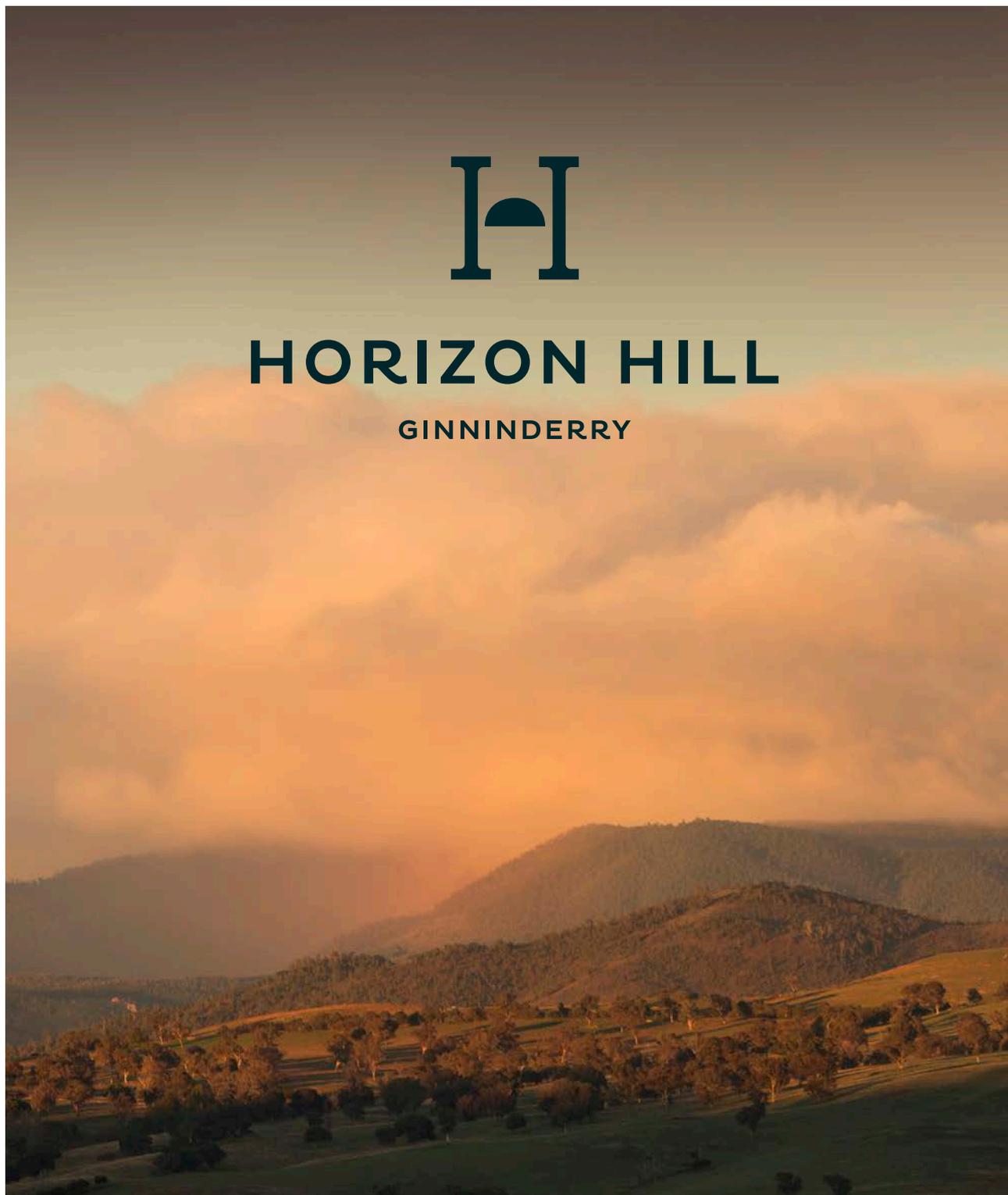




HORIZON HILL

GINNINDERRY



**RAWSON
COMMUNITIES**

BUILT BY RAWSON HOMES



**SUSTAINABLE.
STYLISH.
SPECTACULAR SCENERY.**

Enjoy beautiful homes and a greener future located in Canberra's most sustainable community with spectacular mountain views.

