

40 Applegum Crescent
KELLYVILLE NSW 2155



Construction
Building &
Development



THE
PROPERTY
INVESTORS ALLIANCE

ACT NOW BY CONTACTING:

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01

SIENNA APARTMENTS



Sienna Apartments in Kellyville, will be located moments away from the popular Rouse Hill Town Centre and the new Kellyville station. This two block luxurious security gated estate has been designed to offer an enviable lifestyle, including private BBQ area and an in-ground swimming pool amongst a luxurious garden setting.

Sienna Apartments offers a collection of 1, 2 and 3 bedroom apartments which have been architecturally designed with an emphasis on quality. These contemporary apartments offer open plan living with spacious balconies, modern gourmet kitchens with quality stainless steel appliances, gas cooking and fully ducted air conditioning.

Enriched with secluded privacy yet only minutes away from local amenities, Sienna will make you feel like you are a world away.





BEAUMONT HILLS PUBLIC SCHOOL

BEAUMONT HILLS TOWN CENTRE

ROUSE HILL STATION

SPORTING COMPLEX

ROUSE HILL TOWN CENTRE

ROUSE HILL HIGH SCHOOL

IRONBARK RIDGE PUBLIC SCHOOL

OUR LADY OF THE ANGELS CATHOLIC CHURCH AND PRIMARY SCHOOL

Sienna
APARTMENTS

THE NORTH VILLAGE

02

LOCATION

Located 34km northwest of Sydney CBD, and in the sanctuary that is the Greygum Estate, Sienna Apartments enjoy the full advantage of being situated in a high end estate surrounded by peaceful natural bushland.



03

LIFESTYLE



A COMMUNITY WITH FLAVOUR

The Hills district of Sydney, offers all of the great lifestyle amenities in a vibrant growing community with shopping, restaurants, cafes, public transport, sports & facilities, parks, prestigious schools and so much more.

TRANSPORT

ROUSE HILL STATION

Located directly outside the Rouse Hill Town Centre and above the existing T-way, the new Rouse Hill Station will service this growing retail and entertainment precinct. The station will be a major public transport interchange and the T-way will be modified to accommodate the station above it. Rouse Hill Town Centre is 37km north west of Sydney CBD.



KELLYVILLE STATION

An elevated station on the skytrain will work together with the adjacent T-way to service the public transport needs of this growing residential area, with both rail access and a public transport interchange.

The station will have the biggest commuter car park on the Sydney Metro Northwest, providing 1,200 car spaces.

Kellyville Station will be located at the corner of Old Windsor Road and Samantha Riley Drive, east of the Riley T-way Station and car park.

**IF HOME IS WHERE THE HEART IS
THEN SIENNA IS THE HEART OF IT ALL**

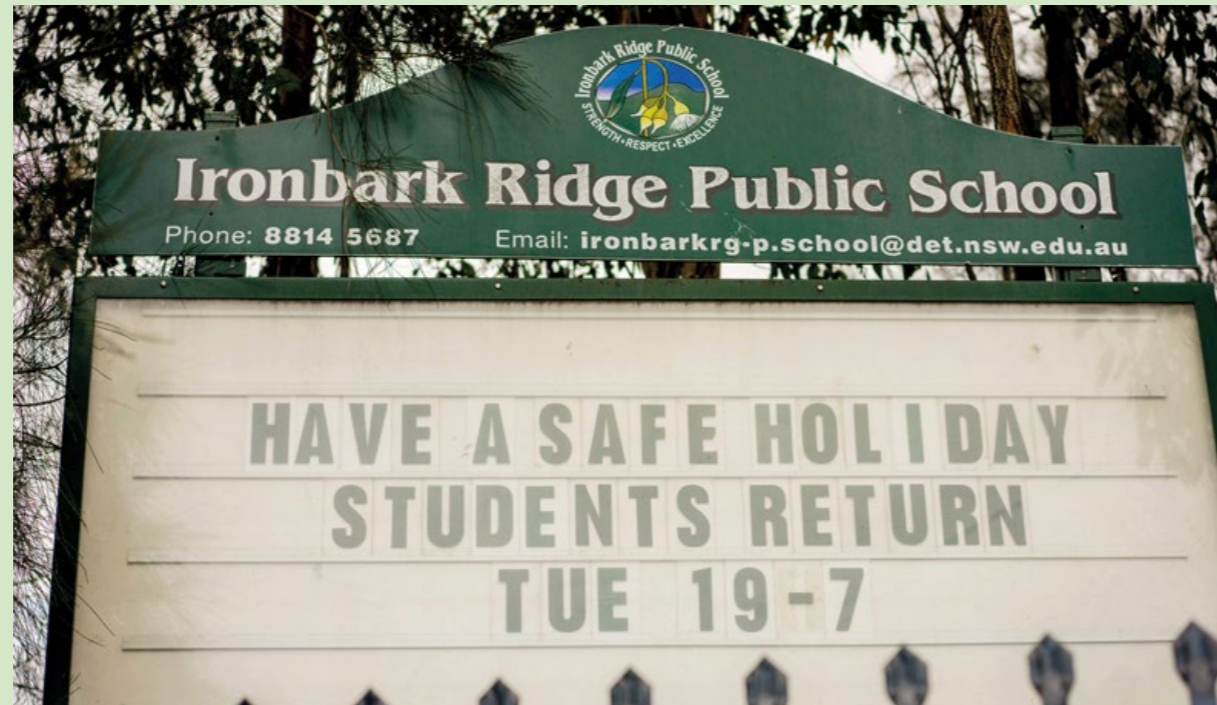
**CLOSE TO KELLYVILLE AND ROUSE HILL
AMENITIES AND SURROUNDED
BY NATURE'S BEST**



