



Woodlands

VINEYARD



**RAWSON
COMMUNITIES**



ARTIST'S IMPRESSION

FEEL RIGHT AT HOME

Sitting within natural bushland, the Woodlands Vineyard sets the scene for peaceful residential living with a beautiful green outlook and open spaces for you and your family to enjoy. A place where beautifully crafted homes compliment the serene natural setting.

Inspired by the rural charm and rich fabric of the surroundings, the Woodlands Vineyard invites you to be part of a warm, welcoming new community where you'll instantly feel at home.



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NATURE IS YOUR NEW PLAYGROUND

Discover the perfect environment in which to put down roots, raise your family or simply enjoy a quieter lifestyle. A truly unique residential area that has been thoughtfully designed to foster a sense of connection, community and tranquillity.



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When the mood takes you, there's plenty to explore in this natural wonderland. Discover national parks and bushwalking trails, spend a day boating or kayaking on the Hawkesbury River or perfect your golf swing at one of the many esteemed local courses.

A PLACE OF CONNECTION

Enjoy easy connectivity with access to the city via the M7 Motorway or reach Central Station in under an hour via Vineyard Station, only a 4 minute drive away.

RECREATION

- 1 Riverstone Swimming Centre
- 2 Windsor Downs Nature Reserve
- 3 Slidey Park
- 4 Rouse Hill Regional Park
- 5 Orchard Park
- 6 Stonecutters Ridge Golf Course

RETAIL & GROCERIES

- 7 Coles Schofields
- 8 Oakville Harvest
- 9 IGA Rouse Hill
- 10 Rouse Hill Town Centre
- 11 Aldi McGraths Hill
- 12 Bunnings McGraths Hill
- 13 Windsor Riverview Shopping Centre
- 14 Box Hill City Centre (due for completion 2023)

EDUCATION

- 15 Vineyard Children Early Learning Centre
- 16 Fit Kidz Learning Centre Vineyard
- 17 Rouse Hill Public School
- 18 Oakville Public School
- 19 Vineyard Public School
- 20 Casuarina School
- 21 Windsor High School
- 22 Australian Christian College
- 23 Santa Sophia Catholic College
- 24 Arndell Anglican College

- 25 Norwest Christian College
- 26 TAFE NSW (Nirimba)
- 27 Western Sydney University (Hawkesbury Campus)
- 28 Western Sydney University (Nirimba)

TRANSPORT

- 29 Vineyard Train Station (4 min. drive)
- 30 Rouse Hill Metro Station (18 min. drive)
- 31 Tallawong Metro Station (13 min. drive)
- 32 Schofields Train Station (15 min. drive)
- 33 Western Sydney Airport (1 hour. drive)

MEDICAL

- 34 Blacktown Hospital
- 35 Westmead Hospital

FUTURE DEVELOPMENTS

- 36 Box Hill Business Park
- 37 Planned Vineyard Community Centre
- 38 Planned Vineyard Town Centre
- 39 Planned Vineyard Playing Fields

SALES OFFICE LOCATIONS

- 40 HomeWorld Box Hill
- 41 HomeWorld Marsden Park





THE FUTURE LOOKS BRIGHT



Less than 15 minutes drive away is the Metro railway at Rouse Hill or Tallawong Station that take you through to Chatswood, with a direct line to the city due for completion in 2024.

Both a wonderful place to reside and an investment in your future, the Woodlands Vineyard will benefit from infrastructure investment in the North West Growth Area.

Vineyard boasts a number of leading schools, both private and public, reflecting the family-friendly nature of the neighbourhood, while Western Sydney University Hawkesbury Campus is also conveniently close by.

YOUR PRIVATE SANCTUARY IN HARMONY WITH NATURE



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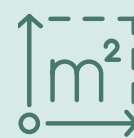


MASTERPLAN



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THE BLUEGUM RELEASE

ENJOY MORE ROOM TO BREATHE

 **Lot sizes:** 335m² – 577m²
 **Home sizes:** 180m² – 265m²
 **Bedrooms:** 4 – 5

Discover an exclusive collection of expansive lots that give you more room and more privacy.

Whether you prefer a modern aesthetic or more traditional charm, the wide range of high-quality designs to choose from means you're sure to find the perfect home to suit your tastes.

Crafted with meticulous attention to detail, you'll enjoy quality with no compromises. Each home features high quality materials and premium inclusions, and are built to the highest standards. With a range of flexible upgrades available, you can really put a personal touch on your home.

So come and explore the possibilities, take a breath and enjoy more space to be you.



