



THE PARISIAN

CASTLE HILL



38 KATHLEEN AVENUE, CASTLE HILL

LIFE DOESN'T GET ANY FINER

Drawing inspiration from the classic residences of Paris, The Parisian presents a rare collection of architecturally designed boutique townhomes nestled on a leafy street opposite the transformative new lifestyle precinct, Showgrounds. Immersed in greenery, you'll enjoy Castle Hill luxury at its elegant best, with a welcoming sense of community along with vibrant attractions and the Metro at your fingertips.

INSPIRED BY GRAND PARISIAN TERRACES



QUIET LUXURY IN HARMONIOUS, LEAFY SURROUNDS

Exuding an air of modern sophistication, the three-storey townhomes are abundantly spacious, meticulously appointed and richly detailed. Offering three and four-bedroom configurations, they feature private whole-floor master suites along with generous gardens that create a strong connection to their verdant surroundings.

Distinctive dark metal mansard roofs give the homes that signature Parisian look and fruit trees dotted throughout the landscaping pay homage to the orchards that once graced the area.



AN ODE TO FINE DESIGN AND EXCEPTIONAL CRAFTSMANSHIP

Acclaimed architects Nordon Jago have designed this collection of just 29 bespoke residences enveloped by the tranquil greenery of exclusive Kathleen Avenue, with generous street setbacks enhancing peace and privacy. Commanding beautiful leafy vistas, they bring an elevated calibre of living to Castle Hill, creating the perfect environment for your family to put down roots, with proximity to transport and some of Sydney's finest schools.



BEAUTIFULLY CURATED

REFINED INTERIORS INFUSED WITH MODERN ELEGANCE

Interior spaces have been tastefully curated with a palette of beautiful materials, tones and textures. Floors are finished in warm engineered oak boards, with contemporary floating staircases enhancing the sense of space and light. Recessed LED downlighting creates an ambient mood while ducted air-conditioning keeps you comfortable year-round.





STYLE MEETS
FUNCTIONALITY

Kitchens are a showcase of modern mastery, beautifully finished in warm timber accents, with breakfast bars creating a welcoming focal point of each home. Quantum Quartz 60mm engineered stone benchtops are paired with Polytech Prime Oak full-height joinery in a Woodmatt finish.

State-of-the-art Miele appointments enhance your culinary pursuits, combined with an integrated Fisher & Paykel fridge, brushed nickel Parisi tapware, feature pendant lights and underlit cabinetry.

Entertaining spaces are generous and free-flowing, with a range of layouts catering to varying family dynamics. Floor-to-ceiling glass floods the homes with natural light and creates a seamless connection to the outdoors. Private terraces and grassed gardens create an ambient alfresco environment where you'll love to host your guests or relax beneath the towering established trees.

WARM, WELCOMING SPACES WHERE
YOU'LL LOVE TO ENTERTAIN



INTELLIGENTLY DESIGNED
FOR MODERN LIVING

A selection of layouts caters to a range of lifestyles and family dynamics. Several townhomes have the luxury of a versatile office/media room, others have studies that are perfect for those working from home and a select few have the convenience of their own private lift. All come with double parking and most with internal access, along with a private storage room.



EFFORTLESS
SOPHISTICATION IN
EVERY DETAIL

Bathrooms exude a sleek minimalism and beautiful materiality, with pale grey floor tiles juxtaposed with white wall tiles and Carrara marble-inspired herringbone tiles on the feature wall.

Wall-hung vanities are finished with 60mm Quantum Quartz tops and Polytec oak joinery, complemented by brushed nickel Parisi hardware. Some bathrooms have baths that invite you to relax and unwind.





2ND FLOOR

Escape to the seclusion of the private parents' retreat, complete with an elegant ensuite, walk-in robe, balcony and often a study.

1ST FLOOR

Additional bedrooms are spacious and stylishly appointed, with roomy built-in wardrobes and use of beautifully appointed bathrooms.

