



# *Elara*

The place for you



Stockland



# Elara, the place for you

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## Opportunity, green open spaces and an active outdoor lifestyle brighten up every day at Elara.

It's a place where families thrive, neighbours become friends and life strikes the perfect balance between peace and possibility.

At Elara you can always find a spot to sit, relax, and enjoy the views to the magnificent Blue Mountains, or explore outside among the beautiful tree-lined streets and footpaths – as kids ride safely on their bikes, and you stroll, smile and chat with your neighbours.

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.



Shopping and Amenities

Elara Village Shopping Centre  
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

Employment Area

Sydney Business Park – 4.3 km  
Norwest Business Park – 17.4 km

Leisure and Activity Centres

Blacktown Leisure Centre – 11.8 km  
Skyline Drive-in Blacktown – 17.8 km  
Raging Waters Sydney theme park (prev. Wet 'n' Wild) – 20.6 km  
Sydney Motorsport Park – 17.5 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  
Marsden Park Primary School – 1.4 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  
Parklands with walking and cycle paths at Elara  
Elara community garden  
Green Link walking track  
Nurrageingy Reserve – 10.7 km  
Bungaribee Park – 15.4 km  
Hawkesbury River – 13.5 km

Conservation

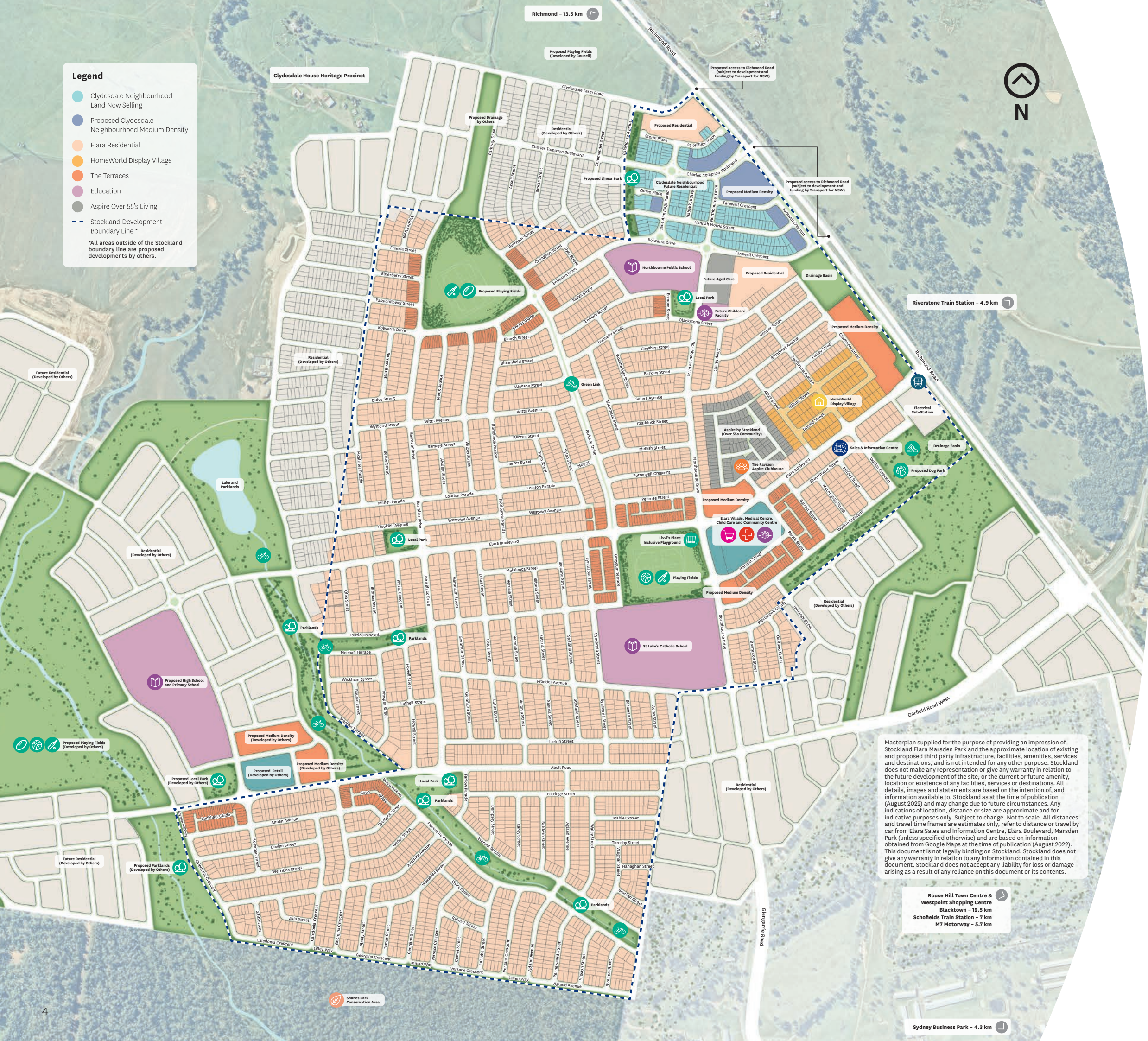
Natural Conservation Area  
Shanes Park Conservation Zone – 9.9 km

