



KINGSWOOD RISE



KINGSWOOD
69
GREAT WESTERN HWY





KINGSWOOD RISE



RISE PROJECTS

DEVELOPMENT OVERVIEW

DEVELOPER: Rise Projects
PROJECT NAME: Kingswood Rise
LOCATION: 69 Great Western Highway
Kingswood

TOWNHOUSES: TWELVE

- 3 & 4 Bedrooms
- 2.5 Bathrooms
- 1-2 Carparks
- Architecturally designed homes
- Premium finishes
- Masterfully landscaped gardens
- Idyllic streetscape

Kingswood is a unique development for this area, providing an opportunity to secure your dream home in one of Australia's fastest growing regions.



Timeless architectural
form meets
modern living



69

KINGSWOOD

69

GREAT WESTERN HWY



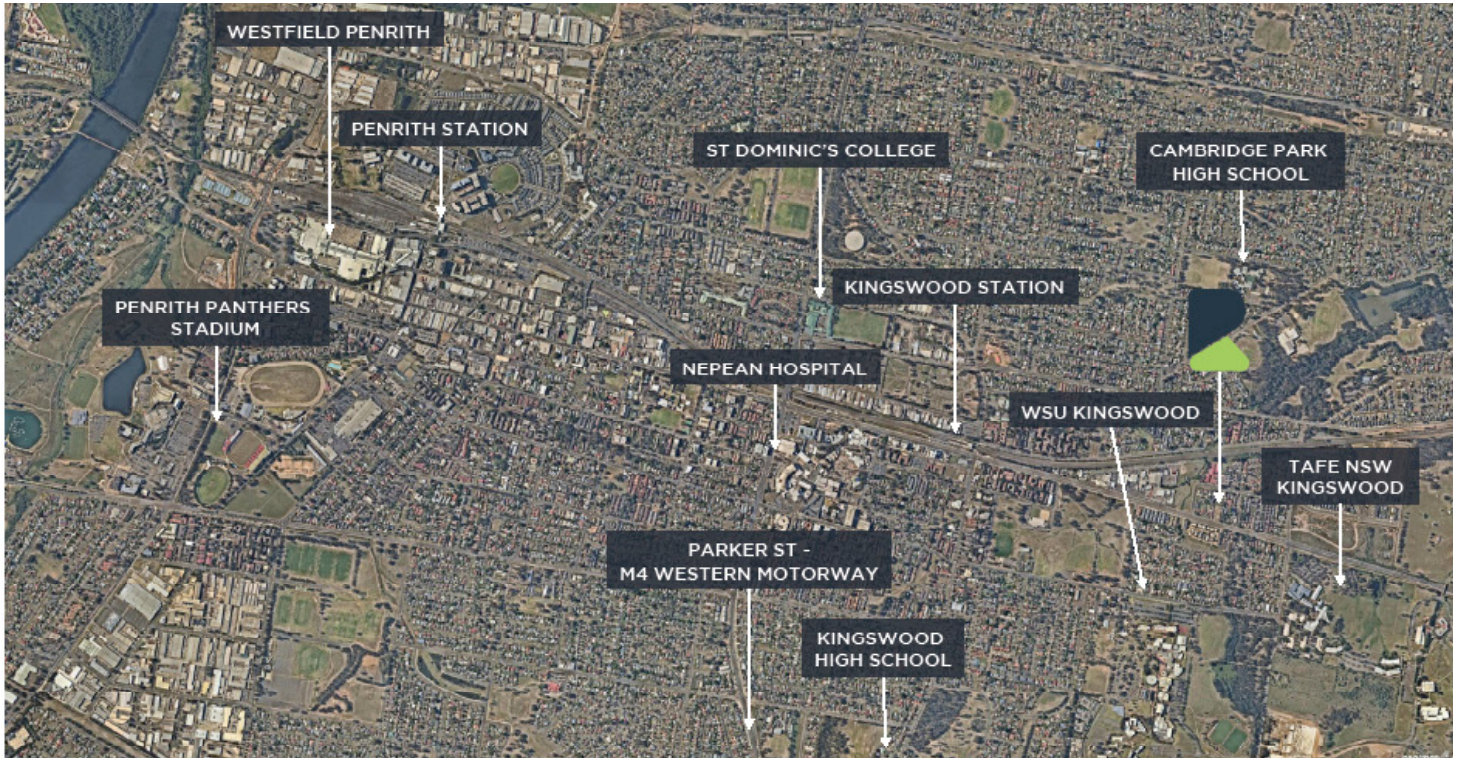


LOCATION



-
- 6 minute walk to Bus Stop
 - 7 minute drive to Westfield Penrith
 - 3 minute drive to Nepean Hospital

