



**YOUR NEW  
HOME IS  
THIS WAY**



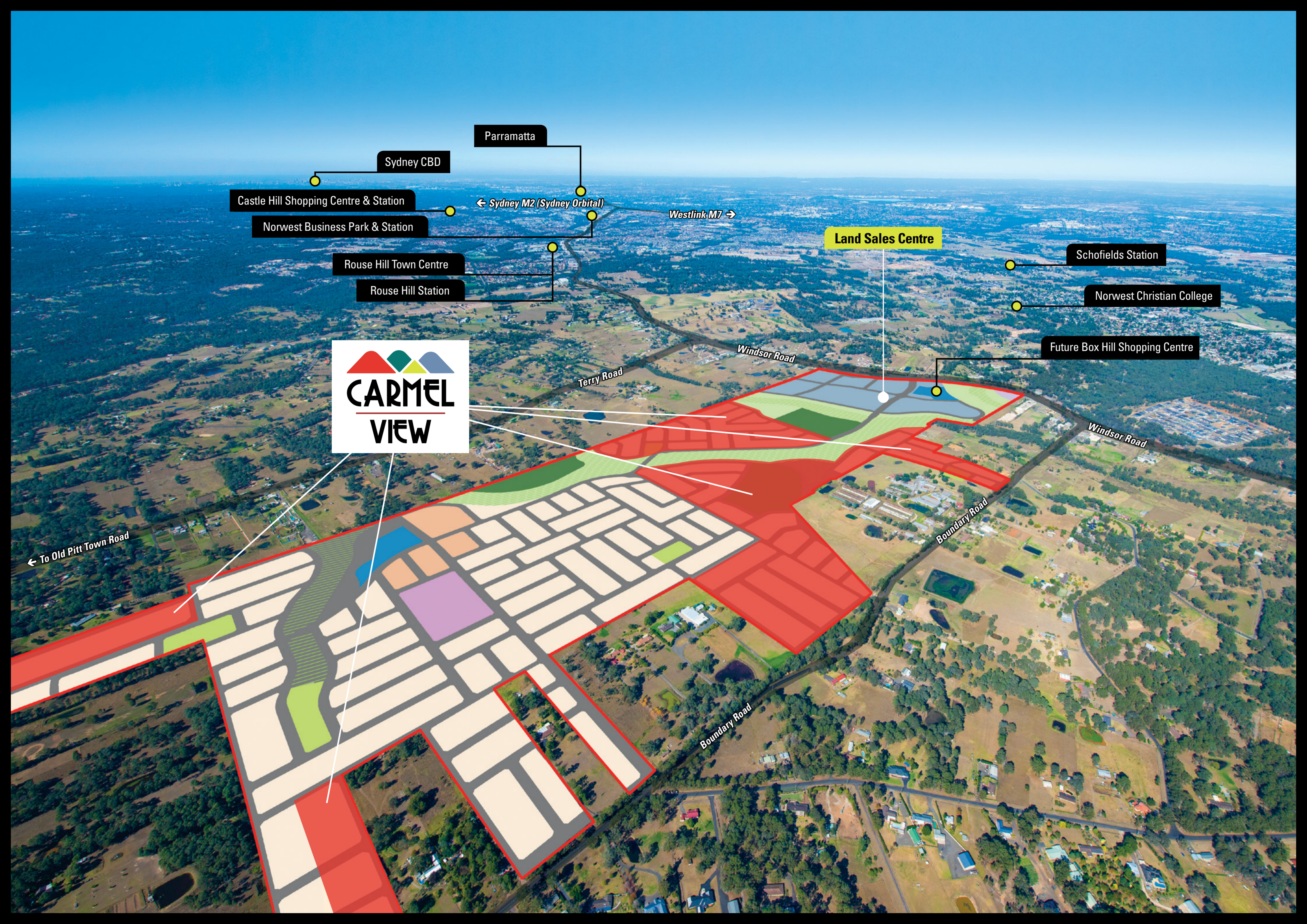
## A WELCOMING NEW COMMUNITY AND A RELAXED NEW WAY OF LIFE

Putting you front and centre for the ongoing transformation of Box Hill, Carmel View is a brand new land release set to create opportunities for a fabulous new way of life.

Located in beautiful surrounds in the heart of Sydney's North West, it offers the best of both worlds, with the relaxed ambience of rural living and the convenience of urban life.

The local area is loved for its natural appeal, abundant lifestyle attractions and laidback, neighbourly atmosphere. Just 40 minutes from Sydney along the Hills M2 Motorway, it's close to major retail centres, national parkland, sporting facilities, vineyards, Stonecutters Ridge Golf Club and idyllic Hawkesbury River fishing and boating.





