

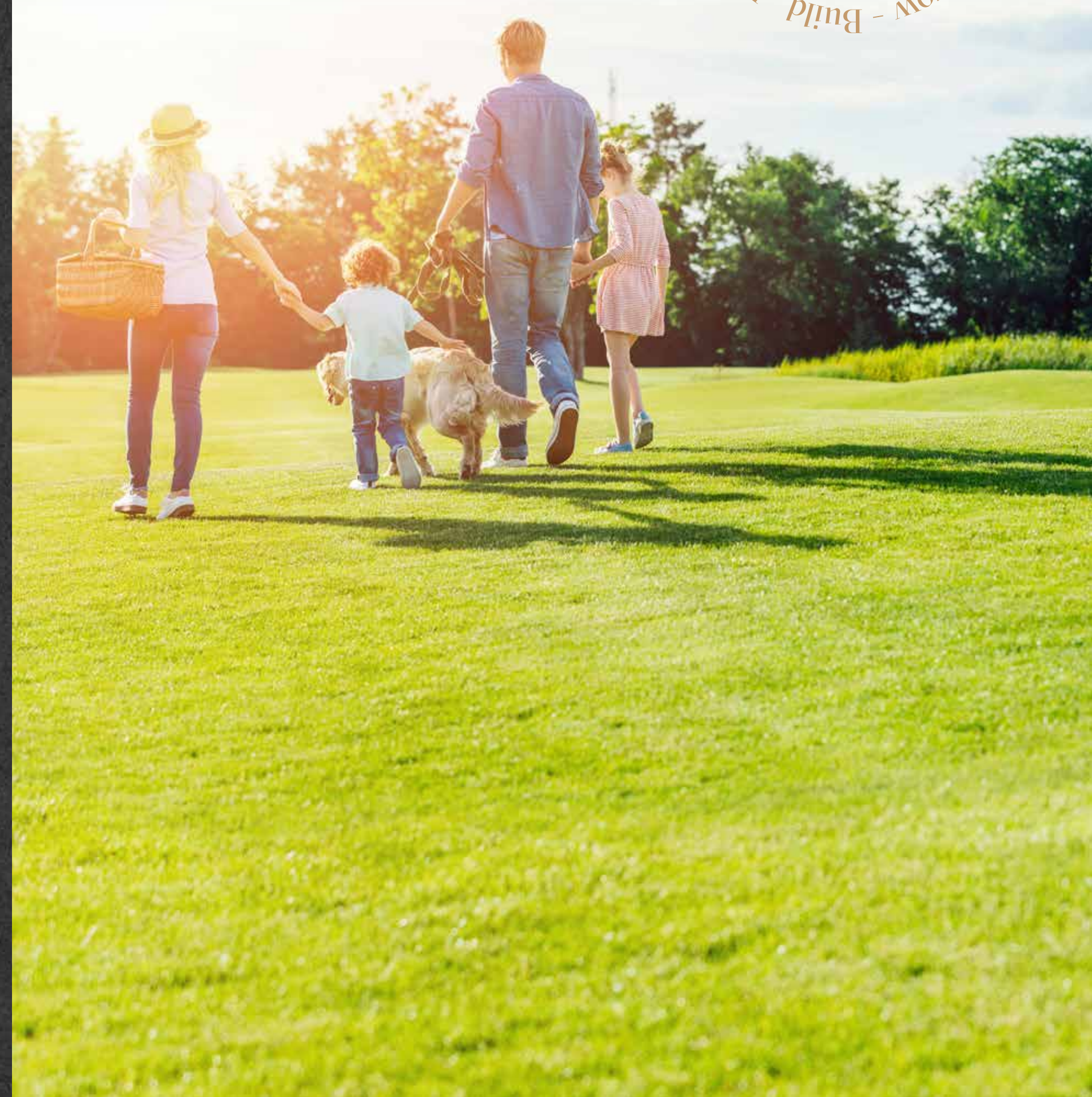
norwest

estate 1



landen

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16 DOUBLE STOREY HOMES
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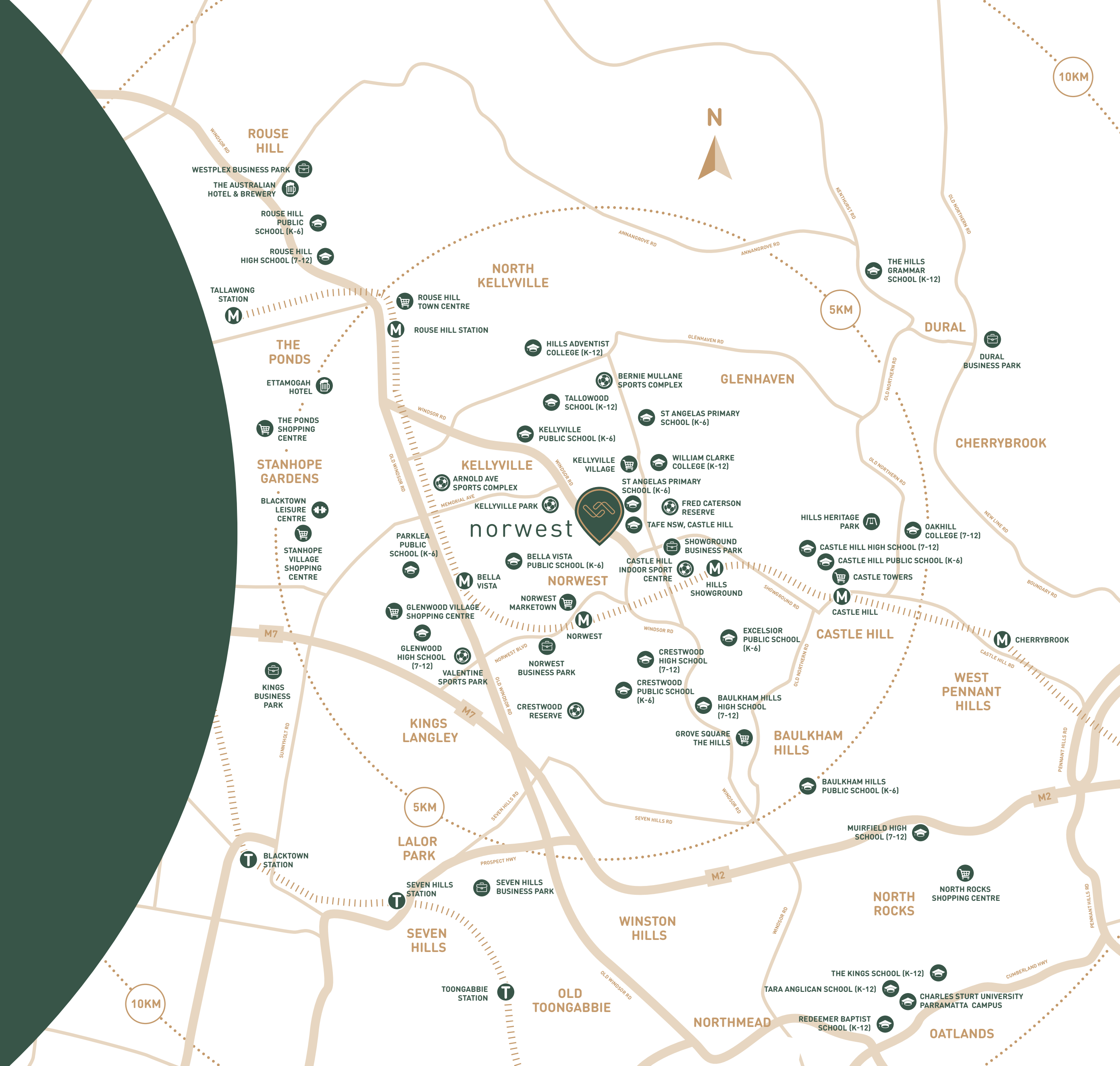
Live a life of leisure
in the heart of
Northwest Sydney.