- 2 minute drive or a 13 minute walk to Western Sydney Uni
- 4 minute drive to Kingswood High School
- 10 minute walk to local fields



- 12 minute walk to Kingswood Station
- 10 minute drive to M4 Motorway
- 50 minute drive or 1 hour by train to Sydney CBD

- 3 minute drive to local shops
- 4 minute drive to St Dominic's College
- 3 minute drive or a 10 minute walk to TAFE NSW - Nepean Kingswood





RISE PROJECTS











RISE PROJECTS







RISE PROJECTS











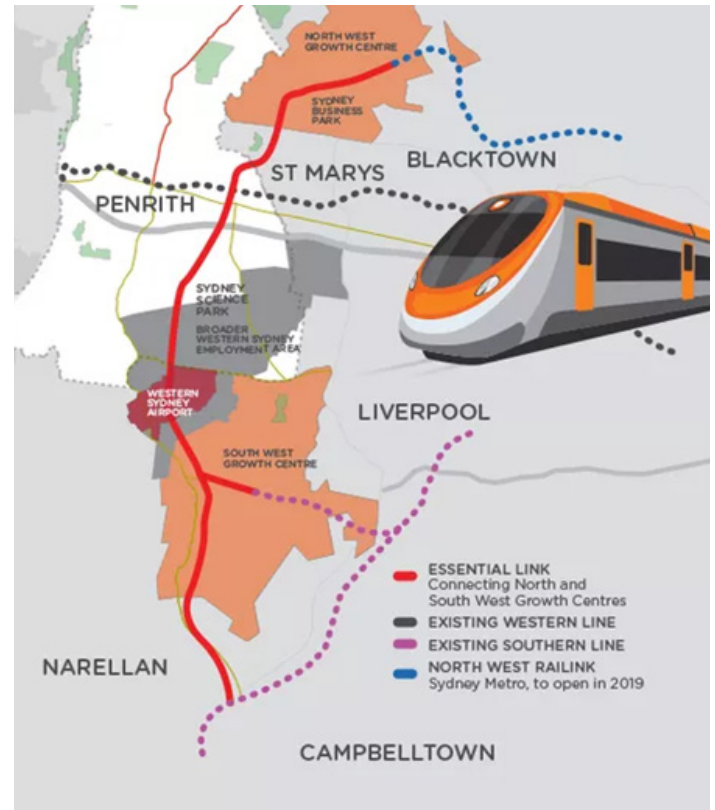
RISE PROJECTS



INVESTMENT

Western Sydney is experiencing significant infrastructure investment from both the Federal and State Governments which will create increased economic productivity and jobs growth over the next twenty years. Consistent increases in employment opportunities and wages growth will mean low vacancies and strong capital appreciation of property values in the region.

The region is benefiting from over \$3.6 billion invested in road infrastructure, the \$5.3 billion development of the Western Sydney Airport, and the recently announced decision by both State Federal Governments to build a \$15 - \$20 billion North to South Rail Line from Campbelltown to the WSA, then to St Marys and then on to Schofields. The North-South Rail will connect the two highest growing regions of Sydney; Campbelltown and Penrith. The Federal Government aims to have it operational when the airport opens, creating an integrated and complementary public infrastructure network that will provide greater mobility for those living in the region.



Workers travelling between cities and business regions will greatly benefit from the integrated network. The significant investment in infrastructure in Western Sydney represents a new forward-thinking attitude in multi-levels of government to address current and future infrastructure bottlenecks. The future economic capacity of



this investment will drive consistently strong economic growth for decades to come.

