



SCHOFIELD GARDENS



LOTUS

# A welcoming new community

Brought to you by trusted Australian developer ALAND, Schofield Gardens delivers a perfect synergy of quality, value for money and location. Just minutes from a future hub of the North-West which is poised for significant growth, this new address presents both a wonderful place to call home and a savvy investment prospect.

[SCHOFIELDGARDENS.COM.AU](https://www.schofieldgardens.com.au)



Artist's Impression only

# A vision for tomorrow

Designed by ALAND's experienced in-house design team, Schofield Gardens encompasses seven stages. The most recent and exciting of those stages is Lotus, which boasts a central community open space, creating a welcoming environment for residents. Set amid scenic bushland, it's conveniently close to an abundance of retail and shopping options, parklands, childcare, education, business parks and transport, with vibrant new Town Centre under construction.

**FEATURE**

Providing an exceptional value proposition, this high quality development takes pride of place in Sydney's flourishing North-Western corridor.









A great location



# All about lifestyle

A number of highly-regarded schools are close by, including the forthcoming Alex Avenue Primary School, set to open in early 2021. Also nearby is the Nirimba Education Precinct, a multi-institutional educational campus which encompasses TAFE, and the University of Western Sydney.

It's a 600m stroll to Schofield's train station which runs along the North Shore, Western and Cumberland train lines, taking you to Parramatta in 25 minutes and to the Sydney CBD in less than an hour. Also, nearby is Tallawong station, which connects to the new Metro North West railway line.

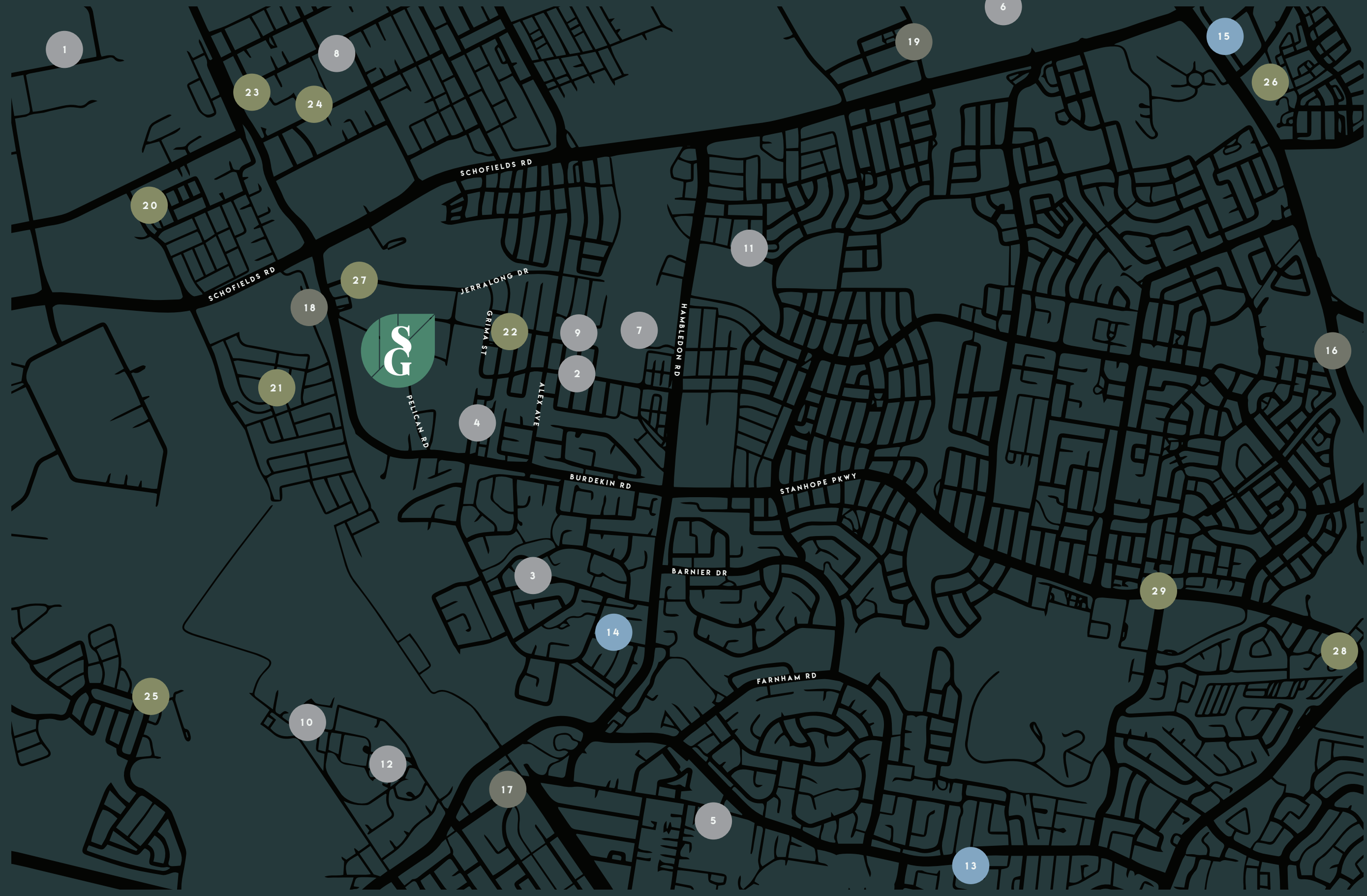
It's also an easy commute to some of Sydney's fastest growing business hubs including Bella Vista and Norwest Business Parks, Macquarie Park and Marsden Park Business precinct.