Horizon Hill is a unique opportunity to join vibrant Ginninderry, Canberra's most sustainable community, with spectacular views that reach across the Murrumbidgee River and beyond to the Brindabella mountain range.

Horizon Hill sits atop one of the highest points in Ginninderry's first suburb, Strathnairn. Offering 40 generously-sized three and four bedroom homes and 4 one and two bedroom apartments, each home is architecturally designed, beautifully appointed, and 7-star energy efficiency rated.



RELAX.

Peace of mind comes from knowing you're in good hands.

At Horizon Hill, it's not just the beautiful natural surroundings that will put you at ease. You can be confident that the highly-experienced, award-winning team behind the project will deliver on their plans.

The team behind Horizon Hill believes in doing things better, committed to a philosophy of better design, better quality, and a better home building experience.



Brought to you by Rawson Communities

Rawson Communities have successfully delivered an extensive variety of great communities to live, work and play in across NSW and the ACT.



Built by Rawson Homes

Trusted for over 40 years, Rawson provides the experience that comes from having built over 10,000 homes.



Backed by Daiwa House Group

Rawson Homes & Rawson Communities are proudly owned and backed by Daiwa House Group, ranked in the Fortune Global 500 Companies for 13 consecutive years.



End-to-end customer support

You'll be supported from start to finish by a dedicated customer care representative, who'll be with you every step of the way.



Fixed price

Rest easy knowing that the price in your contract is the price you'll pay.



Single contract

You'll enjoy plenty of time to get your finances in order, with settlement only due after your home has been built - to secure your home and get started, all you require is your deposit.



JOIN CANBERRA'S MOST SUSTAINABLE COMMUNITY.

Inspiring a new way of living.

Ginninderry sits amongst breath-taking natural splendour. With glorious views featuring the Brindabellas as a backdrop, and with the Murrumbidgee River and Ginninderra Creek on its doorstep, residents of Ginninderry enjoy an exceptional quality of life.

Surrounded by a protected conservation corridor, it's a six-star community perfect for those who want the freedom to explore their natural surrounds, whether that be a stroll through the beautiful suburban parks, or a hike amongst the unspoilt bush tracks and the pristine Ginninderry conservation corridor.

Peaceful yet vibrant, Ginninderry is already an all-electric solar community. Its Masterplan envisages a series of villages dotting along a picturesque tree-lined avenue. Close to the existing arts centres, parks, medical facilities plus community and commercial hubs of West Belconnen, new local schools, shops, halls and childcare in Ginninderry are all part of its future plan.

It's a community for the future, ready for you today.

ENJOY YOUR VIEW FROM THE TOP.

Let nature surround you at Horizon Hill.

Horizon Hill presents a rare opportunity to enjoy the very best of what Ginninderry has to offer.

Sitting atop one of the highest points in Strathnairn alongside a picturesque hilltop park, Horizon Hill is a centrally-located oasis with spectacular views that reach across the Murrumbidgee River and beyond to the Brindabella mountain range.

Inspired by the mountains and waterways that surround it, Horizon Hill sets the bar high for modern eco-living.

Featuring beautiful homes architecturally designed to maximise the view while delivering low-impact living, it exemplifies best practice in design, construction and liveability.

It's about waking in the morning, taking in the views and breathing the fresh air. It's about joining an established and thriving community you'll look forward to coming home to and welcome being a part of. It's your home in paradise.

An aerial shot of Horizon Hill overlooking the Brindabellas



NATURAL LIVING, MODERN CONVENIENCE.



Enjoy the best in healthy living.

Horizon Hill gives you access to a range of activities to keep your body moving and your mind active. Hike along the nature tracks, relax in the local parks or join one of the many nearby sports teams. Let community programs like yoga, festivals and shared gardens feed your soul. You can even hire electric bikes for free for up to 2 hours.



Retail and entertainment on your doorstep.

Horizon Hill residents can enjoy the plentiful offerings of nearby West Belconnen, with a number of restaurants and cafes to choose from. Soon new shops and infrastructure such as halls and the heritage farmhouse precinct will be built in Ginninderry, conveniently located for the community to enjoy.

Getting where you want to go.

