



MONTANE

Apartments

NO. 227 HEZLETT ROAD
KELLYVILLE

01 — Montane

Bringing a sophisticated new dimension to Kellyville, Montane is a collection of beautifully appointed apartments showcasing superb boutique design, exceptional craftsmanship and the latest in home automation. Enjoying an elevated vantage point set against the backdrop of the majestic Blue Mountains, Montane delivers affordable luxury in a location recognised for its significant ongoing growth and transformation. Nestled amid lush, landscaped surrounds with wonderful communal amenities, this landmark project promises an upscaled lifestyle experience.



Artistic impression

02 — Development

These superbly crafted apartments fuse intelligent architectural design with a suite of premium finishes, creating an inviting residential environment.

Simplify your life.

Surrounded by greenery, Montane's low-rise four-level buildings encompass 150 one, two and three-bedroom apartments, designed to suit everyone from young professionals and families

to first home buyers and investors. Architecturally conceived by award-winning firm Kann Finch, each one has been carefully considered for contemporary living. Crowned by a series

of communal rooftop entertaining terraces with thoughtful facilities and impressive lobbies that herald your arrival, Montane reflects the stylish evolution of Kellyville.



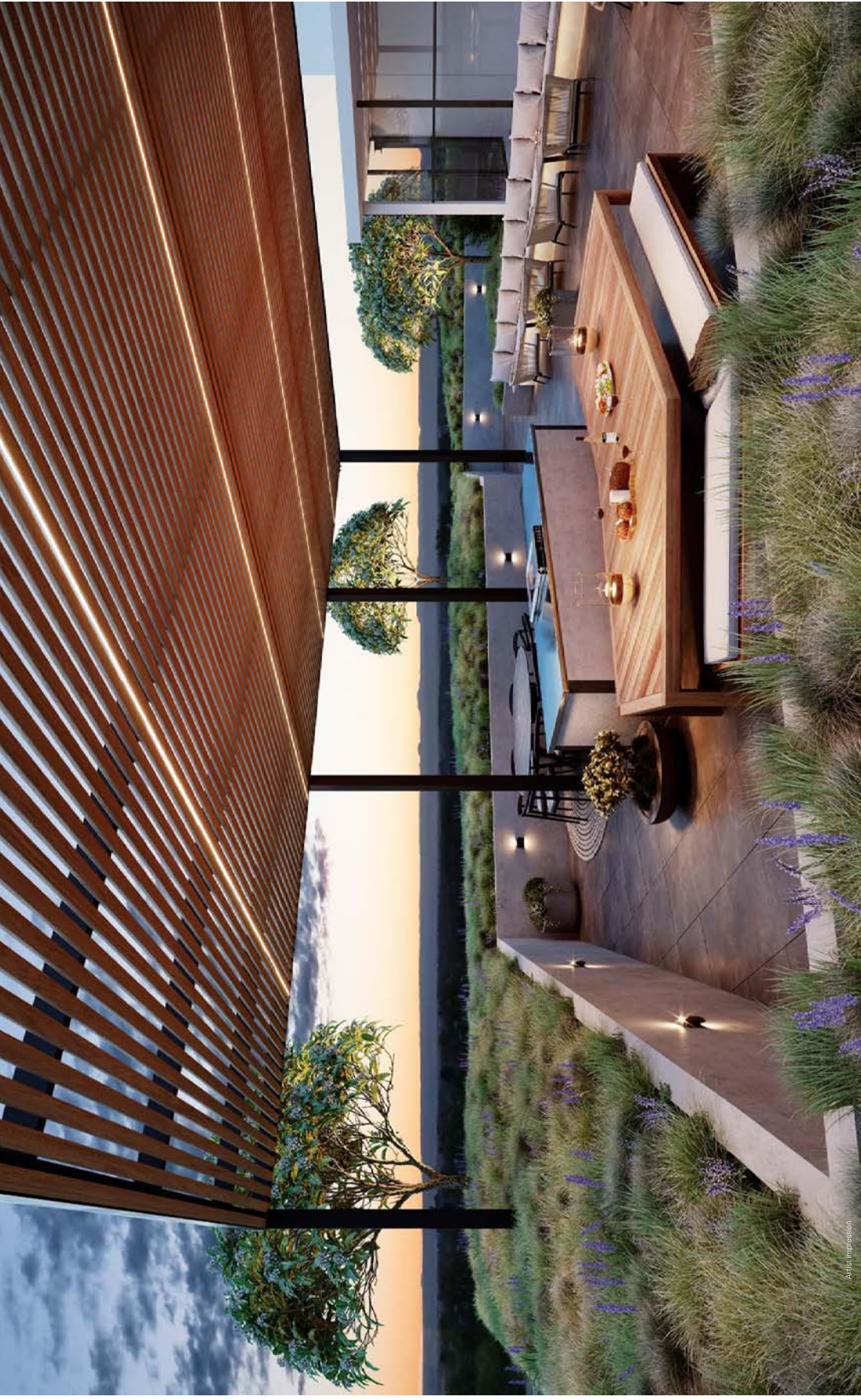
03 — Inspiration

Envisioned as the best that Kellyville has to offer, Montane draws inspiration from the surrounding landscape, where urban living meets a more relaxed way of life. Moved by the fresh air, blue skies and open space of the Kellyville area, Montane encapsulates what it's like to immerse yourself in this unique locale.

Inspired



04 — Outdoors



03. One of the three rooftop garden terraces

Montane is set among professionally landscaped surrounds which soften the built form and create a soothing environment. The buildings encompass three sublime rooftop terraces, providing the perfect retreat for relaxing outdoors, watching your kids at play