G FLOOR

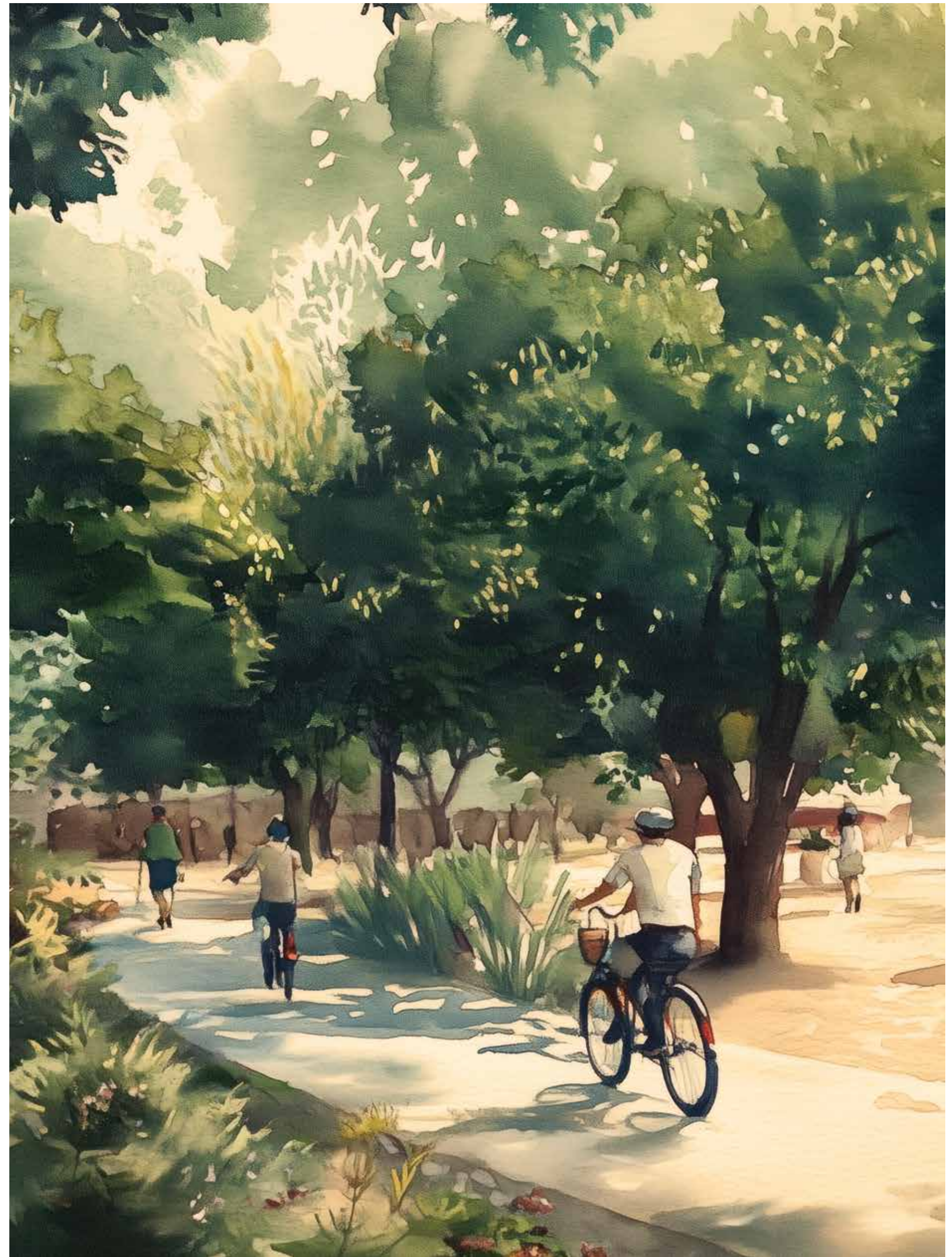
Featuring stunning island kitchens at their heart, free-flowing living and dining spaces extend seamlessly to private terraces and deep gardens.