Welcome to Norwest

This premium estate features 54 premium home and land packages, showcasing a mix of two and three storey architecturally designed, standalone homes.

Discover a home that has been carefully considered; large windows to harness natural light; versatile layouts that encourage multi-generational living and thoughtful space provisions allowing the outdoors to become an extension of your home.

With the core of Northwest Sydney now largely developed, opportunities to purchase a brand new home in Norwest are limited.



65-67 Windsor Rd Norwest

2 1 5 3



Retail & Dining

Take a short drive to Norwest Markettown for your everyday essentials or venture a little further to Castle Towers for the ultimate shopping experience. If you're looking to celebrate a special occasion or enjoy a night out, explore a range of fine dining restaurants overlooking Norwest Lake.

Parks & Nature

Ideal for picnics with friends and family or an afternoon stroll around Norwest, immerse yourself in nature with a number of walking trails and parks around the area including Bella Vista Farm, Fairway Drive Reserve and Strangers Creek Park.

Transport

Enjoy the convenience of fast and efficient commuting with the metro service departing every 4 minutes during peak time. Norwest Metro Station is just a 4 minute drive away, with the Bella Vista Metro Station 6 minutes away.

Education

There is no shortage of public and private schools in and around Norwest, providing quality education options for students from Pre-K to Year Twelve. A few of these include Bella Vista Public School, Crestwood Public School, Norwest Christian College and William Clarke College.

Healthcare

Focusing on patient care and providing an extensive range of medical and surgical services, Norwest is home to world class healthcare facilities with Norwest Private Hospital, Lakeview Private Hospital and The Hills Medical and Dental Centre at your doorstep.

