



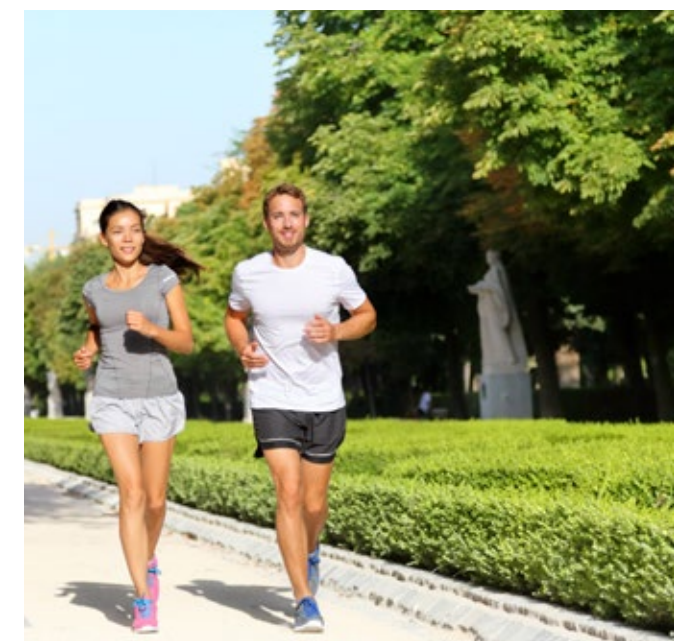
savant





## A UNIQUE FIND

Kellyville is one of Sydney's hottest housing investment areas. Perfectly located in the Hills district, this affluent area is projected to accommodate almost 100,000 new residents within the next 15 years.



## EVERYTHING ON YOUR DOORSTEP

- Superb new transport infrastructure and new train station
- Wide array of shopping and retail choice
- Access to leading economic centres and business parks
- Highly ranked education and healthcare facilities
- Superb lifestyle and recreational options
- 9 years of positive apartment growth\*

\*Corelogic Suburb Statistics Report, Hills Shire, July 2018

# THE ULTIMATE COUNTRYSIDE LIVING IN KELLYVILLE



Sprawling and beautifully appointed, Savant in Kellyville is a collection of low-rise apartment buildings offering a unique lifestyle just 35 minutes from the Sydney CBD.

Your new apartment is set in the midst of country style living, surrounded by tranquil parks, a stunning golf course, plus access to Sydney's best transport infrastructure, retail and business parks.

Savant will tick all of your investment and lifestyle boxes.











Artist Impression Only

Savant's low rise architectural design blends serenely into its local environment.

Beautifully finished, you can choose between 1 and 2 bedroom apartments. Many include a study option – perfect for a home office space, homework station, or media room.

Choose from lower level courtyard options or upper level balconies with sweeping views of the Kellyville region.

Each apartment features quality carpeting, shadowline ceilings and floor to ceiling sliding glass doors, adding an inviting, warm and modern ambience to the interior.

Your new apartment has sizeable master bedrooms with large built-in robes and ensuite.

Savant offers relaxed living.



Artist Impression Only



Artist Impression Only





Artist Impression Only



Artist Impression Only



# SHOPPING AND RETAIL WITH A HEALTHY DIFFERENCE



## LIFESTYLE AND LEISURE



Sports, crafts, healthy lifestyle options, walking trails and more. Kellyville has the advantage of being right in the very middle of it.

For golf enthusiasts, Castle Hill Country Club and its modern amenities is recognised as a world class 18-hole championship golf course covering 167 acres, nestled amongst picturesque bushland.

For sports lovers, nearby Bernie Mullane Sporting Complex features a health club, crèche, kiosk and facilities for basketball, netball gymnastics, martial arts and badminton to enjoy.



Kellyville boasts a range of shopping and retail options, from mainstream shopping centres and grocery chains through to specialised concepts, farmers markets and organic offerings.

There is just about everything, for every taste in the local area:

- Kellyville Village Plaza (with Coles and Woolworths)
- The Village (a collection of local shops)
- Kellyville Pets, one of Australia’s largest pet stores and supplier, with a unique café adored by locals
- Rouse Hill organic food and farmers’ market
- Rouse Hill Town Centre
- North Kellyville Square
- Norwest Marketown’s niche shopping complex

For those that like to take life a little easier, there's plenty of low-key activities:

- Take a stroll through one of many reserves and parklands
- Visit the Kellyville farmers market
- Spend the day at Rouse Hill Town Centre – more like a fun village than a retail location
- Take your dog for a walk to Kellyville Pets and have a coffee at the Red Estate Espresso Bar & Cafe



*“Whatever your tastes,  
there’s plenty to choose from.”*



Whether you crave like the vibrancy of crowds and people gazing or just want to take it easy and relax in the green surrounds, Savant never comes up short.