or entertaining your guests. Punctuated with native landscaping, they feature a covered barbecue area, integrated seating and a children's play area. Kick back, unwind and take in the panoramic mountain views.



A palette of elegant,
harmonious materials
has been curated to
create interiors of
timeless sophistication.

Simplicity

05 — Interiors

As the heart of the home, the kitchens are an ideal marriage of form and function, featuring breakfast bars around which your family and friends can gather. Finishes are of the finest quality, including 40mm stone benchtops, stainless steel European appliances, timber joinery, travertine porcelain tiling and flush flooring between bedrooms, living rooms and external balconies. The overall effect is refined, sleek and thoroughly contemporary



06 — Appointments

A colour scheme in classic neutral tones forms this perfect backdrop to suit any taste. For your ease and comfort, a smart home automation system controls functions such as air conditioning and energy efficient LED lights at the touch of a button, or voice control or remotely via your smart phone.



Showcasing meticulous attention to detail and a stylish modern aesthetic, the bathrooms have been designed as inviting sanctuaries.



Details such as frameless glass shower screens, bold calcutta porcelain feature walls and chrome tapware combine to create a look of sleek minimalism.





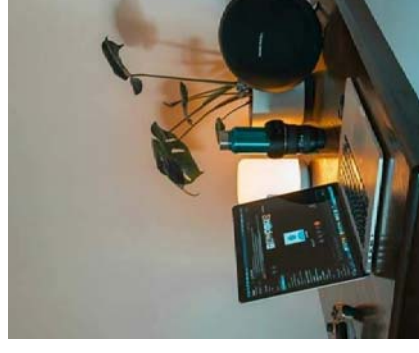
07 — Amenities

Many apartments capture dramatic Blue Mountains vistas while others gaze out over the surrounding district, creating a backdrop that's uplifting by day and dazzling by night as the sun sets and Sydney lights up.



As a unique inclusion, an encompassing versatile community room can be booked out by residents. Ideal for meetings, private functions and celebrations, they provide an additional space where you can work, play or entertain.

Montane also contains the luxury of a fully equipped state-of-the-art gym, meaning you don't need to go far to fit in your daily workout.



