

KINGS CENTRAL

Eastern Park
Release



lendlease

We've
saved the
best for last



The Eastern Park Release is a thoughtfully designed collection of our most premium brand new four and five bedroom homes.

Located just a short 500m walk to Werrington Train Station and with direct park access like no other. As an extension of your own backyard, take a step right out your own back door and into the open space greenery of Eastern Park.

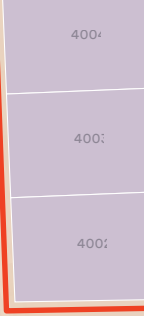
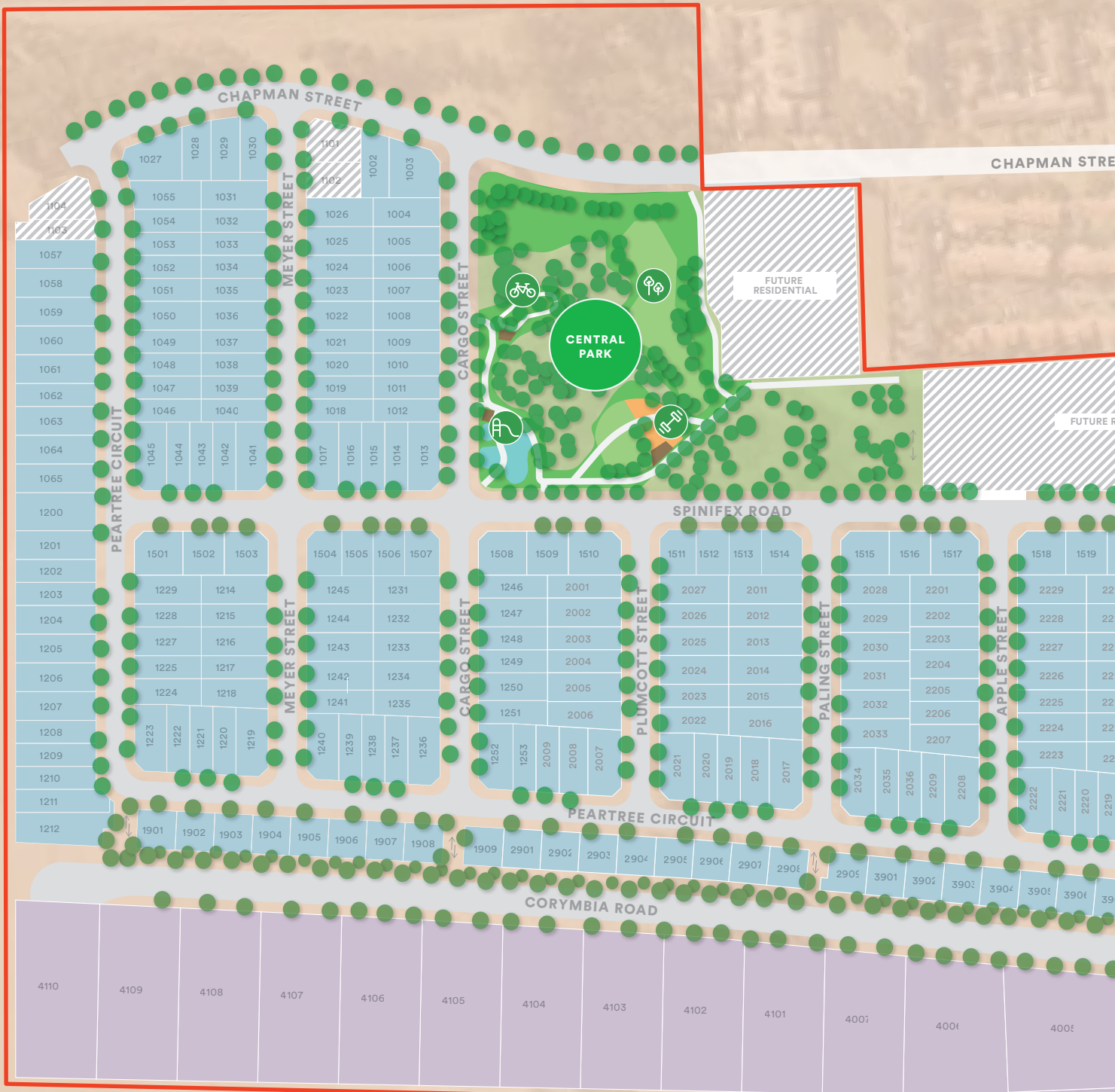
Come home to a harmonious new neighbourhood, surrounded by the convenience of the things you need to make life work for you with no concessions.



