

An aerial view of a golf course with several numbered lots (301, 302, 303, 304, 305) and their respective areas (407.1m, 310.7m, 395.4m, 382.1m, 382.1m) marked on the green. The text 'PRIME LOTS FOR SALE' is overlaid in large white letters.

PRIME LOTS FOR SALE

A modern, two-story house with large glass windows and a balcony, surrounded by landscaping and a swimming pool.

**1895 Camden Valley Way
Horningsea Park
(Near prestons) NSW**

- Lots From 300 sqm
- More Sizes Available
- Choice Your Own Builder
- Established Neighborhood

Selling Fast

Contact:-

Rhythm Joshi 0451 971 107

DJ Joshi 0456 789 777

Rhythm@rediscover.com.au



Rediscover Property Pty Ltd ABN 21 611 124 540
License No 10062271
Level 5, 4 Columbia Court Norwest NSW 2153
Mobile 0451 971 107
rhythm@rediscover.com.au
www.rediscoverproperty.com.au

Your opportunity to build a brand-new home in a thriving community with

GREENLANDS HORNINGSEA PARK

Construction works commenced in July 2024 and progressing as per schedule

Build Packages Available

Lot Registration to be expected in first half of 2025.

Choice of Your own Builder

This exclusive estate showcases over 120 lots sizing from 300m² for you to build a choice of architecturally designed home.

Land developer with over 25 years of experience specialising in residential and commercial development across NSW

Location

Enjoy the convenience of being in close proximity to everything that matters.

Edmondson Park Town Centre is around the corner to look after your shopping, dining and entertainment needs.

- Walk to Woolworths Prestons approx. 650 meters
- Walk to William Carey Christian School
- Edmondson Park Station at approx. 6 minutes drive
- Liverpool CBD at approx. 15 minutes drive

Secure your future in growth area nearby Western Sydney International Airport.

Lot Prices starting from \$600,000 and varies on basis of size, location etc.

Enquiries to:

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Illustration Purposes Only

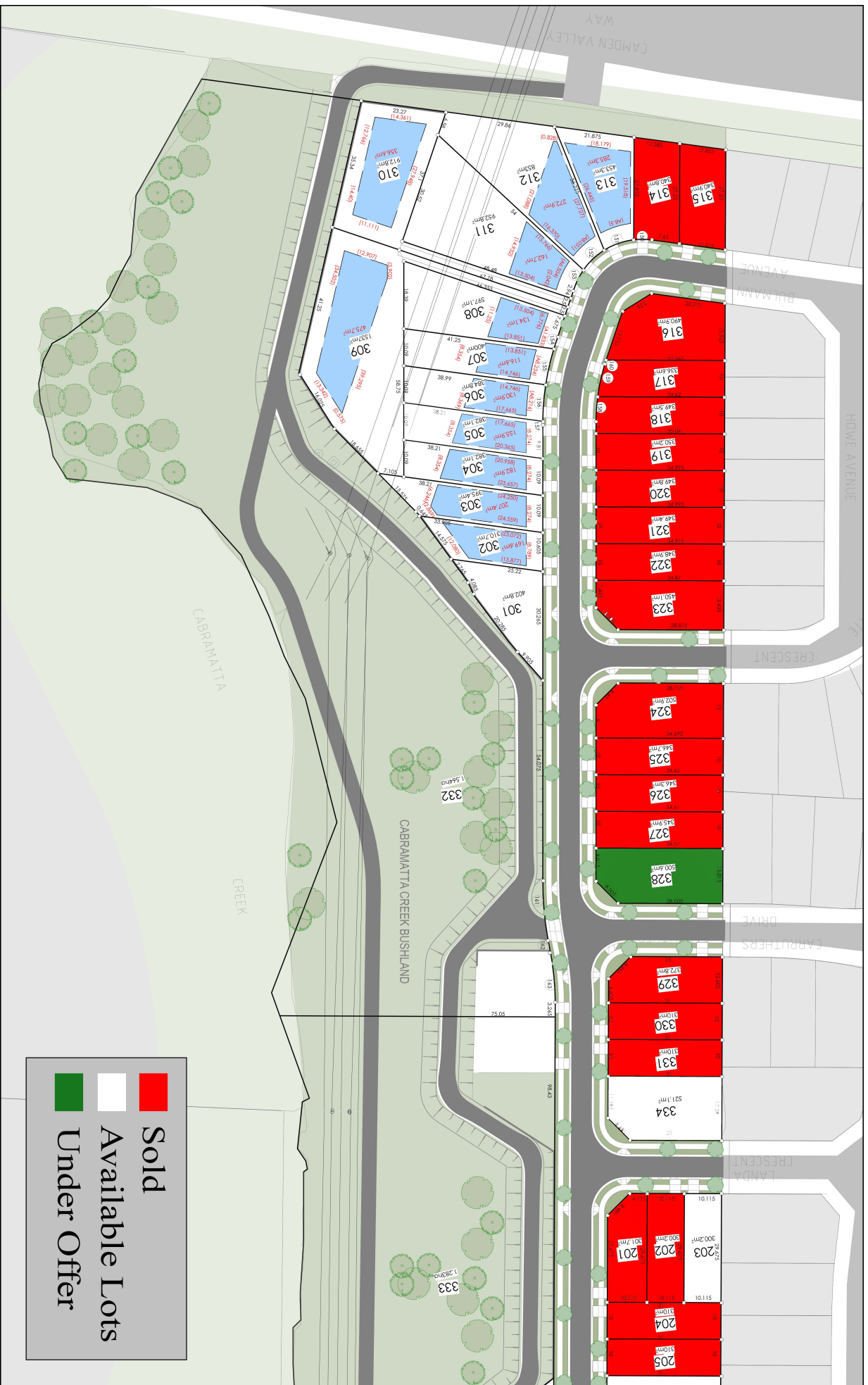
CAMDEN VALLEY WAY

William Carey
Christian School

woolworths preston

Source: <https://maps.six.nsw.gov.au/>





22.1.24	GREENLANDS HORNINGSEA PARK		
Lot No.	Area approx sqm	Frontage approx m	Online Price
104	447.7		\$820,000
105	456.3		\$830,000
108	300.1	11.23	\$670,000
109	300.1	10.17	\$670,000
114	300.1	12.01	UNDER OFFER
115	300.1	12.21	\$680,000
116	966.7	Corner	SOLD
117	1235.7	Larger Lot	\$900,000
121	350.1		UNDER OFFER
125	1131		UNDER OFFER
126	400.1	Corner	SOLD
128	351.2	11	\$630,000
129	383.1	12	\$650,000
130	409.5	13	\$690,000
131	479.1	Corner	SOLD
132	400	Corner	SOLD
133	300	11.5	SOLD
139	450.1		\$855,000
201	301.7	Corner	SOLD
203	300.2		\$670,000
208	310		SOLD
214	456.8		\$830,000
218	350.1		\$710,000
227	300.1	10.22	SOLD
228	350.1		SOLD
235	404.8	25.79	\$810,000
236	317.5	10	\$690,000
237	322.5	10	\$690,000
238	327.5	10	SOLD
239	332.4	10	\$670,000
240	344.3		\$700,000
241	361.1		\$730,000
242	354		\$710,000
243	358.1	10	\$720,000
244	370	10	\$740,000
245	984.6	Larger Lot	\$850,000
247	1283.5	Larger Lot	\$920,000
301	407.1		\$740,000
302	310.7	10.6	\$680,000
303	395.4	10.09	\$750,000
304	382.1	10.09	\$710,000
305	382.1		\$650,000
306	384.8		\$615,000
307	399.5		\$610,000
308	597.2		\$660,000
309	1418	Larger Lot	\$1,150,000
310	791	Larger Lot	\$1,150,000
311	952.8	Larger Lot	\$720,000
312	853		\$790,000
313	453.3		\$815,000
332	15800	Larger Lot	\$1,580,000
333	12500	Larger Lot	\$1,250,000