An efficient transportation network will drive increased productivity and growth opportunities for local businesses. As businesses expand in the region they will attract employees looking for employment closer to home. A counter cyclical source of employment is the redevelopment of the Nepean Hospital which is being carried out in stages. The NSW Government has committed \$550 million to deliver Stage 1 and \$450 million to deliver Stage 2. Only 3 minutes away to Nepean Hospital, it will be an asset to the community and local families. Moreover, families will migrate to the region looking for work closer to home, driving demand for housing. There are also significant lifestyle drivers in the region, drawing families and ensuring low vacancy rates for investors.

Kingswood will benefit from economic growth in Western Sydney as unprecedented investment



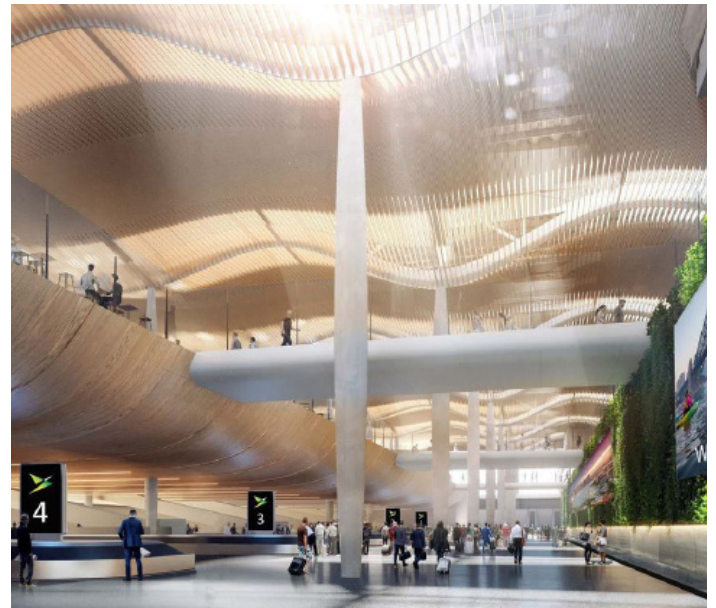
by State and Federal Governments in local infrastructure drives productivity and growth. This will attract businesses who will move their operations to benefit from Western Sydney's potential growth. Creating a variety of employment opportunities will draw families looking for local jobs with great lifestyle benefits. Increased employment and wages growth will be the driving force behind low vacancy rates and strong capital appreciation.

WESTERN SYDNEY AIRPORT

The new Western Sydney International (Nancy-Bird Walton) Airport is currently under construction and scheduled for completion in 2026. It promises to reshape the economic and social landscape of Western Sydney and will be a significant driving force in economic growth over the next twenty to thirty years. Access to this significant source of employment will be a strong driver of tremendous growth in real estate asset values.

Currently approved to operate 24/7 and located near major fulfillment centres and warehouses in industrial parks such as Eastern Creek, the WSA is perfect for logistics and shipping companies. Moreover, cheaper land costs, upgraded infrastructure and a significant local workforce is very attractive to businesses and many are relocating to take advantage of this opportunity. This is causing historic levels of industrial development, particularly in the Western Sydney Employment Growth Corridor. This is a boon

for the local economy as a greater number of employment opportunities become available to the local population. An example of this is that an estimated 300,000 workers commute out of Western Sydney everyday for work. The Airport's construction alone will create over 11,000 jobs throughout the ten-year process of development. Once completed, it will create at least another 11,000 direct jobs and 10,000 indirect jobs arising because of its operation.





The Airport will also contribute to growth in tourism and retail services growth in the area due to its accessibility, introducing another facet of growth into the Western Sydney economy. In summary, the development of the WSA will create significant opportunities that will translate into economic growth for the region. This will no doubt have a tremendous impact on local real estate asset prices as incomes rise and new families and individuals move into the region for employment.

SCHEDULE OF FINISHES

General

- Painted plasterboard walls and ceilings
- Gloss skirting to match wall colour
- Square set ceilings
- Lever action door handles: Brushed aluminium
- Ducted reverse cycle Air-Conditioning
- Ground Level Flooring: Floating Oak timber
- Level One Flooring: Carpet
- Wardrobes: Timber grain inserts & mirror sliding doors or swinging hinged doors
- Ceiling fan with light to all bedrooms
- Energy efficient Downlights
- Instantaneous gas hot water system
- Remote controlled, panel lift garage door

