

SUNDAY PROPERTY » NEW COMMUNITIES

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Waterside, on Penrith's lakes, has many lots overlooking its five waterways – and there are Blue Mountains vistas, too

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neighbour is Harrington Park, an award-winning estate with a shopping centre, a public school, childcare centres, lakes, parks and modern sporting facilities.

Its newest precinct, Lomandra Rise, has district views, all within walking distance of the country club. House and land packages are priced from \$638,990.

WATERSIDE

Where Lakeview Drive, Cranebrook
Developer Stockland
Details www.stockland.com.au/waterside; 4729 4911

THIS pretty residential community in the Penrith valley's "lakes district" is 45 minutes from central Sydney.

The 580-lot estate, set around five lakes and waterways, is traversed by paths and boardwalks and surrounded by parkland.

It has a mix of easy-to-build lots for first-home buyers, downsizers and families, many of them overlooking water and with views of the Blue Mountains.

Community facilities include a 12m resort-style swimming pool, a tennis court, sporting fields, a community hall, barbecues and a children's playground.

Waterside has house and land packages priced from \$387,000. Blocks are priced from \$210,000 and range in size from 300sq m to 535sq m.

ORAN PARK TOWN

Where Cobbitty Rd, Oran Park
Developer Landcom
Details 9043 7500;
www.oranparktown.com.au

THIS evolving suburb will eventually be home to about 25,000 residents, providing every service and facility – including five schools, a large retail precinct, civic amenities and commercial services – right on their doorstep.

There are 43ha of open space, including 12 parks, playgrounds and recreation areas.

The sheer size of the development is attracting interest from buyers across the board. On offer is a range of properties from apartments to lots larger than 700sq m.

The display village, the largest in

Sydney's southwest, features 43 designs from builders such as Eden Brae, Masterton, Procorp and AV Jennings.

Availability and prices for land or house and land packages on request.

GLENMORE RIDGE

Where Ridgetop Drive (cnr Sandstone Ave), Glenmore Park
Developer Stockland
Details 13 52 63;
www.glenmoreridge.com.au

STOCKLAND is continuing its momentum at Glenmore Ridge, having recently presented the concept plan for its second precinct to Penrith City Council.

This will feature 255 mixed dwellings, a shopping centre, space for a primary school and creek corridors and connections.

The evolving estate, just five minutes from the centre of Penrith, is appealing to young couples, young families and retirees.

Glenmore Ridge, at the eastern end of Glenmore Park, sits on more than 58ha and will host as many as 530 new houses.

Although the location of the primary school is not yet set in stone, it's hoped it

will be built next to the playing fields. Established schools, shops and a wide variety of sporting facilities are close by, and there's space for hike and bike paths.

Recently released blocks are within reach of Jacaranda Park, whose playground and picnic area is being upgraded and more than doubled in size.

Situated on sought-after elevated ground, Glenmore Ridge offers small and larger family-sized home sites, as well as house and land packages.

Blocks ranging in size from 308sq m to 664sq m are priced from \$215,000.

House and land packages are priced from \$393,000.

MULGOA RISE

Where Bradley St, Glenmore Park
Developer Norwest Land
Details 1300 272 300;
www.mulgoarise.com.au

MULGOA RISE, another residential community at Glenmore Park, has its first home sites under way. With nearly 480 houses, the estate has a variety of block sizes, and many of the larger sites will be elevated with views to the Blue Mountains.

Mulgoa Rise is being designed to appeal to young, growing families. It incorporates lakes, rivers, sporting fields, parks, golf courses and walking trails.

Kindergartens, pre-schools and childcare centres will be built in the area.

A wide range of housing styles, from studios to family homes, is available.

The developers also plan to build mansion-style dwellings that have two-, three- or four-bedroom units in them, yet don't look like blocks of flats.

Twenty per cent of the development at Mulgoa Rise will comprise small lots, apartments, studios and duplexes. The other 80 per cent will feature more traditional houses.

Availability and prices on request.

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Anthony and Jennifer Charles bought into Bunya to make life easier for them and their children, Cyrus and Rosanne Picture: Tim Hunter

Location helps a busy family

WHEN looking to upgrade to their second home, Anthony and Jennifer Charles wanted an easy commute, open space for their young children, four and two, to run around, and amenities close by.

Bunya fulfilled that wish list. "It has very easy access to the motorways, schools are close and so are all the shopping centres," Anthony Charles says.

"It's the perfect location for our young family."

The couple bought their 450sq m block a month ago and plan to build a single-storey, four-bedroom house with a landscaped yard.

The commuting time to work is all-important for this busy family.

Anthony Charles works nights at a pharmaceutical company at Ermington; his wife works days at the Rookwood cemetery.

"We exchange the kids every morning," Mr Charles says.

"Jennifer gets them fed and dressed and brings them to my workplace. I then drop my son at school and I come home to look after my daughter."

"Jennifer and I meet up in the late afternoon and evenings at home, and I take off to work."

"So the less time we spend commuting, the better our home life runs."

BUNYA
Where Steeltrap Drive (off Doonside Rd), Bungarribee
Developer Landcom
Details 9806 9200;
www.bunyaliving.com.au

BUNYA is western Sydney's newest masterplanned community, sitting beside Western Sydney Parklands in the new suburb of Bungarribee.

When complete, the 88ha estate will have heritage parks, playgrounds, barbecue facilities, a community centre and many hike and bike paths.

These link with tracks in the Western Sydney Parklands, as do Bunya's bushland areas.

Several private and public schools are close by, the Blacktown shopping centre is a five-minute drive away.

Doonside railway station is close to one end of the project and it will be on the local bus route next year.

Remaining first-release lots cost from \$310,000 and range from 402sq m to 526sq m. A \$20,000 Housing Affordability Scheme rebate is available on nominated lots to eligible buyers.

\$5000 rebates are available to eligible purchasers for house design and landscape sustainability. The second release of 45 to 55 lots is expected early next month.

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