Sales and Information Centre

Legend

- Clydesdale Neighbourhood – Land Now Selling
- Proposed Clydesdale Neighbourhood Medium Density
- Elara Residential
- HomeWorld Display Village
- The Terraces
- Education
- Aspire Over 55's Living
- Stockland Development Boundary Line \*

\*All areas outside of the Stockland boundary line are proposed developments by others.



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Rouse Hill Town Centre & Westpoint Shopping Centre Blacktown – 12.5 km  
Schofields Train Station – 7 km  
M7 Motorway – 5.7 km

Sydney Business Park – 4.3 km



# A thriving new hub in north-west Sydney

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Elara is a connected residential community in Marsden Park, part of Sydney's ever-growing North West. 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. Schofields Train Station is a 6km drive away, and Sydney Business Park is 4.5km down the road.

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.

Within the Elara community, the new village centre includes a Coles supermarket, specialty shops, gym, community hub, childcare and medical centres and is conveniently located near St Luke's Catholic College and the central playing fields.





# Expanding opportunities at Elara

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Sydney Business Park creates a range of employment opportunities and bulk goods retail outlets in and around Marsden Park. The broader Marsden Park Industrial Precinct hopes to bring 10,000 jobs to the area – offering the chance to live and work in the same suburb.

Networking and employment are easily accessible from Elara, with Parramatta a 25km drive and Penrith or Norwest Business Park just 15km away. The nearby Schofields Train Station is serviced by the Western and Cumberland lines, which travel between Richmond and Leppington and to Central Station in the Sydney CBD.



# 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.

## **Northbourne Public Primary School**

Elara's local public school, Northbourne, opened in 2021. The school values diversity and is actively building a culture of inclusion for its students, their families and the wider community. Students from Kindergarten through to Year 6 are now enjoying the new facilities, such as a library, hall and flexible learning spaces, including an outdoor learning area.

## **St Luke's Catholic College**

Inspired by the patron saint of arts and sciences, St Luke's Catholic College is committed to creating a next-generation learning community, and its innovatively designed learning spaces support this goal.

The school aims to nurture faith-filled, curious children to become innovators, problem-solvers and creative contributors to society.

The college caters for children throughout their school life, offering an early learning centre from the age of three years, a primary school and a high school.

## **Arrunga School**

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.

## **Childcare Centres**

At Elara Village, the Goodstart Early Learning offers long-day care for children from six weeks old to preschool age.

There are also six education hubs in the region, which includes the respected University of Western Sydney.



# Shops and services, everything you need

Whether it's a quick trip down the road or a day out shopping, you're spoilt for choice living at Elara.

