



**Premium House and Land Packages
at Affordable Prices**

www.signatureatrousehillpark.com.au

 **0488 026 556**

Signature
ROUSE HILL PARK

28 Rouse Road, Rouse Hill,
NSW 2155

Cutting Edge

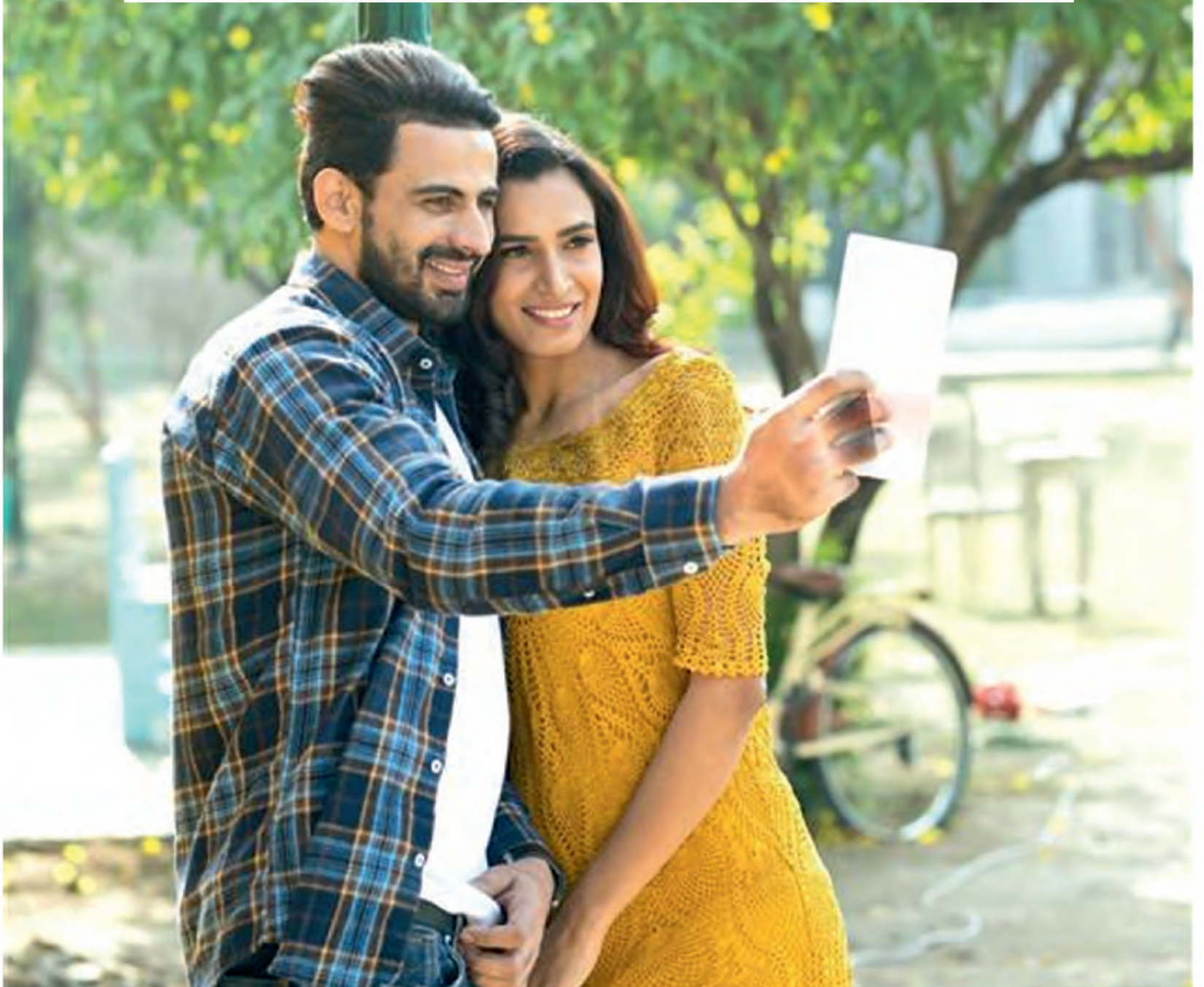
Signature at Rouse Hill Park is a new development in the beautiful, popular and upmarket suburb of Rouse Hill, situated in the heart of Sydney's booming Northwest sector. The hallmark of this unique community is the incredible location situated close to all amenities.