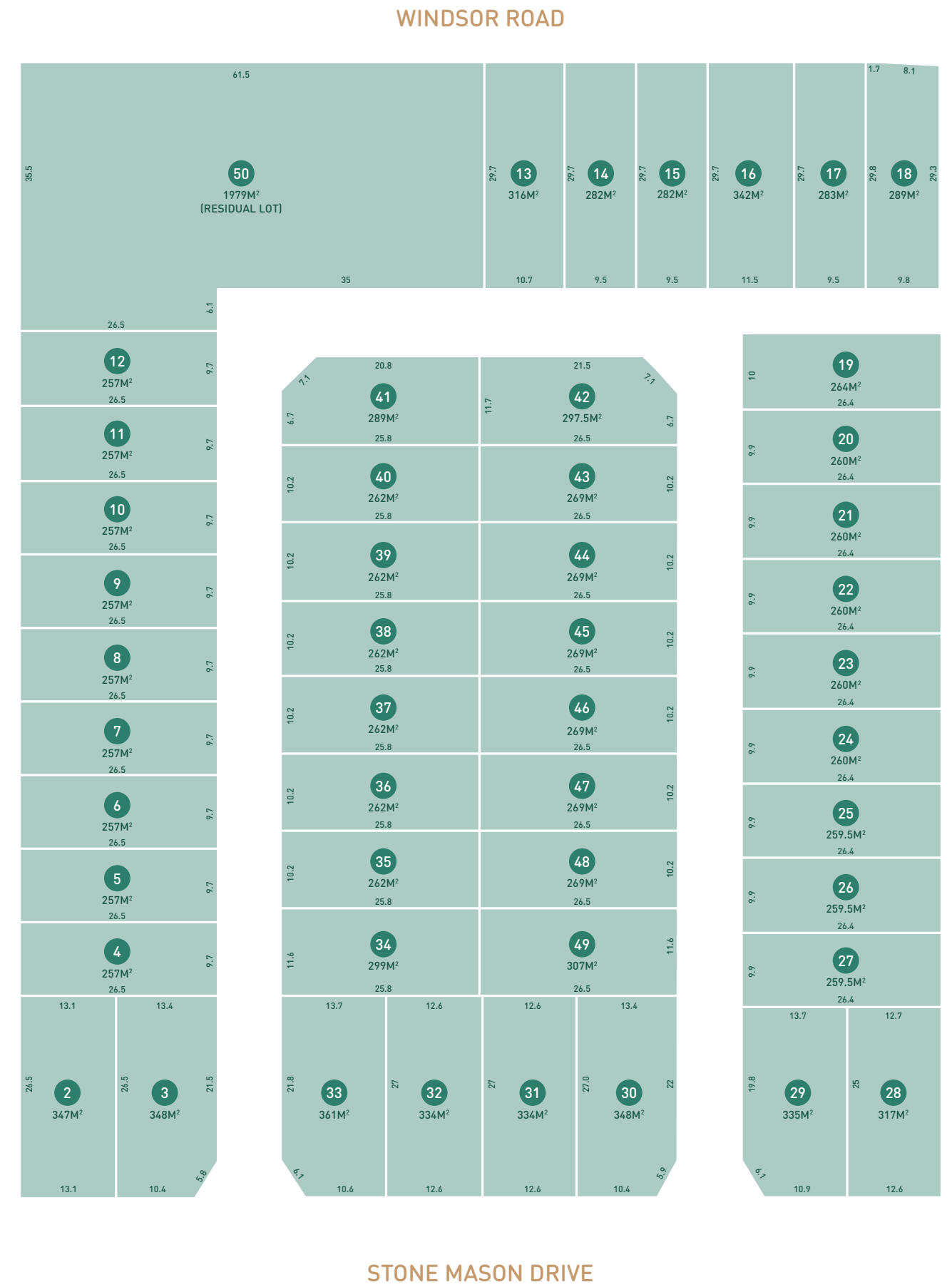
Recreation

Castle Hill Country Club is one of Sydney's leading golf clubs, boasting a 72-par championship course set within 167 acres of gardens and bushlands. If you prefer something a little different, visit The Edge Rock Climbing Centre or Time Zone and Hoys at Castle Towers.