Already connected to Canberra's public transport, it's easy to get where you need to go. Arterial roads in the area are being upgraded to meet Ginninderry's needs as it grows, and a free Strathnairn loop bus service is available, linking residents to the Kippax bus interchange, Kingsford Smith School and Macgregor Primary School. Kippax is an easy 5 minute drive away, Belconnen is 10 minutes, and the CBD an easy 20 minutes. And if you'd rather peddle your way around, the city's cycleways connect you to wherever you want to go.



Preparing the next generation.

Up to four primary schools and one high school is planned for Ginninderry, as well as childcare and early learning centres. Until then, Ginninderry residents can enrol at public and private primary, high schools or colleges in West Belconnen including Kingsford Smith School, Hawker College and Macgregor Primary School.



Quality care is all around.

A number of future GP clinics and medical centres are planned for Ginninderry. In the meantime, GP and dental services are available at the local Kippax Fair, with hospitals available in nearby Belconnen.



LOCATION

EDUCATION

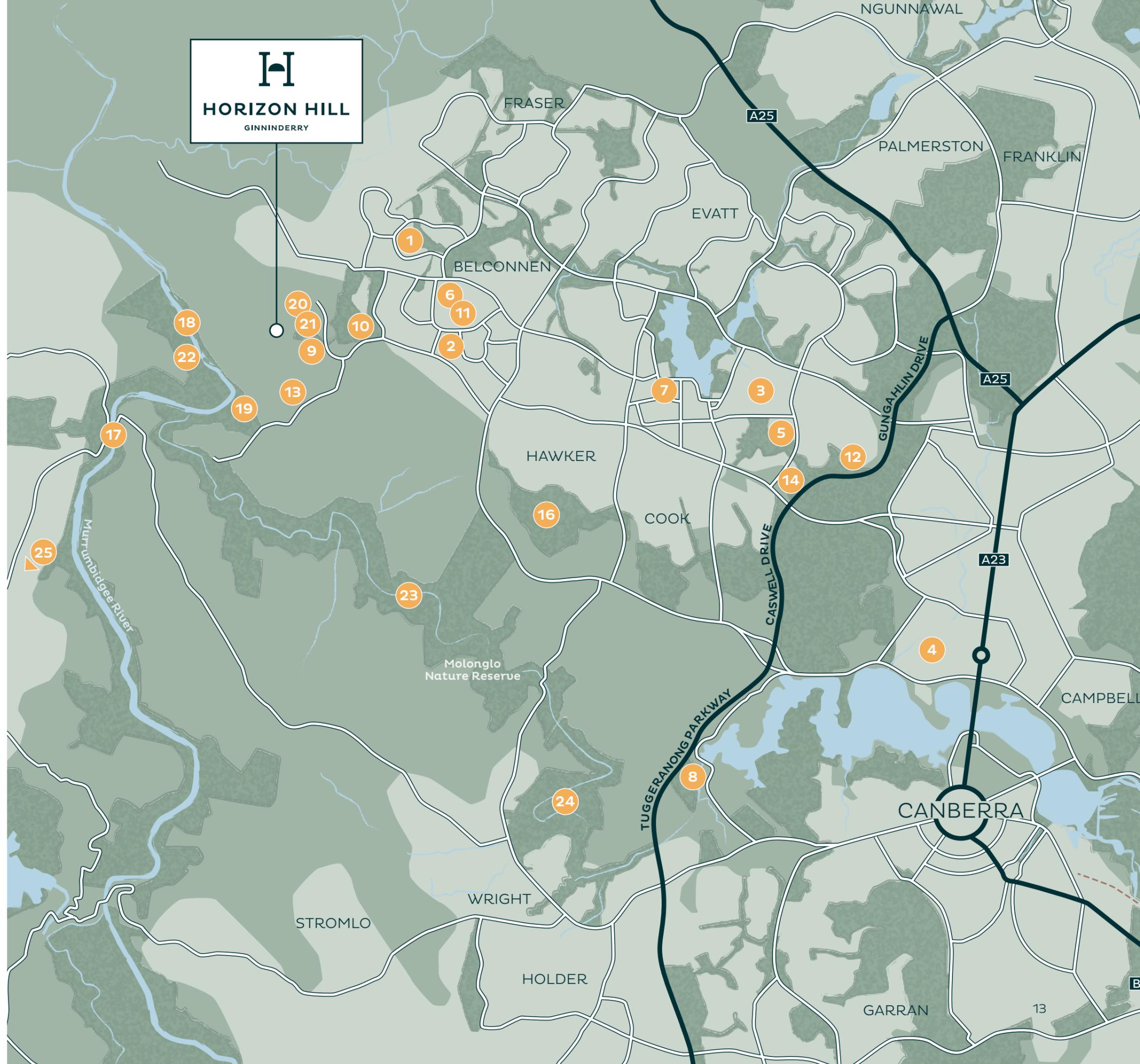
- 1 Macgregor Primary School
- 2 Kingsford Smith School
- 3 University of Canberra
- 4 The Australian National University
- 5 Hawker College