The Elara Village Shopping Centre is a hub for the community, and a convenient place to access essential services and cater for your everyday shopping needs, with a Coles supermarket and 16 speciality stores, including cafes and eateries.

The medical precinct in Elara Village offers GPs, physio, dental, pathology and radiology services, and a 24-hour gym. And there is a barber and beautician on hand to help keep you happy, healthy and looking great. The village is also home to the new Marsden Park Neighbourhood Centre.

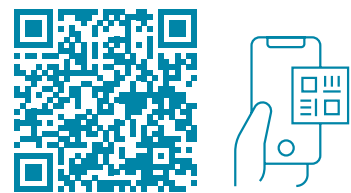
Nearby, Sydney Business Park offers a Costco, Aldi and Bunnings, while Greenway Village has Woolworths, a cafe and specialty stores.

Less than 13km away are the fantastic dining and entertainment options at Rouse Hill Town Centre, and the more than 250 specialty shops at Westpoint Blacktown.





# An ideal destination for growing families



Imagine your weekends free from the hustle and bustle of Sydney, among parklands showcasing open space, 7 kilometres of bike and walking trails, and a 3-hectare lake. Children can play safely and happily in abundant outdoor spaces, where adults can exercise, picnic or simply enjoy the fresh air.

Elara has its own neighbourhood shopping village complete with a Coles supermarket, gym, speciality stores, cafes and eateries, medical services, proposed aged care and a childcare centre.

You can also take advantage of everyday conveniences including supermarkets, eateries and retailers at nearby Sydney Business Park and Greenway Village.

You'll be within walking distance of new sporting fields, St Luke's Catholic College, Northbourne Public School and a vibrant community hub. There's everything you need to enjoy a convenient, friendly and active lifestyle right here at Elara.





# Make every day a play day

With open parklands, sports fields, 7 kilometres of bike and walking trails, a 3-hectare lake and Livvi's Place inclusive playground, Elara offers adventures for everyone.

Enjoy space to play soccer with the kids, throw yourself into that half-marathon training, take the dog for a leisurely walk or simply sit back in the parklands with a book. No matter what your age, Elara inspires exercise and play for the whole community.



# Connect with your community

There are countless community activities you can enjoy living at Elara. We have partnered with Riverstone Neighbourhood Centre to develop a program of events, activities and forums.

Food Truck Markets and Garden Workshops are just a few of the activities at Elara which are perfect for food lovers.\*

Kids and adults can keep fit with our Live Life Get Active, Zumba and Ready Steady Go Kids fitness classes.\*

For new additions to the family, our Parents groups or walking clubs are perfect for new parents to share stories and support each other. And the whole community enjoys Elara's seasonal events including our Outdoor Movie Nights, Winter Warmer and other festive occasions throughout the year.\*

\*These are examples of initiatives that are offered at Elara at the time of creation of this brochure. These initiatives are subject to change and may not continue in the future.





# Simplifying the buying process

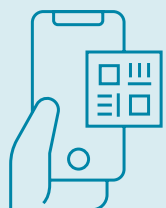
Buying a block of land and building your dream home is a very exciting time. With so many things to consider, it can also be a little daunting at the same time, so we've broken down the steps, to help you navigate this new journey.



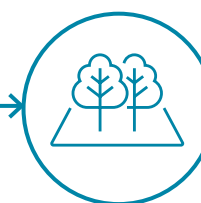
## Before you buy

Engaging a mortgage broker or bank is the first step to understanding your borrowing capacity and financial position, so you know what size lot and house type you can choose from.

You'll need to do some thorough research at this stage to understand your financial circumstances and the steps involved throughout the buying and building process.



Open your camera and scan the QR code to discover more on the Elara buying process.

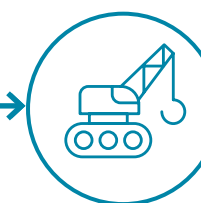


## Securing your block of land

Once you're ready to buy, you will need to register your interest with the Elara Sales Team. They will notify you via email when the next land release is available and help you throughout the whole process.