Norwest - Estate 1 Masterplan



Subdivision Plan





Triple Storey Homes





MODERN
FACADE



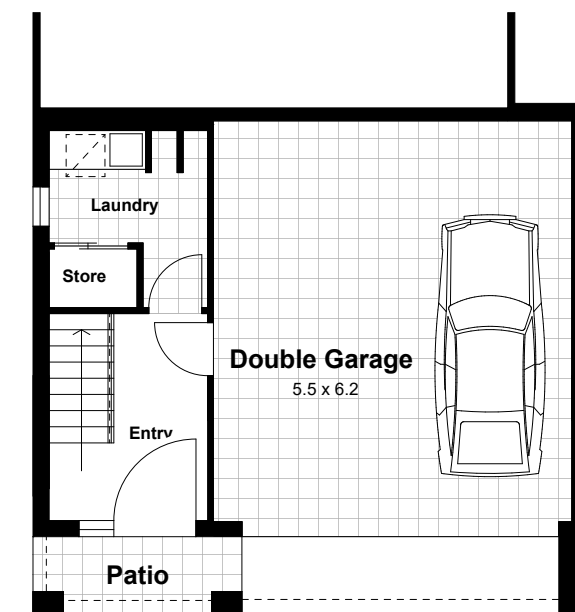
FRENCH PROVINCIAL
FACADE

FLOORPLAN



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

4
 2.5
 2
 287M²



HAMPTONS
FACADE



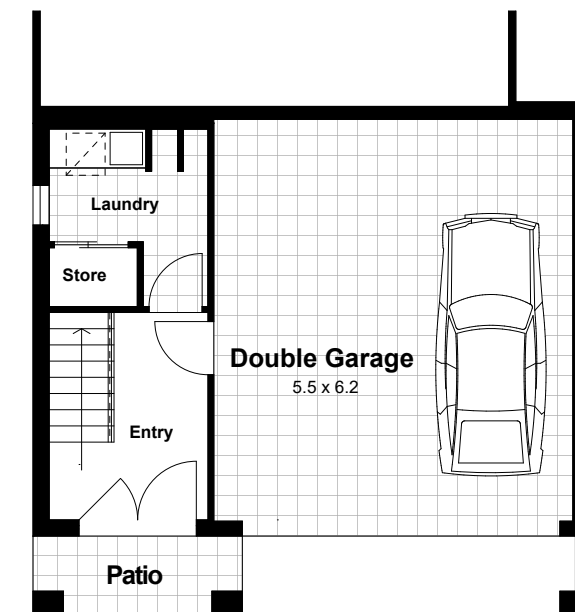
FRENCH PROVINCIAL
FACADE

FLOORPLAN



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

 4
  2.5
  2
  267M²

Double Storey Homes





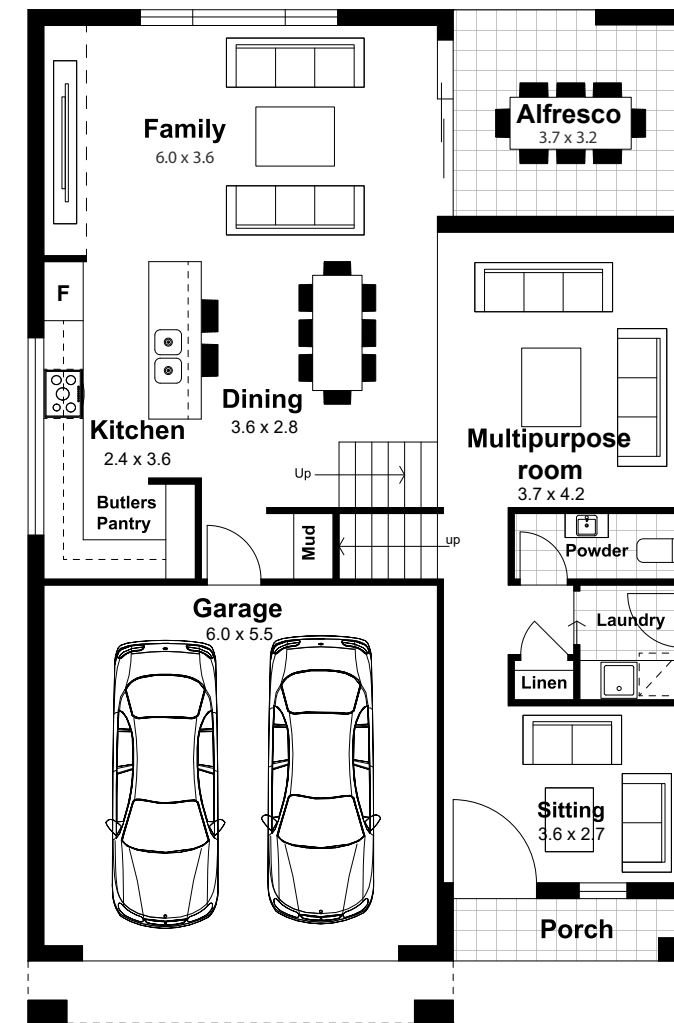
FLOORPLAN



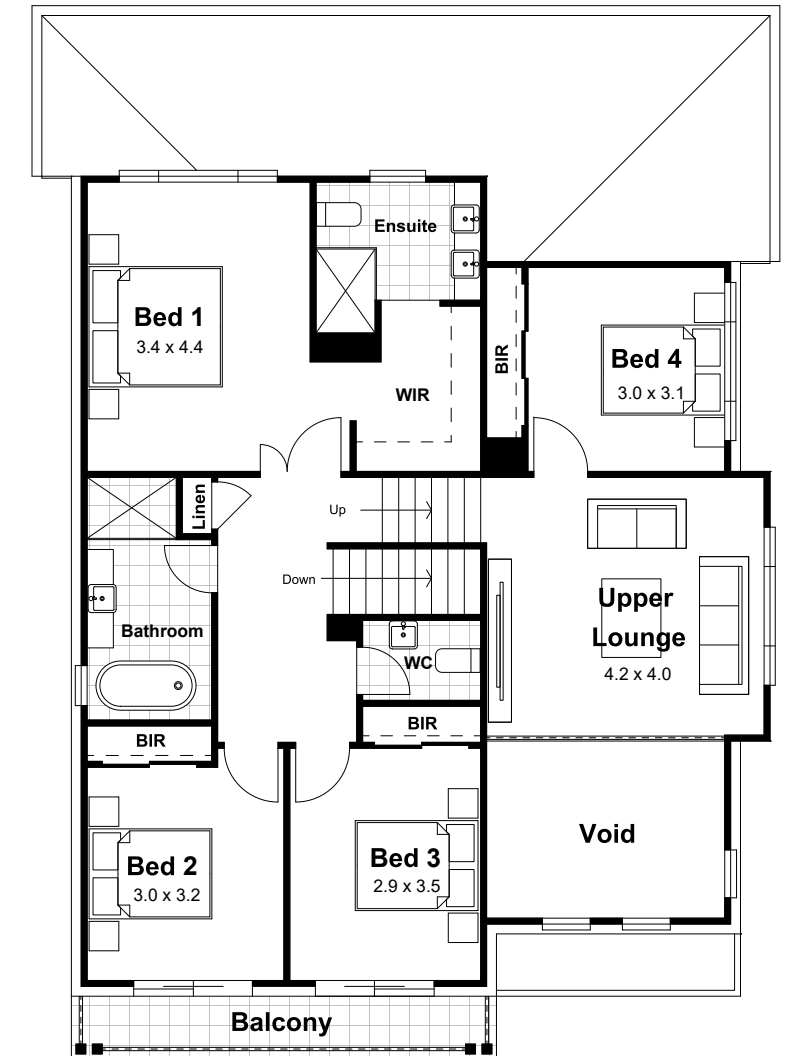
HAMPTONS
FACADE



FRENCH PROVINCIAL
FACADE



GROUND FLOOR



FIRST FLOOR

4 2.5 2 270M²



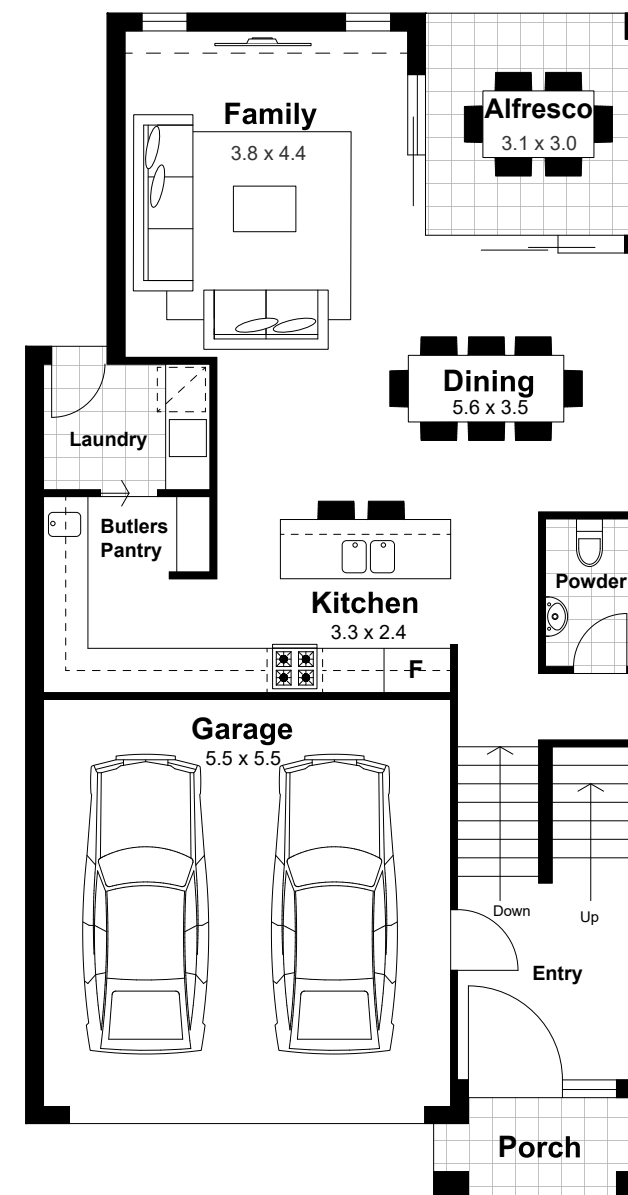
FLOORPLAN



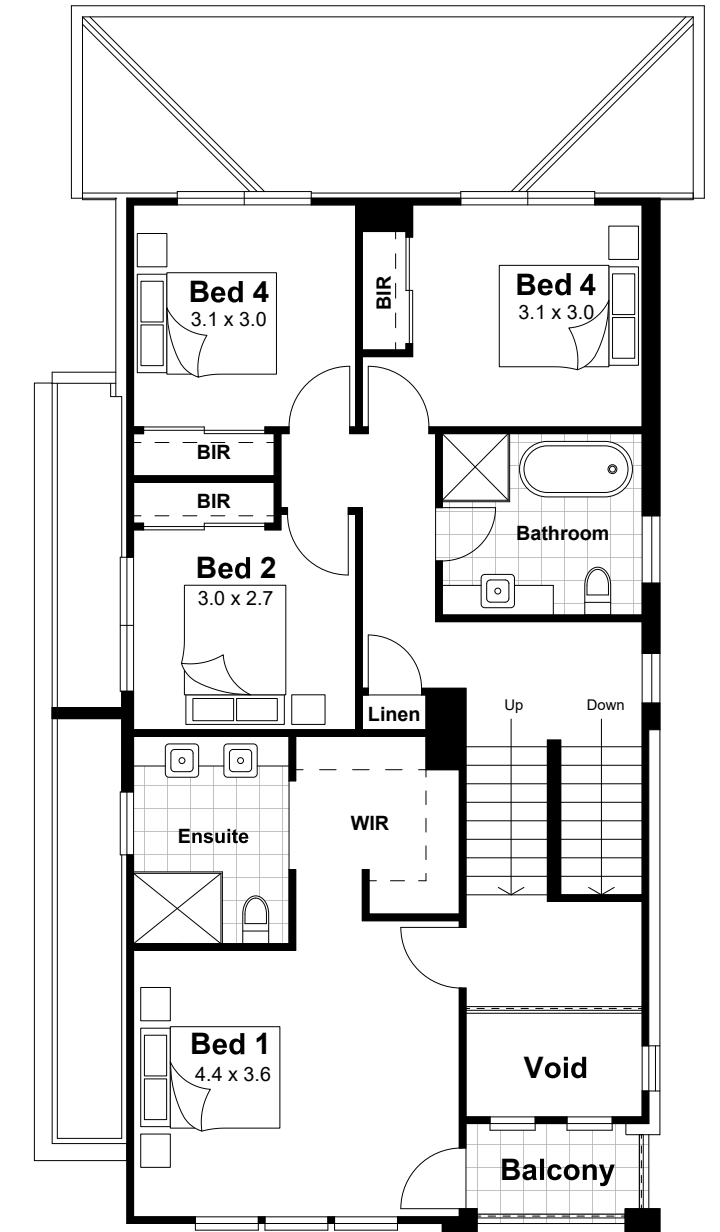
FRENCH PROVINCIAL
FACADE



HAMPTONS
FACADE



GROUND FLOOR



FIRST FLOOR

4 2.5 2 224M²

Meet Your Builder





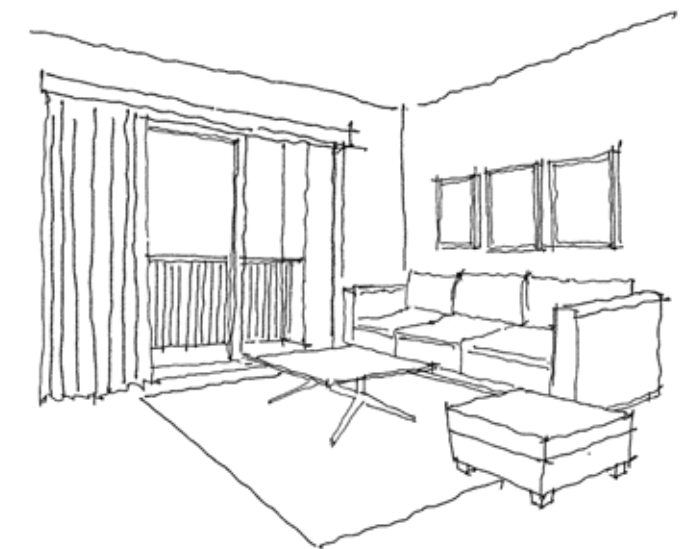
EXCEED EXPECTATIONS WITH OUR
REFINED LIST OF INCLUSIONS.

/ NORWEST

INCLUSIONS THAT ENHANCE
YOUR HOME AND ESTATE.

All homes within the Norwest estate have been specifically designed for each individual lot with every detail meticulously planned. From the design of the facade to the floorplan and premium inclusions within, our beautiful designs will elevate your home and reflect the exclusive location of the Norwest setting. Offering only high-quality finishes, each detail has been carefully selected to enhance the overall aesthetic, with special features that make a difference to the way you live.

At North Homes, we know our homes will help you move forward, into a life you love.



/ KITCHEN & BUTLER'S PANTRY



A / SINK

Posh Solus MK3, double bowl undermount stainless steel sink

B / SINK MIXER

Mizu Drift MKII, gooseneck chrome sink mixer

C / BENCHTOP

Caesarstone® 40mm builder range stone

D / KITCHEN JOINERY

Polytec Melamine Matt and Woodmatt ranges with finger pull and soft close doors and drawers*

