



MODENA



27 YATTENDEN CRESCENT, BAULKHAM HILLS

A LIFESTYLE DESTINATION



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The Modena towers make a striking impression in this iconic location in Baulkham Hills. This impressive apartment complex offers a new level of lifestyle, just 30 minutes from the Sydney CBD. Spacious, modern living in a highly sought after area with sweeping views over the Hills district.

This beautifully designed complex will leave a lasting impression. Four ascending residential towers with oversized apartment living. Ground floor retail with 5,000m² of convenience right on your door step. Extensive and lush landscaping surrounds the buildings, with outdoor courtyards and walkways all leading to an impressive European style piazza. This is a rare luxury.

Modena is beautifully positioned, close to everything you want and need, in one of Sydney's most sought after locations.

This is truly sophisticated living in Baulkham Hills.

ICONIC LOCATION, SPACIOUS FLOOR PLANS



Our floor plans can only be described as 'over-sized' – a rare and luxurious find.

Whether you choose a 1, 2 or 3 bedroom apartment, each Modena home has a cleverly designed floor plan accentuating pure open-plan living, capturing maximum sunlight and views from every angle possible.

Contributing to this feeling of luxury and spaciousness, a large number of apartments are furnished with sweeping balconies, study or home office spaces, and large master suites with walk through wardrobe.

And with convenient retail just downstairs, this is residential living at its finest.





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VIEW FROM THE CORNER OF WINDSOR ROAD AND SEVEN HILLS ROAD

SUPERB INCLUSIONS

No expense has been spared internally. This is the latest in design with quality to match.

Free standing tubs and semi-frameless shower screens decorate your luxurious bathrooms, complete with chrome tapware and floor-to-ceiling tiles that accentuate a spacious elegance.



Contemporary kitchens, set off by the clean beauty of stone bench tops and stainless steel appliances, are an attractive focal point in each apartment.

Large sunny terraces and balconies with great aspects are perfect for entertaining outdoors or just sitting, relaxing and taking in the views.



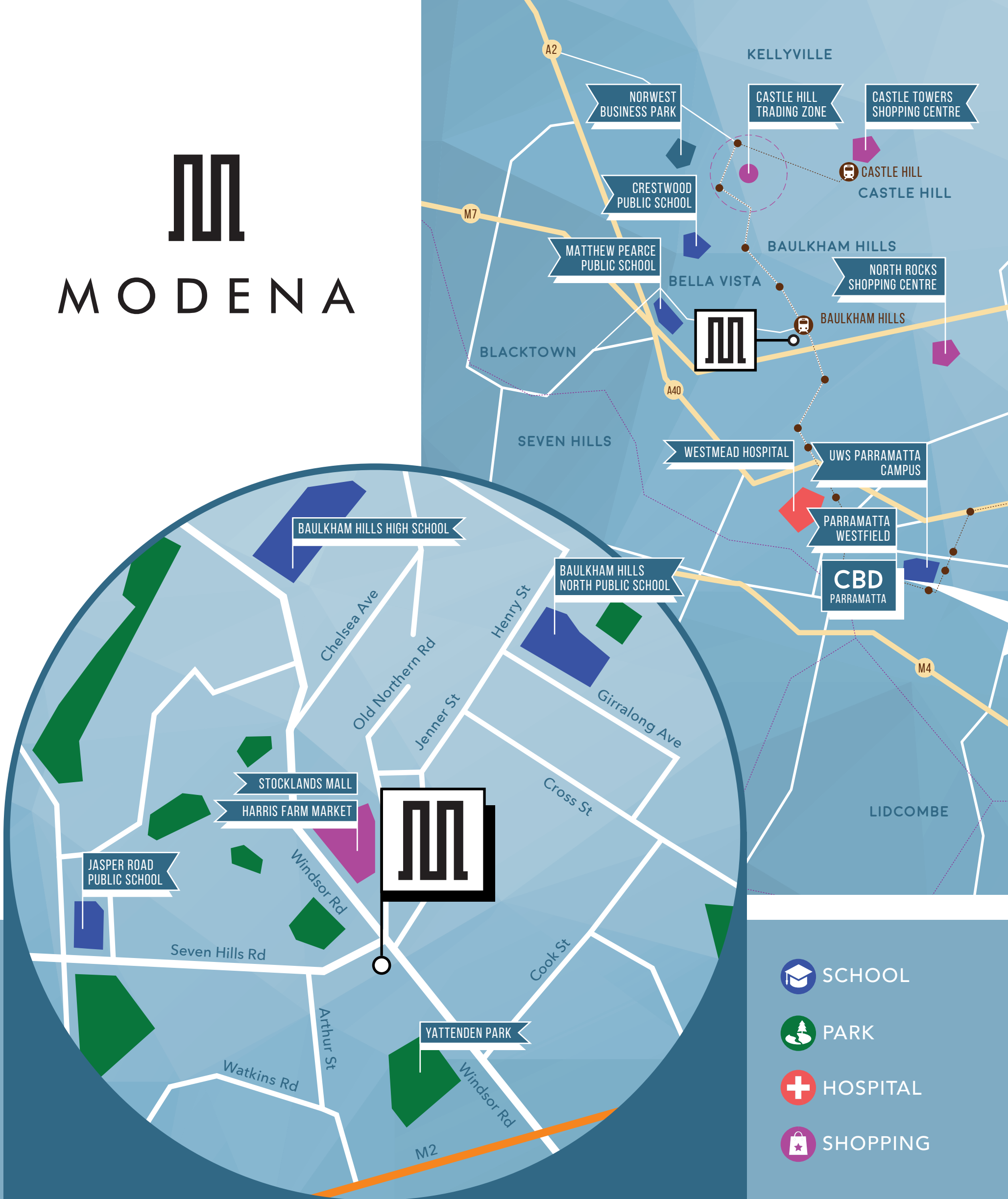
Cleverly designed open-plan living with split system air conditioning adds an extra level of class. And many Modena apartments are beautifully appointed with generous master suites, en-suite bathrooms and built-in robes.

