



Rawson Homes
At Caddens Hill Quarter

AN ENVIABLE LOCATION
AN INSPIRING COLLECTION



Rawson Homes at Caddens Hill Quarter presents an inspired collection of homes, brilliantly located in the most enviable pocket of Caddens. Connected to everything, this estate offers the perfect blend of suburban living with inner city convenience.

YOUR PLACE TO CALL HOME

Balancing architectural design within a considered community in the most enviable location, Rawson Homes at Caddens Hill Quarter is the place you will want to call home.



Direct Great Western Highway Access
1.8 KM

Western Sydney University Kingswood Campus
1.5 KM

Werrington Station
5.9 KM

Western Sydney University Werrington South Campus
3.9 KM

Caddens Medical Centre
0.1 KM

Prepare Early Education Centre
0.1 KM

Caddens Corner Shopping Centre
0.1 KM

Parramatta CBD
28.8 KM

Sydney CBD
50.0 KM

Lifetime Learners Long Daycare & Preschool
2.0 KM

Claremont Meadows Public School
1.6 KM

Hilltop Park
0.5 KM

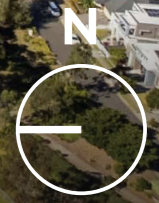
Caddens Oval
1.5 KM

Direct M4 Access
2.6 KM

TAFE NSW Nepean Campus
1.0 KM

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Caddens Hill Quarter



AN ENVIABLE LOCATION AN ASPIRATIONAL LIFESTYLE

Designed to foster a vibrant sense of community, Caddens Hill Quarter has been cleverly planned to offer an aspirational lifestyle in an advantageous position surrounded by lifestyle amenity.

Balancing architectural design within a well considered estate nestled in this most sought after location, this is a place you will want to call home.



Position Perfect

The picturesque Blue Mountains makes the perfect backdrop for life at Caddens Hill Quarter, set in an idyllic landscape within easy reach of the shopping and dining experiences at Caddens Corner across the road. Enjoy access to local schools nearby including University of Western Sydney a few minutes' walk away.

Seamless Connectivity

The M4 Motorway allows quick access to Sydney City and Penrith making daily commutes or weekend getaways a breeze. Local public transport, including the future planned Orchard Hills metro station, and new Western Sydney International Airport just a 16km drive away, ensures easy travel and connectivity.

Elevate Your Everyday

The beauty of the suburban surrounds encourages an inspired lifestyle, where homes take advantage of the gentle contours of the land. Each home boasts first floor balconies overlooking the serenity of the natural topography, harnessing the very best aspects of this location and the lifestyle appeal it creates.

CADDENS LIFESTYLE



Caddens Corner

Literally across the road is Caddens Corner with 9000m² of sprawling retail space and 5000m² of dining areas in Table Lane making it the ideal place to catch up with friends.



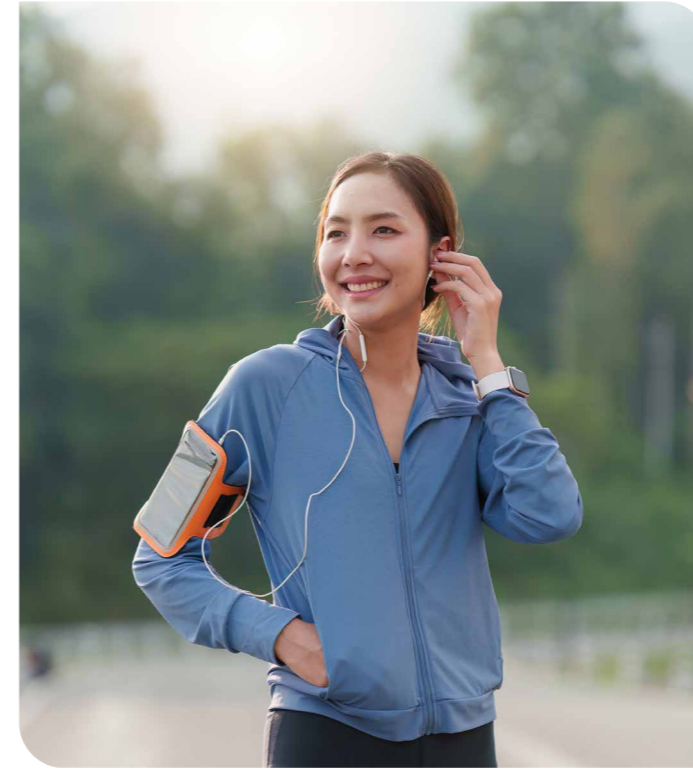
Education

Discover local educational facilities for all ages from daycare, pre-school and primary through to Claremont Meadows Public School and the University of Western Sydney campus.



