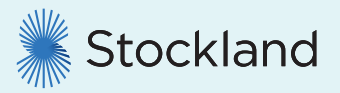

The place for you



Elara



10 reasons to make Elara the place for you

1. Discover Elara

Elara is a unique community offering everything your family needs to live, work and learn. It's close to shops, transport links and schools, and you can trust every aspect of this masterplanned community has been carefully considered to help you live your best life. It's a place where families thrive, neighbours become friends and life strikes the perfect balance between peace and possibility.

2. Elara is a thriving new hub in north-west Sydney

Elara is a connected community in Marsden Park, part of Sydney's ever-growing North West region. Every essential service can be found in nearby Blacktown and Parramatta. Enjoy close access to hospitals, libraries, sports and leisure centres, plus Norwest Business Park and Parramatta CBD.

3. Enjoy 40 hectares of open green space

It's easy to enjoy an active and healthy lifestyle at Elara, with access to over 40 hectares of public green space, ideal for playing soccer with the kids, exercising, taking the dog for a leisurely stroll or simply relaxing with a good book. Elara's own 24-hectare Riparian Parklands is home to a 3-hectare lake, 7km of continuous paths, exercise hubs, picnic shelters, BBQ facilities and a children's playground.

4. Livvi's Place playground

Elara Livvi's Place has been listed in the top 50 best playgrounds in Sydney. This large, fenced, inclusive playground for kids of all abilities includes a water-play zone, a flying fox, slides, swings, climbing nets, a carousel, fun glider, trampoline loop and even a basketball half-court!

5. A place to stay fit and healthy

Imagine your weekends free from the hustle and bustle of Sydney, among parklands showcasing open space, playing fields, bike and walking trails. Children can play safely and happily in abundant outdoor spaces, where adults can exercise, picnic or simply enjoy the fresh air. Elara's new off-leash dog park makes the perfect spot for dogs to make new furry friends. Plans for Elara's second sports grounds, the Northern Playing Fields[^], will provide another destination hub for the community, and for regional visitors.

6. Convenient shopping

Centrally located in the heart of Marsden Park, Elara Village Shopping Centre caters for all your needs with a Coles supermarket, pharmacy, childcare centre and 16 specialty retailers including cafes, a gym, medical centre, dentist, beauty and barber shop*. Just a short drive from Elara is Sydney Business Park with Costco, Aldi and Bunnings, while nearby Westpoint Blacktown features 250 specialty shops, where you can catch up with friends for lunch or a movie, and shop till you drop.

7. Connected to transport

Elara's prime location is perfectly positioned for all the things that matter. From Richmond Road you have easy access to the M7 Motorway linking you to the M2 and M4 motorways. Sydney Business Park is 4.5km down the road, while Schofields Train Station is a 6km drive away and provides easy connections to Parramatta, Blacktown and Sydney's CBD. Elara's transport options make commuting easy.

8. A place to learn

You don't have to travel far to access education at Elara. Northbourne Public School and St Luke's Catholic College are within walking distance and form integral parts of our community. St Luke's also operates the Arrunga School, which serves students with high support needs from Kindergarten to Year 8 and will expand in the future to include students to Year 12. There are also six education hubs in the region, which includes the respected Western Sydney University.

9. Community events

There are countless community activities you can enjoy living at Elara. We have partnered with North West Community Services to develop a program of events, activities and forums. There is a schedule of events planned for residents including the Elara Eats event, movie nights and key festivals such as Diwali, Halloween, Christmas and Lunar New Year.

10. Elara is an award winner!

Elara was named Master Planned Community of the Year at the 2022 Urban Taskforce Development Excellence Awards. Elara has become a diverse neighbourhood comprising liveable, innovative and affordable homes.

* These are examples of retailers at the time of publication.

[^] Any future infrastructure or amenity is proposed for Stockland Elara as at November 2023. Indicative only. Subject to change.