Secure underground basement parking with lift access adds to your security and convenience.

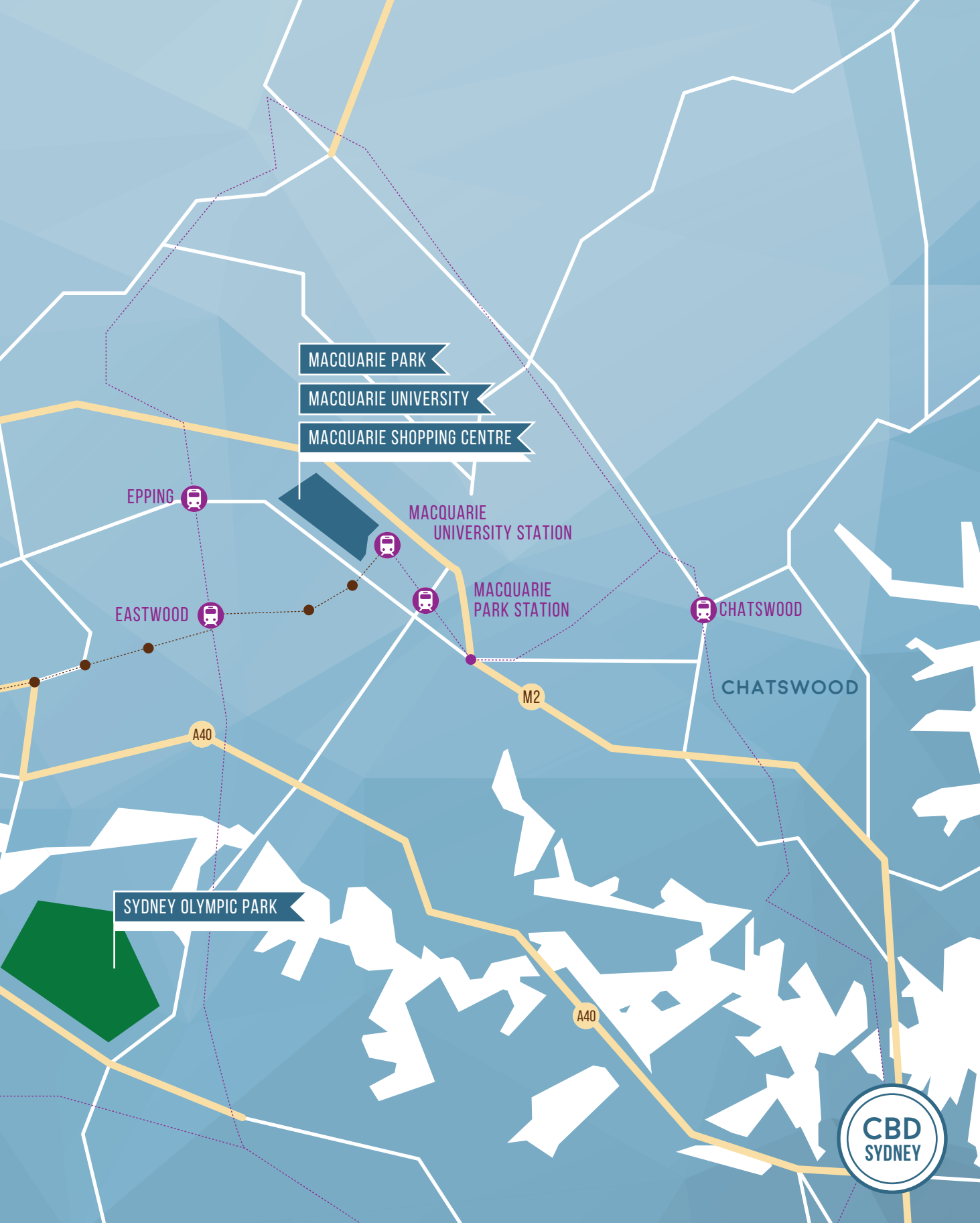




MODENA



-  SCHOOL
-  PARK
-  HOSPITAL
-  SHOPPING



VERY CONVENIENT TRANSPORT LINKS

With a clever system of bus transit T-ways on your doorstep, even in peak traffic you are only 45 mins by public transport from the Sydney CBD and a mere 15 mins from Parramatta.

For motorists, the adjacent M2 motorway is your fastest route to all areas of Sydney.

Situated in one of Sydney's fastest growing sectors, Modena will soon be in the centre of Sydney's most modern transport network as the North West rail link, light rail, bus and road connections are completed.



EPICENTRE OF SHOPPING AND SOCIAL LIFE



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“You’re surrounded by an extensive array of choices when it comes to shopping, access to services, social activities and business centres”



LIVE, WORK AND PLAY

Conveniently downstairs, Modena’s lower levels will host 5,000m² of diverse commercial and supermarket retail right at your doorstep. Think cosy cafes, convenient medical and professional suites as well as various services and concept stores and your very own, vibrant plaza unfolds right in front of you. And with the new Baulkham Hills Town Centre shopping precinct (soon to be completed) just walking distance away, your lifestyle will be the winner.

Less than a 5 min walk away you have a brand new **Stockland Mall** right here in Baulkham Hills with Harris Farm market, Australia Post, Coles and Woolworths.



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Within a 10km radius, you have access to the best in Sydney retail. **North Rocks Shopping Centre; Castle Towers**, the most popular local shopping centre valued for its entertainment quarter with multi-level al fresco Piazza, excellent restaurants and two Event Cinemas (including Gold Class and Vmax screen); **Westfield Parramatta**, with five floors of retail; and nearby Parramatta CBD with more than 900 restaurants, bottle shops and cafes to service this popular cosmopolitan CBD.

