



VERSET

ROUSE HILL



MAYRIN GROUP

ROUSE HILL

ARRIVE HOME TO STYLISH LIVING

*“Without craftsmanship,
inspiration is a mere reed
shaken in the wind”*

MUSICAL COMPOSER, JOHANNES BRAHMS

Verset has been created to evoke a feeling of coming home, of sanctuary and retreat, while enjoying easy access to the best that the flourishing North West region has to offer. This architecturally designed new address presents a perfect combination of style, value and convenience.



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BEAUTY ALL AROUND

A PROJECT OF QUALITY AND CRAFTSMANSHIP

This beautifully crafted collection of low-rise buildings, each with a boutique feel, has been conceived for high-end living, fusing thoughtful design with quality finishes. Positioned well back from Windsor Road, Verset's selection of spacious one, two and three-bedroom apartments will appeal to a variety of unique lifestyles, offering something for everyone, from families to investors. Many of the apartments encompass versatile media areas or studies that can be used as desired and all feature security parking with lift access.



Artist's Impression - indicative only



OUR LADY OF THE ANGELS PRIMARY

ROUSE HILL HIGH SCHOOL

IRONBARK RIDGE PUBLIC SCHOOL

CADDIES CREEK PARK

ROUSE HILL TOWN CENTRE

ROUSE HILL METRO STATION

FUTURE ROUSE HILL HOSPITAL