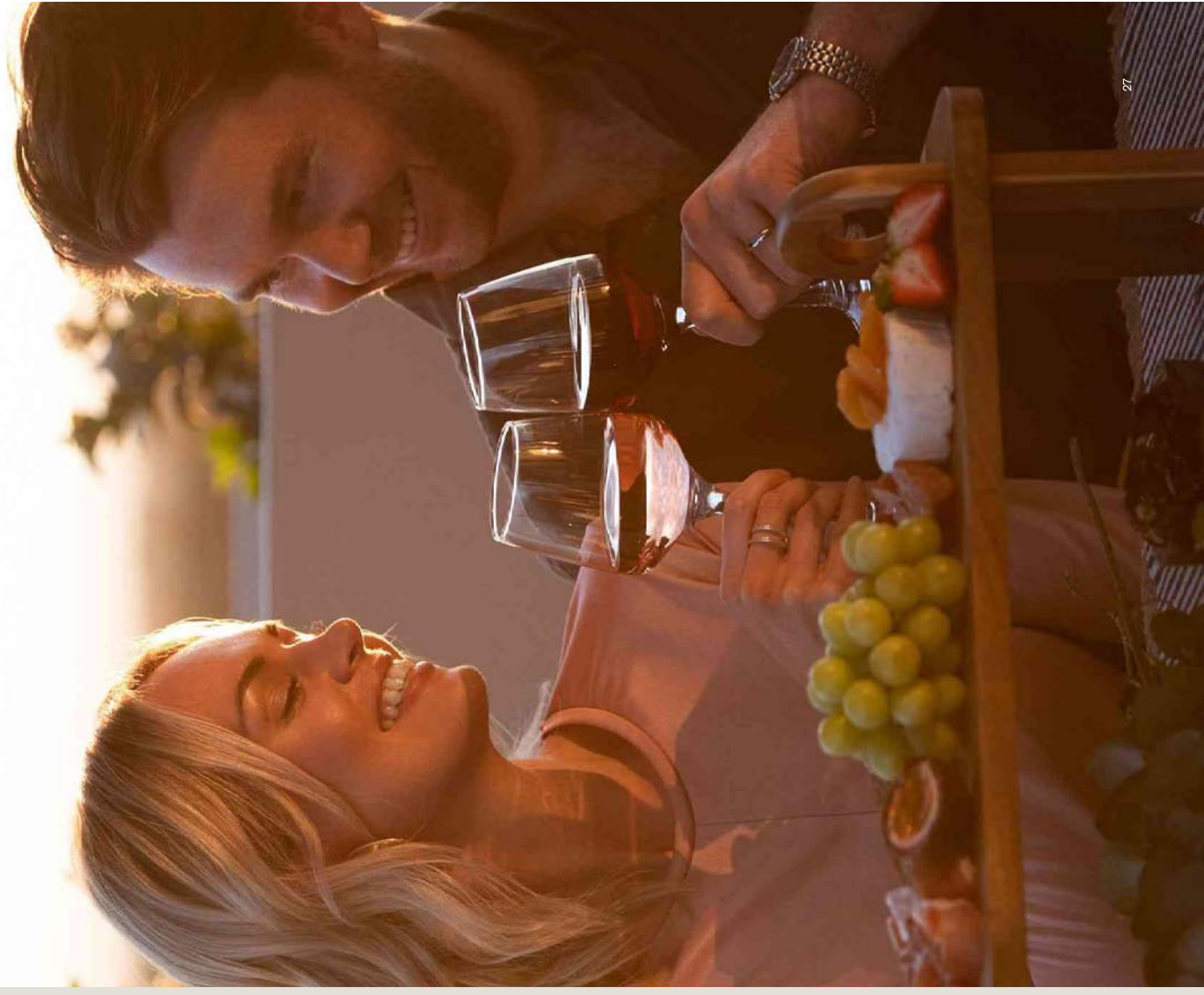
With all the creature
comforts at your
fingertips, enjoy the
relaxed life of Montane.

Lifestyle



Part of the Hills Shire,
Kellyville offers a life
of connection and
convenience.