E / APPLIANCES

900mm Smeg oven, cooktop, dishwasher and rangehood

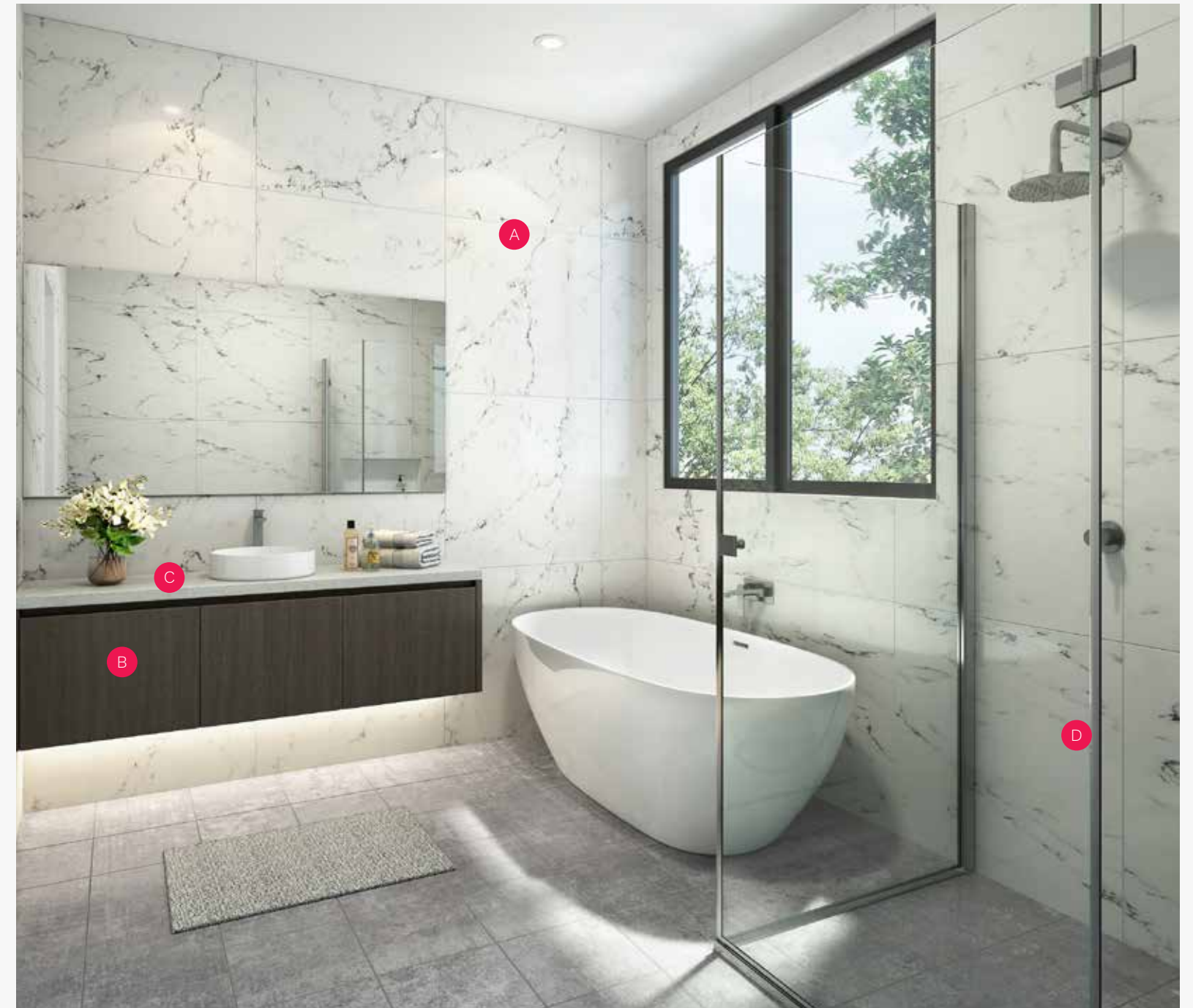
F / WATER POINT

Included to fridge space

*Doors shown with shaker profile upgrade



/ BATHROOM & ENSUITE



A / FLOOR & WALL TILES

Floor to ceiling builder range tiles (excluding WC and powder - skirting tile)

B / CABINETRY

Polytec Melamine Matt and Woodmatt ranges, with soft close and finger pull doors and drawers*

C / BENCHTOP

Caesarstone® 20mm builder range stone

D / SHOWER SCREEN

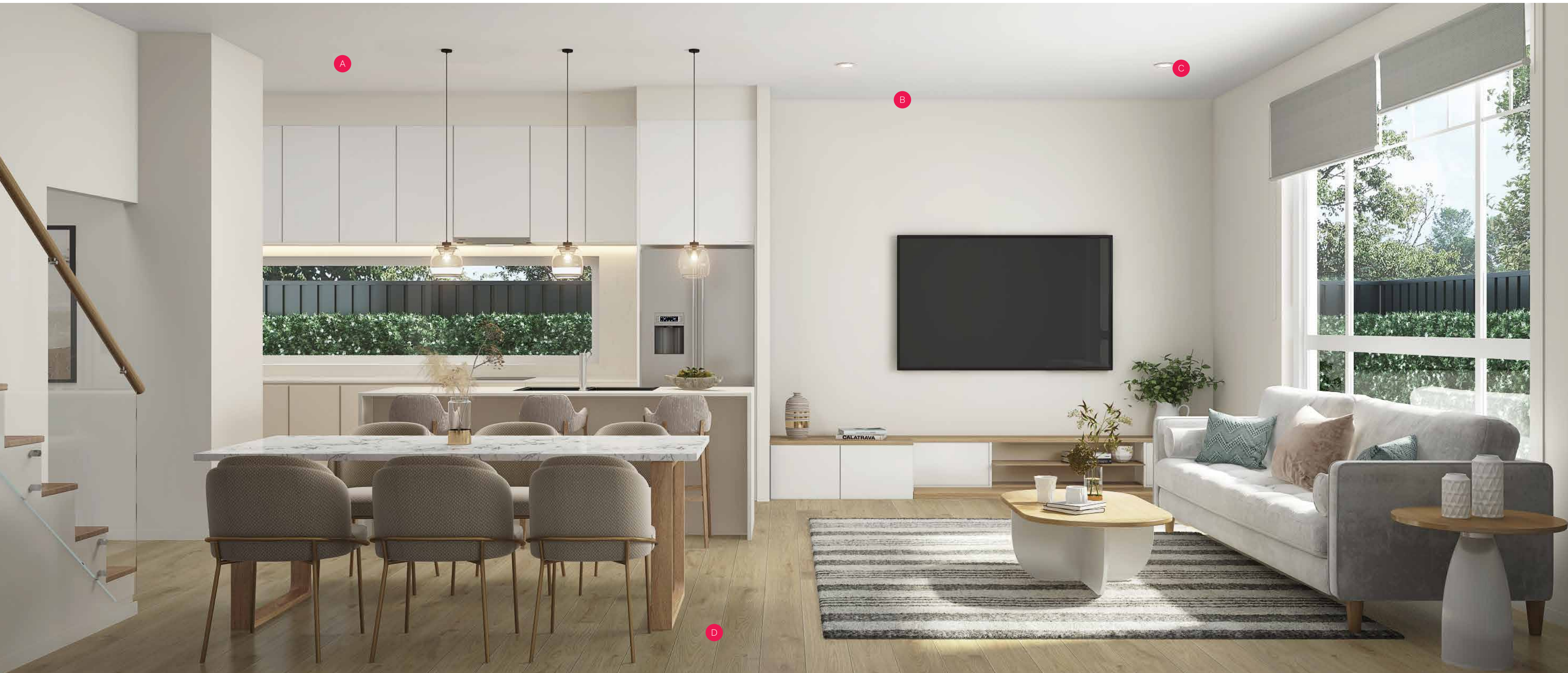
Semi frameless in stainless steel finish

