BG

BODDINGTON GARDENS

BOX HILL

ELEVATE YOUR
LIFESTYLE
IN A LEAFY
ENVIRONMENT

Space to amaze,
STYLE TO EXCITE

Box Hill luxury reaches the next level with the arrival of Boddington Gardens, a selection of exclusive new residences. Choose from a range of high-quality apartments and townhouses that display both function and comfort without sacrificing style, space or liveability.

Not your typical
TOWNHOUSE DEVELOPMENT

A tribute to a historic and colonial past, with eyes set firmly on a bright and modern future, Box Hill's newest address celebrates the contemporary lifestyle and sets a new benchmark for enjoyable community living. The estate focuses on bringing people together with a choice of beautiful outdoor spaces that provide a welcome escape from fast paced city life.

A leafy sanctuary FOR THE URBAN PROFESSIONAL

Box Hill is fast becoming one of Sydney's major property hotspots because of its excellent facilities and lifestyle convenience with the CBD less than an hour away by car or public transport. The area offers the best of both worlds with quiet suburban streets, leafy parklands and a host of exciting lifestyle amenities. It's a place to get away from the hustle and bustle yet have all everyday essentials within minutes from your doorstep.

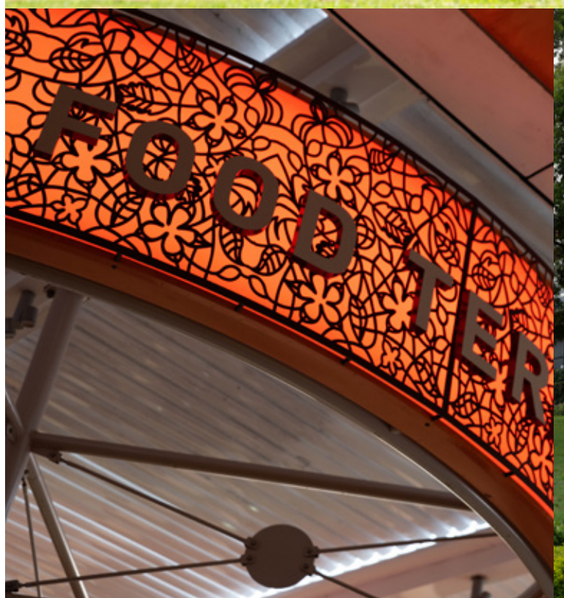
150m to
TOWN CENTRE

Dynamic
LOCATION

Located just 150m from Box Hills' brand-new town centre, Boddington Gardens offers the convenience that very few new residential estates can provide. Homeowners here enjoy a range of specialty shops, cafes, schools and childcare facilities within walking distance, as well as the area's brand-new facilities and infrastructure. There is also the added convenience of having the northwest rail link and bus connections within close proximity.

Luxury NEIGHBOURHOOD

Offering plenty of open living space, natural light and high-quality materials, Boddington Gardens represents enviable community living in the heart of a fast-growing Sydney suburb. People here live life to the fullest and enjoy close proximity to nearby shopping centres, open green spaces plus the golf course and sports facilities. There are also many exciting future business developments coming to the area that will provide excellent employment opportunities for local residents.



LIGHT. AIR. DESIGN.

These are the first townhouses to be built in Box Hill and represent a new era in modern residential glamour. Public spaces and shared landscaped gardens embrace community living with traditional village greens for relaxing, interacting with neighbours and enjoying the great outdoors.

A picture of
MODERN LIVING

The residences at Boddington Gardens are designed with purpose; each is a quality home envisioned to enhance the lives of its occupants. The architects have a true understanding of the residential experience: how one relaxes, moves through, and uses space, and how the execution of good design can make a positive difference to the way we live. Being a gated community, kids a free to play safely, grown-ups can interact privately and whole families enjoy a comfortable lifestyle.

Big on space with a PREMIUM LIFESTYLE

Created by the architectural team at Leffler Simes on behalf of Wiser Capital Pty Ltd, Boddington Gardens provides a family-orientated environment in a secure gated community located in the very centre of Box Hill. With a vision to deliver a community like no other, they've dared to dream big and created a living environment that embraces the concept of a garden neighbourhood. This exclusive boutique development is home to a selection of premium apartments and townhouses that provide high quality living spaces with a low maintenance design.

Cosmos Way

Aurora Street

Aries Way

Taurus Way

Entry/Exit

Entry/Exit

1 A2
2 A2
3 A2
4 A1
5 A1
6 A1
7 A1
8 A10
9 A10
10 A10
11 A9
12 A2
13 A2
14 A2
15 A1
16 A1
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18 A9
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Masterplanned
FOR THE FUTURE

This exciting masterplanned community is sure to deliver beyond your expectations. Whether you're in the market for your first property, a solid investment or a home you can downsize into while upgrading your lifestyle, this is the perfect place to call home. Boddington Gardens is both visually pleasing, highly functional and blends in easily with its natural green surrounds. It combines the finest of quality, space and location with the very best that Box Hill has to offer just around the corner.