RETAIL & LIFESTYLE

- 6 Kippax Fair Shopping Centre
- 7 Westfield Belconnen
- 8 National Zoo & Aquarium
- 9 Community & Information Centre
- 10 Magpies Belconnen Golf Club
- 11 Libraries ACT - Kippax
- 12 GIO Stadium Canberra
- 13 Strathnairn Arts Association
- 14 Calvary Public Hospital Bruce

PARKS & RECREATION

- 16 The Pinnacle Nature Reserve
- 17 Uriarra Crossing
- 18 Murrumbidgee River
- 19 Shepherds Lookout
- 20 Jill Landsberg Terrace Recreational Park
- 21 Paddys Park
- 22 Woodstock Nature Reserve
- 23 Lower Molonglo Nature Reserve
- 24 Molonglo River Corridor Stromlo
- 25 Brindabella Mountains



MASTERPLAN.

Choose from 40 generously-sized three and four bedroom homes and 4 one and two bedroom apartments.



*Unit 2 on AW LOT A, AW LOT H, AW LOT X and AK LOT A sits above the garage of Unit 1 on the respective lots.
 --- Denotes boundary lines for Unit 2 on AW LOT A, AW LOT H, AW LOT X and AK LOT A. Please refer the detailed survey and floor plans for each specific lot and home.





**SUSTAINABLY DESIGNED.
SUPERBLY BUILT.
STYLISHLY APPOINTED.**

Beautiful homes that will take your breath away as much as the view does.

Each of Horizon Hill's turnkey homes have been architecturally designed to maximise the spectacular views, allowing you to feel part of the landscape, where you can absorb the splendour of the changing seasons from your own private paradise.

Built to provide the highest standards of sustainable living, each home comes with a 7-star Energy Efficient Rating, solar panels, provisions for an Electric Vehicle (EV) charging point, and premium grade materials that marry look, feel and function to ensure you'll enjoy the best in eco-friendly living for many years to come.

WHEN YOUR HOME FEELS AND LOOKS LIKE THIS, EVERY DAY IS BLISS.



An architecturally built home, in a leafy street, in a breathtaking part of the world.

With bright and spacious interiors that feel warm and welcoming, designated study spaces ensure the bedrooms and living areas aren't compromised. Economic and compact floorplans are cleverly designed so that every member of the family has a spot to call their own, with outdoor and alfresco areas that let you breathe in fresh air and enjoy the tranquillity.

Outside is no different. Facades exude style with superior finishes, and each home comes with manicured gardens developed by landscape architects to seamlessly compliment the home, for an end result that is as picturesque as the surroundings. With a tree-lined street that will form a natural avenue, you'll feel the charm before you even get home.



MORE VALUE, BUILT IN.

The view with more, deserves a home that comes with more.

In Horizon Hill, each home comes complete with a number of stylish finishes and inclusions, elevating to match the natural beauty that surrounds them.



900mm Smeg Appliances

Enjoy the best in Italian-made technology and style.



Hybrid waterproof laminate flooring

Beautiful and elegant, yet durable and long-lasting.



Floor to ceiling ceramic tiles

Adds style and elegance to really make an impact.

ADD A PERSONAL TOUCH.

Make your new house, your new home.

Although each home is a turn key solution designed to keep your life as simple as possible, you're still afforded the opportunity to add your own touch of sophistication. It's yours, after all.