This project is the culmination of creative thinking and a pragmatic approach to design to provide an affordable entry point in Sydney's property market with a no compromise approach to an all-inclusive turnkey package.

This is a great opportunity for first home buyers and astute investors looking for a timely purchase in a high growth area surrounded by numerous facilities like shopping centres, schools and sporting complexes at a very reasonable price point.

The project features a mixture of architecturally designed double storey houses which combine aesthetically pleasing designs and practical layouts intended to bring light, space, and comfort into every home.

This boutique community is perfectly positioned, offering modern living in an unbeatable location with a balance of value and lifestyle.





**Buy at the right time of the market
in the right location**

Signature of Confidence

Signature Property Developers have been delivering affordable, well-designed, and high-quality residential projects in north-west Sydney for approx 25 years including apartments, townhouses and home and land projects.

Some recently completed home and land projects by the Signature group in north-west Sydney are:

Signature on Edmund at 33 Edmund St , Riverstone, NSW was a 61 lot home and land estate completed in 2018.

Signature at the Ponds located at 98 Hambledon Rd, The Ponds, NSW was a 27 lot home and land estate completed in 2020.

Signature on Tallawong located at 103 Tallawong Rd Rouse Hill, NSW was a 61 lot home and land estate with civil and subdivision works completed in 2020.

Signature at Nelson located at 14-16 Nelson Rd Box Hill, NSW was a 53 lot home and land estate with subdivision works completed in 2023.

Signature at Mason located at 30 Mason Road, Box Hill, NSW was a 75 lot home and land estate with subdivision works completed in 2023.

Signature at Terry located at 45 Terry Road, Box Hill, NSW was a 43 lot home and land estate with subdivision works completed in 2023.

Signature at Kellyville located at 55-61 President Road, Kellyville, NSW comprising of 21 house and land estate with houses under constructiton.

Signature Lakefront at Gables located at 64 Lakefront Cresnet Gables, our recently sold out 31 Townhouse project with construction to commence in 2026.

Signature Park View at Box Hill at 20 Mason Rd is our 23-lot house and land estate with construction to commence in 2026.



Signature at Rouse Hill Park boasts quality and style with an unbeatable price in an amazing location

Location

Rouse Hill is the most booming suburb in Sydney with an abundance of new homes, large shopping centres, proximity to schools and sporting fields, parks and recreational areas.

It is in the heart of the thriving north-west growth corridor of Sydney. This development is situated in a vibrant location that places you squarely in the middle of everything that Rouse Hill has to offer as noted below:

- Within 300 metre walk to Rouse Hill Anglican College.
- Within 300 metre walk to the upcoming Sportsfield & Recreational facilities.
- Adjacent to Rouse Hill Regional Park. Great for a picnic or bbq, or head to the playground or enjoy a bike ride.
- 600m to Rouse Hill Village Centre and Aldi for all your local shopping needs.
- Approx 1km to The Fiddler, an Irish pub that's been a go to for locals since 1826.
- Approx. 20 mins to Norwest Business Park.
- Approx. 5 mins drive to Box Hill Industrial Employment Growth Hub.
- Proximity to retail hubs including the new Hills Hub, Rouse Hill Town Centre, Rouse Hill Shopping Village and Castle Towers.
- Approx. 2 mins drive to Rouse Hill & Tallawong Metro Stations.
- Approx. 8 mins drive to Riverstone and Schofields Train Stations.
- Approx. 15 mins to Sydney Business Park at Marsden Park including Costco and Ikea.
- In the catchment of and approx. 5 min drive to Tallawong public school and high school.



