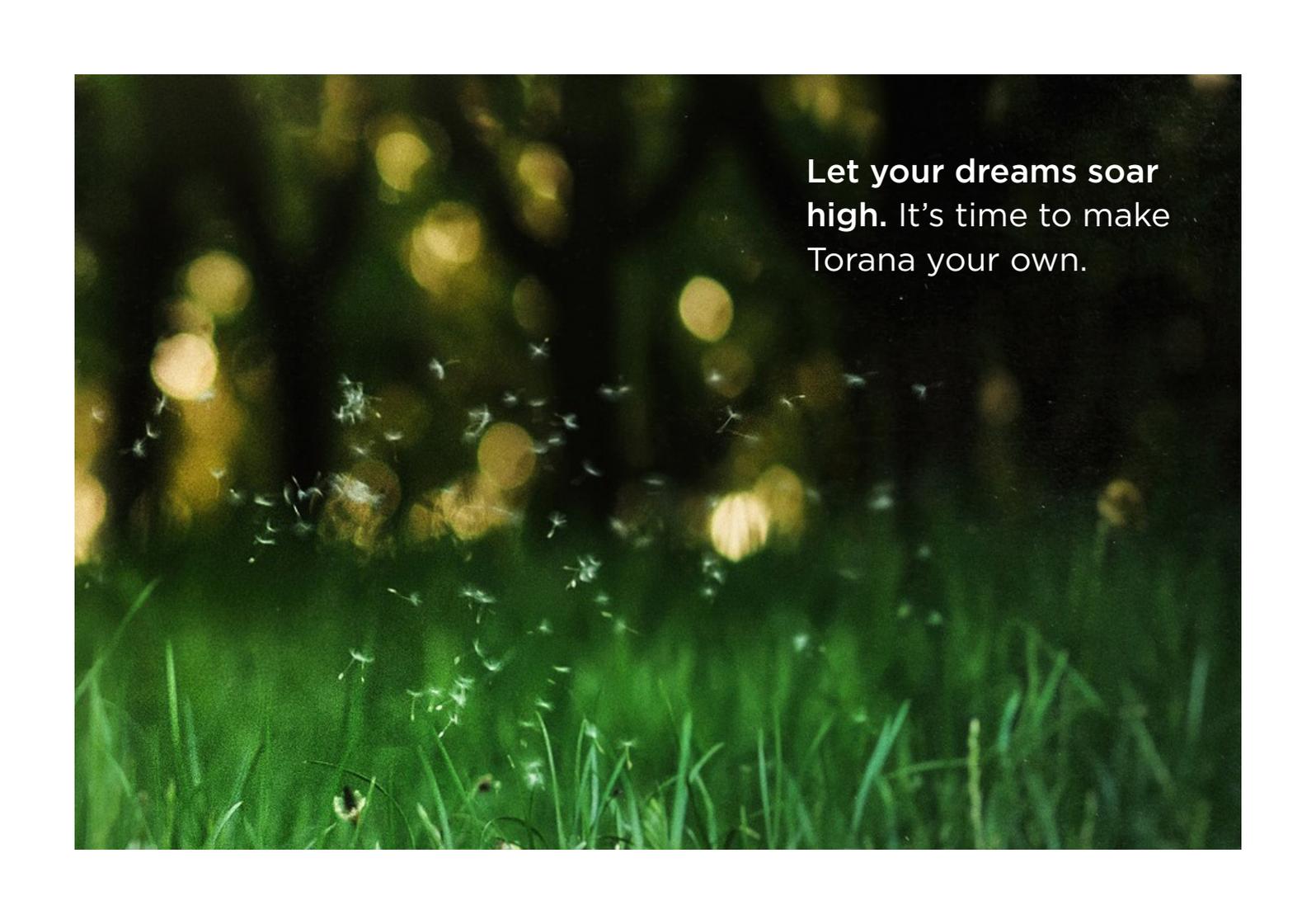




TORANA

AUSTRAL





Let your dreams soar
high. It's time to make
Torana your own.

With a name which means ‘to fly’, Torana allows your dreams to soar while your feet remain firmly on the ground within this beautiful community.

These much-anticipated and affordable land releases of 300 to 500 square metres present a unique chance for you to create the home your family has always wished for in a location which provides you with the best of everything.

Situated within the popular suburb of Austral, the South West’s major growth area, Torana places key amenities at your doorstep and is positioned at the heart of this thriving urban hub.

Give your family the gift of opportunity within this fresh new development.

Welcome to Torana.







It's time to let your
dreams soar high and
make Torana your own.

FAST FACTS

Wide range of affordable, levelled, land only releases from 300sqm to 500sqm.



Conveniently positioned within close proximity to the M7 and M5, minutes from Leppington Station, on the new South West Rail Link.



Experience all key amenities at your doorstep - schools, shops, cafes, parks, healthcare, hospitals and transport.



Easy access to Sydney's second airport at Badgery's Creek.