← To Old Pitt Town Road

Terry Road

Windsor Road

Windsor Road

Boundary Road

Boundary Road



## URBAN CONVENIENCE

Carmel View is located just 3km from the Rouse Hill Town Centre, a major retail, dining and commercial hub catering to all of your shopping and entertainment needs. Drop by for great coffee, gourmet produce or a long lunch, shop at an array of specialty, fashion and department stores or hit the gym. Catch the latest blockbuster at Reading Cinemas where you can spoil yourself with a Gold Lounge viewing experience. As a significant growth area, Rouse Hill will also be an important transport interchange on the Sydney Metro Northwest (formerly known as the North West Rail Link), the first fully-automated metro rail system in Australia which opened in 2019. Improving access to all reaches of Sydney, the station will be located directly outside the Rouse Hill Town Centre.





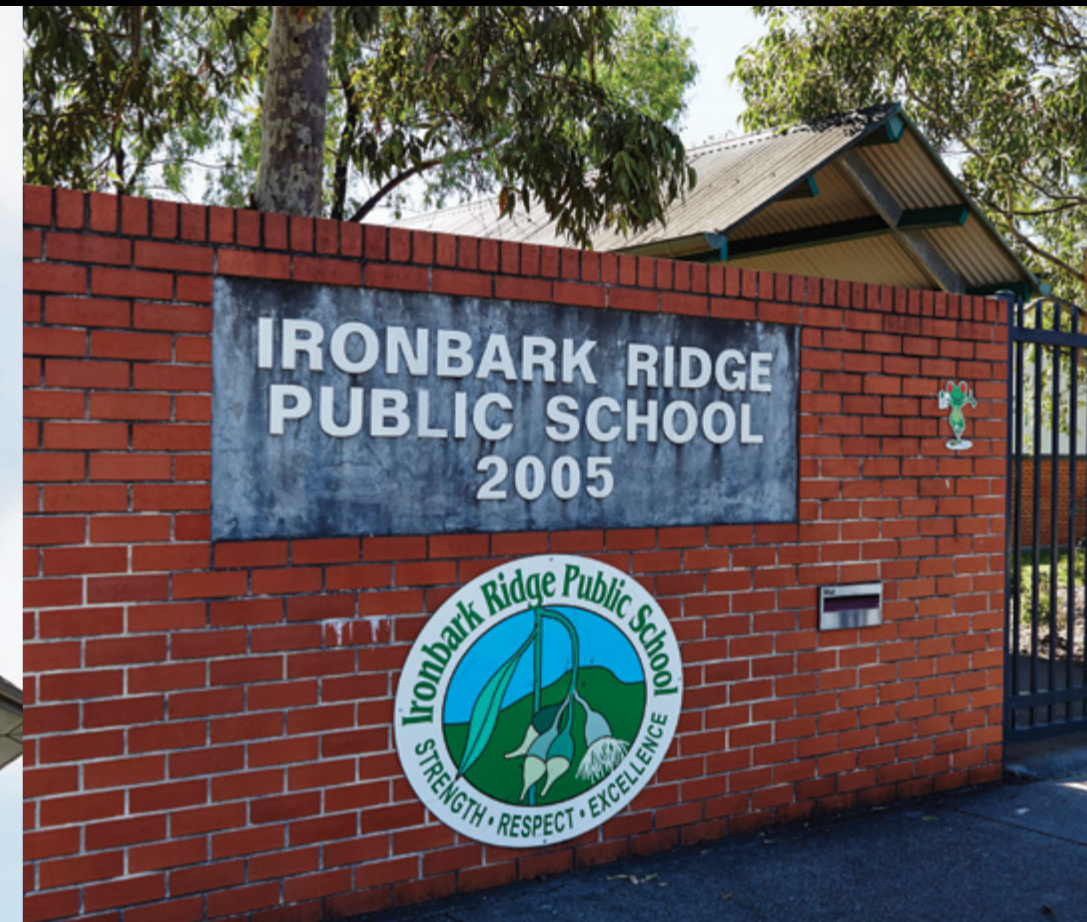
## A METICULOUSLY MASTERPLANNED VISION BROUGHT TO LIFE

Part of the Box Hill Growth Centre Precinct, this masterplanned undertaking has been carefully designed to create a real sense of community and belonging. It's a wonderful environment for a wide variety of buyers, from first time purchasers to young families and downsizers – anyone looking to enjoy a relaxed yet highly connected address. Here you're not simply buying a block of land, you're investing in a whole new precinct created to provide residents with the lifestyle they've always desired. The community will grow and flourish over time, becoming the heart of Box Hill and an icon loved for its safe, welcoming surrounds, with new local schools and retail centres proposed.