Connectivity

Just 45kms to the city and 3.5kms to Penrith CBD, you're well connected by new urban streets, plazas, cycleways, dedicated busways, proposed pedestrian laneways and a green community link. Train travel is easily accessible with the proposed Orchard Hills Station and the Werrington Station, or if driving, you're close to the entry/exit to the M4 Motorway.



Parks & Recreation

Enjoy a great outdoor lifestyle exploring the local area through walking and bike tracks, get active on the Caddens Oval or with a game of golf at a number of courses nearby.



Shopping

Along with Caddens Corner across the road with a range of retail stores, and local Woolworths, you're just 7kms away from a Westfield Shopping Centre.



Dining

The local area is full of great restaurants, cafes and markets, all thriving on an abundance of gourmet produce and presenting menus ready to entice.



Airport

The nearby Western Sydney Airport is well on the way with easy access to the planned Airport City area only 10kms away.



Healthcare

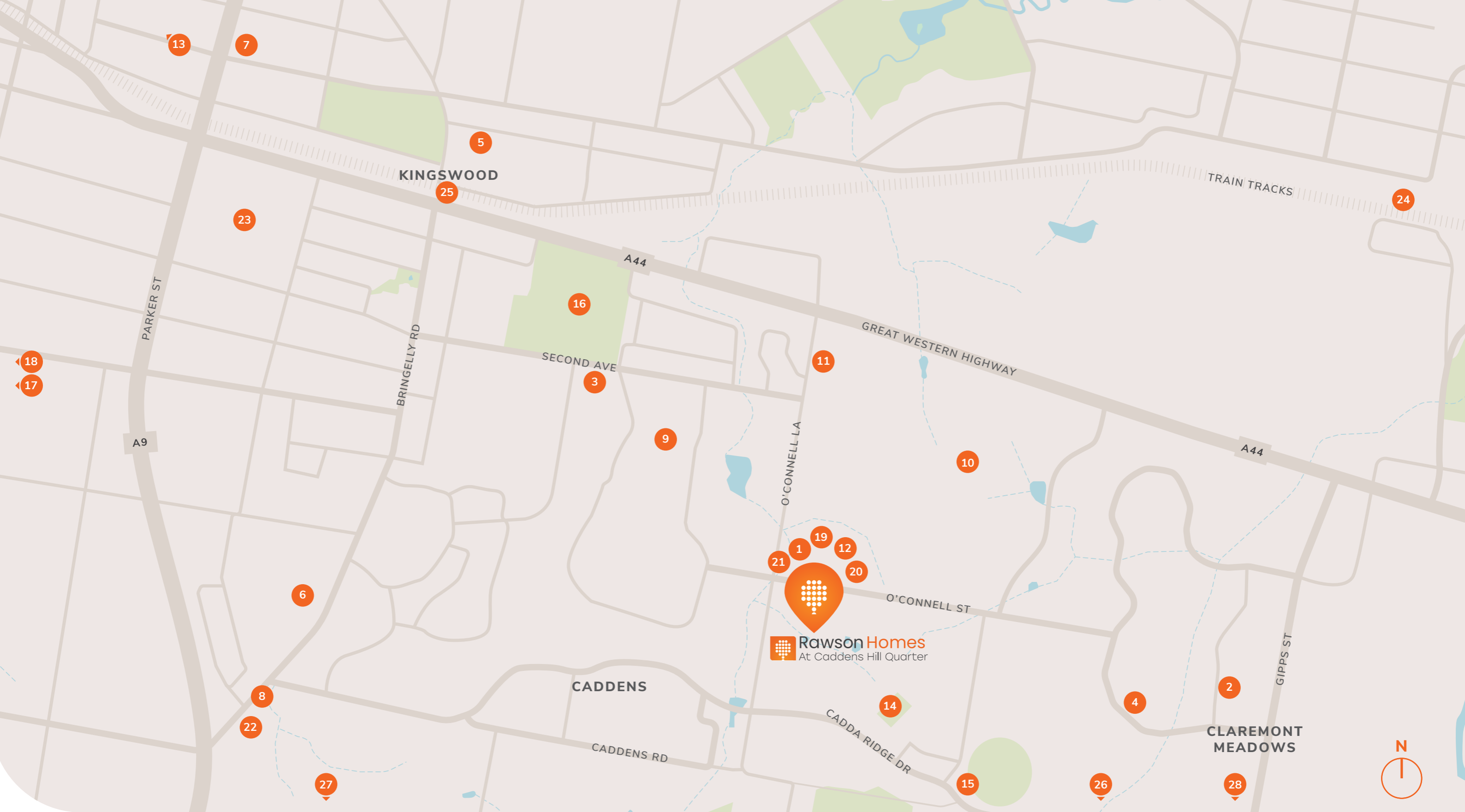
You're well positioned to stay healthy with the local Nepean Hospital, and a medical centre, pathologist, acupuncturist, pharmacy and dentist at Caddens Corner.