Whichever way you turn, shopping and fun is always close by when your address is Modena!



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TOP EDUCATION FACILITIES

Without a doubt, educational facilities accurately reflect the local area.

Within just 5km radius are the highly regarded Kings School, St Patrick's College and the unique James Ruse Agricultural School.

Of all NSW Government secondary schools, Baulkham Hills high school regularly achieves a very high percentage of graduates into tertiary education.

Source : <http://bettereducation.com.au/results/HscAllRounder.aspx>



A few short minutes by road you have the respected UWS Parramatta Campus. If technical learning is more to your needs, Parramatta has the largest TAFE in NSW.

For the little ones, local primary and infants schools are held in high esteem. Matthew Pearce Public School, Crestwood Public School, Baulkham Hills High School, Baulkham Hills North Public School, Jasper Road Public School, and St. Michael's Catholic School.

You'd have to look very hard for a smarter location than Modena!





PUTTING YOUR WELLBEING FIRST

QUALITY HEALTH CARE IS IMPORTANT TO FAMILIES.

Modena's proximity to Westmead Hospital, one of Sydney's newest and largest medical facilities, provides peace of mind. With a full range of tertiary medical and dental services, it also has specialised paediatrics serviced by its adjacent Children's Hospital.



Nearby, Norwest Private Hospital, one of the largest private hospitals in NSW, caters to a full spectrum of healthcare, with 24 hour emergency department, coronary and intensive care units, medical imaging services and much more.

For those preferring the personal touch in healthcare and wellbeing, a plethora of health professionals, fitness centres and health food markets are at your doorstep.

You'll be well looked after in your new life at Modena!

WORK CLOSE TO HOME



Your career is an important aspect of your life. Living close to work, reducing travel time, makes it even more rewarding.