Bathroom & Ensuite

- Floor Tiles: Travertine impression
- Wall Tiles: Travertine impression
- Wall mounted mirror shaving cabinet
- Wall mounted vanity
- 20mm engineered stone benchtop
- Above counter basin
- White porcelain toilet suite
- Semi frameless glass shower screens
- Matte black fixtures:
 - o Rail Shower
 - o Toilet roll holder
 - o Towel rail
 - o Vanity tap
 - o Shower rose

Kitchen

- Painted plasterboard walls and ceiling
- Matte white cabinetry
- Soft close doors and drawers
- Engineered stone benchtop
- European Appliances:
 - o Built-in oven
 - o Recessed range hood
 - o Gas cooktop
 - o Dishwasher
- Stainless steel under mount kitchen sink
- Kitchen tap with flick mixer: Matte black
- Timber feature panels to cabinetry
- Smoked Mirror splashback
- Microwave Cavity with Power point
- Window Roller Blinds

Powder Room

- White porcelain toilet suite
- Wall mounted ceramic basin with frameless polished edge mirror
- Matte black mixer tap, bottle trap and toilet roll holder
- Floor Tiles: Travertine Impression
- Skirting Tiles: Travertine Impression

Laundry

- Floor Tiles: Travertine Impression
- Skirting Tiles: Travertine Impression
- Stainless steel laundry tub and cabinet