FOSTERING A SENSE OF COMMUNITY

Inclusive of just 35 lots, Rawson Homes at Caddens Hill Quarter has been planned with a keen focus on the balance and cohesion of a streetscape that is highlighted by facade designs reminiscent of the NSW country coastal region. Easy access points to Caddens Corner across the road give direct access to everything you could need, while the opportunity to immerse yourself in all Caddens has to offer, enhances a strong sense of belonging and community.



Disclaimer: Masterplan is for illustrative purposes only, refer to your contract for specific details.



LOCATION MAP

EDUCATION

1. Prepare Early Education Centre, Caddens Corner
2. Lifetime Learners Long Daycare & Preschool
3. Kingswood Public School
4. Claremont Meadows Public School
5. St Joseph's Primary School

6. Kingswood High School
7. St Dominic's College
8. Montgrove College
9. Western Sydney University – Kingswood Campus
10. Western Sydney University – Werrington South Campus
11. TAFE NSW – Nepean Campus

RETAIL & RECREATION

12. Caddens Corner Shopping Centre
13. Westfield Penrith – 4.5km drive
14. Hilltop Park
15. Caddens Oval
16. Chapman Gardens Oval
17. Panthers Leagues Club - 6.7km drive
18. BlueBet Stadium - 6.4km drive

MEDICAL

19. Caddens Medical Centre
20. TerryWhite Chemmart
21. Caddens Physio
22. Andrew Mizzi Optometrist
23. Nepean Hospital

TRANSPORT

24. Werrington Train Station
25. Kingswood Train Station
26. Orchard Hills Metro Station (planned) - 4km drive
27. Western Sydney International Airport (planned) - 16km drive
28. M4 On-Ramp - 2.5km drive

INSPIRED DESIGNS WITH ALL DETAILS CONSIDERED

Created to cater to individuals and families who desire the perfect balance between space, style and a strong sense of community, our inspired collection of homes within Caddens Hill Quarter offers considered, architecturally designed residences designed to foster connectivity.

Planned to encourage a harmonious connection within the streetscape, each home features thoughtful details and elevated inclusions with a choice of colour schemes, where every detail enhances the liveability and lifestyle on offer.

Key aspects to our architectural approach are highlighted below:



Contemporary Elements, Timeless Materials

Seamlessly blending together modern elements with classic materials like weatherboard and recycled brick, the generous building volumes and clean lines are softened by warm timber battens, creating a sophisticated aesthetic that adds to each home and the streetscape.



Balancing Function with Form

Our considered floorplans have been crafted to maximise space utilisation without compromising on comfort. The generously proportioned floorplans open up the spaces whilst clever layout increases living efficiency, creating an easy and comfortable flow within your home.



Sun Filled Aspects

Each home has been designed to take advantage of the sun, with generous backyards bathed in sunlight, enhanced by landscaping that seamlessly integrates with the environment, creating a beautiful aspect within a functional space.