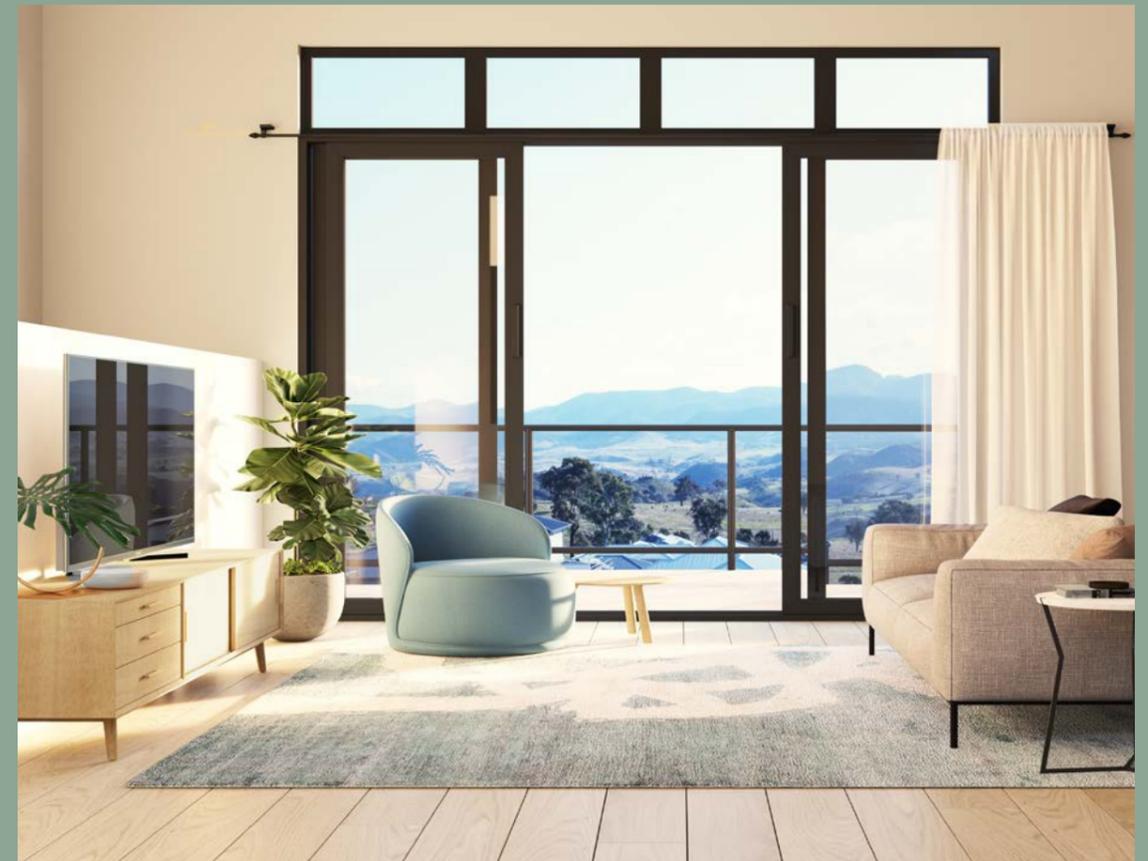
You can choose between two curated interior colour schemes - Light or Dark - to select that one that suits your palette best. Each scheme has been carefully developed to ensure the textures and tones of the surrounding environment are subtly woven in.

Designers' Choice upgrades.

To create a setting you're sure to connect with, both inside and out, you can also choose from a wide range of premium upgrade options.

From 40mm stone benchtops with waterfall ends and brass tapware and accessories, to floor heating in the ensuite bathroom and an integrated fridge, simply choose what fits you best.

For full details, make sure to review the Designers' Choice Upgrades flyer.



FINISHES & INCLUSIONS.