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BLUEGUM RELEASE FINISHES & INCLUSIONS

LIVING / DINING

Floor	Laminate flooring OR ceramic tile in living/dining areas (design specific) and carpeted stairs
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes
Lights	LED downlights
Air-conditioning	Ducted air-conditioning with remote control

BEDROOMS

Floors	Carpet to bedroom floors, including ground floor bedroom/lounge
BIR - where applicable	Mirrored sliding doors
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes
Lights	LED downlights
Air-conditioning	Ducted air-conditioning with remote control

BATHROOMS / ENSUITES

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone®
Ensuite Bath Tub	Acrylic bath
Basin	Semi-recessed or floating vanity in one colour
Toilets	Close coupled toilet seat
Floors	Ceramic tiles surrounding the bath, shower and vanity
Walls	Ceramic tiles surrounding the bath, shower and vanity
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Exhaust Fans	Exhaust fans to be ducted externally

LAUNDRY

Cabinetry	Laminated finish
Cabinetry - Interiors	Melamine finish
Tub	Stainless steel drop in tub
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard

Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice

KITCHEN

Floor	Laminate flooring OR ceramic tile in living/dining areas (design specific)
Cabinetry	Laminated cabinetry
Cabinetry - Interiors	Melamine finish
Bench top	20mm Caesarstone® benchtops
Kitchen Sink	Double bowl stainless steel sink
Splashback	Tiled
Tapware	Chrome sink mixer
Lights	3 pendent lights over island bench
Electric Cooktop	90cm electric
Oven	90cm oven
Cooktop Extractor	90cm slide out rangehood
Microwave	Microwave including trim kit
Dishwasher	Freestanding dishwasher

GENERAL

Fly screen	Fly screens to all operable windows and doors
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Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third-party supplier or their agents has any authority to make or give any representations or warranty in relation to this property. All depicted furnishings are for decorative purposes only. Sizes are subject to change in accordance with variations in the contract.




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THE WATTLE RELEASE

ELEGANT DESIGNS, EFFORTLESS LIVING

 **Lot sizes:**
225m² - 331m²

 **Home sizes:**
191m² - 211m²

 **Bedrooms:**
3 - 5

Featuring 37 cleverly compact homes, each with its own unique façade and five home designs to choose from - finding your perfect home is easy with our Wattle release.

With lush landscaping, tree-lined streets and a well-established woodland feel, the beautiful natural setting of this community will inspire you to get outdoors and make the most of this magnificent location. Choose from five home designs, each with its own unique façade.

Stylish contemporary living doesn't get any better with a selection of four and five-bedroom double-storey homes to suit any lifestyle. Inspired by the surrounding native landscape, the earthy colour palettes pay homage to the bushland setting and some homes feature timber-look weatherboards.

A number of homes offer versatile second living areas, ensuring you have ample space for the family to come together, as well as quieter spaces for relaxing. Other homes encompass a dedicated study area, ideal if you work from home.



QUALITY FEATURES &
FINISHES BRING AN
AIR OF SOPHISTICATED
AND CONTEMPORARY
COMFORT TO YOUR HOME.

After a long day, retreat to the sanctuary of your master bedroom, with its stylish ensuite and generous walk-in robe. Your choice of light or dark colour palette allows you to add a personal touch to your interiors.



WE'VE MADE IT SIMPLE
FOR YOU TO SELECT YOUR
PERFECT NEW HOME.

Bringing friends and family together will be easy in your new gourmet kitchen, where quality 900mm SMEG appliances and elegant Caesarstone® benchtops elevate your culinary experience, and make entertaining a breeze.

Bring the outside in with a tiled alfresco area, which provides the perfect space for outdoor entertaining, while the manicured front garden leaves ample space for the kids to play.

WATTLE RELEASE FINISHES & INCLUSIONS

LIVING / DINING

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available. Carpeted stairs
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

BEDROOMS

Floors	Carpet to bedroom floors, including ground floor bedroom/lounge
BIR - where applicable	Mirrored sliding doors
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

BATHROOMS / ENSUITES

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone®
Ensuite Bath Tub	Acrylic bath
Basin	Above counter or semi-recessed basins
Taps - Vanity, Bath, Shower	Wall mounted or semi-recessed tapware
Toilets	Caroma toilet suite with soft close seat
Floors	Ceramic tiles surrounding the bath, shower and vanity
Walls	Ceramic tiles surrounding the bath, shower and vanity
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Lights	LED downlights and/or LED strip lighting
Exhaust Fans	Exhaust fans to be ducted externally

KITCHEN

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available
Cabinetry	Laminated cabinetry with soft close
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone® benchtops with single waterfall edge
Kitchen Sink	Double bowl undermount sink
Splashback	Tiled
Tapware	Retractable/pull out sink mixer
Lights	LED downlights and/or LED strip lighting
Electric Cooktop	SMEG 90cm electric
Oven	SMEG 90cm oven
Cooktop Extractor	SMEG 90cm slide out rangehood
Dishwasher	SMEG freestanding dishwasher

BALCONIES

Floor	Balcony tiles
Balustrade and Screens	Glazing and aluminium balustrade frames
Ceilings	Painted FC panelling and/or textured paint
Lights	LED ceiling and/or wall lights

LAUNDRY

Cabinetry	Geranium: N/A Banksia, Dianella, Grevillea, Corymbia: Laminated finish with soft close hardware
Cabinetry - Interiors	Geranium: N/A Banksia, Dianella, Grevillea, Corymbia: White melamine finish
Bench Top	Geranium: N/A Banksia, Dianella, Grevillea, Corymbia: 20mm Caesarstone®
Tub	Stainless steel drop in tub
Laundry Tap	Stylus Venecia mixer
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Lights	LED downlights and/or LED strip lighting