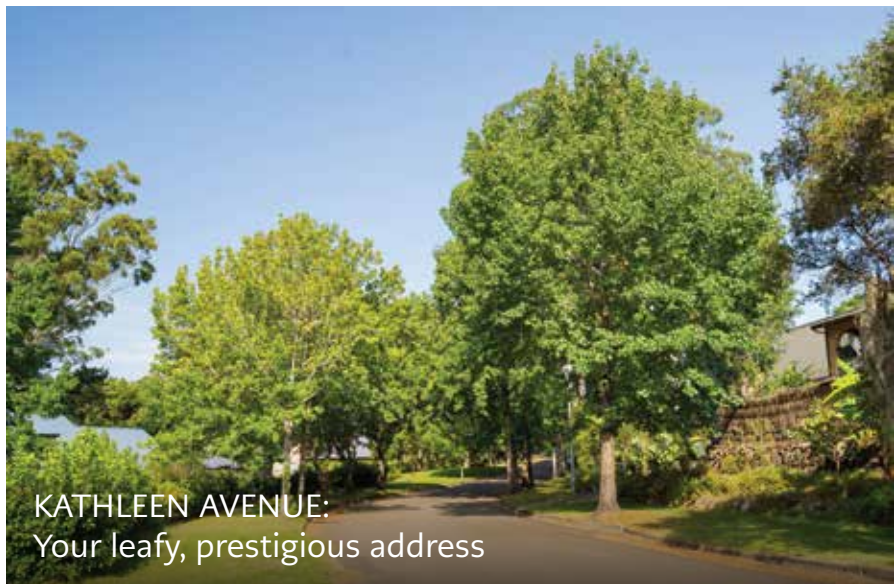
GARAGE

Enjoy generous secure basement car park and lock up space. Use as a fitness or hobby space, the choice is yours.

A VIBRANT NEW NEIGHBOURHOOD

The Parisian lies on the doorstep of the exciting billion-dollar lifestyle precinct being brought to life in and around The Hills Showground, with the Metro station at its heart. This diverse, exceptionally well-connected neighbourhood encompasses 15 hectares of recreation, entertainment, parkland and cycleways along with reimagined historic buildings, creating a vibrant new community focal point of the North-West.





KATHLEEN AVENUE:
Your leafy, prestigious address



HILLS SHOWGROUND METRO:
Stroll across the road



CASTLE TOWERS:
One stop via Metro



CHATSWOOD:
17 Minutes via Metro



THE SHOWGROUND MASTERPLAN



THE SHOWGROUND

As the focal point of the neighbourhood, the historic 130-year-old Showground site is envisaged as a gathering place for social and cultural events, where residents and the wider region can come together. You'll be able to enjoy an exciting calendar of events, daily attractions and outdoor activities, bringing colour and vibrancy to the area.

SHOWGROUND STATION PARK EAST PRECINCT

Retaining plenty of established trees, this serene green heart of the neighbourhood is home to a new urban park where you can relax, unwind or get active, complete with a children's playground. Art installations dotted around the area bring personality and character to the natural environment, creating a unique identity.



DORAN DRIVE PRECINCT

With the Hills Showground Metro station at its epicentre, this precinct encompasses more than 10,000sqm of upmarket new retail, commercial and community space. A lively village plaza encompasses a variety of shopping opportunities, a supermarket and business premises, with a strong sense of connection to the attractions of The Showground precinct.



SHOWGROUND STATION PARK WEST PRECINCT

The precinct to the west of the Metro is poised for dynamic transformation, combining new commercial and retail offerings with fresh residential developments. This revitalisation will shape a vibrant urban landscape, seamlessly linked to The Showground and Cattai Creek, bringing energy, convenience and a renewed sense of place.

CATTAI CREEK CORRIDOR

The Cattai Creek Corridor Landscape Masterplan sets out to restore the natural beauty of the waterway that winds through Fred Caterson Reserve, where 58 hectares are devoted to recreation including tennis and basketball courts, soccer, cricket and baseball fields, and a BMX track. Enjoy leisurely strolls along the creek, take your family bike riding and enjoy the soothing sanctuary-like surrounds.





SHOP, DINE AND
BE ENTERTAINED



Everything you need to make life effortless and enjoyable is conveniently close by. One of Australia's largest retail epicentres, Castle Towers Shopping Centre is an all-encompassing hub of shopping, entertainment, recreation and more.

Peruse major department stores, shop for the latest fashion, catch a film, indulge in an array of health and wellness offerings or dine alfresco at The Piazza.



