

# box hill

estate 2



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A place you can look forward to coming home to, every day.

# Welcome to Box Hill

If your preferred lifestyle choice is modern living in a vibrant and flourishing community, look no further. Box Hill has quickly become the prime location for growing families and investors because of its proximity to key amenities and strong sense of community.

This Box Hill estate is located at 12 Alan Street, features 36 premium blocks of land and is ideally located just a stroll away from the upcoming Box Hill City Centre and dining precinct. It is also just a short drive away from Rouse Hill Town Centre and its already thriving community.

Don't miss out on one of the last opportunities to build your brand-new dream home in The Hills.





# Alan St Box Hill

2 7 6 5



## Shopping & Entertainment

Rouse Hill Town Centre and Riverstone Village Shopping Centre are both just a short drive away packed with specialty stores, a range of restaurants and amenities to look after all your needs. With plans for the new Box Hill Town Centre underway, you can look forward to a family - friendly space that offers essential infrastructure, a major supermarket and dining precinct.

## Parks & Nature

Bringing the community together and enjoying the outdoors, Box Hill is surrounded by reserves, outdoor parklands and children's playgrounds. Equinox Drive Reserve, Wheelie Park, Slidey Park and Orchard Park are just some of the green spaces perfect for families and children to enjoy on a sunny day.

## Transport

Take advantage of fast and efficient commuting with Tallawong Metro Station, Rouse Hill Metro Station and Riverstone Train Station just minutes away from home, allowing for seamless travel to Sydney CBD, Parramatta and beyond. There are also local bus routes available servicing commuters between Box Hill, Riverstone, Rouse Hill and Castle Hill.

## Education

From daycare centres to kindies and schools, Box Hill is conveniently positioned around several quality education options including Riverstone Public School, Rouse Hill Public School, Norwest Christian College and Cool Banana's Childcare and Preschool. Western Sydney University Nirimba and Tafe NSW - Castle Hill are also just a 20 minute drive away for students pursuing a tertiary education.



# Box Hill Masterplan



# Subdivision Plan





# Meet Your Developer

At Landen, we believe property is at the heart of prosperity.

We create value and enrich peoples lives, through buying and investing in property. We exist to help people build, invest and grow - to look toward their future, partner them in their prosperity and transform their tomorrow.

Our specialised experience allows us to advise and partner with our customers, provide unique opportunities to build and live in highly sought-after locations, invest in property related funds, and implement strategies to protect and grow their wealth.

At Landen, we help our customers go further.



# The Landen Difference

## Home & Land Packages in Premium Locations

We build best-in-class Home & Land Packages with our builder North Homes in the most sought after of locations.

Our select group of individuals with leading industry experience drive to positively change the way things are done.

With us, you get something more and something better.

We build places for our customers to grow with their loved ones and within their communities.

Premium is our standard.

## Breakthrough Investment Opportunities

We partner with and oversee select businesses to provide our customers with breakthrough investment opportunities. Our funds provide competitive returns with low cost-of-entry, low volatility, set terms, and fewer charges. We engage with a leading independent trustee to deliver highly compliant funds management.

Your risk is meticulously managed when we work together.

## Exceptional Customer Journey

Our team consists of a considered cross-section of financial specialists with in-depth industry knowledge, exceptional track records, and the determination to make positive change. We work together with the utmost of care and diligence to help you to build, invest and grow.

Whether you're a first-time or seasoned investor; buying your first home or your third; setting up a small business or expanding to a larger one – you know where you want to go, and we know how to get you there.

We support you at every step of the journey to achieve more and go further.

## Empowering Positive Change

The businesses we own and operate are carefully selected because together, they add more value to our customers. Our products, services and teams align to support our customers in re-imagining and exceeding their goals. We inspire, empower and drive positive change in the way that our businesses and our clients operate.

This ties us together in a way that enriches our society. The will and the way to make positive change.

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Landen Property Group Pty Ltd

ABN 79 642 578 498

Level 3, Suite 303, 7-9 Irvine Place,  
Bella Vista NSW 2153

P 1300 526 336

[info@landen.com.au](mailto:info@landen.com.au)

[landen.com.au](http://landen.com.au)