KELLYVILLE METRO STATION

JOHN XXIII CATHOLIC PRIMARY SCHOOL

KELLYVILLE RIDGE PUBLIC SCHOOL

NORWEST BUSINESS PARK

CASTLE HILL COUNTRY CLUB

SYDNEY CBD

PARRAMATTA

PARKLEA MARKETS

BELLA VISTA METRO STATION

FUTURE ROUSE HILL TOWN CENTRE EXPANSION

KFC

THE FIDDLER

MERCURE HOTEL

ALDI SUPERMARKET

MCDONALD'S

HUNGRY JACKS

ANGLICAN CHURCH

COLES EXPRESS

ROUSE HILL VILLAGE CENTRE

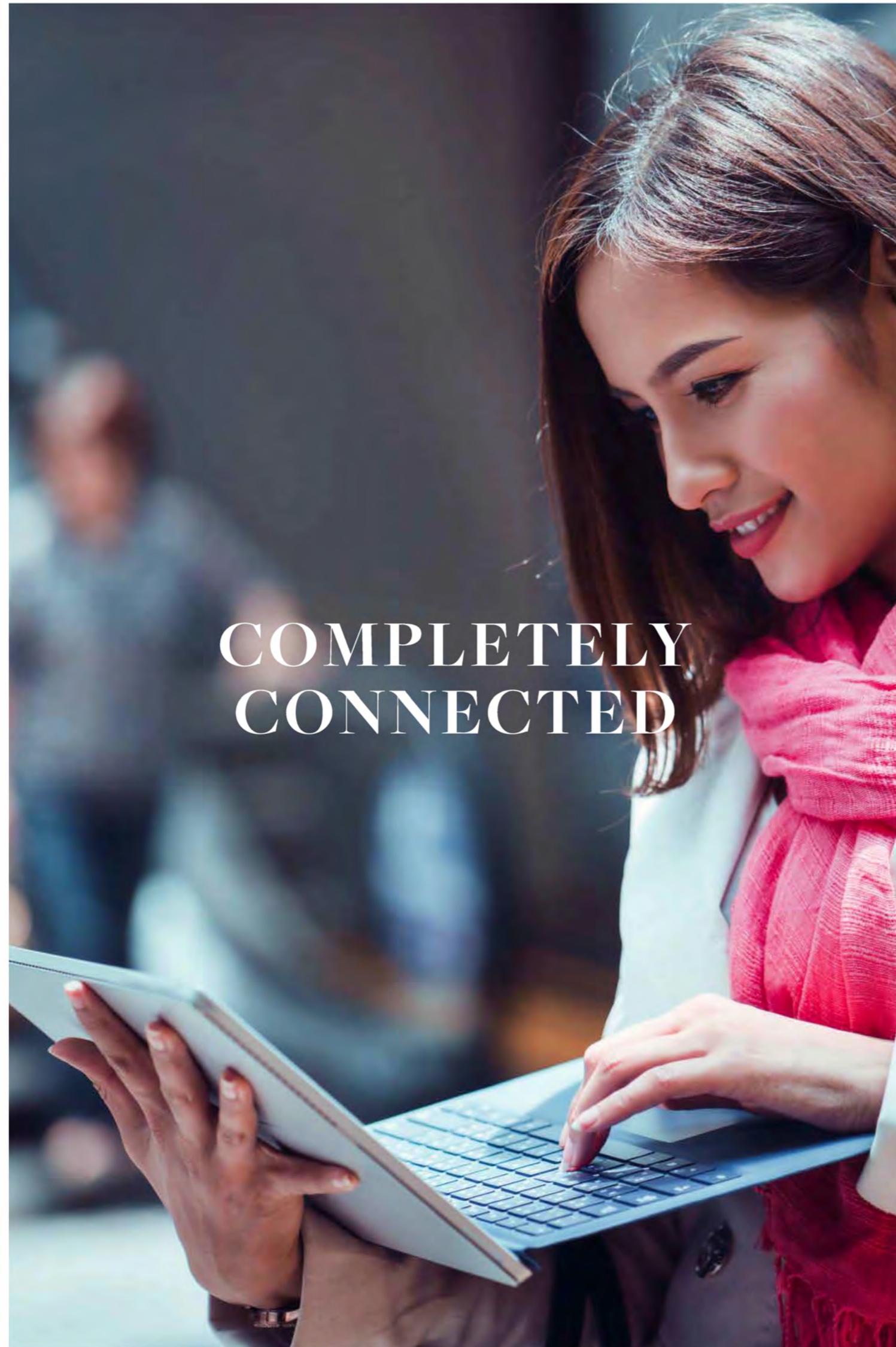
ROUSE HILL ANGLICAN COLLEGE

TALLAWONG STATION

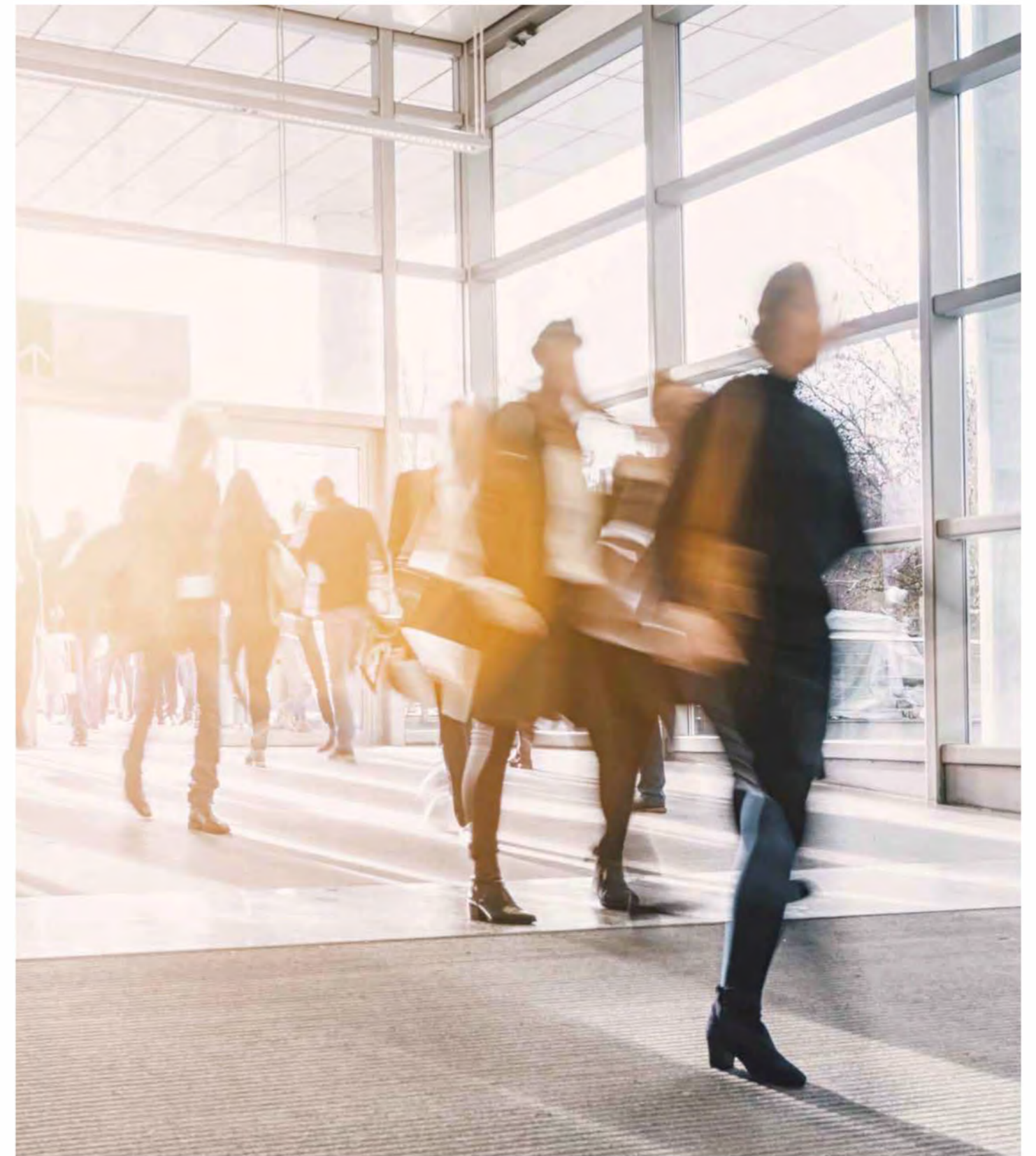
VERSET
ROUSE HILL



Undergoing major transformation, Rouse Hill offers an ever-increasing sense of connection. Verset is a 10-minute walk from the new Sydney Metro high-frequency railway and the Rouse Hill Town Centre, a bustling retail hub poised for a further \$300m expansion.



COMPLETELY
CONNECTED



PROXIMITY TO CENTRES OF BUSINESS, TRANSPORT, HEALTH AND EDUCATION

Nearby Norwest Private Hospital is set to undergo a major upgrade and there are also plans to construct a brand new \$300m hospital nearby on Windsor Road. Centres of commerce and industry such as Norwest Business Park and Sydney Business Park are easily accessible, providing thousands of jobs for the region. A new primary school will soon be added to the selection of well-regarded local schools, with Western Sydney University also conveniently close by.



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BRING THE OUTDOORS IN



RESPONDING TO OUR LOVE OF INDOOR/OUTDOOR LIVING

The apartments flow effortlessly to generous private courtyard gardens or covered terraces, where you can enjoy your morning coffee, unwind or entertain guests.

INVITING INTERIORS

Designed to harness natural light, the roomy, free-flowing entertaining spaces are comfortable and inviting, with plush carpet, sliding glass doors and an airy atmosphere. Sophisticated finishes have been carefully selected to achieve a contemporary yet timeless aesthetic, with highly functional floorplans, sun-soaked spaces and classic neutral tones.



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The kitchens marry a sleek, streamlined design with a warm, tonal palette and high-quality features and finishes such as engineered stone benchtops, breakfast bars and quality stainless steel appliances.

DESIGNER KITCHENS





ULTIMATE COMFORT

All Verset bedrooms feature frameless mirrored built-in wardrobes that reflect and enhance natural light. Some enjoy terrace access for a breezy feel while master bedrooms feature smart ensuites.



BATHROOM CHIC

Clean lines and clever use of space define the bathrooms, which are finished in hardwearing porcelain tiles with a bold feature wall for visual impact.

