



**REDISCOVER**  
PROPERTY

# PRIME LOTS FOR SALE

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

- Lots From 300 sqm
- More Sizes Available
- Choice Your Own Builder
- Established Neighborhood
- Walk To Woolworths Preston

## Selling Fast

Contact:-

**Rhythm Joshi**

**0451 971 107**

**Rhythm@rediscover.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 300m<sup>2</sup> 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: Rhythm Joshi**

Mobile: 0451 971 107

Email: [rhythm@rediscover.com.au](mailto:rhythm@rediscover.com.au)

Illustration Purposes Only

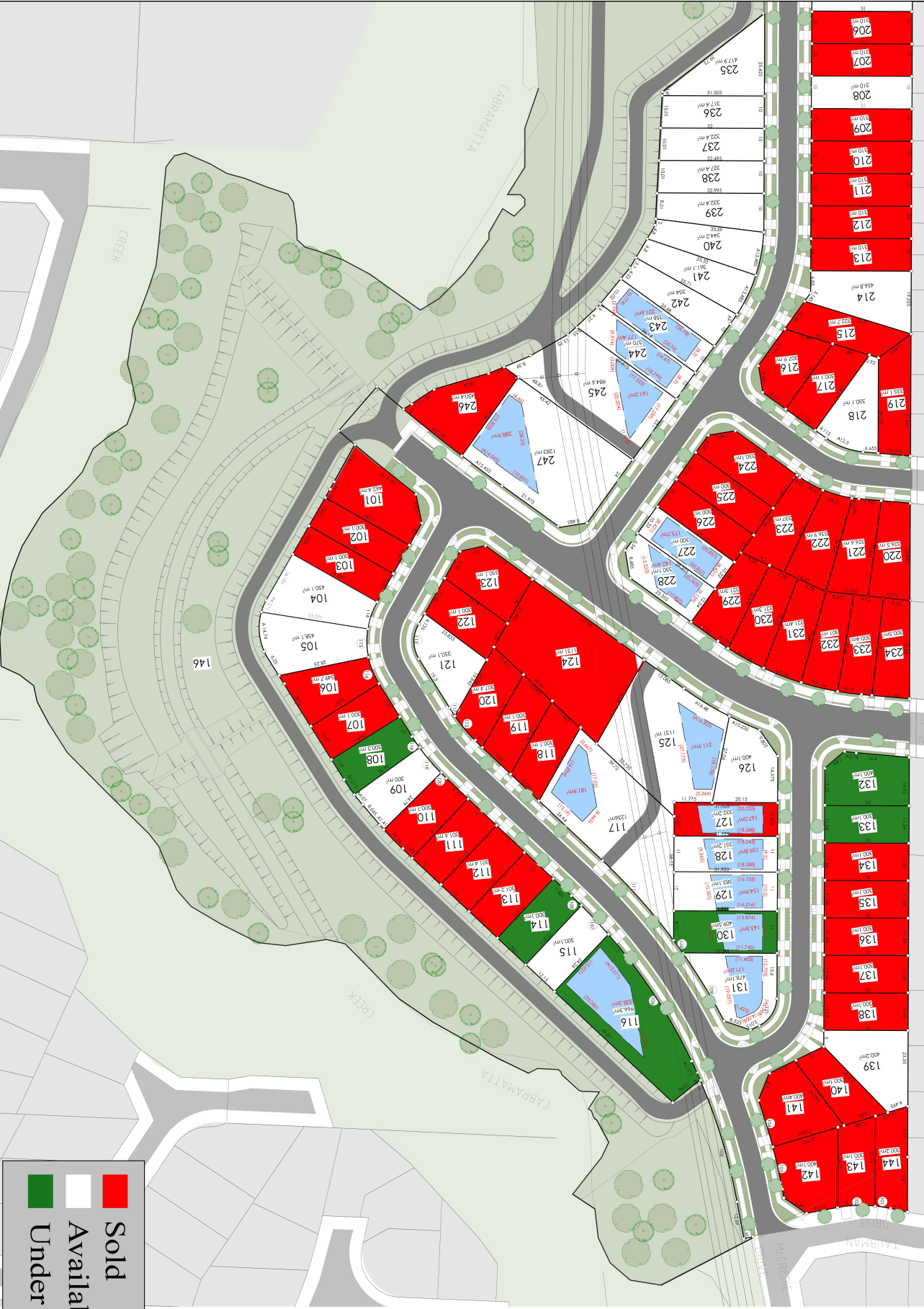


William Carey  
Christian School

woolworths preston

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

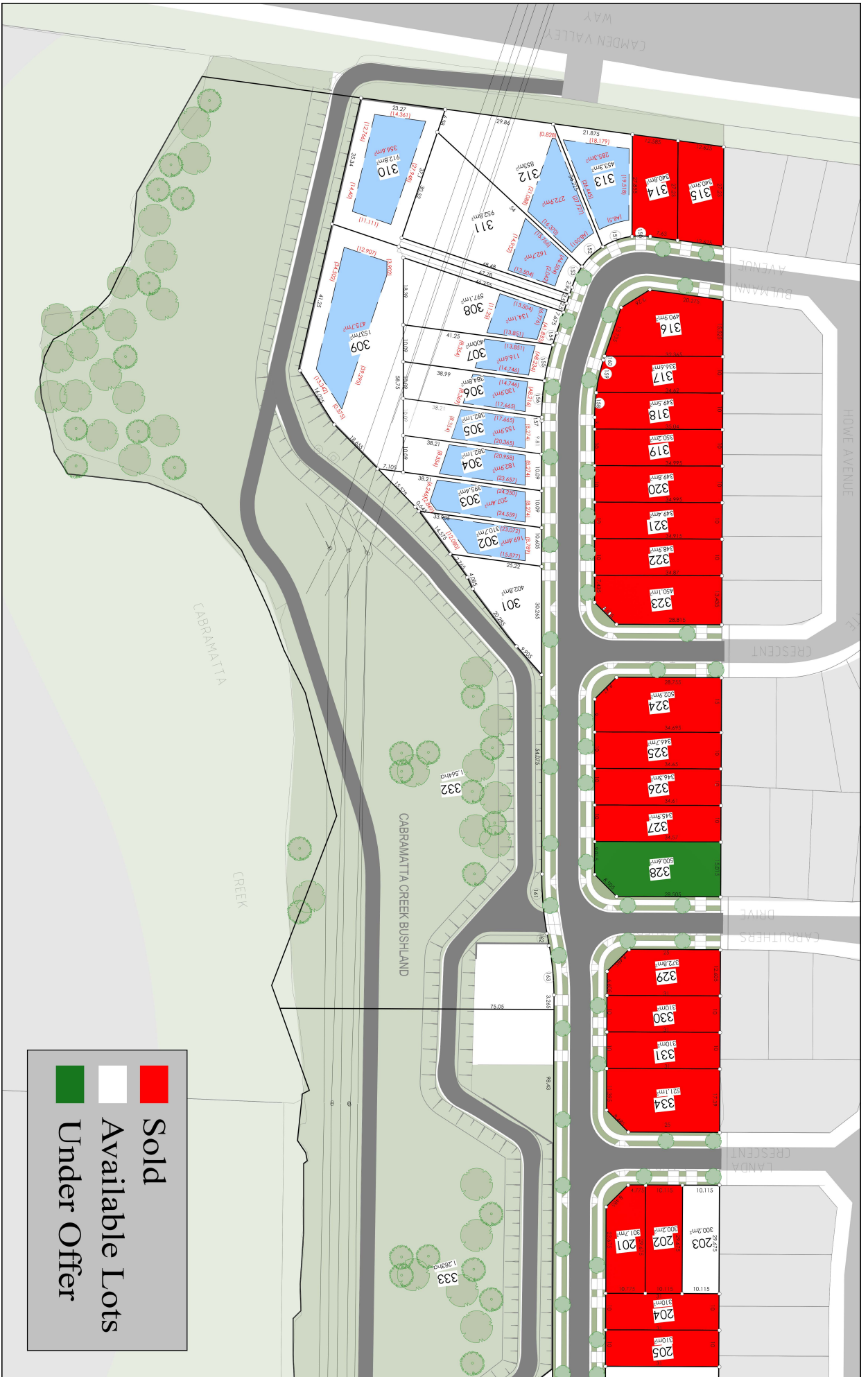
	Sold
	Available Lots
	Under Offer



■ Sold  
■ Available Lots  
■ Under Offer

LEGEND:  
 BUILDING DEVELOPER AREA  
 301 LOT NUMBER  
 XXXP BUILDING DEVELOPER AREA  
 NOTE:  
 BUILDING DEVELOPER AREAS ARE INDICATING DESIGN AND COUNCIL'S APPROVAL

Number	Area (m <sup>2</sup> )	Status
101	488.5	40
102	1,246.5	182.05
103	488.5	182.05
104	1,511.2	182.05
105	381.95	171,305
106	533.25	171,305
107	12,175	171,305
108	4,445	171,305
109	2,441.5	182,005
110	4,815	182,005
111	32,844	182,005
112	11,325	50
113	10,025	107
114	2,442	242
115	8.8	242
116	8.8	242
117	1.58	50
118	4,045	44.3
119	11,015	44.3
120	2,227	44.3
121	11,246	12
122	7,265	8
123	6,385	12
124	539	8
125	4,225	12.5
126	6,220	17,305
127	7,780	19.2
128	531	19.2
129	1,875	46.195
130	10,025	46.195
131	1,875	46.195
132	10,025	46.195
133	1,875	46.195
134	1,875	46.195
135	10,025	46.195
136	1,875	46.195
137	7,02	58,895