## A VIBRANT HUB OF LIFE AND ACTIVITY

Take a 15 minute drive to the growth centre of Castle Hill and immerse yourself the commercial centre of the North West. Already a major retail destination that's home to an Event Cinemas Multiplex, Castle Towers Shopping Centre is undergoing a \$900 million redevelopment to create a unified retail, entertainment and leisure experience in the largest shopping centre in New South Wales, creating thousands of jobs. Castle Hill will also be an important transport interchange on the Sydney Metro Northwest. Local schools, both private and public, are highly regarded, including The Hills Grammar School, Gilroy College, Oakhill College, Castle Hill High School and Excelsior Public.



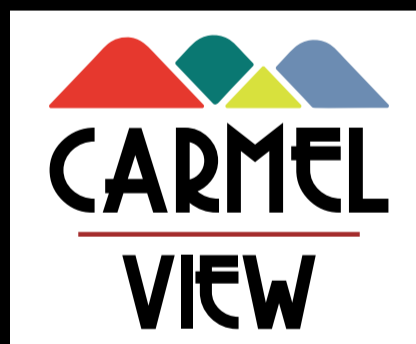
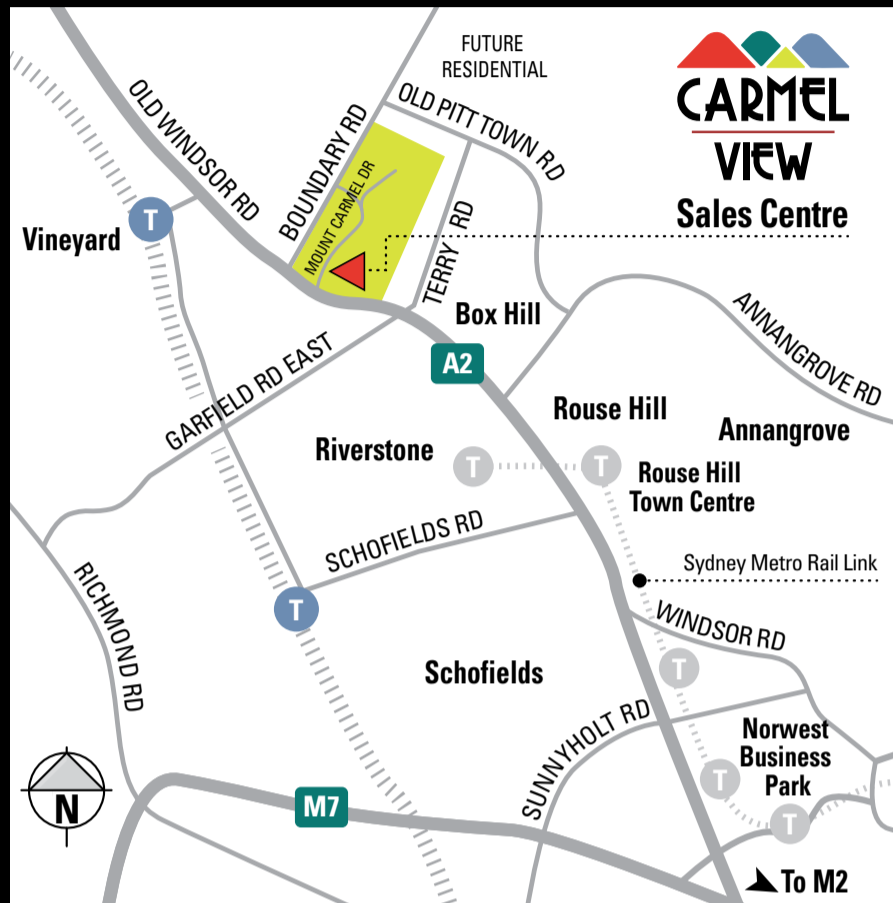


# STEEPED IN HISTORY

Carmel View sits on a site whose original landowners were the Darug, Deerubbin and Yarrwalk tribes. Its modern history begins in 1806 when soon-to-be-Governor William Bligh was granted 1000 acres that he later sold to John Terry, son of convict-turned-millionaire Samuel Terry.

Fast forward to 1864 and Richard Rumery, an orchardist from Dural, purchased the property. Two of his inheriting sons went on to buy up much of the surrounding land, culminating in a large orchard-based property they named Mount Carmel, the namesake of Carmel View. When the orchard became less profitable in the 1930s it was reborn as a dairy farm with Albert Scheinberg later purchasing it in 1960 for cattle stud breeding. The development of the urban land is now being undertaken by the descendants of Scheinberg.





Land Sales Centre

Cnr Crossiron & Mt Carmel Drive, Box Hill NSW 2765

[www.CarmelView.com.au](http://www.CarmelView.com.au)

0408 506 109

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