# TRANSPORT

*“Ahead of schedule, serving Sydney’s fastest growing region, a train every 4 minutes in peak periods.....”*



These are just a few of the well publicised benefits of the soon-to-be-complete Sydney Metro Northwest train line which you can access just a short distance from savant.

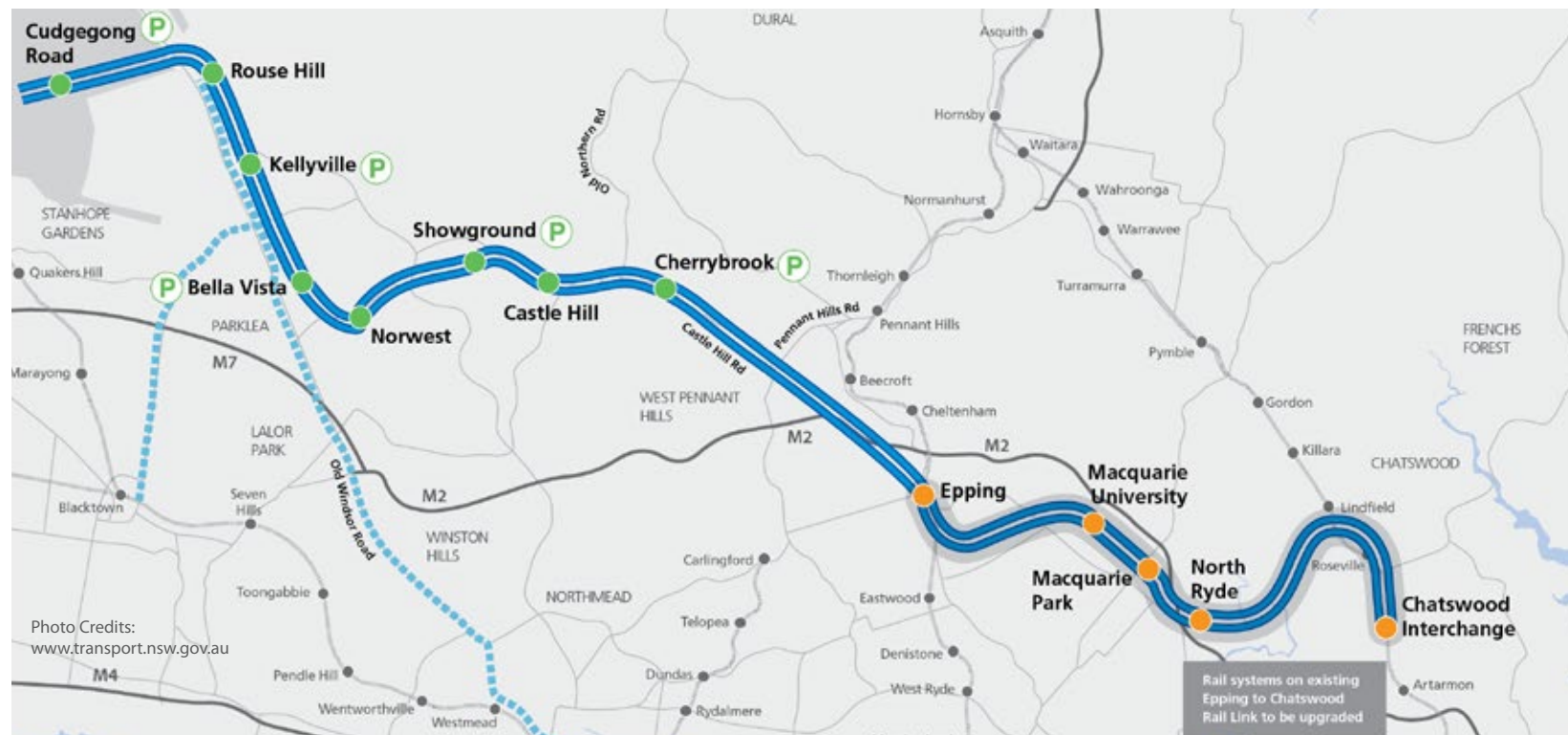
It’s an exciting, ultra-modern fully-automated rail project linking this region with Epping and Chatswood.