**Rouse Hill &
Tallawong
Metro Station
(2 mins)**



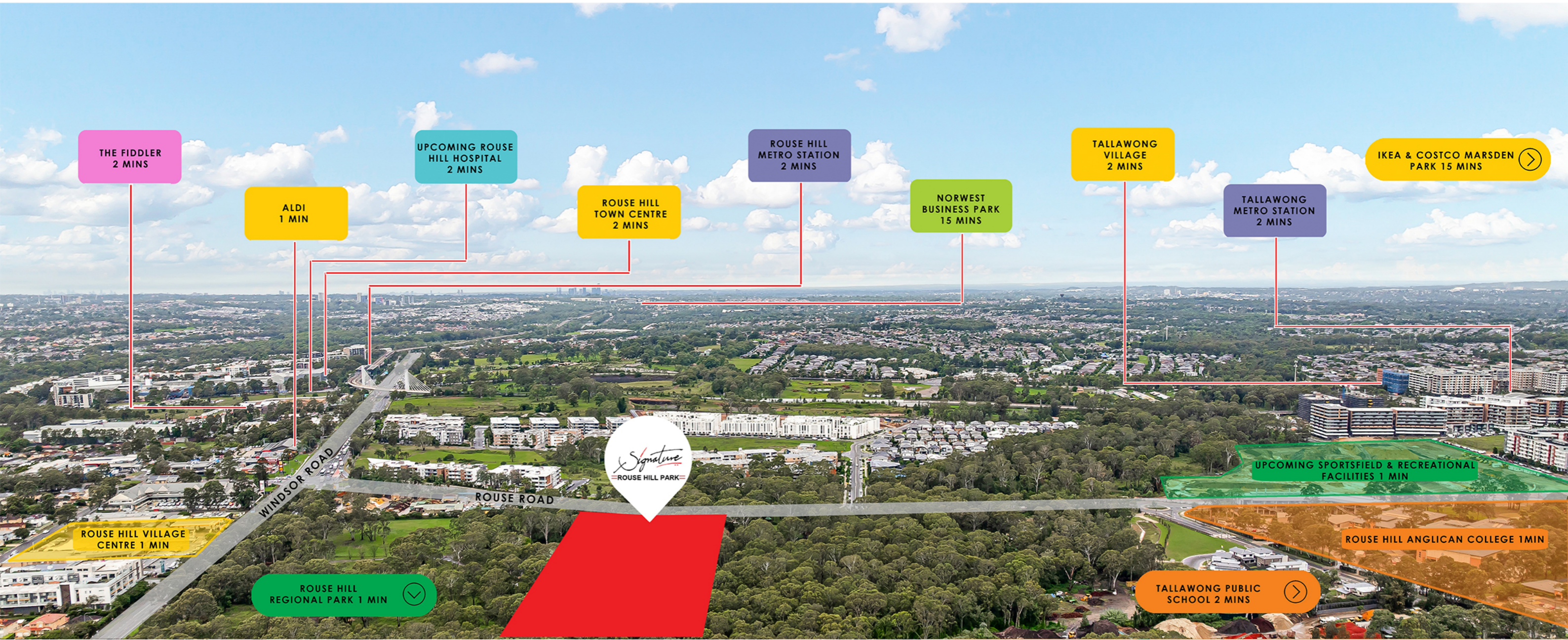
**Tallawong Village
Retail (2 min)**



**Rouse Hill
Town Centre
(2 mins)**



**Rouse Hill
Public Hospital
(2 mins)**



LOCATION MAP



SITE



SCHOOLS



BUSINESS / INDUSTRIAL



SPORTING FIELD & LOCAL PARK



TRAIN STATIONS



ENTERTAINMENT



SHOPPING



HOSPITAL

Lifestyle

A Connected Community Built on Values

At Signature, every location is chosen with discipline and foresight. Rouse Hill offers families a community that balances connection, education, recreation, and long-term growth.

Four Pillars of Lifestyle

1. Connectivity

- Rouse Hill Village & Aldi only 600m away.
- Rouse Hill Town Centre nearby with shopping, dining, and services.