CURATED COLOUR SCHEMES

Select from our expertly curated selection of three distinct color schemes for your home. Each scheme is designed to complement the architectural features, offering a beautiful blend of tones that enhance your space.



Crafted with an eye for detail, these color schemes ensure that every aspect of your home is completed with style, sophistication, and a sense of personalised elegance.



Dawn

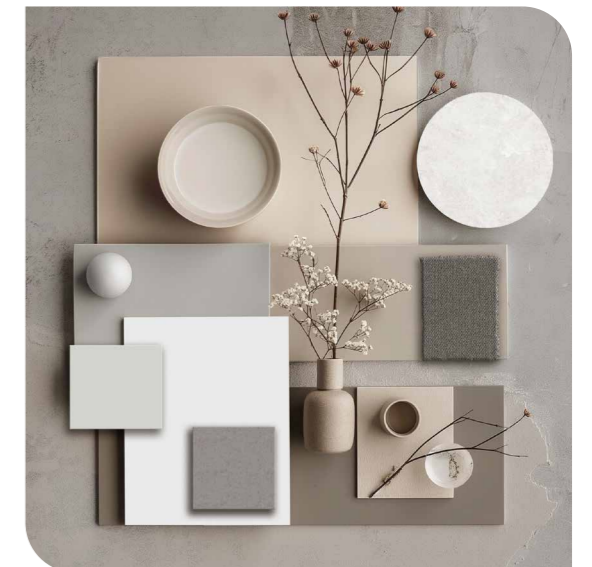
Our Dawn colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

Curated to offer a sense of calm acting as a contemporary base to lift from, our Dawn colour scheme is clean, fresh and inviting.

Dusk

The Dusk colour scheme introduces warm hues that evoke a feeling of stylish comfort in your home. Layered textures and clean, smooth lines bring an enticing warmth to this look, beautifully balanced with clean, white base notes.

Designed to inspire and elevate your space, the combination of textures and finishes within our Dusk scheme, creates a balanced and harmonious environment, perfect for those seeking a contemporary yet warm aesthetic.



Midnight

Midnight colour scheme offers a dramatic and modern aesthetic, adding a refined sense of sophistication to your space. This rich palette incorporates darker organic materials, creating a bold and elegant atmosphere.

Punctuated by lighter contrasting features the Midnight scheme adds depth and dimension, enhancing the overall look within your home. Curated for those who are looking to make a statement, Midnight is both stylish and inviting, transforming your home into a sophisticated sanctuary.



ELEVATED INCLUSIONS THAT ENHANCE STYLE

The inclusions within Rawson Homes at Caddens Hill Quarter have been hand-picked to finish your home with quality features that add beauty and refined aesthetic to your home.

With every detail well considered, including additional items to complete your home, our inclusions are designed to enhance every aspect of your everyday living and appreciation of your new home.

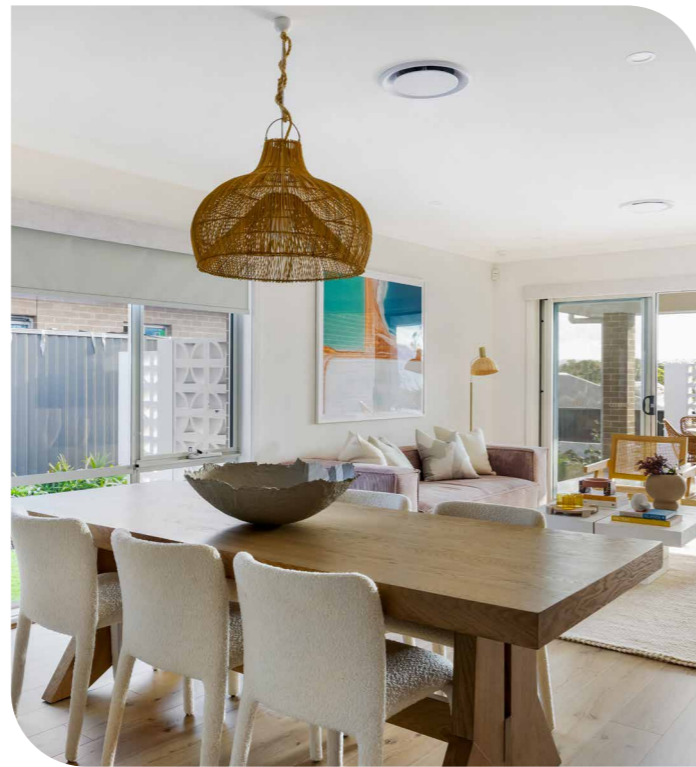
Features that finish your home:



Landscaping

Each home comes complete with landscaping, enhancing both the front and rear of the property. This includes:

- Lush green lawns
- A stylish letterbox
- Clothesline in rear yard
- Full height fencing
- A footpath leading to the front door
- Driveway for easy access



Lifestyle Inclusions

Our homes come equipped with a range of lifestyle inclusions for comfort and convenience:

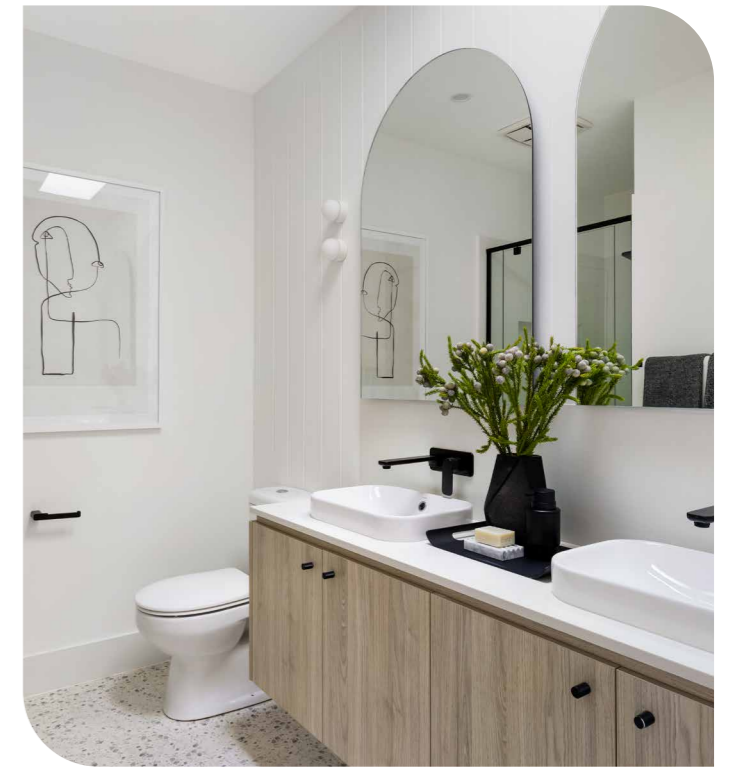
- Ducted air conditioning for ideal climate control
- 2,600mm high ceilings on the ground floor (subject to design) for a spacious feel
- Built-in robes for ample storage
- Roller blinds throughout (excluding wet areas and laundry)



Gourmet Kitchen

The kitchen is designed with practical finishes and quality appliances:

- 20mm stone benchtops for a stylish touch
- SMEG appliances including a 90cm oven, cooktop and rangehood
- Soft-close drawers and doors for ease of use



Bathrooms and Powder Rooms

Each bathroom and powder room is finished with attention to detail, offering:

- 20mm stone benchtops for a clean look
- A freestanding bath in the main bathroom for relaxation (subject to design)
- Soft-close doors for quiet use (not applicable to semi-recessed cupboards)



Kingswood High School
3.0 KM

Western Sydney University Kingswood Campus
1.5 KM

Panthers Leagues Club
6.7 KM

Penrith CBD
7.5 KM

Nepean Hospital
3.6 KM

St Dominic's College
4.5 KM

St Joseph's Primary School
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Caddens Corner Shopping Centre
0.1 KM

Prepare Early Education Centre
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Direct Great Western Highway Access
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BlueBet Stadium
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Kingswood Train Station
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Chapman Gardens Oval
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TAFE NSW Nepean Campus
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ARTISTS IMPRESSION



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