic Hawkesbury region and urban Box Hill areas, Vineyard is the final frontier to emerge within Sydney's North West growth corridor.

Nearby to the infrastructure and services of Box Hill and Marsden Park, only more natural and spacious, Vineyard will deliver 1.2 hectares of parklands, rural outlooks and connectivity to amenities with a short walk to the future Vineyard Town Centre.

### Current and future features:

-  800m to town centre
-  Within 4km schools
-  Within 2km Vineyard Station
-  Within 4km of the business centre





# Get in touch

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**Build Happy**