When participating in a Stockland online land release, (if you are successful) you'll need to put down a deposit to secure your desired lot, have a conveyancer review the Contract of Sale and then sign the finalised contract.

You'll then need to finalise and sign all of your mortgage documents prior to settlement of your land purchase. Once this is complete, the purchase is registered with the Land Titles Office, and the land is yours!



## Choosing a builder\*

We recommend choosing a builder before your land settles so that you are ready to start building. Otherwise you may have to wait quite a while before you can start construction of your new home.

Stockland proudly partners with New South Wales's best builders to support you in your home building journey. Once you've selected your builder, you'll need to share the Elara Design Guidelines with them to ensure your home is compliant.

\*Stockland is responsible for the sale of the land only. Stockland does not accept any liability with regard to the construction of the home.





Image by Domaine Homes

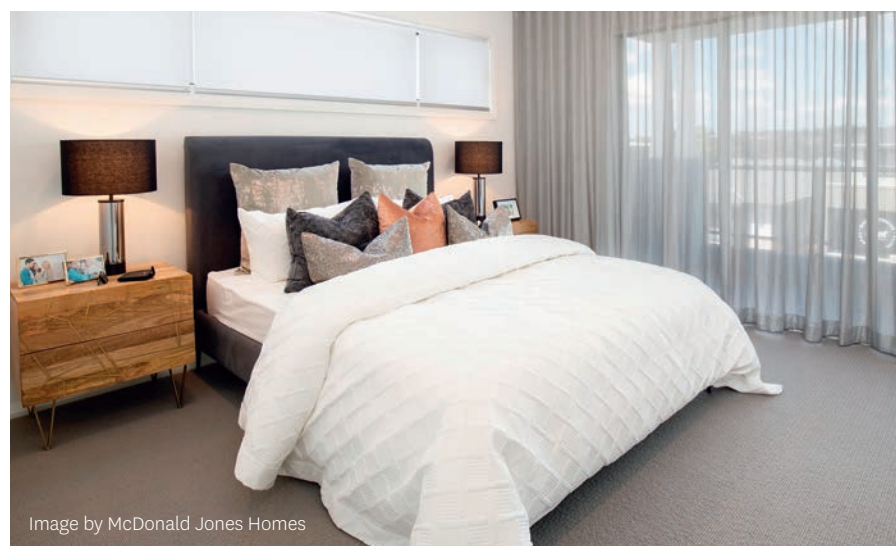
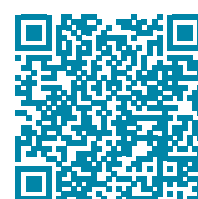


Image by McDonald Jones Homes



Scan the QR code  
to find out more

An opportunity to  
build your ideal  
new home



Thoughtfully  
designed,  
beautifully built



Image by Bellriver Homes



Image by Bellriver Homes





## Our projects

At Stockland, we understand how much there is to weigh up when it comes to finding your dream home. Which is why we are committed to creating communities where future residents can turn their dreams into reality. We have been dedicated to curating masterplanned communities for 70 years across Australia in NSW, VIC, QLD and WA.



## The Stockland Story

Stockland has been creating places that meet the needs of our customers and communities for 70 years. Throughout this time our customers and communities have been growing, adapting, sharing and changing our places into their places.

That sentiment has made us into Australia's leading property group with places as diverse as retail town centres, workplace and logistics assets, residential communities and land lease communities.

As Australia's leading developer of Green Star Communities, we are committed to sustainability and always create places that both optimise liveability and preserve the environment.

The health and wellbeing of our residents is of paramount importance to us, and we aim to create places where communities thrive.

We make the places. You make them your own.



Scan the QR code  
to find out more



70 YEARS



# Elara

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Sales & Information Centre:  
Elara Boulevard, Marsden Park NSW

Simply scan the QR code or visit:  
[stockland.com.au/elara](http://stockland.com.au/elara)



Contact us:  
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