Connected



It's a short drive to Kellyville Station along the new Sydney Metro North West high-frequency railway, which features 1,360 commuter car parking spaces. From here a journey to Chatswood takes 31 minutes and Macquarie University takes 22 minutes. The Nfiftie express CBD commuter bus is located at the end of the street, for an easy ride into the city



Metro North-West

4.4km to Australia's first fully automated metro rail system, a high-frequency turn-up-and-ride service between Rouse Hill and Chatswood.



Employment

Major business hubs include Norwest Business Park, Macquarie Park and Marsden Park Business Precinct which are expected to provide up to 39,900 jobs by 2036.



Road Upgrades

Hezlett Road to become a four-lane divided carriageway with two lanes in each direction.



Playing Fields

2 large sports grounds within North Kellyville will provide a balance of sports and recreation.



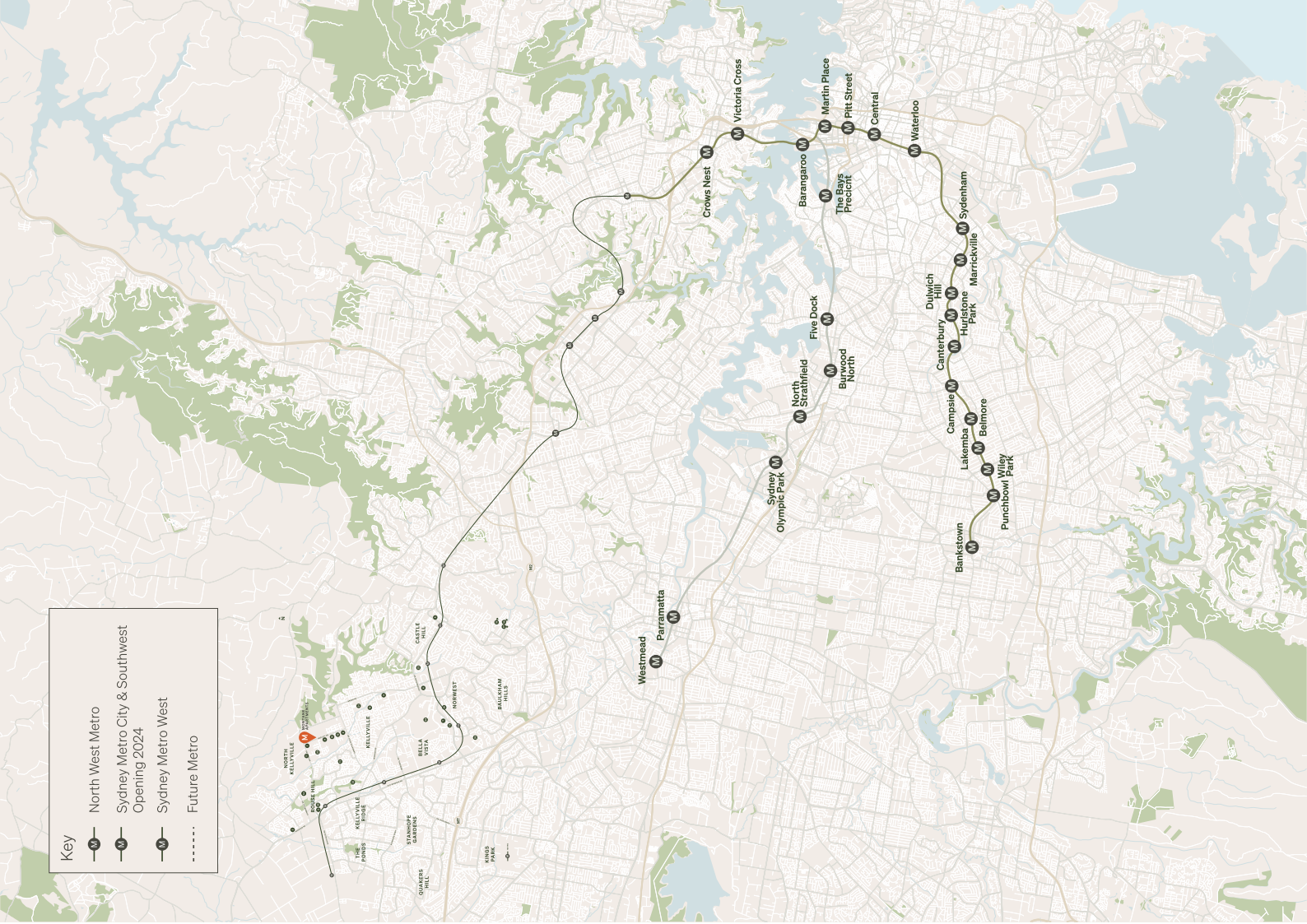
New Parks

Abundant new and forthcoming parks with playgrounds, cycleways and space for recreational activities.