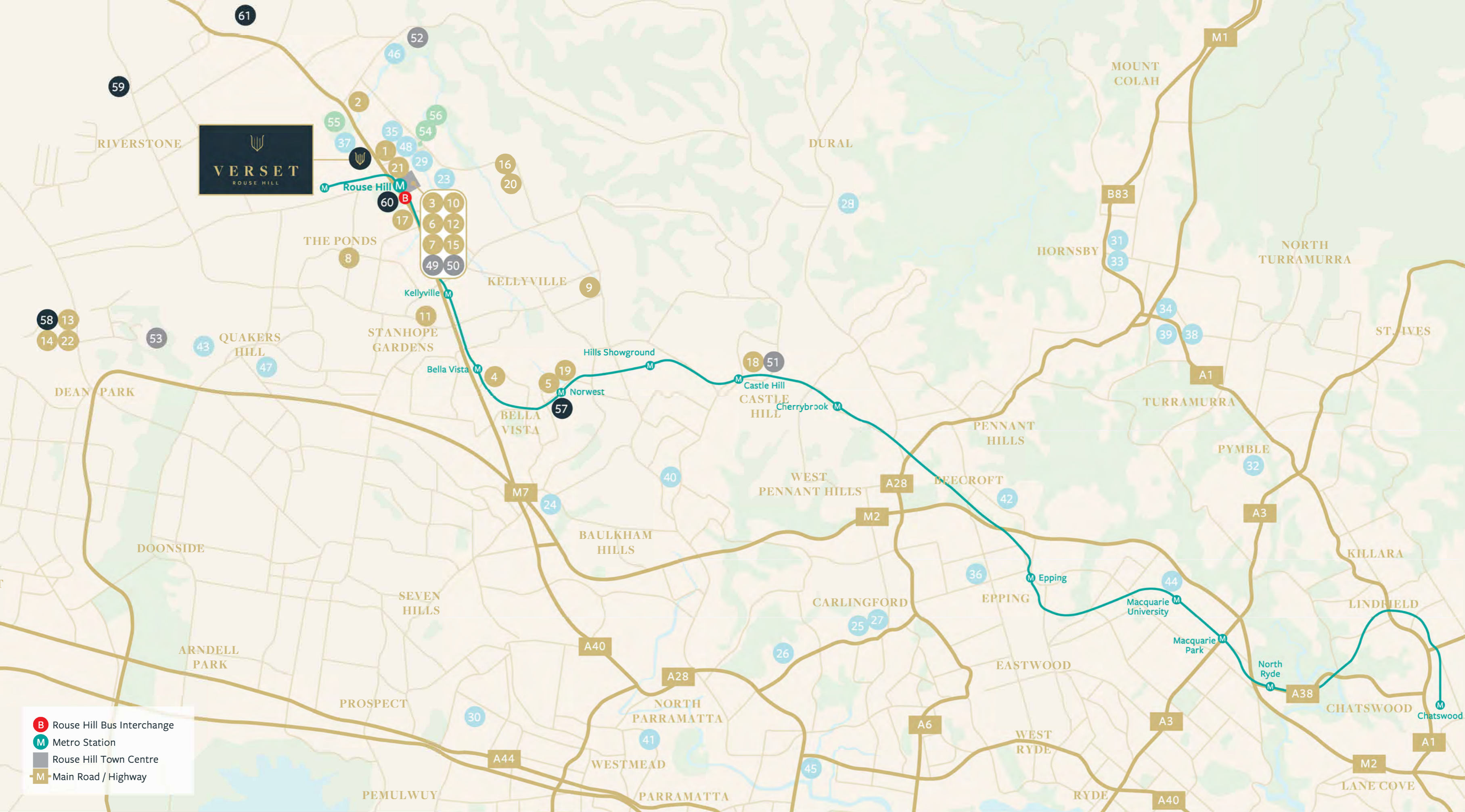


CORRIDORS OF GREENERY

Verset's individual buildings are divided by pergola-shaded courtyards with a children's play area, barbecue facilities and beautifully landscaped pathways with lush plantings, providing calming spaces where you can relax and unwind.