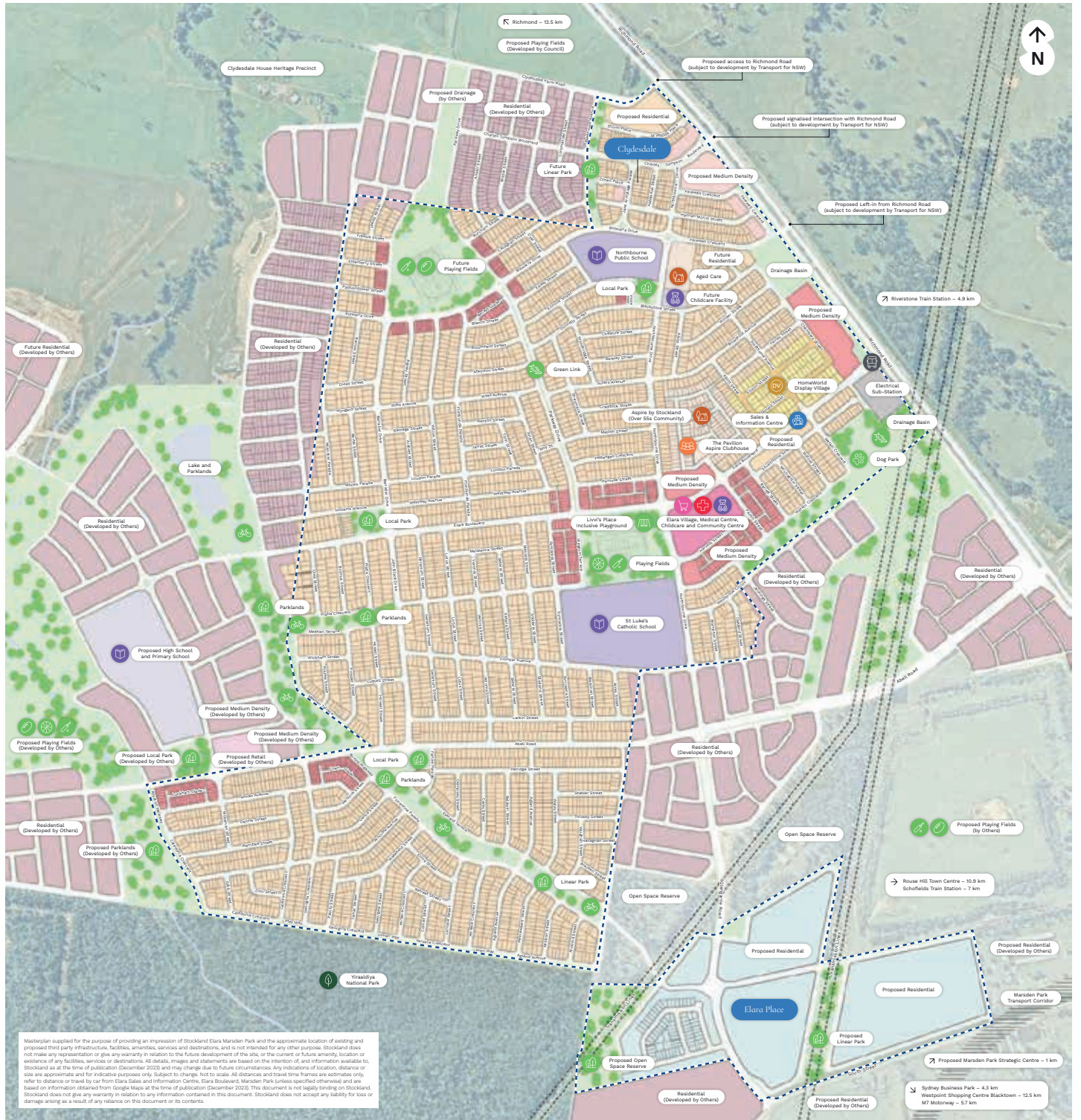


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Designed by Stockland, with tree-lined streets, 40 hectares of green open space and views to the Blue Mountains. An escape from the hustle and bustle of Sydney.

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- Shopping and Amenities**
 - Elara Village Shopping Centre
 - Opal Aged Care
 - Ikea, Bunnings, Aldi, Costco at Sydney Business Park - 4.3 km
 - Greenway Village - 4.8 km
 - Plumpton Marketplace - 8.1 km
 - Rouse Hill Town Centre - 10.9 km
 - Parklea Markets - 14.8 km
 - Westpoint Shopping Centre Blacktown - 12.5 km
 - The Marsden Brewhouse - 3.6 km
 - Public Transport and Access**
 - Less than 7 km to Schofields Train Station
 - 5.7 km to the M7
 - 13.4 km to the M4
 - Less than 30 km to Parramatta
 - 61.4 km to Sydney Airport
 - Sydney CBD - 50.4 km
 - Tallawong Metro - 9.5 km
 - Rouse Hill Metro - 10.9 km
 - Amenities and Community Facilities**
 - Riverstone Police Station - 5.1 km
 - Schofields Community Centre - 6.6 km
 - Plumpton Rural Fire Service - 6.7 km
 - Riverstone Neighbourhood Centre - 5.3 km
 - Mt. Druitt Police Station - 12.1 km
 - Max Webber Library - 13.1 km
 - Education and Childcare**
 - Northbourne Public Primary School
 - Goodstart Early Learning Childcare Centre
 - St Luke's Catholic School
 - Future Childcare Centre
 - Marsden Park Primary School - 14 km
 - Australian Christian College - 3.9 km
 - William Dean Public School - 7 km
 - St Francis of Assisi Primary School - 6.2 km
 - University of Western Sydney (Hawkesbury Campus) - 12.9 km
 - Riverstone High School - 6.9 km
 - St. Joseph's Primary School - 8.2 km
 - The Ponds School - 10.3 km
 - Medical Centres**
 - Norwest Private Hospital - 16.4 km
 - Blacktown Hospital - 16.8 km
 - Westmead Hospital - 26.3 km
 - Parks and Open Space**
 - Parklands and accessible playgrounds at Elara
 - Elara sporting fields
 - Lake and Parklands with walking and cycle paths at Elara
 - Elara community garden
 - Green Link walking track
 - Nurrageiny Reserve - 10.7 km
 - Bungarribee Park - 15.4 km
 - Hawkesbury River - 13.5 km
 - Conservation**
 - Natural Conservation Area
 - Yraaldiyia National Park
 - Sales & Information Centre**
 - Legend**
 - Elara Place Neighbourhood
 - Proposed Clydesdale Neighbourhood Medium Density
 - Elara Residential
 - HomeWorld Display Village
 - The Terraces
 - Education
 - Aspire Over 55's Living
 - Future Road Widening
 - Stockland Development Boundary Line*
- *All areas outside of the Stockland boundary line are proposed developments by others.

Elara Sales & Information Centre

Elara Boulevard, Marsden Park NSW 2765

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stockland.com.au/elara



Scan for website

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