CONVENIENT EVERYDAY LIVING

● SHOPPING & DINING

- 01. Castle Towers Shopping Centre
- 02. Castle Mall Shopping Mall
- 03. Castle Hill Homemaker Centre
- 04. HomeCo. Castle Hill
- 05. Bunnings Castle Hill
- 06. Castle Hill RSL Club
- 07. The Piazza

● EDUCATION & BUSINESS

- 08. Norwest Business Park
- 09. Castle Hill High School
- 10. Castle Hill Public School
- 11. Hills Adventist College
- 12. University of Canberra Sydney
- 13. TAFE NSW - Castle Hill

● OUTDOOR & RECREATION

- 14. Castle Hill Showground
- 15. Cattai Creek Corridor
- 16. Caterson Tennis Centre
- 17. Hills Basketball Association

SHOWGROUND METRO
~ 7 MINS 🚶 ~



CASTLE HILL SHOWGROUND
~ 6 MINS 🚶 ~



MACQUARIE
UNIVERSITY METRO
~ 15 MINS 🚆



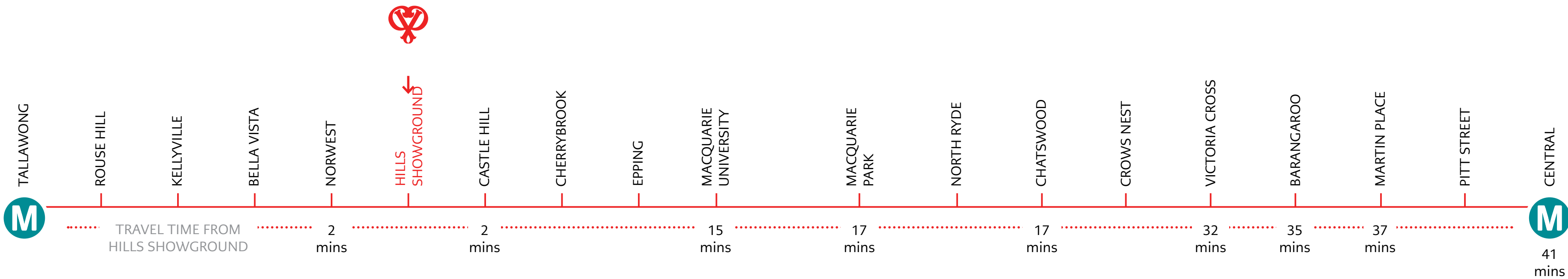
CASTLE TOWERS
~ 5 MINS 🚗



CHATSWOOD METRO
~ 17 MINS 🚆 ~



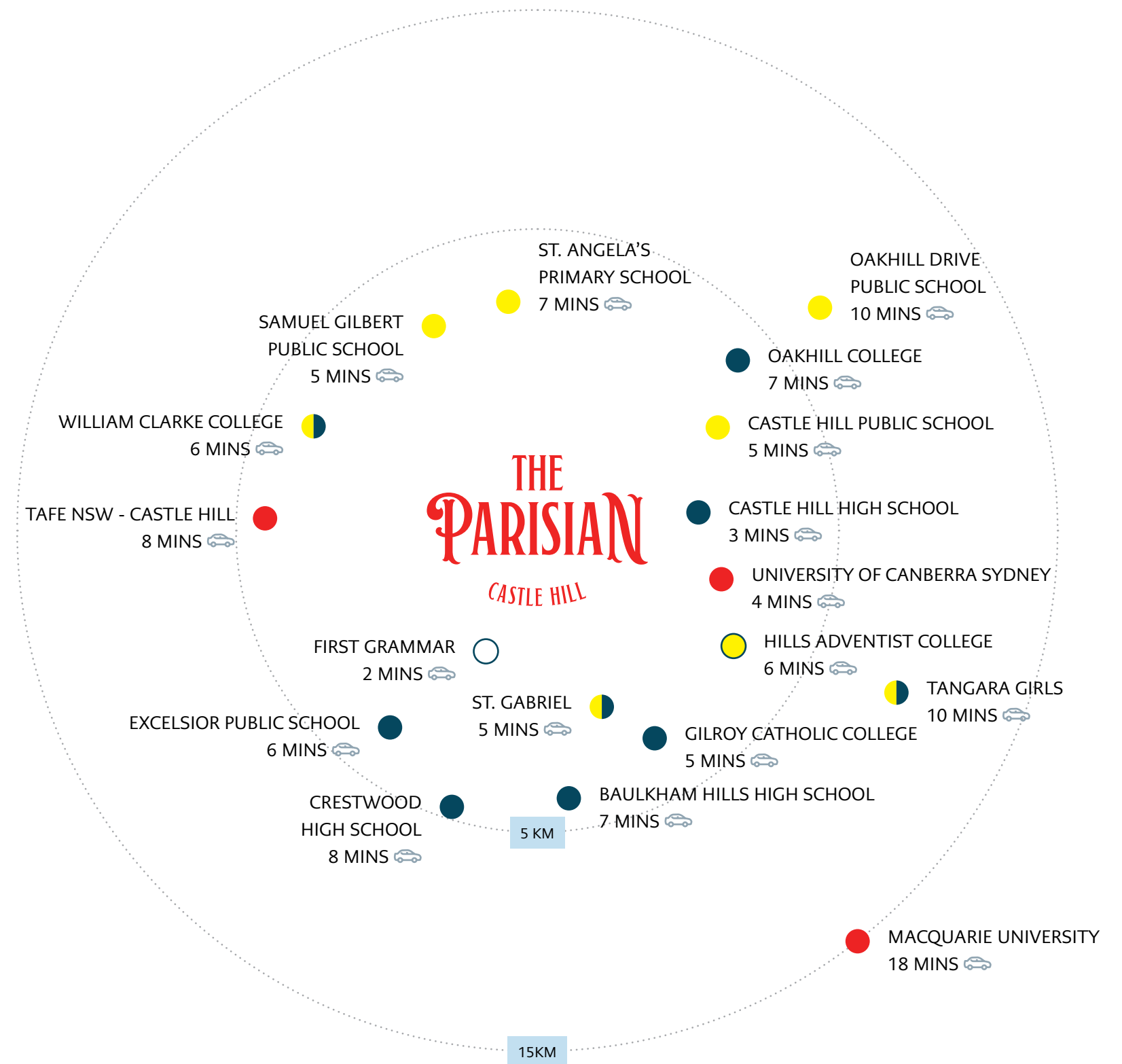
BARANGAROO METRO
~ 35 MINS 🚆 ~



INSPIRING BRIGHT FUTURES

EXCELLENCE IN EDUCATION

From early learning centres to tertiary colleges such as TAFE NSW, local educational institutions are abundant and highly regarded, nurturing tomorrow's bright thinkers. Regularly ranked as NSW's leading secondary school, James Ruse Agricultural High School is close by, along with Samuel Gilbert Public School, Castle Hill Public School, William Clarke College, Castle Hill High School and Baulkham Hills High School.



○ Childcare ● Primary School ● High School ● University/TAFE

*Approximate commute time by car.
Actual travel times may vary.

A TALENTED TEAM



DEVELOPER



6 Maclaurin Parade, Roseville

Delivering distinguished developments that connect people to a better way of living, Bridgewell Development is focused on creating inspiring places that help shape the lives of those who choose to call them home, as well as the wider community. With an experienced team at the helm, they collaborate with innovative builders and architects to conceive highly livable spaces that set them apart from the rest.