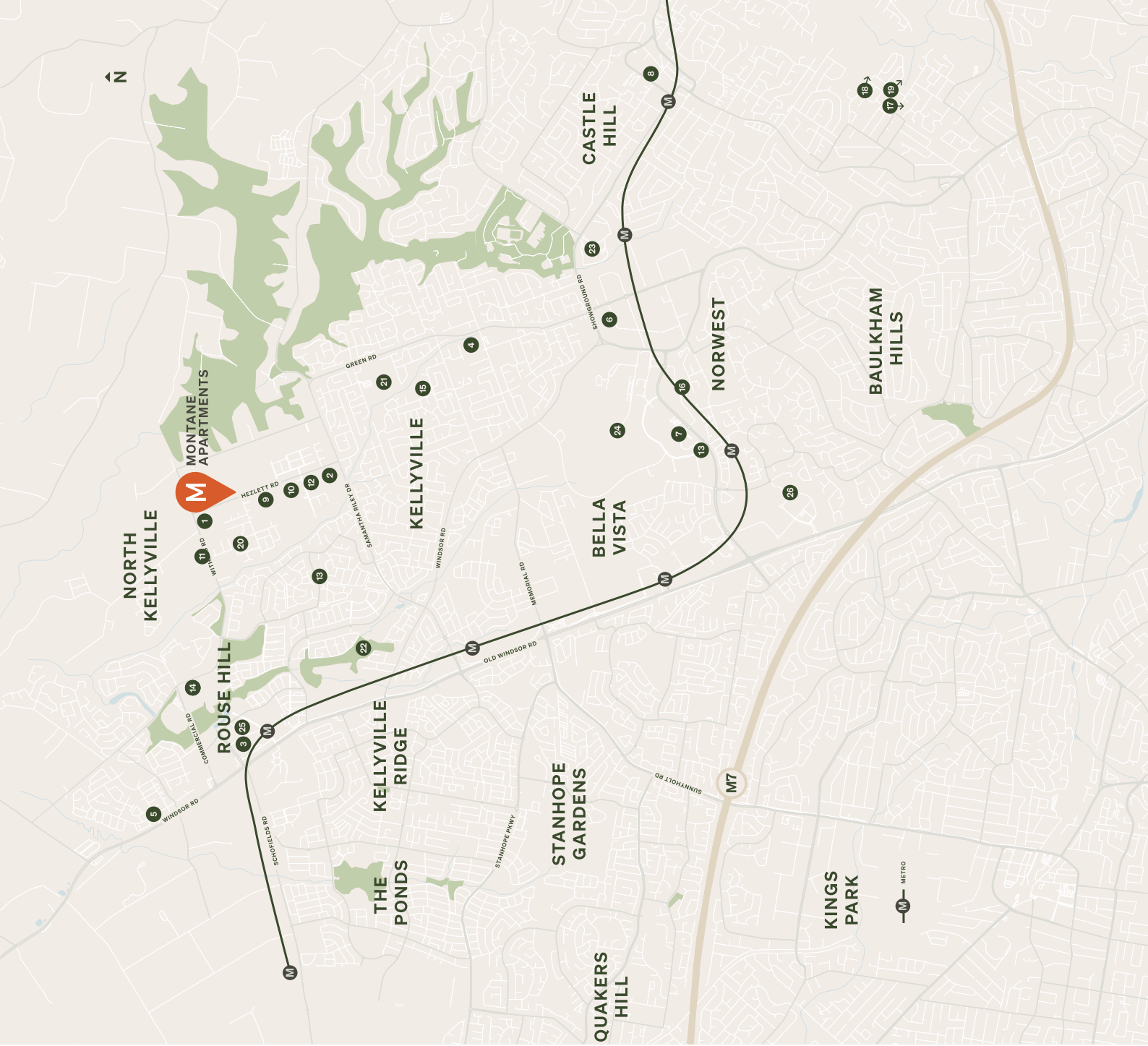


Shopping Centers

Shop big brands or boutique at the 8 shopping destinations within a 9 kilometer radius of Montane.



09 — Location



Shopping & Entertainment

- 01 — North Kellyville Square 450m
- 02 — The North Village 1.2km
- 03 — Rouse Hill Town Centre 4.7km
- 04 — Kellyville Village 4.6km
- 05 — Rouse Hill Village Centre 5km
- 06 — Hills Super Centre 5.9km
- 07 — Norwest Marketown 7.9km
- 08 — Castle Towers 8.9km

Education & Childcare

- 09 — North Kellyville Public School 350m
- 10 — Scribbles Kindy 550m
- 11 — North Kellyville Preschool 900m
- 12 — Hills Adventist College 1.2km
- 13 — Beaumont Hills Public School 3.4km
- 14 — Rouse Hill High School 3.7km
- 15 — Kellyville High School 4.8km

Central Business Districts

- 16 — Norwest Business Park 6.9km
- 17 — Parramatta CBD 18.1km
- 18 — Chatswood CBD 36.5km
- 19 — Sydney CBD 43.7km

Parks & Sports

- 20 — Tree Frog Park Reserve 850m
- 21 — Bernie Mullane Sports Complex 2.7km
- 22 — Caddies Creek Sports Complex 4.8km
- 23 — Castle Hill Showground 7.2km
- 24 — Castle Hill Country Club 8.3km

Health & Medical Care

- 25 — Rouse Hill Town Medical Centre 4.7km
- 26 — Norwest Private Hospital 8.9km

10 — Community



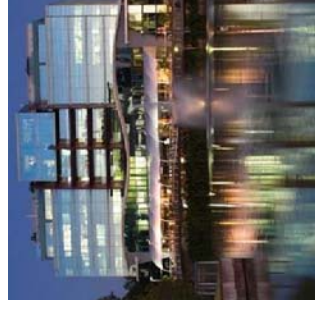