Living / Dining

Floor	Laminate flooring. Option to change to ceramic tile in living/dining area is available. Carpeted stairs. *1&2
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Cornice	Square set
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes. *1
Lights	LED downlights

Bedrooms

Floors	Carpet to bedroom floors including ground floor bedrooms (where applicable)
BIR - where applicable	Mirrored sliding doors
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes. *1
Lights	LED downlights

Bathrooms / Ensuites

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench Top	20mm stone
Ensuite Bath Tub	Acrylic bath
Basin	Above counter and/or semi-recessed basins
Taps - Vanity, Bath, Shower	Wall mounted
Toilets	Caroma toilet suite with soft close seat
Floors	Ceramic tiles
Walls	Floor to ceiling ceramic tiles
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes. *1
Lights	LED downlights
Exhaust Fans	Exhaust fans to be ducted externally

Laundry

Cabinetry	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench Top	20mm stone
Tub	Stainless steel drop in tub

Laundry Tap	Stylus venecia mixer
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard
Cornice	Square set
Lights	LED downlights

General

Staircase	Painted pine posts. Black iron balusters. Painted timber handrail with waterfall end post
Air-conditioning	Ducted air-conditioning with remote control
Landscaping	Included
Fly Screens	Included
Photovoltaic Solar System	Included
	A provision for an electric vehicle (EV) charging point. This does not include an EV charging station

Kitchen

Floor	Laminate flooring. Option to change to ceramic tile, must be consistent with the living/ dining.
Cabinetry - Interiors	White melamine finish
Bench Top	20mm stone benchtops with waterfall ends
Kitchen Sink	Double bowl undermount sink
Splashback	Tiled
Tapware	Retractable sink mixer
Lights	LED downlights
Electric Cooktop	SMEG 90cm induction
Oven	SMEG 90cm classic thermoseal oven
Cooktop Extractor	SMEG 90cm concealed undermount rangehood
Dishwasher	SMEG freestanding dishwasher
Microwave	SMEG Built-in, microwave with grill

Balconies (where applicable)

Floor	Balcony tiles
Balustrade and Screens	Glass balustrade with powder-coated aluminium posts
Lights	LED ceiling and/or wall lights



Brought to you by Rawson Communities.

As part of the Rawson Group, Rawson Communities provides peace of mind thanks to our extensive experience building beautiful homes and our commitment to quality. Offering a range of options to suit all budgets, our locations are carefully selected for their liveability and thriving local community with strong demand and potential for growth.

Drawing inspiration from the natural splendour of the Ginninderry region, the homes of Horizon Hill work with the existing landscape. As well as world best sustainability practices, both Horizon Hill and the surrounding suburb of Strathnairn have been designed with community in mind. It's about connection and feeling like you're a part of something bigger.

Disclaimer:

1. House type A1 where the bedrooms are on the ground floor and the living/ dining is on the first floor the specification is reversed to suit the design. The standard inclusion for this design includes laminate flooring to the ground floor corridor and stairs. Refer to the floorplan to determine the house type.
2. On apartment/ fonzie flat designs the standard inclusion on the staircase is laminate flooring. Refer to the floorplan to determine the house type.



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COMMUNITIES**

In this document, the term "Materials" includes: All images of any kind produced by Rawson Communities; and Representations of fixtures, fittings (lighting, electrical or otherwise) or finishes, landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and decorative items. The Materials are visual aids and are for illustrative purposes only. Dimensions, sketches and computer renderings are approximate only. The Materials do not constitute a binding representation, warranty, obligation or guarantee as to a final product and you may not rely on them as such. Materials may show items: outside specifications described in the document; not supplied by Rawson Communities (which are subject to third party supply arrangements); only available in certain home designs; or only available when specifically selected as inclusions, which are not included in the price of standard inclusions for a particular home design (as described in the document).

If an item is stated in the Materials to be a specified inclusion, Rawson Communities reserves the right to substitute a specified inclusion for an item of equivalent quality and/or finish. Rawson Communities will not be liable for any loss or damage resulting from your reliance on the Materials. Rawson Communities may make amendments to the designs of the homes referred to in this document at any time, in which case the Materials may no longer represent the final product. Customers must first speak to a Rawson Communities consultant to obtain detailed home pricing for different designs and inclusions. Each customer's Tender contains specific details of inclusions and exclusions, as well as full details and terms and conditions.

The inclusions are correct as at the date of printing, being October 2022, and are subject to change at any time. Please speak to a Rawson Communities Consultant to discuss detailed home pricing for different designs and inclusions. Builders Lic No. NSW 33493C. ABN 20 003 203 745. ACN 003 203 745.