3 Rickard Road, South Hurstville

 **Bridgewell** 



Buckingham Road, Killara



160 Kingsway, Woollooware

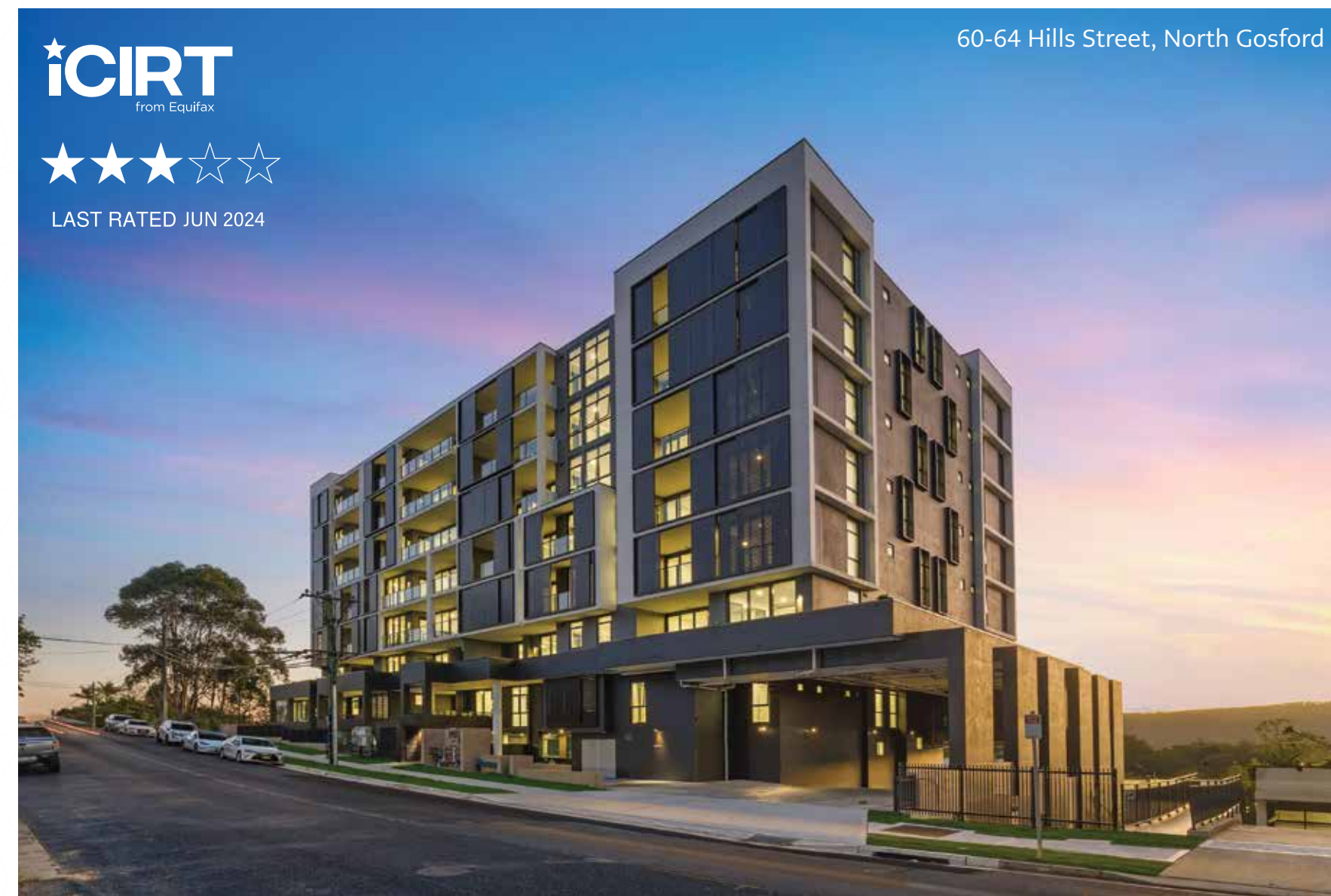
DEVELOPER & BUILDER

SLD is a well-established and experienced Sydney-based building and construction company formed specifically to deliver projects of the highest standards. Maintaining rigorous quality control, the firm has solid foundations, with the Directors bringing together diverse experience in strategic specialties including construction and engineering on projects large and small. SLD has grown substantially while diligently maintaining core business values.

SLD Building & Construction has been awarded a 3-gold star iCIRT rating. iCIRT ratings help homebuyers choose trustworthy building professionals. A 3-gold star rating or higher indicates that a builder, developer or other building professional has demonstrated their credibility through an independent, evidence-based analysis of their business.



30 Pinnacle Street, Miranda



60-64 Hills Street, North Gosford

iCIRT
from Equifax
★★★★☆
LAST RATED JUN 2024

Nordon Jago Architects brings over 25 years of experience in multi-unit residential design, delivering thoughtful, high-quality spaces that enhance modern living. With a portfolio spanning thousands of apartments across NSW, their expertise ensures designs that are both practical and visually appealing. Recognized in the Apartment Design Guide for excellence, they have a strong track record in guiding projects seamlessly from concept to completion. Their collaborative approach means working closely with engineers, consultants, and developers to streamline coordination, manage costs effectively, and meet project timelines. From early design stages to construction, Nordon Jago Architects prioritizes efficiency, functionality, and quality, making them a trusted partner in delivering successful residential projects.



ARCHITECT



Petersham RSL Club, 301 Trafalgar Street, Petersham



27 Flinders Street, North Wollongong

NORDON · JAGO
ARCHITECTS



2 Blacket St, North Wollongong



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