Kellyville is part of Sydney's thriving North West Priority Growth Area. New and planned infrastructure investment is substantially enhancing the area's appeal, connectivity and livability, delivering wonderful public amenity, enhanced transport links, local retail precincts, new schools, recreational facilities, parkland and thousands of jobs.



Lifestyle by design.

Get outdoors and enjoy the fresh air by heading to one of the many local parks, including Twickenham Avenue Reserve, Timbarra Avenue Park and Tree Frog Park Reserve, loved for its idyllic waterways.

The Kellyville lifestyle is all about living life to the fullest and you'll enjoy a diverse selection of leisure attractions conveniently close by. Visit the Bernie Mullane Sports Complex with its indoor stadium and fitness centre, enjoy a wonderful calendar of events at the Castle Hill



Showground or indulge in a round of golf at Castle Hill Country Club.

Norwest Business Park is one of the region's premier employment hubs, home to major corporate headquarters, the Norwest Marketown retail precinct and bustling lakeside dining.

Reflecting the family friendly nature of the area, local schools are abundant and highly regarded, both private and public, with North Kellyville School just 350m away.

Kellyville retains a wonderful sense of community and Montane is perfectly positioned to enjoy the very best that the area has to offer. From glorious green open spaces and recreational attractions to retail offerings, dining and entertainment, it's all on your front doorstep.

Curated

