



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

Selling Fast

Contact:-

Rhythm Joshi 0451 971 107

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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.

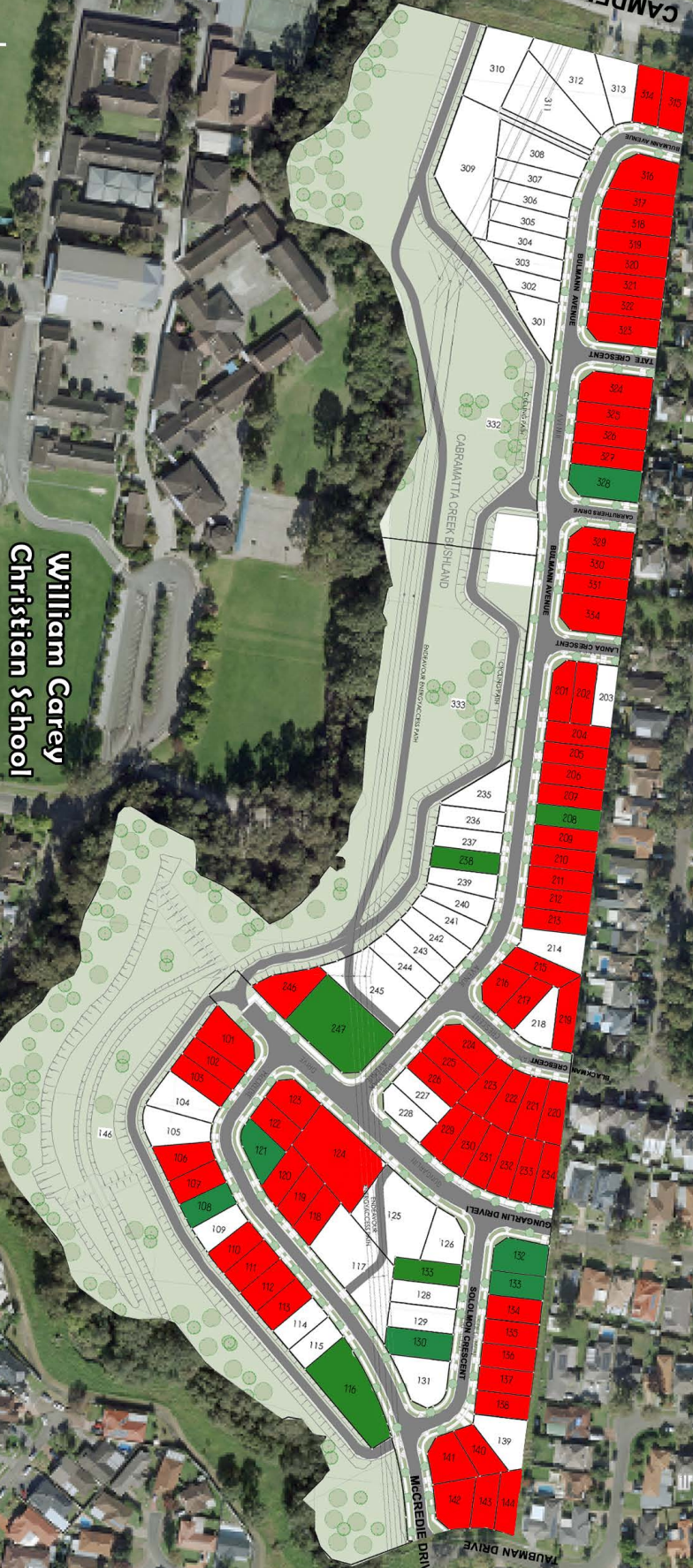
Enquiries to:

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Illustration Purposes Only

CAMDEN VALLEY WAY



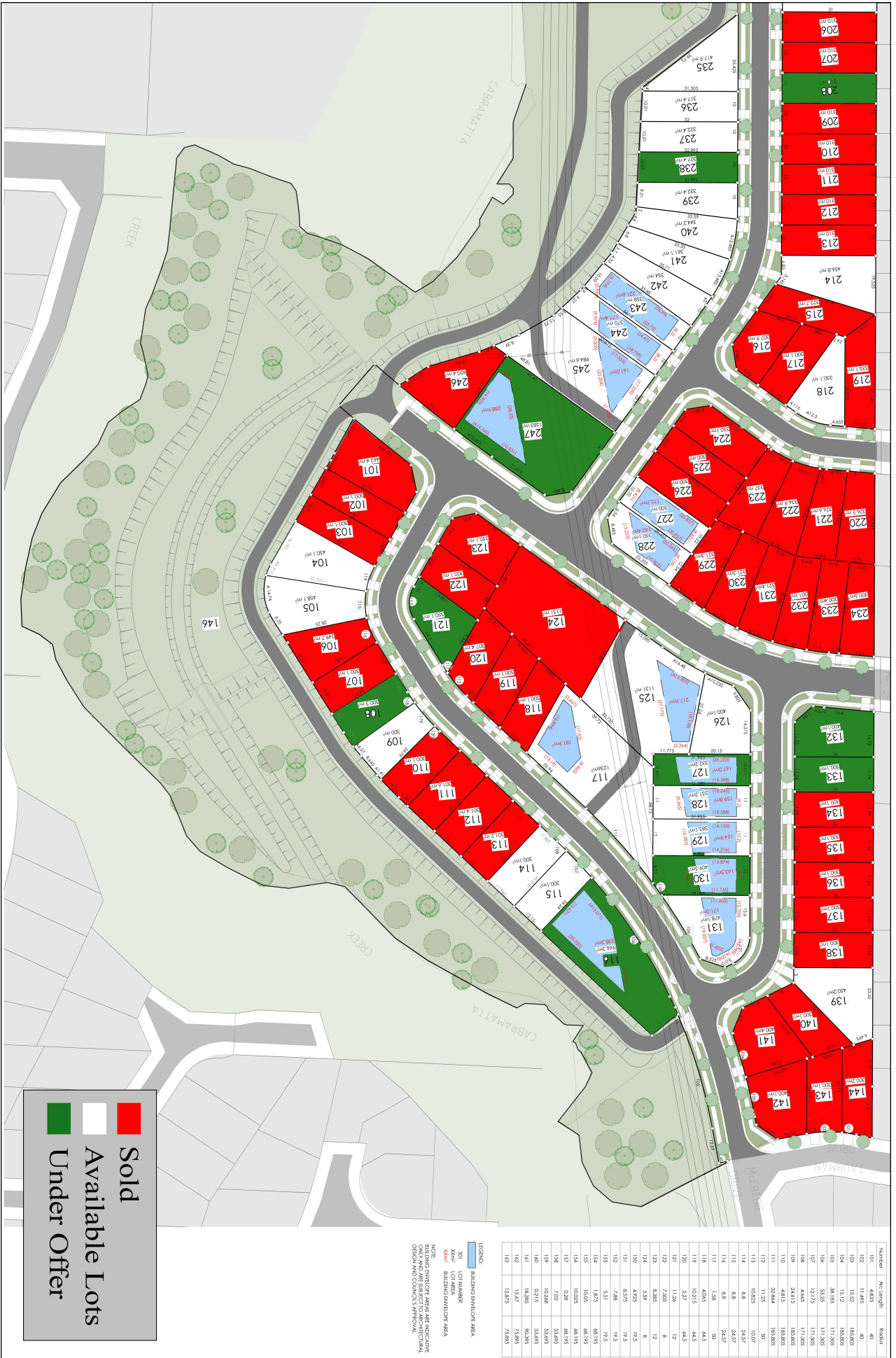
William Carey Christian School

■	Sold
■	Available Lots
■	Under Offer

woolworths prestons



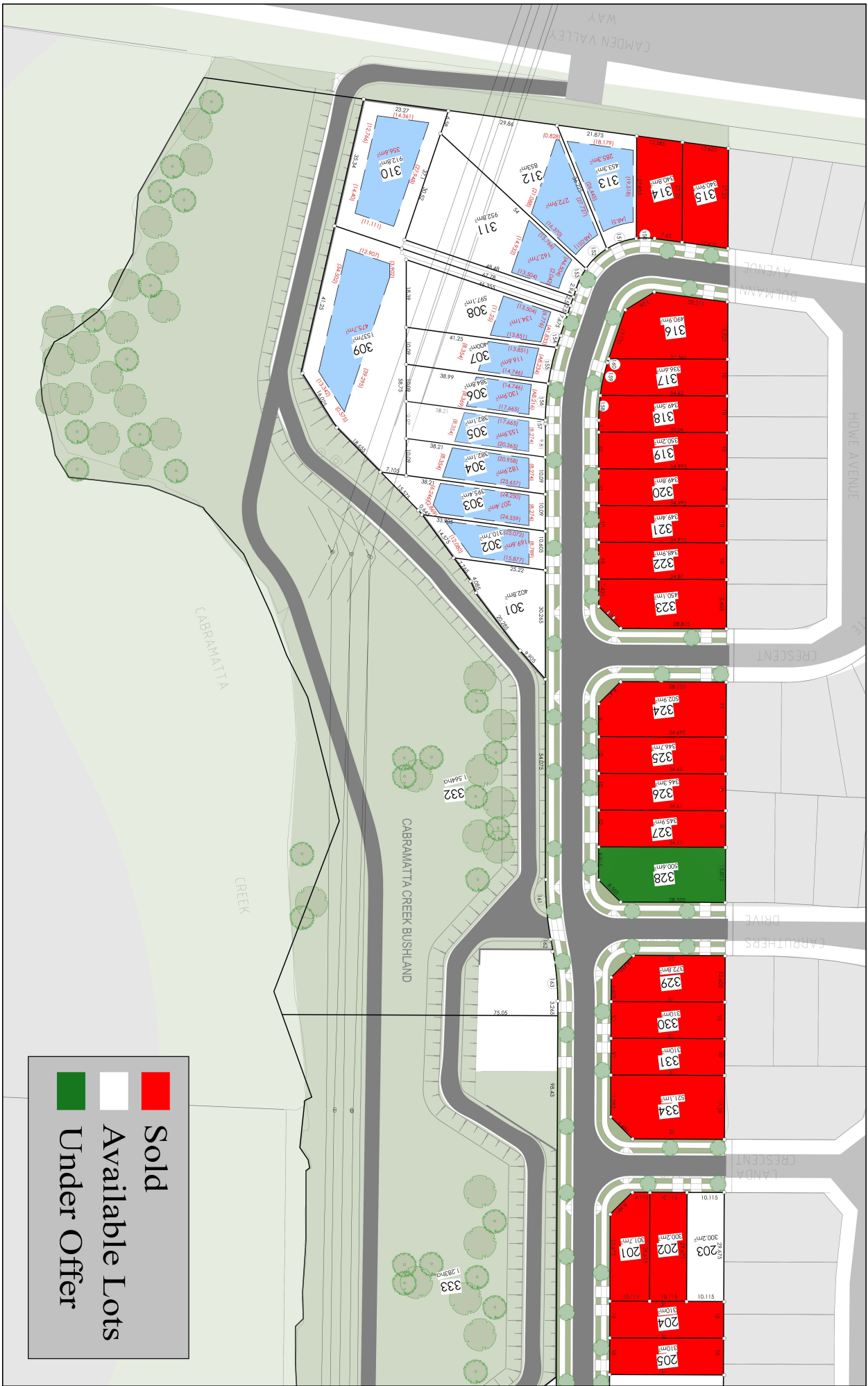
Source: <https://maps.six.nsw.gov.au/>



Sold ■

Available Lots ■

Under Offer ■



	Sold
	Available Lots
	Under Offer

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	UNDER OFFER
109	300.1	10.17	\$670,000
114	300.1	12.01	\$680,000
115	300.1	12.21	\$680,000
116	966.7	Corner	UNDER OFFER
117	1235.7	Larger Lot	\$900,000
121	350.1		UNDER OFFER
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		UNDER OFFER
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	UNDER OFFER
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	UNDER OFFER
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	94.88m ²	Porch	1.94m ²
Garage	20.23m ²		
Alfresco	11.67m ²		

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 ²	Porch	2.06m ²
Garage	18.34m ²		
Alfresco	8.32m ²		

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	>

DISCLAIMER: While Rediscover Property have taken all care in preparing this information to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Rediscover Property urges prospective purchasers to make their own enquiries to verify the information contained herein.