2. Education

- Tallawong Public & High Schools.
- Rouse Hill Anglican College.

3. Community & Recreation

- Rouse Hill Regional Park is great for a picnic or bbq, or head to the playground or enjoy a bike ride.
- Upcoming Sportsfields and Recreational facilities.

4. Entertainment

- For live music and special events visit The fiddler an irish pub that's been a go to for locals since 1826.
- Head to The Australian Hotel & Brewery for delicious food and award winning craft beer in a family friendly environment.



The Fiddler



Rouse Hill Regional Park



The Australian Hotel & Brewery



Rouse Hill Town Centre

Employment

Signature at Rouse Hill Park offers proximity to several key commercial and industrial precincts in North West Sydney which are estimated to employ about 60,000 people.



Norwest Business park (20 Mins drive) provides employment opportunities in a variety of different sectors. It is growing every day with new companies moving in to serve the people of the Hills District. Over 400 companies are in the park employing more than 25,000 people. The Business Park consists of a mix of Commercial, Professional & Healthcare Services and several office buildings.

Box Hill Industrial and Rouse Hill Commercial (5mins drive) will benefit from over 10,000 new homes and the delivery of local amenities close to transport options to help meet local community needs. The new neighbourhood will also help create local jobs for people living in the area. It is anticipated that there will be up to 16,000 new jobs once the area is fully developed.



Sydney Business Park at Marsden Park(15mins drive) provides a world class master planned estate presenting some of the world's leading multinational corporations. With plans to deliver 17,000 jobs, the project is the largest and fastest growing employment area in Sydney's booming north-west.

Brief Inclusions List

- Air conditioning
- Site costs including retaining walls (if applicable)
- Colour concrete driveway and path
- Landscaping to front and rear yards
- 1.8m high colorbond fencing
- 20mm stone benchtop to kitchen
- 900mm stainless-steel rangehood and gas cooktop.
- Dishwasher and electric oven.
- Skirtings and architraves
- Carpet to all bedrooms and first floor; tiling to all other areas
- Semi-frameless shower screens
- Polished edge mirrors to all vanities
- Auto garage doors with remote control
- Gas hot water unit
- NBN connection (Home Hub)
- Flyscreens
- Letter box
- Clothesline
- Timber frame and trusses
- Metal/Concrete roof tiles
- Aluminium framed windows
- Colorbond gutter and fascia
- Insulation to external walls and first floor ceilings
- Rainwater tank
- Security Alarm
- DA/CDC approvals and fees
- Downlights (max. 40)
- Wall hung vanities with stone benchtops



Philanthropy



SERVE

LOVE

GIVE

- Philanthropy is at the very core of our values.
- Signature Foundation guided by values: Serve-Love-Give.

How do we do charity/philanthropy

- Donate \$100,000 annually to charities & not-for-profit organizations.
- Provide free architectural design & project management services to charities & not-for-profit organizations.
- Distribute cooked meals.
- Phone counselling.

Free Architectural Design and Project Management Services

- Domestic violence emergency shelters: DV West (Penrith & Dharruk)
- School & childcare for Eagle Raps, Doonside.
- ISKCON Temple & Community Kitchen, Vineyard.
- Sri Mandir Yoga & Meditation Centre, Pitt Town.
- Yaadein Vision School, Fiji (for underprivileged children).
- Study Hubs for Mount DrUITT Ethnic Communities Association.
- Refurbishment of ADRA Food Distribution Centre, Blacktown meant for homeless & poor.
- Migrant Resource Centre, Quakers Hill.
- Hindu Bhavan & Karma Kitchen, Parramatta.

Distribution of Cooked Meals

- Food for Life 2020: cooked 200 meals/week for 6 months during COVID.
- Food for Life 2023: cooked 100 meals/week for families hit by cost-of-living crisis.



Domestic Violence emergency shelter at Penrith



Hindu Bhavan at Parramatta



Yaadein Vision School in Nadi, Fiji



School & Childcare for Eagle Raps in Doonside



**Buy direct from
developer and save**

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