Frequent bus services connect to nearby Blacktown, and just a 10-minute drive away, Rouse Hill Town Centre boasts more than 200 specialty stores and much more.

Another nearby retail destination in the neighbouring Hills district, is Castle Towers Shopping Centre, with a number of food, fashion, entertainment and specialty store options available.







**EDUCATION**

- 01 Australian Christian College
- 02 Future Alex Avenue Public School
- 03 Hambleton Public School
- 04 Hopskotch Kindergarten
- 05 Quakers Hill High School
- 06 Rouse Hill Anglican College
- 07 St John Paul II Catholic College
- 08 Schofields Public School
- 09 St Joseph's Primary School
- 10 TAFE NSW (Nirimba Campus)
- 11 The Ponds High School
- 12 Western Sydney University (Nirimba Campus)

**MEDICAL & HEALTH CARE**

- 13 Blacktown Hospital
- 14 Quakers Hill Nursing Home
- 15 New Rouse Hill Hospital

**TRANSPORT & ROADS**

- 16 Old Windsor Road
- 17 Quakers Hill Train Station
- 18 Schofields Train Station
- 19 Tallawong Train Station

**PARKS & RECREATION**

- 20 Argowan Park
- 21 Altrove Hilltop Park
- 22 Glory Park
- 23 Schofields Community Centre
- 24 Schofields Park
- 25 Stonecutters Ridge Golf Club
- 26 Rouse Hill Town Centre
- 27 Woolworths Schofields
- 28 Parklea Markets and Shops
- 29 Stanhope Village Shopping Centre

At your fingertips





Limestone Cafe, Schofields

# The future is bright

Undergoing substantial growth, population expansion and infrastructure investment, Schofields' future looks bright. Schofield Gardens gives you an opportunity to get a jump on the market and take advantage of an area set to boom with our newest release, Lotus. It's surrounded by approximately 61 hectares of conservation land that will preserve creeks, flora and fauna, celebrating the natural environment.

As a priority precinct, Schofield's Town Centre has significant financial support from the government for emerging services, schools, new and upgraded transport facilities to support the growing number of homes and businesses. The new Northwest Metro rail network has already improved accessibility from Schofields to major centres of commerce and employment including Parramatta and Sydney CBD's.





# Why Schofields?

## There's more to come

Part of the NSW Government's North-West growth area, the new Schofield's Town Centre, within the Alex Avenue Precinct, is set to become a major retail, residential and commercial hub for the region. In addition to substantial private investment in new housing and businesses, planned infrastructure projects include new schools, road and rail upgrades and a new town centre with public open spaces.

The new neighbourhood will help create jobs for people living locally, with the area providing businesses in the region. With land for industry and employment, including transport, logistics, warehousing and office space.