SITE PLAN

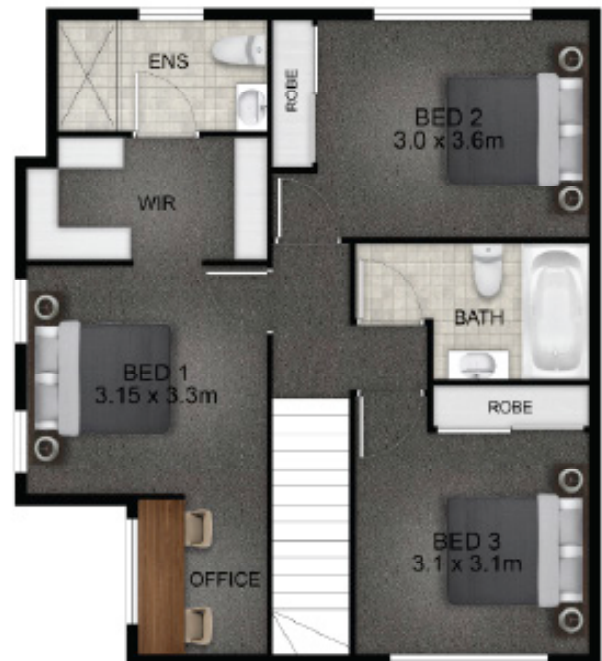


TOWNHOUSE 1

INTERNAL	AREA	131m ²
EXTERNAL	AREA	47m ²
TOTAL		178m ²



GROUND FLOOR



FIRST FLOOR

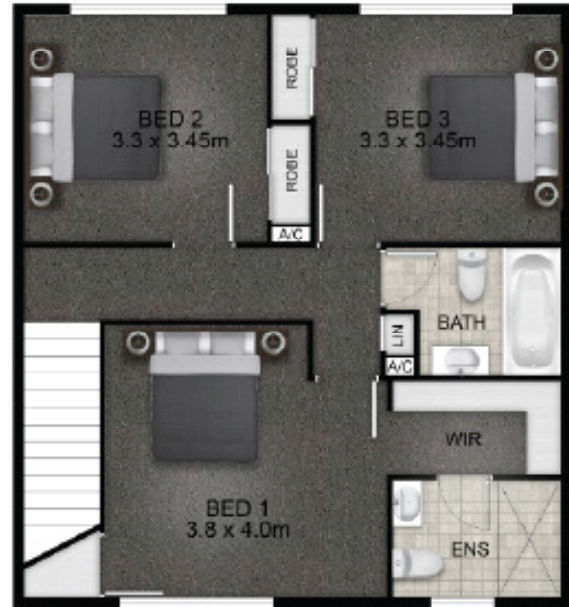


TOWNHOUSE 2

INTERNAL AREA	122m ²
EXTERNAL AREA	30m ²
TOTAL	152m ²



GROUND FLOOR



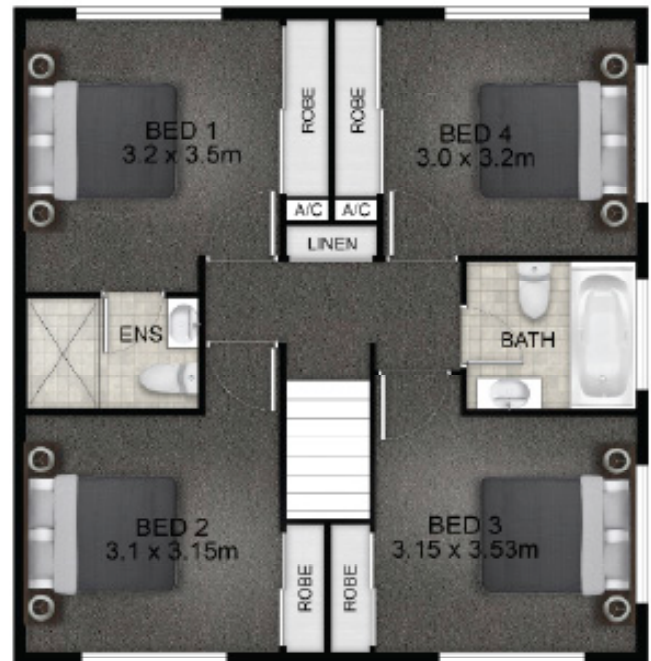
FIRST FLOOR

TOWNHOUSE 3

INTERNAL AREA	122m ²
EXTERNAL AREA	37m ²
TOTAL	159m ²



GROUND FLOOR

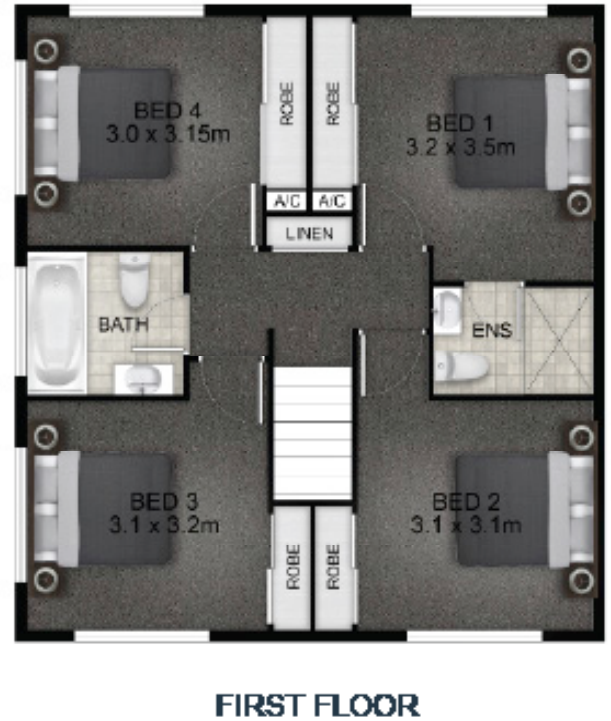


FIRST FLOOR



TOWNHOUSE 4

INTERNAL	AREA	122m ²
EXTERNAL	AREA	59m ²
TOTAL		181m ²

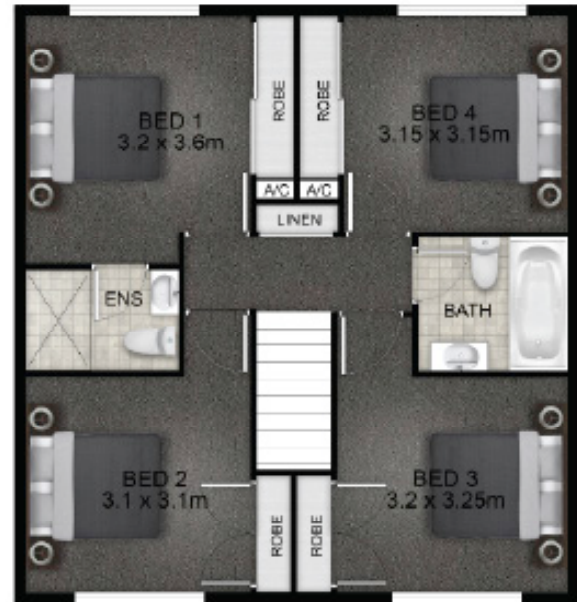


TOWNHOUSE 5

INTERNAL	AREA	123m ²
EXTERNAL	AREA	30m ²
TOTAL		153m ²



GROUND FLOOR



FIRST FLOOR

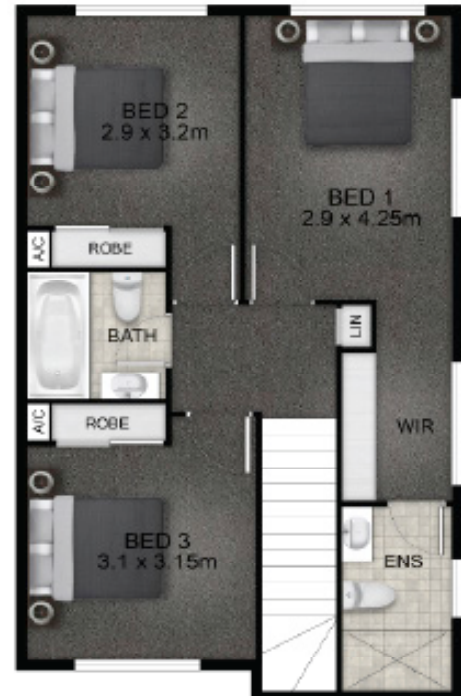


TOWNHOUSE 6

INTERNAL	AREA	127m ²
EXTERNAL	AREA	60m ²
TOTAL		187m ²



GROUND FLOOR



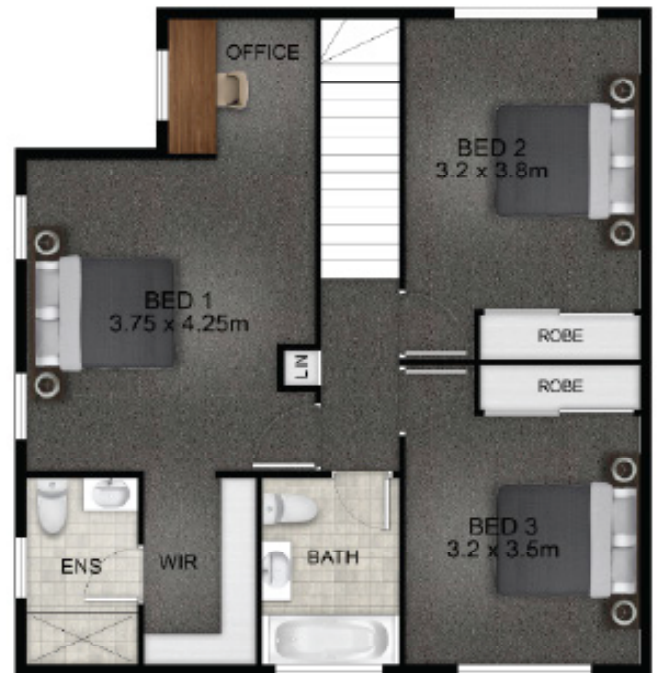
FIRST FLOOR

TOWNHOUSE 7

INTERNAL AREA	139m ²