ADDITIONAL FEATURES

Toilet suite - Kado Lux CC back to wall, rimless toilet suite with soft close quick release seat in white (4 star)

Shower floor waste - tile insert smart waste from builder range tiles

*Finish includes our floating cabinet upgrade



/ CEILINGS, SKIRTING & BLINDS

A / CEILING HEIGHT

As per plans, generally 2.7m ceilings but may include 2.6m and 3m depending on level and home type

B / CORNICES

Square set

/ LIGHTING & ELECTRICAL

C / DOWNLIGHTS

Allowance for 20 LED lights throughout the home

ADDITIONAL FEATURES

External lights - 2 x up/down wall lights

TV aerial - digital TV antenna

Light switches & GPO's - Clipsal Iconic

/ FLOORING

D / FLOOR

Builder range hybrid flooring or tiles

ADDITIONAL FEATURE

Alfresco / balcony / porch - builder range tiles

/ LAUNDRY

FEATURES

Cabinet joinery - Polytec Melamine Matt and Woodmatt ranges, with finger pull and soft close doors

Benchtop - Caesarstone® 20mm builder range stone

/ WINDOWS & DOORS



A / ENTRY DOOR

Hume Doors, JST1 2340mm high, width determined by floorplan, painted, with clear glass

B / ENTRY DOOR SECURITY

Gainsborough Freestyle Digital Lock in brushed satin chrome finish

C / ALFRESCO/BALCONY DOOR

Coloured, powder coated aluminum frame sliding doors

D / ALFRESCO SLIDING DOORS

Recessed sliding doors (into concrete slab edge only – excludes timber floor framing)

ADDITIONAL FEATURES

Internal doors - Hume Doors, flush 2340mm high (width as per plans), with painted finish

Wardrobe doors - mirrored sliding doors, 2340mm high (excluding walk in robes), with melamine shelf, hanging rail and four drawer unit

Flyscreens - nylon mesh flyscreens to all openable windows



/ BUILDING

FEATURES

Internal paint - Dulux 3 coat paint system

Wet areas - Recessed floor to ground floor wet areas including powder and laundry

Garage door - Panel lift door in builder range colours, profile specific to facade

Garage insulation - R2.0 wall batts and R4.0 ceiling batts (wall batts included to garage)

/ LANDSCAPING

FEATURES

Turf - Buffalo turf to front and rear yard (if side home less than 1.5m wide, pebbles provided)

Yards - Fully landscaped front and rear yards



/ OUR UPGRADES

OUR SELECTION OF STUNNING UPGRADES WILL ADD UNIQUE DETAIL AND SOPHISTICATION TO YOUR SPACE.

North Homes' premium inclusions are the new standard, however you can elevate the look of your home even further with this select list of upgrades from our Design Studio. Our expert design team have compiled the very best for you to choose from, so you can give your home that extra touch of luxury it deserves.

A/ BLINDS
Shutter blinds

B/ PENDANT LIGHTS*
Aksel 4 light pendant in black/clear

C/ INTERNAL DOOR^
Hume Doors HAM5

ADDITIONAL FEATURES

- Glass balustrade staircases
- Video intercom
- A large range of bathroom upgrades - basins, tapware and accessories
- Upgraded tile options
- Upgraded kitchen and sink mixers
- Upgraded kitchen cabinetry (oven towers, poly and shaker door profiles)
- Upgraded appliances - refer to North Homes for brand options and model numbers

*Additional options available.

^Range of Hume Door internal door options, including HLR230, LIN1, HAM5, HCM2, HAG9.



/ OUR PREMIUM INCLUSIONS

It's all about finding beauty in the detail at North Homes. Our premium inclusions take you beyond what you would expect - in every area of your home. Our expert design team have created a list of inclusions that open up a world of stylish possibilities, that will take your home to the next level.

/ SCHEDULE OF INCLUSIONS

PERFECTLY DESIGNED AND
PLANNED - JUST FOR YOU.

Discover the key features and fixtures that come as standard in your home.