While this exciting rail line nears completion, major road infrastructure is also booming with many roads being enhanced to meet public demand.

Close proximity to the M7 and M2 Motorways ensures you are easily connected to all parts of Sydney through its road network.

With a major bus interchange at nearby Rouse Hill Shopping Town, you can travel in all directions. A bus Transit Way gets you to Parramatta in just 20 minutes!

For those preferring pedal power and a greener lifestyle, you’ll find bicycle paths and bike-only lanes alongside major roadways.



# LEADERS IN EDUCATION

Many believe an area is defined by the quality of its schools.

Educational facilities in and around Kellyville read like a roll call of quality – and this covers the entire age spectrum from pre-school to Secondary school.

William Clarke College, Kings School and St Patrick’s College are in the upper echelons of private high schools in NSW. A short drive away is Baulkham Hills High School – a notable achiever of the public education system.

For the little ones, a plethora of quality choices covering pre-schools and early learning centres through to primary schools, meeting just about every need.

And great tertiary facilities including Parramatta campus of the University of Western Sydney, Macquarie University and Parramatta TAFE.





# GROWTH AND EMPLOYMENT OPPORTUNITIES



Live close to work and reduce travel time, this is where Savant's North-West location comes into its own.

As an upwardly mobile region respected for its professionals and corporate participants, the North West of Sydney has some of Australia's most powerful business parks.



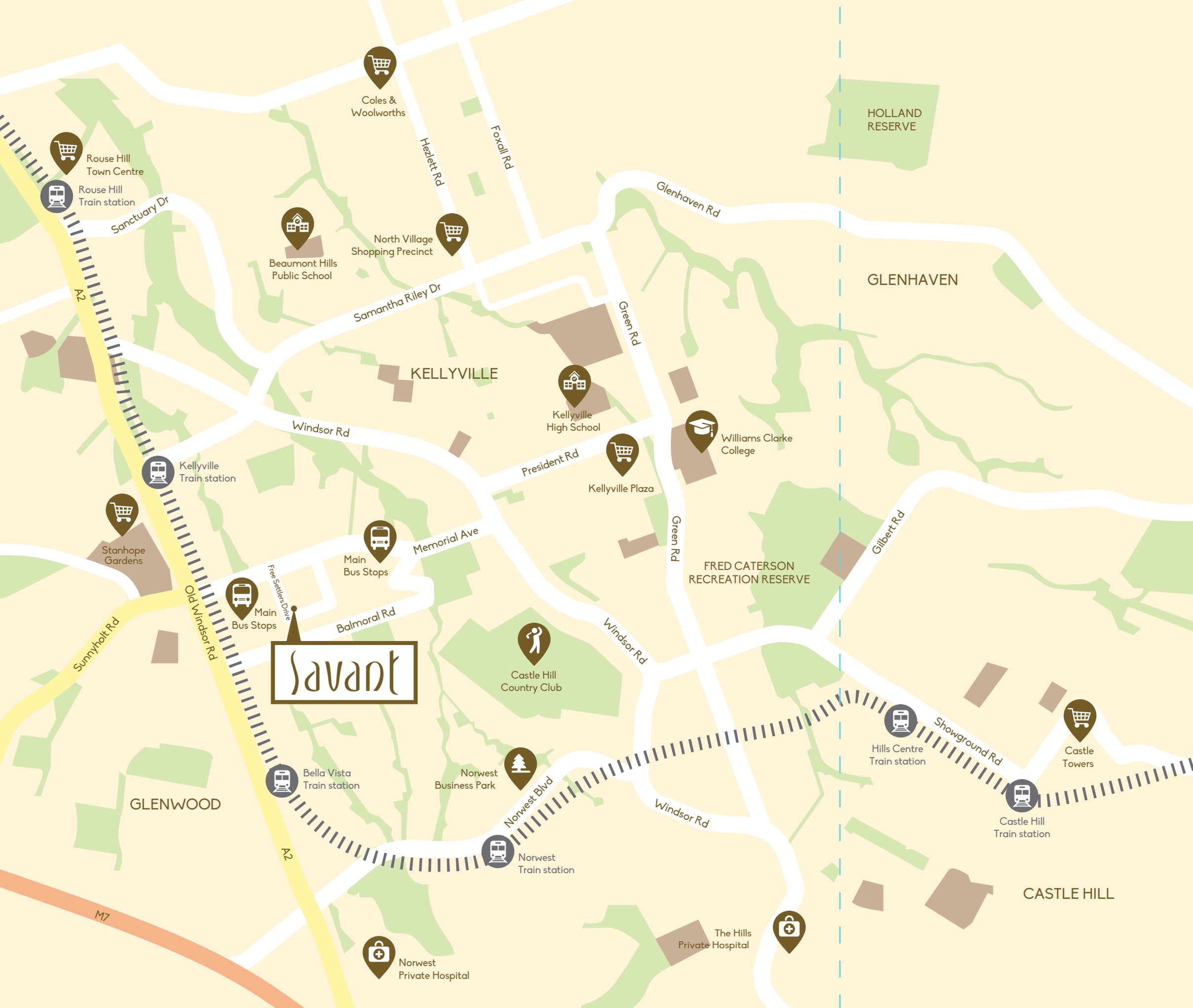
**Norwest Business Park**, is renowned internationally, the \$3 billion plan to transform the Hill's Norwest Business Park into a smart city featuring apartments, retail spaces and up to 30,000 more new-age jobs. Home to high profile multinational corporations including IBM, Schneider, RedMedInc and Woolworths.