Modena is conveniently located near three of Australia's premier business centres.



Norwest: Internationally renowned Norwest Business Park is a state-of-the-art \$2.5bn commercial and industrial hub and is home to many high-profile multinational corporations including IBM, Schneider, ResMedInc and Woolworths.

Parramatta: Sydney's second largest CBD, Parramatta, has many high density commercial and residential developments. At \$100bn, it is the second largest economy in Australia, with 30% of Australia's top 500 enterprises clustered here.

Source: Parramatta City Council and the National Institute of Economic and Industry Research (NIEIR) 2016



Macquarie Park: Only a short drive away, Macquarie Park includes the regional Macquarie Shopping Centre, Macquarie University, ARN, Sony, Foxtel, Optus, Rexel Group Australia and many corporate headquarters.

Life at Modena means that next career move may be 'closer' than you think!



DYLDAM IS A LEADER IN PROPERTY DEVELOPMENT AND CONSTRUCTION.



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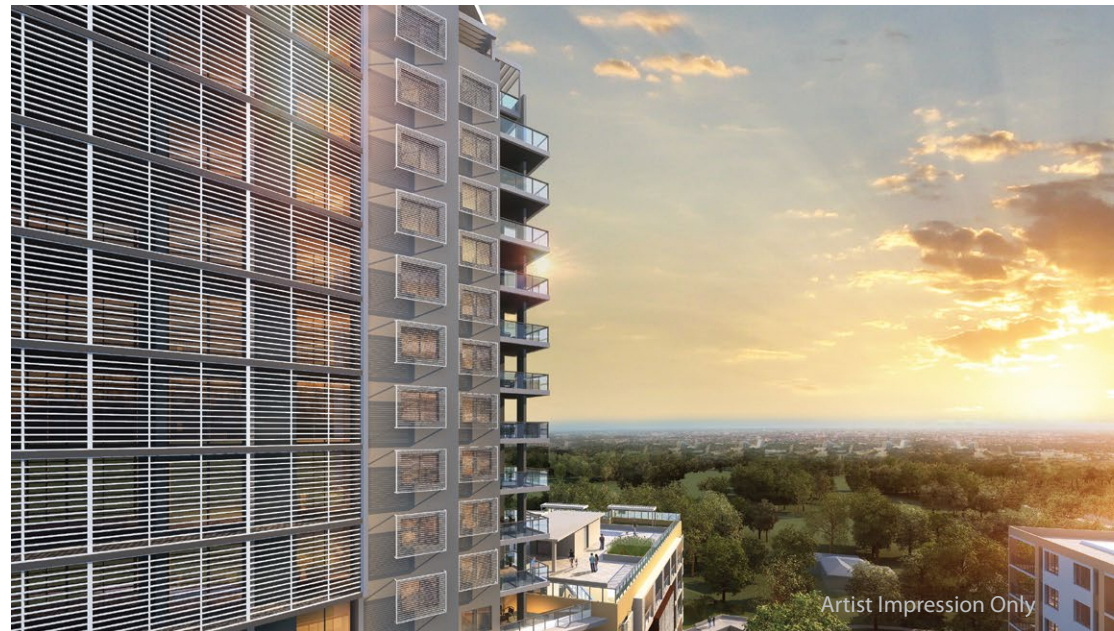
An Australian owned enterprise, Dyldam was established in 1969 by Naim Khattar and CEO Joseph Khattar AM. Together they created aspirational apartments for Australian families.

As an Australian business success and one of the largest private developers in Australia, the company excels at delivering high quality, sustainable residential, commercial and retail projects. Every Dyldam development is built upon the values of quality, value, progress and strength.

Dyldam's growth is built upon four decades of enterprising foresight, strong leadership, deep market knowledge and hands-on construction experience.

Committed to positive social outcomes, Dyldam is an active member of the local community. The company is a foundation sponsor of The George Naim Khattar Foundation and supports numerous community projects particularly in the areas of sport, education and health.

Dyldam sponsors three national sporting codes: the Dyldam Parramatta Eels, the GWS Giants as shorts partner and the Sydney Kings.



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Dyldam was also a co-sponsor of the hugely popular Concerts in Domain series, including Symphony in The Domain, as part of the Sydney Festival which celebrates its 40th anniversary in 2016 and sponsor of the Italian Opera Australia Foundation.

Energising foresight, strong leadership, market knowledge and construction experience....Dyldam is Built for Life.

Residential Excellence since 1969