Lots availability and price subject to change without notice

Single Story Build Option: \$290,000

Façade is illustration only



 3

 1

 1

 128.72m2

IP

+

LP

IP: Investment Inclusions Package
LP: Landscape Package

Living Area	94.88m2	Porch	1.94m2
Garage	20.23m2		
Alfresco	11.67m2		

Floorplan – Indicative Only with Inclusions



IP

IP: Investor Inclusions Package

+

LP

LP: Landscape Package

- Ducted air conditioning throughout
- LED downlights throughout
- Automatic garage door with 2 remotes
- Fully-finished tiled outdoor alfresco
- Roller blinds, flyscreens and keyed locks throughout
- Fully-lined kitchen cabinetry with overhead cupboards and bulkhead
- Kitchen 20mm stone benchtop with large sink
- 600mm stainless steel gas cooktop and recirculating pull-out rangehood

- Stainless steel 600mm electric oven
- Stainless steel dishwasher, installed into kitchen cabinets
- Contemporary floating-style vanities, mirrors and accessories to all bathrooms
- 1650mm bathtub as indicated in floorplan
- Ceramic tiles to bathroom, ensuite and laundry
- Ceramic tiles to entry, family, kitchen, meals areas, alfresco and patio
- Carpet to bedrooms and all other internal areas

- Quality paint system to ceilings and walls
- NBN provision
- Finished driveway with path
- Lawn turf to front and back yard
- Front garden bed with Australian native shrubs and edging
- Fencing to suit covenant/estate requirements
- Colorbond Letterbox
- Outdoor slimline single-fold clothesline
- House numbers

Double Story Build Option: \$440,000
Façade is illustration only



4 bed 2.5 b 1 Garage – 174.84sqm

Suitable for minimum 10m x 30m lot size

IP + **LP** IP: Investment Inclusions Package
LP: Landscape Package

Living Area	146.12m2	Porch	2.06m2
Garage	18.34m2		
Alfresco	8.32m2		

Indicative Layout



IP

IP: Investment Inclusions Package

LP

LP: Landscape Package

- Ducted air conditioning throughout
- LED downlights throughout
- Automatic garage door with 2 remotes
- Fully-finished tiled outdoor alfresco
- Roller blinds, flyscreens and keyed locks throughout
- Fully-lined kitchen cabinetry with overhead cupboards and bulkhead
- Kitchen 20mm stone benchtop with large sink
- 600mm stainless steel gas cooktop and recirculating pull-out rangehood
- Stainless steel 600mm electric oven
- Stainless steel dishwasher, installed into kitchen cabinets

- Contemporary floating-style vanities, mirrors and accessories to all bathrooms
- 1650mm bathtub as indicated in floorplan
- Ceramic tiles to bathroom, ensuite and laundry
- Ceramic tiles to entry, family, kitchen, meals areas, alfresco and patio
- Carpet to bedrooms and all other internal areas
- Quality paint system to ceilings and walls
- Slimline water tank
- NBN provision

- Australian native shrubs and edging
- Fencing with side gate
- Coloured concrete driveway and path
- Clothesline, letterbox and house numbers

Site Works Progress Nov-24





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Expression of Interest

Date: / /24

Lot No

in Subdivision of 1895 CAMDEN VALLEY WAY, HORNINGSEA PARK NSW

Sale Price: \$

Exchange Terms:

- Deposit on Exchange

Purchaser Details:

Purchaser Name	
Purchaser Contact Details	Mobile Email
Purchaser Address	

Solicitor Details:

Solicitor Name	
Solicitor Contact Details	Mobile Email
Solicitor Address	

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Thank You

<https://home-co.com.au/prestons>



**WILLIAM CAREY
CHRISTIAN SCHOOL**
<https://wccs.nsw.edu.au/>





Edmondson Park Station



Routes from this stop

T2	Parramatta or Leppington to City	>
T2	City to Parramatta or Leppington	>
T5	Leppington to Richmond	>
T5	Richmond to Leppington	>
T8	Macarthur to City via Airport or Sydenham	>
T8	City to Macarthur via Airport or Sydenham	>

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