LOCAL ATTRACTIONS

EDUCATION

- * Ironbark Ridge Public School
- * Rouse Hill High School
- * Vinegar Hill Memorial Library
- * Hills Adventist College
- * William Clarke College
- * Kellyville High School
- * Kellyville Primary School
- * Sherwood Ridge Public School
- * Kellyville Ridge Public School
- * Rouse Hill Anglican College
- * Our Lady of the Rosary Primary School



COMMUNITY NEIGHBOURHOOD AMENITIES AND ATTRACTIONS

- * Hills Centenary Park
- * Rouse Hill Regional Park
- * Rouse Hill House and Farm
- * Bernie Mullane Sports Complex
- * Our Lady of the Angels Church



SHOPPING CENTRES AND DINING CHOICES

- * Rouse Hill Town Centre
- * Kellyville Village
- * Castle Hill Shopping Centre
- * Norwest Shopping Centre
- * Beaumont Hills Supa IGA Shopping Mall
- * North Village Shopping Precinct Belleville
- * The Fiddler Pub
- * Ettamogah Pub



BE A PART OF THE HILLS
NEXT GENERATION OF
APARTMENT LIVING

HOSPITALS

- * Hospital for Special Surgery (HSS)
- * Norwest Private Hospital

INVEST IN THE LIFESTYLE
YOU WANT



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CONTEMPORARY DESIGN



Sienna Apartments' contemporary design merges everyday living with enduring style and timeless appeal.

A visual appreciation of natural light gives Sienna an open, welcoming appearance. External louvers on balconies offer apartments privacy, whilst providing a more solid form and a touch of classical charm.

Inside, the designers have created functional, spacious and efficient one, two and three bedroom apartments.

Each apartment boasts sophisticated elegance and modern convenience. Furthermore, Sienna has been designed with meticulous attention for detail for supreme quality livability.

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ENJOY

MODERN COMFORT, ITALIAN APPLIANCES AND CONTEMPORARY DESIGN INSPIRED BY SIENNA'S NATURAL SURROUNDINGS.

BRINGING NATURE'S PALETTE INSIDE

The interior colour palettes add contemporary sophistication whilst allowing you to complement your own furnishings and décor.

Premium Italian appliances and quality tapware give each kitchen and bathroom elegance, sophistication and convenience to match a relaxed modern lifestyle.



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DESIGN FEATURES

- * Generous living spaces designed to maximise sunlight and cross ventilation
- * Solar passive windows
- * Glass to allow abundant natural light
- * Combination of stylish timber veneer kitchens
- * Electronic security system to building entries, security access to car park and individual security lift access to all levels
- * Underground security parking
- * Provision of cabling for free to air and pay TV to each apartment
- * Ducted air conditioning to each apartment
- * Security gates around perimeter of block.
- * Security cameras
- * Communal BBQ area
- * In-ground swimming Pool, playground.



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AWARD-WINNING TEAM

THE DEVELOPER : **CBD CORE PTY LTD.**

CBD Core Pty Ltd is a development and building company with over 2 decades experience in the construction industry. Our main objective is to provide efficient expert advice, quality workmanship and complete client satisfaction, from start to completion of project.

CBD Core specialises in land acquisition, design, construction, sales and relevant legislative approvals. CBD Core Pty Ltd has undertaken various design and construction projects. From mixed use multi-unit development of residential apartments to boutique style residential at buildings.

Previous high quality and successfully developed apartments by CBD Core Pty Ltd have received great reputation. In turn, CDB Core has been rewarded with continued reinvestments from various networks and investors.



THE ARCHITECTS : **LFA ARCHITECTS**

LFA is an award winning urban design and architectural practice delivering innovative and integrated services to a diverse client base. LFA provides a range of consulting services in the complementary disciplines of masterplanning, urban design, architecture and landscape architecture to private and Government clients in Australia and overseas.

Established in 1977, the firm's resources combine over 35 years of experience to ensure comprehensive, seamless and efficient service from project conception to completion. LFA's expertise is in planning and design with a reputation built on delivering high quality creative planning and design outcomes to meet or exceed client expectations.

LFA has been the recipient of a number of industry awards and the design skills of the practice have been recognised in urban design, landscape and architectural competitions.

PROPERTY IS OUR PASSION,
PROSPERITY IS OUR MISSION.

Founded in 2005, by eminent property investment expert Justin Wang, PIA has revolutionised the property buying process for thousands of Australians creating a streamlined investment platform supported by determined professionals striving to deliver excellence.

Our investment model combined with meticulous expertise in the residential real estate market, continues to transform the lives of many Australians.

The Property Investors Alliance (PIA) is an integrated property investment specialist. Over the past decade PIA have formed strategic industry alliances with developers and investors throughout the New South Wales residential property market.

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ABOUT PIA

PIA's Investor Benefits

- * Free property consultancy service
- * Ethical Financial Guidance
- * A Passive Income Stream
- * Conscientious settlements administrators guiding you through
- * Attentive and exacting Quality Assurance officers
- * A dynamic Property Management and Leasing Team
- * Genuine Rental Guarantees