EXTERNAL AREA	59m ²
TOTAL	198m ²



GROUND FLOOR



FIRST FLOOR

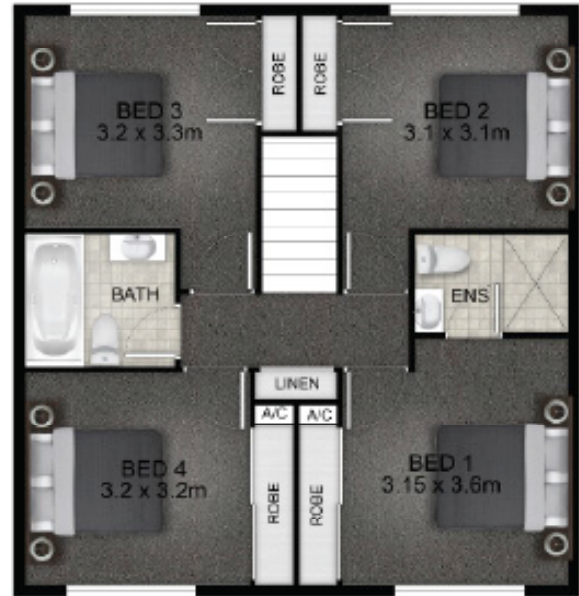


TOWNHOUSE 8

INTERNAL	AREA	123m ²
EXTERNAL	AREA	30m ²
TOTAL		153m ²



GROUND FLOOR



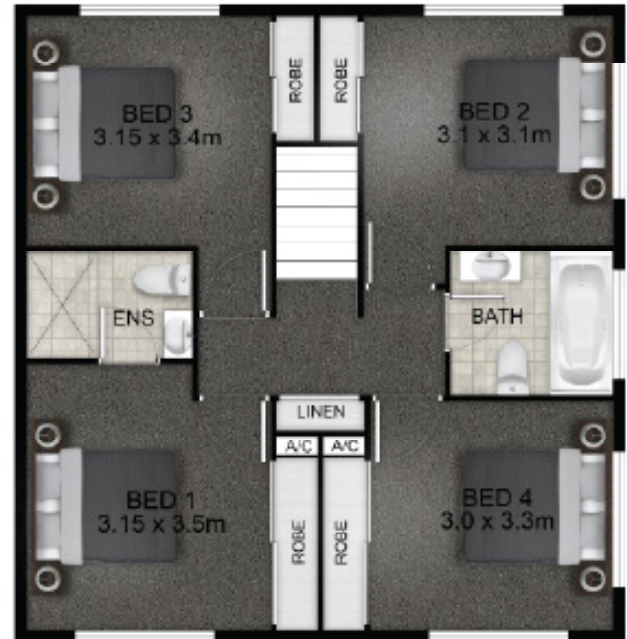
FIRST FLOOR

TOWNHOUSE 9

INTERNAL AREA	123m ²
EXTERNAL AREA	41m ²
TOTAL	164m ²



GROUND FLOOR



FIRST FLOOR

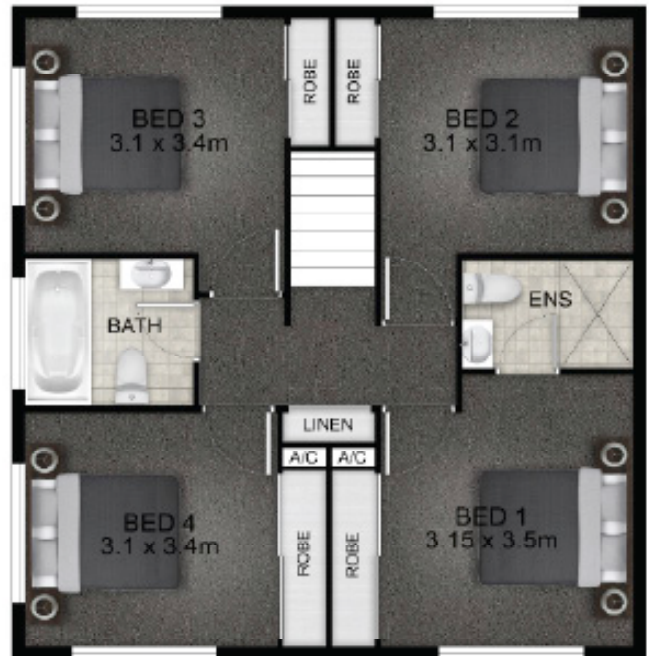


TOWNHOUSE 10

INTERNAL	AREA	122m ²
EXTRNAL	AREA	44m ²
TOTAL		166m ²



GROUND FLOOR



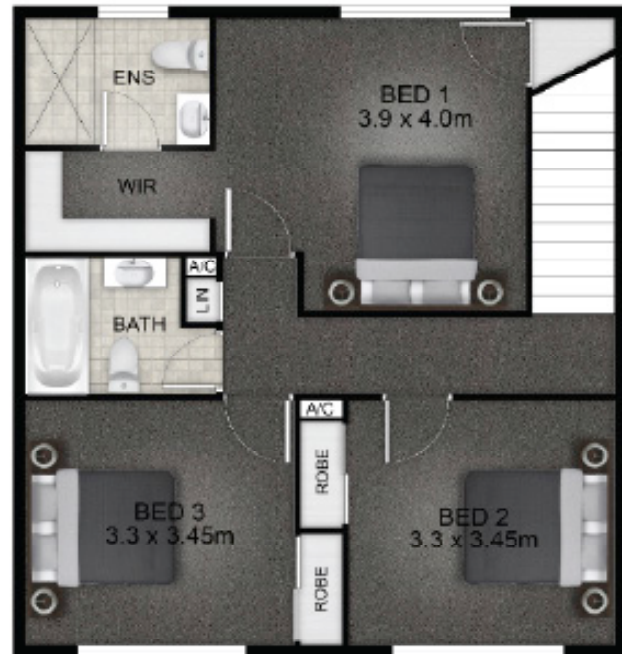
FIRST FLOOR

TOWNHOUSE 11

INTERNAL	AREA	122m ²
EXTERNAL	AREA	29m ²
TOTAL		151m ²



GROUND FLOOR



FIRST FLOOR

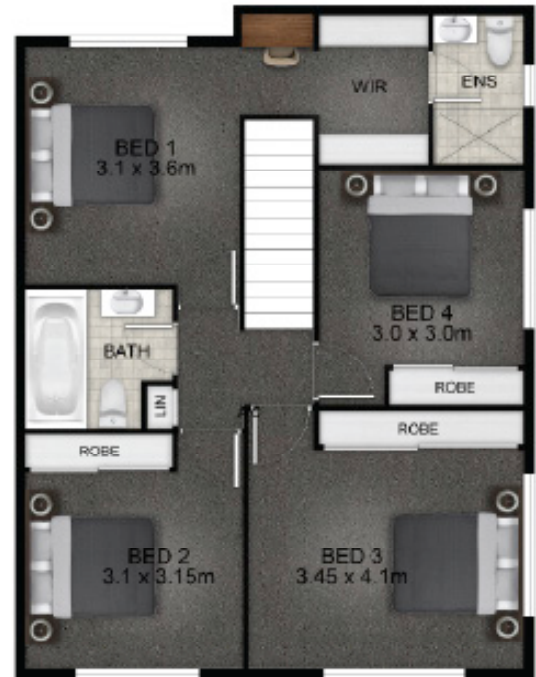


TOWNHOUSE 12

INTRNAL	AREA	147m ²
EXTERNAL	AREA	71m ²
TOTAL		218m ²



GROUND FLOOR



FIRST FLOOR

ABOUT RISE PROJECTS

- » Rise Projects is one of Australia's fastest growing privately owned property development companies, featuring on the Business Review Weekly's Fast Starters for 2015.