Austral's surrounding suburbs have recently enjoyed the highest growth in NSW and the new planned infrastructure will boost employment opportunities.



Brought to you by the professionals at KITRON and Stone Real Estate, Five Dock.



Torana presents a wide range of affordable levelled land only releases with blocks ranging from 300sqm to 500sqm, enabling you to create the home your family has always wished for.

Situated within the popular suburb of Austral, South West's major growth area, Torana places all key amenities at your doorstep – schools, shops, cafes, parks, healthcare, hospitals and transport.

Torana is conveniently positioned within close proximity to the M7 and M5, and is only minutes away from Leppington Station, located on the new South West Rail Link.

Torana will also provide easy access to Sydney's second airport at Badgery's Creek, located between Austral and Penrith, which in turn will also provide a significant boost to employment in the region.

Austral's surrounding suburbs have recently enjoyed the highest growth in NSW and the new planned infrastructure will boost employment opportunities.

Torana is brought to you by KITRON and Stone Real Estate, Five Dock, ensuring professional service excellence and support, and an honest, fresh approach.

It's time to let your dreams soar high and make Torana your own.







YOUR LOCATION

Conveniently situated just an hour south west of the Sydney CBD, Torana is perfectly positioned in the suburb of Austral and within the thriving city of Liverpool to link you quickly and easily to all major amenities within minutes.

Combining a leafy outlook with a cosmopolitan lifestyle, easy access to the M7 and M5, close proximity to Liverpool Hospital plus a desirable mix of public transport options this beautiful area of Sydney is ideal for families as it has it all.

The current transformation of Sydney's west has seen Austral declared a Priority Growth Area, with the area on track to increase in value and accessibility over the coming years.

Liverpool CBD has been identified as “the next significant city centre in Sydney”, to be completely revitalised as part of a collaboration between the NSW Government and Liverpool City Council, which will see more than 22,000 new jobs created. These exciting plans aim to reinvigorate the CBD and build a vibrant new commercial and residential hub, unlocking the city's potential as a desirable and well-connected place to live, work and play.

With convenient access to Sydney's second international airport this location opens up a world of opportunity for you and your family to fall in love with your local area, yet easily explore so many others.



YOUR LIFESTYLE







COMMUNITY

Torana presents a unique chance for your family to become part of a relaxed and friendly community within the historic suburb of Austral.

Whether you visit the local IGA or Carnes Hill Marketplace to grab the essentials and catch up with neighbours over coffee or head slightly further afield to be spoilt for choice at Liverpool Westfield or the Crossroads Homemaker Centre, you can rest assured your every need will be catered for. The hotly anticipated Edmondson Park Town Centre is also set to offer a refreshing new social hub for the area with a vibrant high street mix of stylish retail and restaurant choices.

Plus, all your medical must haves are nearby, including local GP, Dentist, Pharmacy, Pathology, Podiatry and Physiotherapy all located at the West Hoxton Medical Centre.

With projected major growth in employment sectors including health, retail, transport and logistics in the immediate area, just think of the enviable work/life balance that awaits you at Torana.

Let your dreams soar high as you create your world around this prime location, reaping the benefits of more time spent enjoying life with family and friends and becoming part of this community.



LEISURE

It's time to explore.

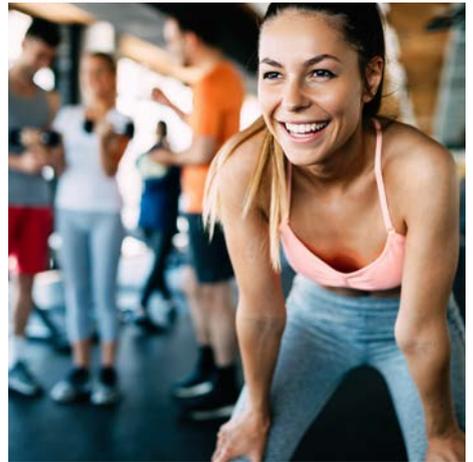
With 5,280 hectares of green oasis a short drive/walk away, you'd be remiss not to start with the incredible Western Sydney Parklands, the heart of the south west. With free entry, there is no reason not to make this stunning bush vista your second home by making the most of the picturesque BBQ areas and playgrounds.

Or, get active with the family with the quality sporting facilities including netball and tennis courts, athletics and soccer fields and cricket ground.

Michael Wenden Aquatic & Recreation Centre is also located nearby and boasts both indoor and outdoor aquatic facilities, a fantastic swim school plus a health club with all the amenities.

As part of the south west development, there will also soon be many more ways to spend your leisure time including the innovative Sydney Zoo in Blacktown, a multi-purpose sporting facility for A-League football in nearby Liverpool and the launch of Sydney Science Park in Luddenham, complete with world class lifestyle destinations and restaurants.







TRANSPORT

Torana residents will be truly spoilt for choice when it comes to transport options. Whether venturing around the local area, commuting to work or flying overseas for a family getaway, everything is right on your doorstep.