### 43 New Parks

Abundant new and forthcoming parks, playgrounds and cycleways will green the local area, create a sense of community and provide space for recreation.



### Employment Hub

Major business hubs are close including Norwest Business Park, Macquarie Park and Marsden Park Business Precinct, which will provide up to 39,900 jobs by 2036.



### Train Upgrades

Proposed significant enhancement to Schofield's train station including 700 new parking spaces in a multi-storey facility, due to be completed in 2021.



### Metro North-West

Close-by is Australia's first fully automated metro rail system, a high-frequency turn-up and-ride metro service between Rouse Hill through to Chatswood.



### Road Upgrades

The \$340m Schofield's Road upgrade has significantly cut travel times while Jerralong Drive, Pelican Road and Alex Avenue have all been upgraded.



### Sydney's New Airport

Western Sydney International (Nancy-Bird Walton) Airport at Badgerys Creek is expected to be complete by 2026, and is situated 36.3km away.



### New Playing Fields

New playing fields will enhance recreational options for both adults and children and encourage the establishment of local sporting clubs.



### Nirimba Education Precinct

10-minute drive to this multi-institutional educational campus which is home to TAFE, UWS, St John Paul II College and Wyndham College.





Schofield Gardens exterior

Artist's Impression only

# Something for everyone

Schofield Gardens offers a combination of well-appointed studios, one, two, three and four bedroom apartments, providing the perfect option for all lifestyles, from first home buyers to investors, families and downsizers. All apartments come with secure parking with storage and lift access. Some gaze north over stunning bushland, while others look towards the bustling and beautiful new town centre. An expanse of open space at the heart of the development encompasses a children's playground, BBQ's and seating, forming a communal focal point where you can kick back, relax and get to know your neighbours.



**FEATURE**

ALAND's design team has created welcoming interiors with carefully selected high-quality features and finishes.

# Interiors to inspire

Floor-to-ceiling glazing with glass balustrades harness natural light and optimise the outlook. Bedrooms feature walk-in or built-in robes. TV connections are found in the bedroom and living room, plus there's data access cabling and video intercom along with provision for fibre network and Foxtel. There's also the option to upgrade to timber-look floor tiles in the living spaces and from split-system reverse-cycle air conditioning to ducted air conditioning, if desired.



Artist's Impression only





Artist's Impression only

#### FEATURE

As the focal point of each home, the stylish kitchens at Lotus are a perfect marriage of form and function, designed for those who love to entertain.

## Built for entertaining

Kitchens are appointed with waterfall edge and breakfast bar island benches, durable engineered stone benchtops, glass splashbacks and quality stainless steel Fisher & Paykel appliances including an integrated dishwasher. Floor-to-ceiling timber-grained joinery maximises storage space while recessed downlights and underlit cabinetry create ambience.



# Designer bathrooms

Showcasing clean lines and a smart modern feel, the bathrooms are finished with hardwearing timber-look floor tiles and large-format floor-to-ceiling wall tiles. Wall-hung timber-grained vanities create a sleek, clean look, enhanced by mirrored shaving cabinets, designer Grohe chrome tapware and elegant downlights.



Artist's Impression only





Artist's Impression only

# Fact sheet

Developer	ALAND Developments
Builder	B&W Pty Ltd
Address	129 Jerralong Drive, Schofields
Apartment Mix	197 apartments consisting of 8 studios, 12 one bedroom, 147 two bedroom, 29 three bedroom and 1 four bedroom residences
Development	Approved Storeys: 5
Construction Commenced	December 2020
Completion Date	Q4 2022

Estimated Strata Fees	Studio apartments:	\$500 - \$600 per quarter
	1 bedroom apartments:	\$650 - \$760 per quarter
	2 bedroom apartments:	\$820 - \$960 per quarter
	3 bedroom apartments:	\$1000 - \$1100 per quarter
	4 bedroom apartments:	\$1150 - \$1200 per quarter

Rental Estimates	1 bedroom apartments:	\$400 per week
	2 bedroom apartments:	\$450 per week
	3 bedroom apartments:	\$480 per week

Features	Stone benchtops	Quality roller blinds
	Fisher & Paykel high-grade stainless steel appliances	Downlights throughout
	Mirror splashbacks	NBN provisions
	Porcelain timber tiles	Mirrored shaving cabinets
	Frameless shower screens	Designer Grohe chrome tapware
	Split system zone air-conditioning	Elegant downlights

Amenities	Sophisticated lobbies
	EV electric car charging stations



# An astute investment opportunity

40,970

Schofields is an ethnically diverse suburb, with a growing population and a range of ages and backgrounds. According to the 2016 Census there were 40,970 residents living in the greater Schofields area.