138	10,048	58,895
139	1,875	58,895
140	10,015	58,895
141	12,045	58,895
142	1,875	58,895
143	1,875	58,895
144	12,015	75,895
145	1,875	75,895



<b>22.1.24</b>	<b>GREENLANDS HORNINGSEA PARK</b>		
<b>Lot No.</b>	<b>Area approx sqm</b>	<b>Frontage approx m</b>	<b>Online Price</b>
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	\$970,000
117	1235.7	Larger Lot	\$900,000
121	350.1		\$700,000
125	1131		\$790,000
126	400.1	Corner	\$780,000
128	351.2	11	\$630,000
129	383.1	12	\$650,000
130	409.5	13	\$690,000
131	479.1	Corner	\$860,000
132	400	Corner	UNDER OFFER
133	300	11.5	UNDER OFFER
139	450.1		\$855,000
201	301.7	Corner	UNDER OFFER
203	300.2		\$670,000
208	310		\$682,000
214	456.8		\$830,000
218	350.1		\$710,000
227	300.1	10.22	\$660,000
228	350.1		\$680,000
235	404.8	25.79	\$810,000
236	317.5	10	\$690,000
237	322.5	10	\$690,000
238	327.5	10	\$695,000
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    128.72m<sup>2</sup>

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

Living Area	94.88m <sup>2</sup>	Porch	1.94m <sup>2</sup>
Garage	20.23m <sup>2</sup>		
Alfresco	11.67m <sup>2</sup>		

## 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	146.12m <sup>2</sup>	Porch	2.06m <sup>2</sup>
Garage	18.34m <sup>2</sup>		
Alfresco	8.32m <sup>2</sup>		

## 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	

Rediscover Property Pty Ltd ABN 21 611 124 540 (License No 10062271)  
Rhythm Joshi  
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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

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

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