Both the M7 and M5 Motorways provide fast and easy road access to and from Sydney's key locations and the greater Sydney area.

Leppington Train Station is a short drive/walk away and conveniently located on the South West Rail Link, with limited stop services running every 30 minutes from Leppington to Liverpool as well as direct access to Parramatta and Blacktown.

For bus options, Route 855 travels throughout Austral to Liverpool via Prestons and Churchill Gardens. There are also upgrades planned for the network with more direct links to key areas and amenities over time.

The new Western Sydney Airport is due to open around 2026 and will be located at Badgery's Creek, between Austral and Penrith and easily accessible from Torana.



EDUCATION

For every family, education opportunities are key and Torana is close to a diverse and inclusive mix of options for toddlers to teenagers. With Austral Public School founded in 1891 the area has a long history of quality teaching and education.

Choose from primary and secondary schools including;

- Austral Public School, Years K-6
- Middleton Grange Public School, Years K-6
- Unity Grammar College, Years K-12
- Al-Faisal College, Years K-12
- Thomas Hasall Anglican College, Years K-12

For tertiary education, take your pick from some of the State's best campuses including;

- Western Sydney University, Campbelltown
- TAFE South Western Sydney Institute, Miller College/Macquarie Fields
- University of Sydney, Cobbitty

A fantastic selection of childcare centres are also available within a 20 minute radius.





WELCOME TO AUSTRAL





TENTH AVENUE

TORANA
AUSTRAL



YOUR TORANA

Select from one of 77 lots to create and build the home of your dreams. Each lot has been carefully and considerately zoned to maximise space, with a variety of 300 to 500 square metre options available.

We are excited to offer 100% fully levelled lots, meaning more opportunity for your design and construction and no required cut and fill costs. Simply choose your own builder and let your imagination soar within this fresh and exciting development.

Here at Torana we understand families and the financial commitment involved, so we are proud to provide competitive pricing and expert advice to ensure you don't miss out. We would love to have a chat with you to discuss how we can make Torana yours.



TORANA SITE MAP







YOUR TEAM



With property at our core, and partnership paramount to success, Kitron is a professional investment company that manages investors' capital to deliver significant returns.

Committed to the successful delivery of high quality projects, we offer significant experience and a proven track record in managing premium property investments, and are excited to be bringing you Torana, Austral.

kitron.com.au



Understanding the needs of families and recognising the investment potential of Sydney's North West, Stone Real Estate, Five Dock feel privileged to be partnering with Kitron and presenting to you Torana, Austral.

stonerealestate.com.au/stone-five-dock

FREQUENTLY ASKED QUESTIONS

How many lots will be available within Torana and what size are they?

- » We are offering 77 premium plots of land available over 4 stages
- » There are a wide selection of lot sizes ranging from 300m² to 500m²

Are the lots level?

- » Yes, we are excited to offer fully levelled lots, removing the need for large cut and fills.

Can I use my own builder?

- » Torana allows you to select your builder of choice to ensure that you are able to make your new home truly your own.

What are the key timeframes to keep in mind?

- » Construction is anticipated to commence Q1 2020
- » Registration of land Q3 2020

Where can I find more information on Torana?

- » Make an appointment with Christian Leung at christianleung@stonerealestate.com.au
- » Or visit ToranaAustral.com.au

How do I keep up to date with the latest information?

- » Register your interest now by providing your contact details at ToranaAustral.com to ensure you're the first to know all the latest information and land release dates
- » Once registered, you will automatically receive the latest land release information
- » All of our registered clients will be advised of the land release date and the purchase process about one week prior to the land being released
- » Land prices will be advised one week prior to the on-site land release

What is the buying process for Torana?

- » Register your interest now by providing your full contact details on ToranaAustral.com and nominate your blocks of interest
- » You must be registered on the Torana database to receive the latest land release information
- » Registered Clients will be advised of the land release date and the purchase process about one week prior to the land being released
- » Land prices will be advised one week prior to the land release
- » Make sure that you have the full details of your solicitors and that you are ready to move forward with your purchase. If you require any assistance with this aspect, please contact us for friendly advice
- » Blocks will be released and allocated by the order of registrations received via the registration form

- » You will be required to pay an initial \$1,000 deposit to secure the opportunity to purchase a block of land within Torana. If you exchange a Contract for Sale, this will form part of the 10% deposit paid under the Contract
- » Clients with successful registrations will be contacted by our sales team, contracts will be issued to your solicitor and you will have 14 days from the date of issue to pay the 10% deposit and exchange contracts.



With the interest around releases at Torana, we expect these blocks to be very popular and if you would like more details please do not hesitate to contact **Christian Leung** on **0423 555 162** or via email on **christianleung@stonerealestate.com.au**



LET YOUR DREAMS SOAR HIGH

For all enquiries, please contact Christian Leung
Principal | Licensed Real Estate Agent

E christianleung@stonerealestate.com.au

M 0423 555 162

ToranaAustral.com.au