

CLEARSTATE



163 Tallawong Road,
Rouse Hill

STAGE 3

163 TALLAWONG RD, ROUSE HILL

Located in the heart of Sydney's thriving Northwest, Clearstate at Rouse Hill is the next step in connected living. For shopping convenience, Rouse Hill Town Centre is only moments away.

Clearstate at Rouse Hill has a mix of lot sizes and frontages for you to build your own home. With land from under \$500,000 and located in one of Sydney's most popular, up and coming neighbourhoods, this new development is due for completion early 2021.

Situated only 1.9km from Tallawong Metro station and 3.7km from Rouse Hill Town Centre, amenity and convenience are easily accessible.

HIGHLIGHTS

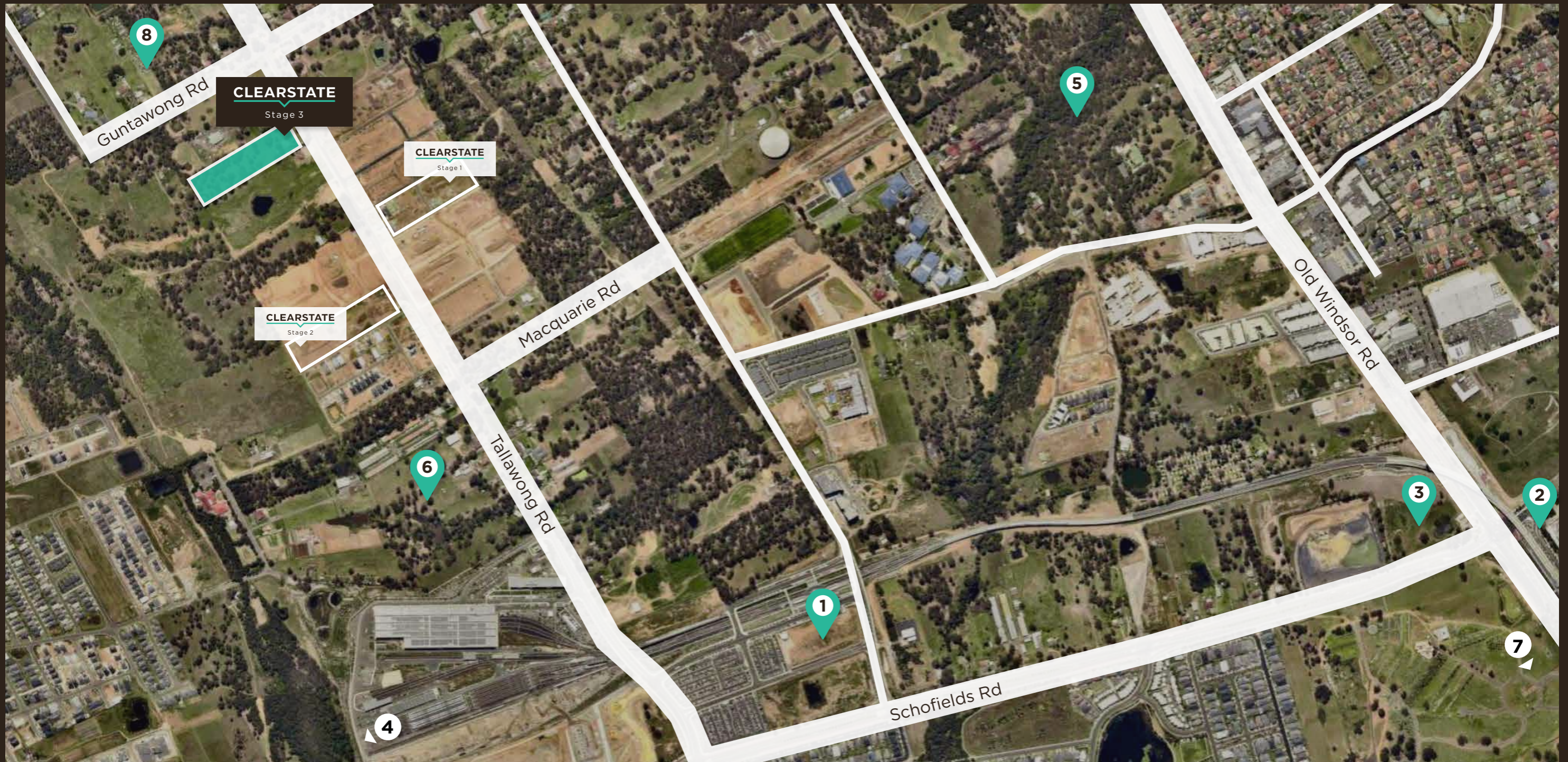
- ▶ Lot sizes from 252 to 382sqm
- ▶ Close to a selection of primary and secondary schools
- ▶ Rouse Hill Town Centre can cater for all your retail needs with a variety of dining options as well as Reading Cinemas
- ▶ Close to local parks and clubs
- ▶ NBN ready / gas ready
- ▶ Within 2km to Tallawong Metro
- ▶ Within 500m of the proposed local Town Centre



KEY

- Current Release
- Future Release
- Temporary Onsite Stormwater Detention (OSD) Lots
- Easement for repairs 0.9m wide
- Easement to drain water 1.5m wide
- Easement to drain water 2.5m wide
- Restriction on the use of land

Valid as at 19th December 2019.



163 TALLAWONG ROAD, ROUSE HILL

Clearstate at Rouse Hill Stage 3 is part of the broader Council Masterplan delivering schools, parklands and shopping precincts making it the perfect place for growing families. Clearstate do not impose design giving you greater freedom to create your dream home.

1. Tallawong Metro Station	1.9km	15min walk
2. Rouse Hill Town Centre	4km	9min drive
3. Future Rouse Hill Hospital	4km	9min drive
4. Sydney Business Park (Marsden Park) including Costco & Ikea	10km	14min drive
5. Rouse Hill Regional Park	2km	15min walk
6. Future Tallawong Rd Playing Fields	2km	15min walk
7. Norwest Business Park	11km	15min drive
8. Future Town Centre	220m	1min walk

HOW TO BUY PROCESS



1. REGISTRATION OF INTEREST

Register your interest through the Clearstate customer database with your personal and contact information, or call White Square Properties on 02 8883 5012.



2. COMPLETE A SALES ADVICE FORM

Once you have chosen your preferred lot, you will need to complete a Sales Advice Form outlining the full details of the purchaser(s) and your solicitor/conveyancer.



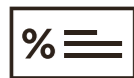
3. \$1,500 REFUNDABLE DEPOSIT

You will be required to make an initial \$1,500 deposit to place a hold on your selected lot. (Deposit is refundable up until exchange)



4. CONTRACTS ISSUED AND EXCHANGE

Exchange will take place within 5 days of your solicitor/conveyancer receiving the Contract of Sale.



5. 10% DEPOSIT

Your deposit will be the balance of 10% of the sale price, less the initial \$1,500 deposit, which is due on exchange.



6. SETTLEMENT

Settlement is to occur within 21 days of the date of registration. The balance of the sale price is due upon settlement, less the initial 10% deposit paid at exchange.



7. LAND-LOT HANDOVER

At handover, the purchasing process will be completed and your selected lot will be ready to build your new home.



CLEARSTATE

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Important Notice

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