Built to INSPIRE

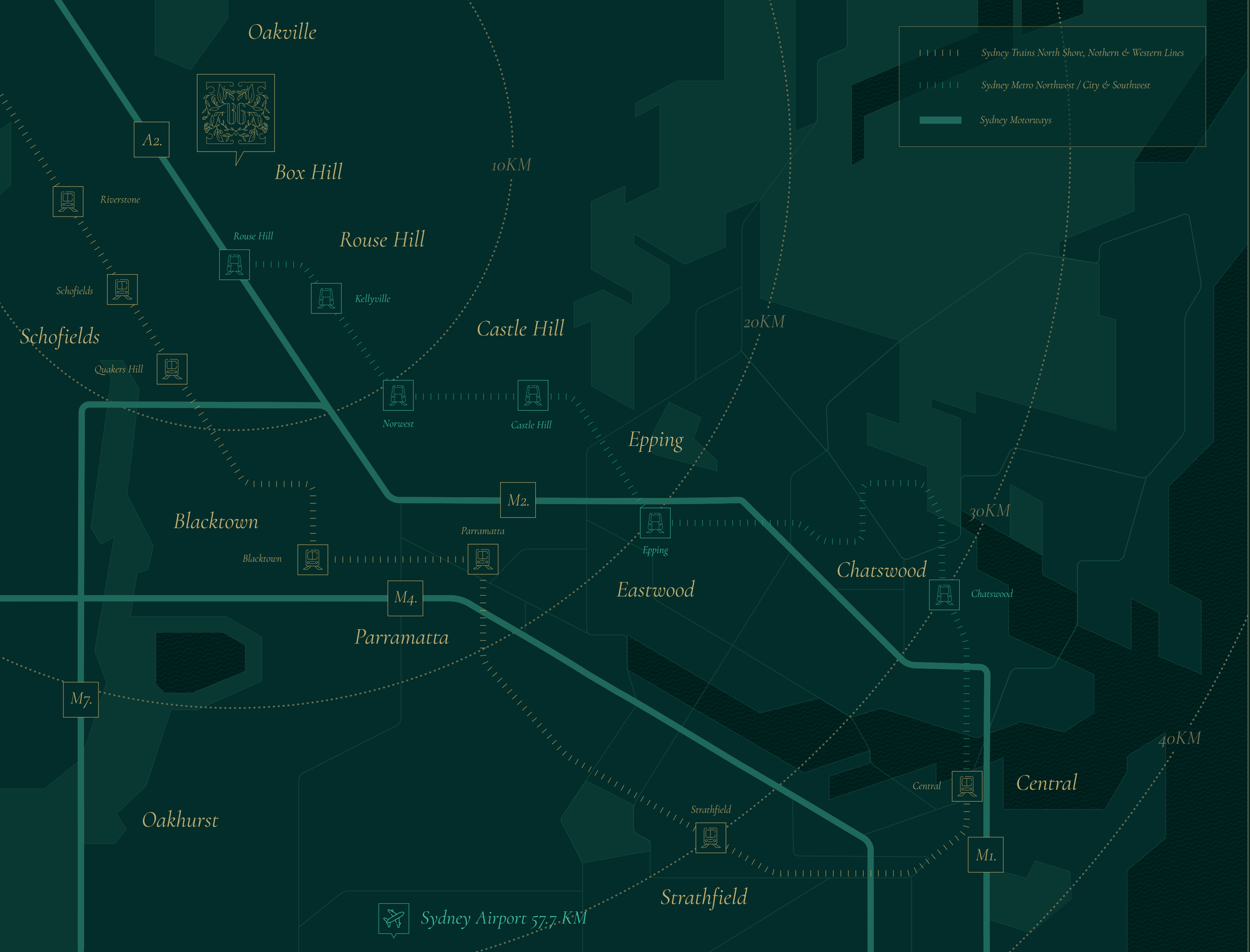
Boddington Gardens' quality interior finishes create a beautifully crafted atmosphere that sets a high standard for living in Sydney's northwest. Each residence showcases superior craftsmanship with a choice of layout designs to suit all budgets. Designs are streamlined to invite the outdoors in, so you always feel connected to your beautiful landscaped surroundings. Most homes enjoy a dual aspect and benefit from good cross-ventilation, creating fresh, bright and airy interiors.

Indulge your
INNER ENTERTAINER

Interiors are designed for easy entertaining or ideal for leisurely weekends at home with friends and family. Designer kitchens will inspire your inner gourmet chef with great open workspaces, storage solutions and superior appliances.

