



SCARLETT GARDENS

7-11 DEROWIE AVENUE, HOMEBUSH

SOPHISTICATION & QUALITY

AT SCARLETT GARDENS IN HOMEBUSH

Scarlett Gardens is a boutique style building with modern and beautifully appointed apartments across 6 levels.

Positioned in a quiet, tree lined avenue in Homebush, Scarlett Gardens is close to all your lifestyle needs.

At Scarlett Gardens, you're in the new epicentre of activity, surrounded by parks and sporting complexes, shopping and retail precincts,



A UNIQUE INVESTMENT — OPEN-AIR

Scarlett Gardens has innovative and generous floor space and light filled areas, perfect for growing families and busy professionals. Every apartment enjoys a north facing aspect and entertaining balcony. Open air light wells provide natural sunlight and airflow, bringing the outdoors inside.

These townhouse style apartments are perfect for entertaining. Or meet your neighbours in the beautifully appointed rooftop area with BBQ and seating facilities and take in the surrounding skyline views.

Homebush is a highly sought after investment area in Sydney.



PERFECTLY LOCATED

Convenient network of public transport with trains, buses and ferries on the door step, you are spoilt for choice. Choose one of the many trains stations nearby for a quick 25 minute ride to the city CBD for work. Highly connected to Sydney's road network, getting to your destination has never been easier with Parramatta Road, the M4 and new Westconnex.



CULTURE & SHOPPING

At Scarlett Gardens, you're just minutes away for easy access to shopping, dining and entertainment precincts. Take in a concert at Sydney Olympic Park, shop for your fresh produce at the Flemington markets, pop to Rhodes Waterside for cinema fun and a shopping expedition, or the Bakehouse Quarter for dining. You have so much choice.



ACTIVE LIFESTYLE

Enjoy the active Homebush lifestyle with Bicentennial Park a short distance away. 40 hectares of connecting walkways and cycle paths, playgrounds and picnic spots, makes this a perfect spot for an active lifestyle or family moments together.

Stroll along the foreshore from Canada Bay to Breakfast Point and enjoy the best of Sydney living, or attempt the Bay Run around Iron Cove.





WELL APPOINTED

INSIDE AND OUT

- Quality and hard wearing fixtures and finishes throughout, your investment will be protected for the long term.
- Quality European appliances with stone bench tops and double sinks.
- Open plan living rooms and oversized bedrooms. You'll feel safe with security system, alarms and underground secure parking.
- Completing the Scarlett Gardens experience is a roof top entertaining area with BBQ facilities seating areas and the surrounding skyline views.



LEARNING AND WELLBEING



There are a number of established schools, childcare and medical facilities in the area.

University students are within a short walk or express train to Tertiary education facilities.

Your well being needs are met through the many local chemists, GP's and medical centres servicing the local area. Concord Hospital, a 750 bed teaching hospital, is less than 10 minutes away.



TOP INVESTMENT AREA

Family friendly and just 20 minutes drive to the city, Homebush is in demand. Nearby business precincts offer employment and commuting benefits to local professionals, and the area is well serviced for amenity and transport.

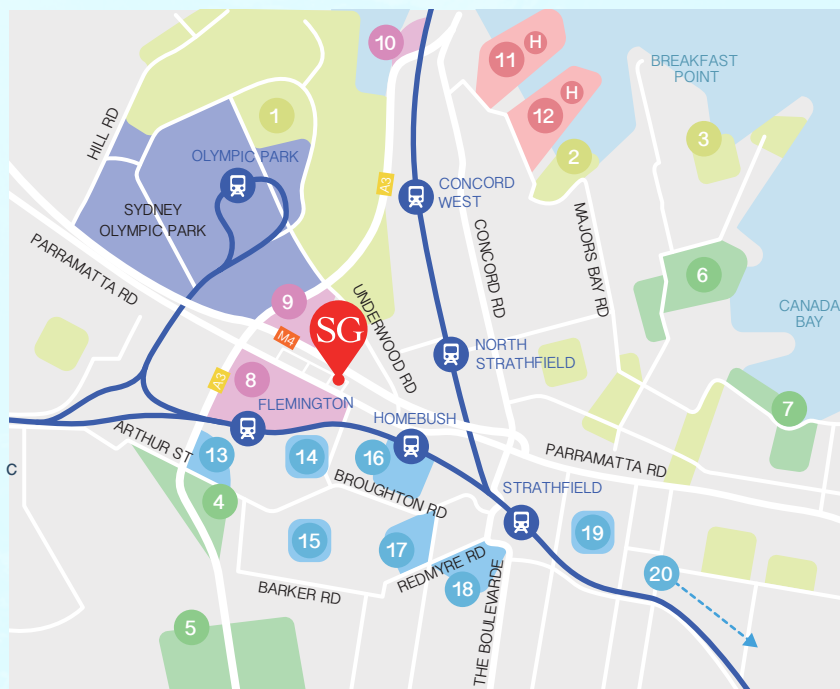
Sydney's Inner West region is populated with parklands and foreshore harbour experiences, making this a great investment for your future. Government investment in roadways, including Westconnex, demonstrate how valuable this area is to the Inner West's future.

Well priced, well apportioned north-facing apartments with a spectacular roof top balcony, in the epicentre of Sydney's Inner West - what are you waiting for?



LOCATION

- | | | |
|--------------------------------|--|----------------------------------|
| 1 BICENTENNIAL PARK | 8 MARKETS FLEMINGTON | 15 ST PATRICK'S COLLEGE |
| 2 CONCORD RSL & COMMUNITY CLUB | 9 DFO HOMEBUSH | 16 HOMEBUSH PUBLIC SCHOOL |
| 3 BREAKFAST POINT COUNTRY CLUB | 10 IKEA RHODES | 17 STRATHFIELD GIRLS HIGH SCHOOL |
| 4 HUDSON PARK GOLF COURSE | 11 CONCORD REPATRIATION GENERAL HOSPITAL | 18 MERIDEN SCHOOL |
| 5 STRATHFIELD GOLF CLUB | 12 DAME EDITH WALKER HOSPITAL | 19 MLC GIRLS PRIVATE SCHOOL |
| 6 MASSEY PARK GOLF CLUB | 13 HOMEBUSH WEST PUBLIC SCHOOL | 20 PLC GIRLS PRIVATE SCHOOL |
| 7 BARNWELL PARK GOLF CLUB | 14 HOMEBUSH BOYS HIGH SCHOOL | |



ACT NOW BY CONTACTING:

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