18,600 new jobs by 2036

11,125 residential developments in the Schofields area by 2024

Annual capital growth 6.4%

86% of households are families

112,270

Schofield's area population will strengthen from around 40,970 residents in 2016 to 112,270 residents in 2036.

5.25%

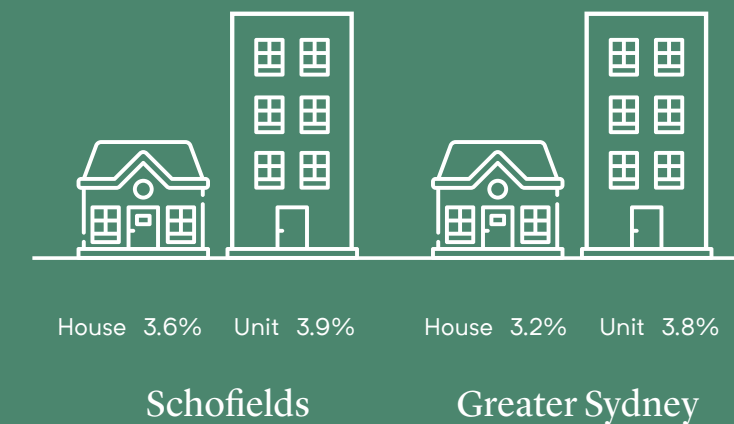
The Schofield area has a growth rate is 5.25%, which is significantly higher than Greater Sydney (1.6% per annum).

Schofields median apartment price \$600,000

## Population by nationality

Australia	64.5%
India	7.8%
Philippines	2.4%
England	2.2%
Malta	1.9%
New Zealand	1.3%

## Indicative gross rental yield



## Who lives in Schofields?

Average household income	\$108,233
Household income above \$156,000	21%
Residents aged 30-44	25%
Family Households	86%
Families with children under 15	40%
Employed in White Collar Jobs	69%
Managers and Professionals	32%
Bachelor Degree or Higher	24%





Signature Apartments, Ashfield  
50 residential units

# Growing Communities

ALAND is committed to building Australian homes and communities of exceptional quality, with over 20 years of research, development and building experience in the industry. ALAND is a market leading developer, and their buildings are the heart and soul of their reputation. In addition to building market leading developments, ALAND take an active role in the broader local community through charities including Ronald McDonald House and the Thomas Kelly Youth Foundation in addition to their main sponsor partnership with the Parramatta Eels NRL Team.



## Always here for you

ALAND believes in maintaining their buildings to the same standard that they are built. Their commitment to care does not stop after you move into your new apartment. ALAND Care was founded with the intent and desire to maintain their developments long after the construction stage and well into the lifecycle of each building. ALAND Care is a team of experienced builders, building managers and contractors who are dedicated to maintaining the value of your investment and keeping your building looking its best.

## A well-rounded team

ALAND's experienced internal team of architects, designers and project managers understand the needs of the local market. Working together, they conceived, planned and built this project to be the best that Liverpool has to offer. This collaborative approach allows the engagement of well-honed leadership skills, industry knowledge and meticulous attention to detail to achieve exceptional results and deliver high quality projects that are consistently best in.



Proud major sponsors of the Parramatta Eels



387 Macquarie Street, Liverpool  
162 residential units, 6 commercial



Proud major sponsor  
of the Parramatta Eels

"We are proud to support the Parramatta Eels as major sponsor — true champions for the Western Sydney community".

Andrew Hrsto, ALAND founder and Managing Director



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PROUDLY DEVELOPED BY



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**02 9099 3661**