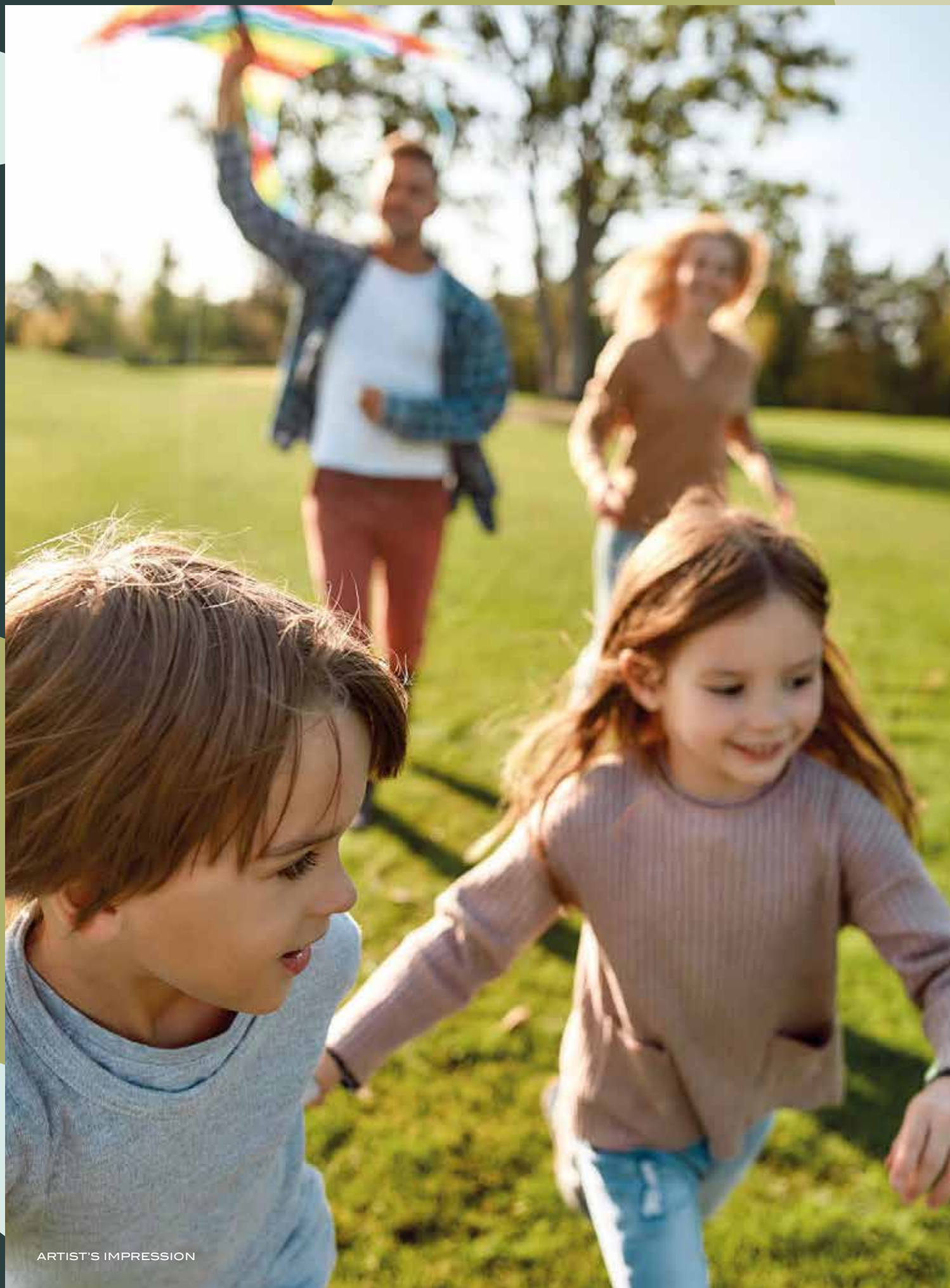
GENERAL

Landscaping	Included
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RAWSON COMMUNITIES

Brought to you by Rawson Communities.

As part of the Rawson Group, Rawson Communities provides peace of mind through our 40 years of 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 on the history of the Woodlands Vineyard site and surrounding area, we have created a setting that people can connect to. The specific designs and colour schemes have been meticulously developed to respect the local bushland environment. The result is a community that you'll look forward to coming home to and welcome being part of.

Woodlands presents a rare opportunity to enjoy the very best of Vineyard in a naturally beautiful new estate.

Disclaimer: Images are for illustrative purposes only and photographs, artist impressions and other pictures in this brochure may show fixtures, fittings or finishes which are outside the inclusion specifications or which are not supplied by Rawson Communities. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. Specified inclusions are correct as at the time of printing and Rawson Communities reserves the right to substitute an item of equivalent quality and/or finish. Please refer to your contract for specific details of the inclusions and exclusions.

The inclusions are correct as at the date of printing, being May 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.

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