Brilliance in DESIGN

Stylish and ultra-modern, these interiors reflect today's busy lifestyle with a focus on low maintenance living with style and class. Step through the front door to an abundance of natural light and relaxed, stylish interiors and high-end finishes throughout. With many configurations varying in size, aspect and design, there's a perfect home here for all walks of life. Choose from a selection of single level, dual level and generous three-storey floorplans.



01

One of the North-West's major growth regions

02

Plans for a variety of amenities and transport links

03

Three local village style shopping and new schools coming to the area

04

133 hectares of employment land and upgrades to major roads

05

Improved connections to encourage walking and cycling

06

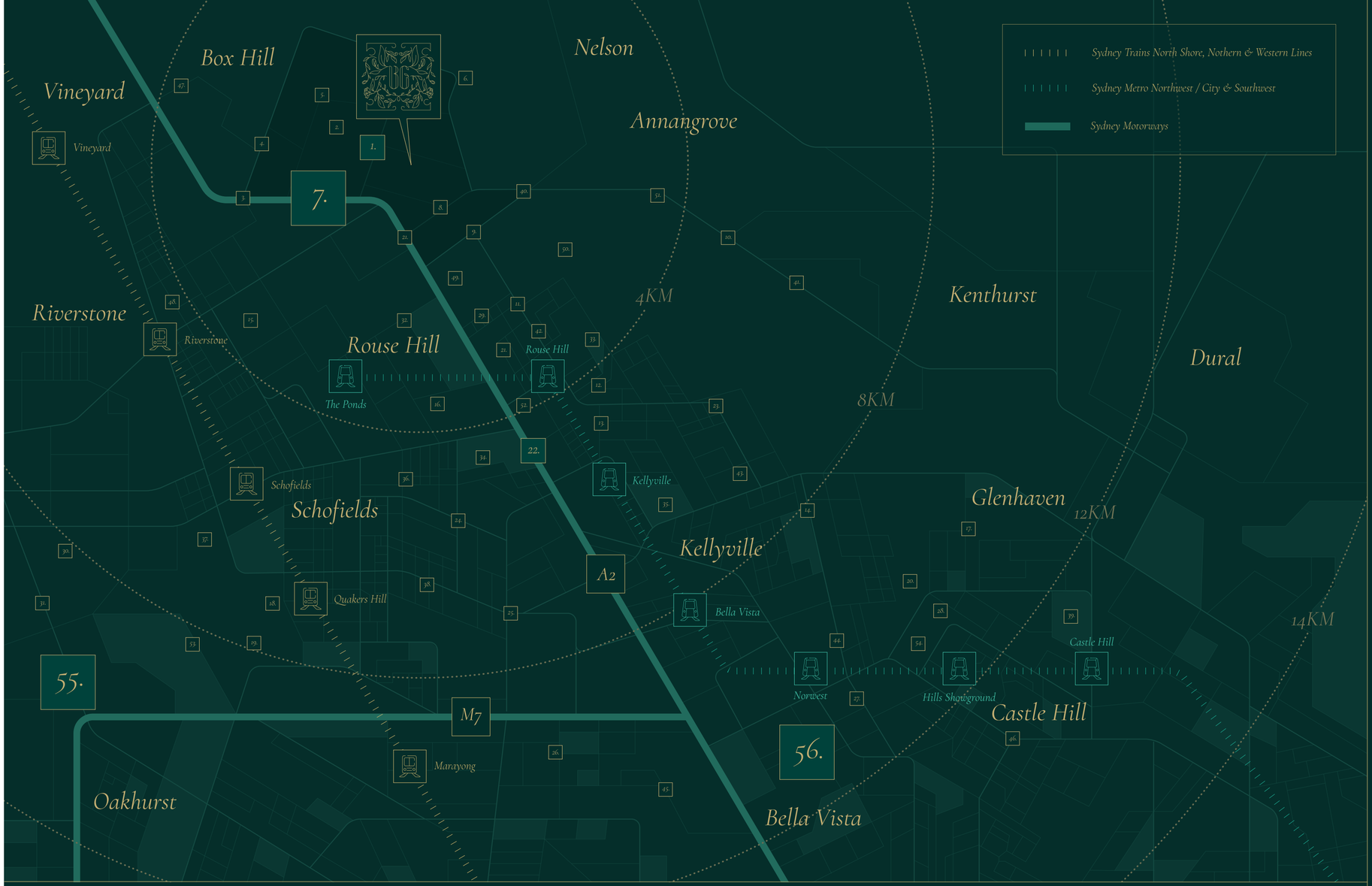
Business Park Village will contain a 3,000sqm supermarket and 20 - 25 speciality stores environmental or recreation space - 58ha open space, 59ha conservation area

07

Social infrastructure - three new public primary and 1 new high school, new pedestrian and cycle links

The Box Hill ADVANTAGE

Situated in an ideal location, you'll be spoilt for choice with a wide array of local amenities. Take a stroll and discover a selection of local cafes, restaurants and supermarkets all within a vibrant, blossoming community that's fast becoming one of Sydney's most popular destinations. Box Hill is centrally located close to some of the city's finest public and private schools. The close proximity to quality educational facilities is one of the many reasons so many people love to live in this area. There are also numerous employment opportunities for those working in the educational sector.