- » Our heritage has been forged by a long standing and well regarded set of services to the construction industry and is testament to the company's commitment, expertise and integrity in all that we do.
- » Rise Projects create and deliver modern, architecturally designed residential and commercial developments. We take the time to carefully source our properties in highly sought after locations, close to public transport, cafes, schools and shopping facilities. Rise Projects has gained an enviable reputation as a developer and builder that delivers high quality product in prime locations.
- » Rise Projects prominent background in the construction industry means we are also the builder on all of our developments. This gives us an advantage over other companies and means we can deliver a project with much more control on time-frame and quality of workmanship. It also allows us to provide higher quality finishes for our clients.

32 LETHBRIDGE RISE - WERRINGTON, NSW



BOWEN RISE - BRISBANE QLD



27 JOHN RISE - ST MARYS, NSW



85 MORRIS RISE - ST MARYS NSW





RECENTLY COMPLETED

117 JAMISON RISE

Status	Completed
Size	12 x 3 & 4 Bedroom Townhouses
Location	115-117 Jamison Road, NSW 2750
Construction Period	6 Months



52 CAM RISE

Status	Completed
Size	12 x 3 & 4 Bedroom Townhouses
Location	52-54 Cam Street, NSW 2747
Construction Period	6 Months



85 MORRIS RISE

Status	Completed - Sold Out Prior to Completion
Size	8 x 3 Bedroom Townhouses
Location	85 Morris Street, St Marys NSW 2760
Construction Period	6 Months



90 ADELAIDE RISE

Status	Completed - Sold Out Prior to Completion
Size	5 x 4 Bedroom Townhouses
Location	90 Adelaide Street, Oxley Park NSW 2760
Construction Period	5 Months





KINGSWOOD RISE