Artist's impression – indicative only



SHOPS, RESTAURANTS & CAFES

- 1 The Fiddler
- 2 The Australian Hotel & Brewery
- 3 The Bavarian Rouse Hill
- 4 Good Fella Coffee
- 5 The Farm Norwest Cafe
- 6 Rouse Hill Town Centre
- 7 Grill'd Rouse Hill
- 8 The Ponds Shopping Centre
- 9 MakiMoto Kellyville
- 10 Moss Bros Dessert & Brunch Cafe
- 11 Stanhope Village Shopping Centre
- 12 Thai Splendid
- 13 IKEA
- 14 Burger Point Marsden Park
- 15 Grand Lotus
- 16 Gustoso Kellyville
- 17 The Borrowed Table
- 18 Castle Towers

EDUCATION

- 19 Quoi Dining
- 20 North Kellyville Square
- 21 Future Retail Precinct*
- 22 Costco
- 23 Ironbark Ridge Public School
- 24 Matthew Pearce Public School
- 25 Carlingford West Public School
- 26 The King's School
- 27 James Ruse Agricultural High School
- 28 Pacific Hills Christian School
- 29 Rouse Hill High School
- 30 Girraween High School
- 31 Hornsby Girls' High School
- 32 Pymble Ladies' College
- 33 Barker College
- 34 Abbotsleigh Junior School

ENTERTAINMENT

- 35 Rouse Hill Public School
- 36 Epping West Public School
- 37 Rouse Hill Anglican College
- 38 Knox Grammar School
- 39 Abbotsleigh School
- 40 Baulkham Hills High School
- 41 Parramatta Marist High School
- 42 Cheltenham Girls' High School
- 43 Western Sydney University Nirimba
- 44 Macquarie University
- 45 Western Sydney University Parramatta
- 46 Rouse Hill Preschool Kindergarten
- 47 Montessori Early Learning Centre
- 48 Berry Patch Preschool & Long Day Care Centre
- 49 Reading Cinemas Rouse Hill
- 50 Timezone Rouse Hill
- 51 Event Cinemas Castle Hill
- 52 Super 7s Paintball
- 53 Stonecutters Ridge Golf Club

PARKLANDS

- 54 The Hills Centenary Park
- 55 Rouse Hill Regional Park
- 56 Caddies Creek Park

BUSINESS & POI

- 57 Norwest Business Park
- 58 Sydney Business Park
- 59 Riverstone Business Park
- 60 Future Rouse Hill Hospital*
- 61 Future Box Hill Industrial*

* In development



A CLOSE-KNIT
COMMUNITY



**A WELCOMING, FAMILY FRIENDLY LOCALE
BRINGING PEOPLE TOGETHER**

Get involved in wonderful local events and activities, from indoor and outdoor fitness classes to street fairs in the Town Centre and the Family Fair at Rouse Hill House & Farm. There are plenty of civic open spaces for young and old to enjoy, the Vinegar Hill Memorial Library is a great community resource and there are versatile opportunities available for all manner of business ventures.



A LIFESTYLE FULL OF CHOICE



EXPLORE A LIVELY RETAIL AND CULINARY SCENE

Whether you're grabbing coffee, lunching or stepping out for cocktails, there are plenty of cafes, restaurants and bars to enjoy. The revamped Main Street dining precinct has a fabulous selection of alfresco eateries. Aldi is across the road while the Rouse Hill Town Centre has more than 200 specialty stores and a cinema. For some serious retail therapy, Castle Towers shopping centre is only a few stops on the new Sydney Metro.





GREAT OUTDOORS,
GREAT EDUCATION



ENJOY NATURAL SURROUNDINGS AND
HIGHLY REGARDED SCHOOLS

The Rouse Hill locale is blessed with plenty of recreational attractions, from parks and playgrounds to sporting fields, waterways and walking and cycle paths. Explore the fabulous Lakes Edge Park with the kids, jog around Rouse Hill Regional Park or picnic by Caddies Creek. Nearby schools, both private and public, are reputable and sought after, reflecting the family friendly nature of the area.



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