Box Hill Planning

1. Box Hill Town Centre
2. Santa Sophia Catholic College
3. Business Park Village
4. Neighbourhood Centre
5. Mt Carmel Village
6. Neigbourhood Centre
7. Windsor Road Business Park
8. Nelson Road Village
9. Annangrove Road Employment Corridor

Education

Public

10. Annangrove Public School
11. Rouse Hill Public School
12. Rouse Hill High School
13. Ironbark Ridge Public School
14. Kellyville Public School

Private

15. Norwest Christian College
16. Rouse Hill Anglican College
17. William Clarke College

Tertiary

18. Western Sydney University Nirimba
19. TAFE NSW - Nirimba
20. TAFE NSW - Castle Hill

Shop

21. Rouse Hill Village Centre
22. Rouse Hill Town Centre
23. North Kellyville Square
24. The Ponds Shopping Centre
25. Stanhope Village
26. Kings Langley Shopping Centre
27. Norwest Marketown
28. Hills Super Centre
29. Bunnings
30. IKEA
31. Costco Wholesale

Park

32. Rouse Hill Regional Park
33. The Hills Centenary Park
34. Castlebrook Memorial Park
35. Turkeys Nest Recreation Park
36. Peel Reserve
37. Altrove Hilltop park
38. The Ponds Parklands
39. Castle Hill Heritage Park

Health Care

40. Rouse Hill Family Medical Practice
41. Annangrove Medical Centre
42. Rouse Hill Health Care Centre
43. North Village Family Practice
44. Lakeview Private Hospital
45. Norwest Private Hospital
46. Castle Hill Day Surgery

Entertainment & Lifestyle

47. Killarney Golf Driving Range
48. Anytime Fitness Riverstone
49. The Australian Hotel & Brewery
50. NEX Level Fitness
51. Plus Fitness Annangrove
52. The Fiddler
53. Stonecutters Ridge Golf Club
54. ZONE BOWLING Castle Hill

Business Park

55. Sydney Business Park
56. Norwest Business Park

51%	49%	902	42	$1760	$500
Male	Female	Population	Average Age	Average weekly household income	Average weekly rent

The centre of ATTENTION

The convenience of being located just a few minutes to the heart of Box Hill is absolutely irresistible at Boddington Gardens. In addition, you are surrounded by parklands, local schools and village shops, as well as a range of transport options including the upcoming northwest rail link and local bus connections. The project is central to all lifestyle facilities. From here it is less than 10 minutes' drive to nearby Rouse Hill with major shopping, schools, dining and transport options. The new Metro North-West train line is now open and connects commuters direct to Sydney's CBD.

Amenities

3 minutes' drive to Nelson Road Village
5 minutes' drive to the Rouse Hill Town Centre
19 Minutes' drive to Sydney Business Park
20 minutes' drive to IKEA, COSTCO Marsden Park
20 minutes' drive to Castle Towers Castle Hill
20 Minutes' drive to Norwest Business Park

Education

Walking distance to new schools in Box Hill
(school will serve 2000 students from preschool to Year 12)
8 minutes' drive to Rouse Hill Public School
10 minutes' drive to Rouse Hill High School
15 minutes' drive to Nirimba campus - Western Sydney University
20 minutes' drive to Baulkham Hills High School
20 minutes' drive to Hawkesbury Campus - WesternSydney University

Transportation

Major bus routes available on Manson Road
8 minutes' drive to Vineyard train station
8 minutes' drive to Riverstone train station
9 minutes' drive to Cudgegong Rd train station
(1000 commuter parking spaces)
12 minutes' drive to Rouse Hill train station
15 minutes' drive to Kellyville train station

Start living your NEW LIFE NOW

Boddington Gardens promises more than just a place to live, this is a way of life. It embraces community, liveability and affordability, all with the superior convenience of having everyday necessities within a few minutes from the front door. Come and find out why these homes are in such high demand among buyers who value space, privacy and convenience all in the one package.

Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents have any authority to make or give any representations or warranty in relation to this property. Images are computer generated and indicative only. Completed houses may vary from the image shown.

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