**Macquarie Park**, linked directly by a state of the art rail line, is flanked by the regional Macquarie Shopping Centre, Macquarie University, and many corporate head offices including Sony, Foxtel, Optus, Rexel Group Australia and others.

**Parramatta**, NSW's second largest CBD is closely linked by fast roads and bus Transit Ways. With a GRP of \$17bn, it is the third largest economy in Australia, with 30% of Australia's top 500 enterprises clustered here. With its many high density commercial developments Parramatta is for work, business and social enjoyment.

Source: Parramatta City Council and the National Institute of Economic and Industry Research (NIEIR) 2016





# DISCOVER HOME

## SHOPPING

- Kellyville Plaza
- Castle Towers
- Coles & Woolworths
- Rouse Hill Town Centre
- North Village Shopping Precinct
- Stanhope Gardens

## SCHOOLS

- Beaumont Hills Public School
- Kellyville High School
- Williams Clarke College

## HOSPITAL

- The Hills Private Hospital
- Norwest Private Hospital

## COMMUNITY AND AMENITIES

- Norwest Business Park
- Castle Hill Country Club

## TRANSPORTATION

- Main Bus Stops

## ||||| NORTH WEST RAIL LINK

- Kellyville Train station





# SYDNEY’S BEST FUTURE

Savant is the perfect way to invest in a thriving region of Sydney enjoying unprecedented funding for infrastructure renewal.

The rarity of so many modern facilities and conveniences near your quiet, almost semi-rural neighbourhood gives a certain magic to Kellyville.



*Let Savant take you there.*



# dyl dam

# DYLDAM IS A LEADER IN PROPERTY DEVELOPMENT AND CONSTRUCTION.

An Australian owned enterprise, Dyldam was established in 1969 by Naim Khattar and CEO Joseph Khattar AM. Together they created aspirational apartments for Australian families.

Ranked as Australia’s number 1 Apartment Builder in HIA-COLORBOND® steel Housing 100 Report for 2016/2017 and one of the largest private developers in Australia, the company excels at delivering high quality, sustainable residential, commercial and retail projects. Every Dyldam development is built upon the values of quality, value, progress and strength.

Dyldam’s growth is built upon four decades of enterprising foresight, strong leadership, deep market knowledge and hands-on construction experience.



Committed to positive social outcomes, Dyldam is an active member of the local community. The company is a foundation sponsor of The George Naim Khattar Foundation and supports numerous community projects particularly in the areas of sport, education and health.

Dyldam sponsors three national sporting codes: Major Co-Sponsor of the Central Coast Mariners Football Club, the GWS Giants as shorts partner and the Sydney Kings.



Dyldam was also a co-sponsor of the hugely popular Concerts in Domain series, including Symphony in The Domain, as part of the Sydney Festival which celebrated its 40th anniversary in 2016 and sponsor of the Italian Opera Australia Foundation.

Energising foresight, strong leadership, market knowledge and construction experience...Dyldam is Built for Life.

Residential Excellence since 1969.





10-22 FREE SETTLERS DRIVE  
KELLYVILLE

**dyldam::**



THE PROPERTY  
INVESTORS ALLIANCE

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