/ AREA	/ INCLUSIONS
KITCHEN	
Kitchen joinery	Polytec Melamine Matt and Woodmatt ranges, with finger pull and soft close doors and drawers, as per plans
Benchtop	Caesarstone® 40mm builder range stone
Splashback	Builder range tiles
Sink	Posh Solus MK3 double bowl undermount stainless steel sink
Sink mixer	Mizu Drift MKII gooseneck chrome sink mixer
Appliances	900mm Smeg oven, cooktop, dishwasher and rangehood – refer to North Homes for model numbers
Water point	Included to fridge space
BUTLER'S PANTRY	
Joinery	Polytec Melamine Matt and Woodmatt ranges, with finger pull and soft close doors and drawers, as per plans
Benchtop	Caesarstone® 40mm builder range stone
Splashback	Builder range tiles
Sink	Posh Solus MK3 single bowl undermount stainless steel sink
Sink mixer	Mizu Drift MKII gooseneck chrome sink mixer
BATHROOMS & ENSUITE	
Floor & wall tiles	Floor to ceiling builder range tiles (excluding WC and powder – skirting tile)
Cabinetry	Vanity layout and size as per plans with Polytec Melamine Matt and Woodmatt ranges, with soft close and finger pull doors and drawers
Benchtop	Caesarstone® 20mm builder range stone
Basin	Roca The Gap semi inset basin 450mm x 410mm with 1 taphole
Bath	Posh Domaine back to wall bath (1500mm or 1700mm as per bathroom layout on plan)
Mirror	Frameless mirror as per plan
Shower screen	Semi frameless in stainless steel finish
Toilet suite	Kado Lux CC back to wall, rimless toilet suite with soft close quick release seat in white (4 Star)
Tapware & accessories	Mizu Drift MK2 range
Shower niche	300mm high x 600mm wide, tiled with builder range tiles
Shower floor waste	Tile insert smart waste from builder range tiles
Powder room sink (if applicable)	Posh Solus mini wall basin with Mizu Drift sink mixer with frameless mirror as per plan

/ AREA	/ INCLUSIONS
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CEILING, SKIRTINGS & BLINDS

Ceiling height	As per plans, generally 2.7m ceilings, but combination of 2.6m, 2.7m and 3.0m depending on level and house type
Cornices	Square set
Architraves & skirtings	66mm x 18mm DAR
Living & bedroom blinds	Roller blinds to all windows excluding translucent, frosted, opaque glass windows and butler's / kitchen splashback windows

LIGHTING & ELECTRICAL

Downlights	Living, bedrooms, multipurpose rooms, kitchen, wet areas, porch, balcony (if any) and alfresco LED downlights per electrical plan including 2 LED downlights per bedroom
External Lights	2 x up/down wall lights
TV Aerial	Digital TV antenna
Ensuite & bathroom	Exhaust fan provided
Garage	LED batten lights
Light switches & GPO's	Clipsal Iconic

FLOORING

Floor	Builder range hybrid flooring or tiles to downstairs living areas; carpet from builder range to first floor and stairs; builder range tiles to wet areas
Alfresco / balcony / porch	Builder range tiles

WINDOWS & DOORS

Windows	Coloured, powder coated aluminum frame windows
Flyscreens	Nylon mesh flyscreens to all openable windows
Sliding doors between family & alfresco	Recessed (note: into concrete slab edge only – excludes timber floor framing)
Alfresco / balcony door	Coloured, powder coated aluminum frame sliding doors
Internal doors	Hume Doors, flush 2340mm high (width as per plans) with painted finish
Wardrobe doors	Mirrored sliding doors, 2340mm high (excluding walk in robes) with melamine shelf, hanging rail and four drawer unit
Door hardware	Gainsborough, G4 Series, Lianna, satin chrome
Entry door	Hume Doors, JST1 2340mm high, width determined by floorplan, painted, with clear glass
Entry door security	Gainsborough Freestyle Digital Lock in brushed satin chrome finish

LAUNDRY

Joinery	Polytec Melamine Matt and Woodmatt ranges, with finger pull and soft close doors, as per plans
Benchtop	Caesarstone® 20mm builder range stone
Splashback	Builder range tiles
Sink	Base inset trough, 45L, 1 taphole
Sink mixer	Posh Solus MK2 standard sink mixer tap in chrome (4 Star)
Tiles	Builder range tiles including skirting tile

/ AREA	/ INCLUSIONS
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BUILDING

External finish	Austral bricks from builder range unless other detail noted on plans
Roof finish	Bristile classic tiles with sarking, or Colorbond® metal roof where applicable
Air conditioning	Actron reverse cycle ducted air-conditioning with minimum 13kW with two zones: (1) Living areas and (2) Bedrooms
Hot water system	Rheem 26-litre instantaneous gas hot water system
Rain water tank	Up to 3000-litre above ground rainwater tank, including pump and connections, as per BASIX requirements
Internal paint	Dulux 3 coat paint system
Gas points	1 x gas point to rear alfresco, plus to kitchen appliances requiring gas
Staircase	Timber staircase with stainless steel balusters and timber handrail; or plasterboard balustrade and timber handrail capping, as per floorplan
Wet areas	Recessed floor to ground floor wet areas including powder and laundry
Garage door	Panel lift door in builder range colours, profile specific to facade
Garage insulation	R2.0 wall batts and R4.0 ceiling batts (wall batts included to garage)
Bushfire	Any bushfire (BAL) rated requirements by builder (if applicable)
Site costs	All site costs included (excludes additional landscaping and swimming pool)

LANDSCAPING

Driveway	Coloured concrete (except where building authority requires alternative)
Turf	Buffalo turf to front and rear yard (if side of home less than 1.5m wide, pebbles provided)
Yards	Fully landscaped front and rear yards
Clothesline	Clothesline installed by builder to rear yard
Letterbox	Render look letterbox provided to front yard





Not a real street scene. Disclaimer: Artist impression, indicative only and subject to change.

Meet Your Developer

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

We create value and enrich people's lives through buying and investing in property. We believe by crafting exceptional spaces and vibrant communities we can make a positive impact that contributes to a sustainable and prosperous future.

The Landen Difference

Communities in premium locations

We deliver premium residential estates in highly sought after areas and industrial estates close to major infrastructure and key transport links.

Premium is our standard.

Trusted Investment Opportunities

Our property funds, based on Landen's successful property projects, offer investors an alternative route to participate in the real estate market.

Our funds provide competitive returns with low cost-of-entry, low volatility, set terms, and fewer charges.

Exceptional Customer Journey

At the heart of our approach lies a committed team of property and funds management specialists who bring a diverse blend of expertise and extensive industry knowledge.

We recognise that every client's goal and journey is unique, which is why Landen provides exceptional customer support every step of the way.

Committed to Positive Change

At Landen, our core mission is to create substantial value and enrich the lives of our customers through property and investment opportunities.

Our products, services, and teams are aligned to support this vision, empowering them to go further in re-imagining and exceeding their goals

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