A harmonious new neighbourhood


















Your dream home awaits



KEY

-  Residential
-  Park & Green Spaces
-  Light Industrial
-  Subject to DA Approval
-  Learn to Ride
-  Children's Playground
-  Active Zone
-  Werrington Station
-  Street trees (indicative only)








Disclaimer: This Master Plan is indicative only and may be subject to change without notice. It is not drawn to scale and is subject to planning and other approvals, including zoning changes by Penrith Council as well as changes to the surrounding areas outside of the control of Lendlease Development Pty Ltd. This Master Plan was prepared prior to construction and is correct as at January 2024.

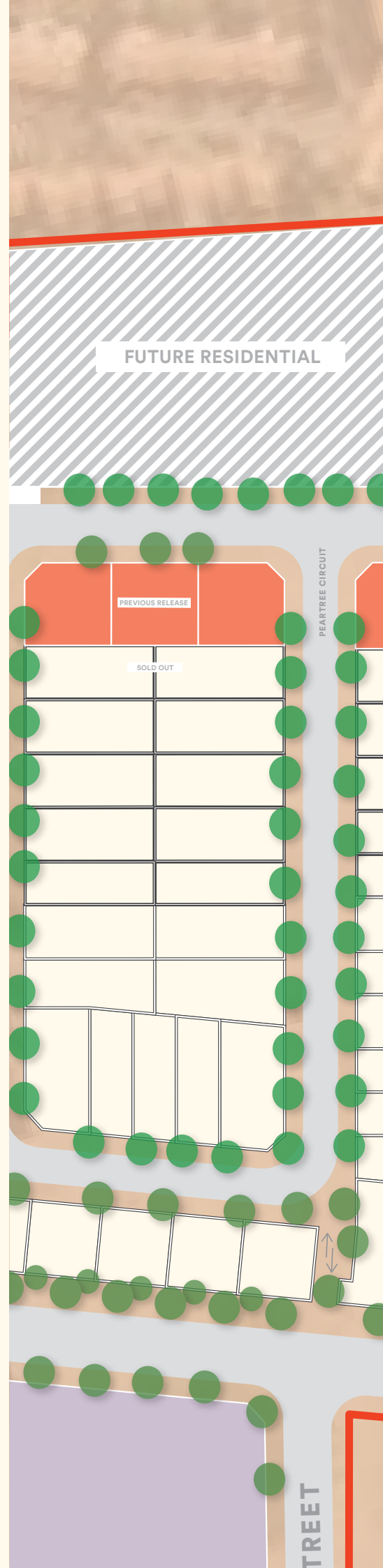
Eastern Park Release



Artist Impression. Design subject to change.

LEGEND

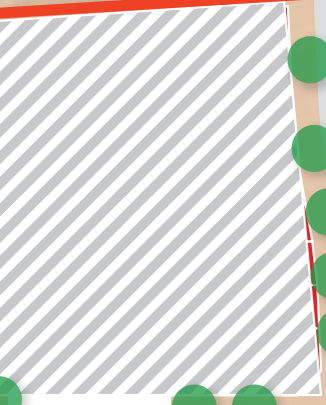
-  Eastern Park release
-  Previous release
-  Sold out
-  Future residential
-  Park
-  Street trees (indicative only)
-  Driveway Locations



The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final lot type and road layout, future land use zoning and location, public utility infrastructure and locations are subject to change, conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. The measurements of each block indicate block boundary lengths and widths and are rounded down to the nearest tenth of a metre. Published by Lendlease Realty Pty Ltd ABN 96 007 708 572. Prepared February 2024..

LAN

WALKER S

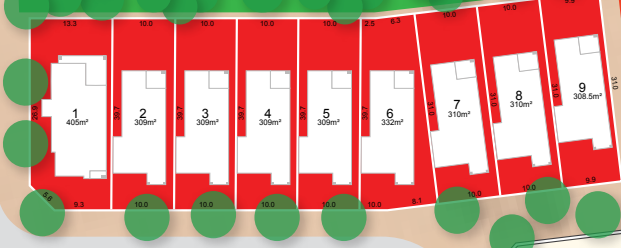


SOLD OUT

TRAMWAY AVENUE

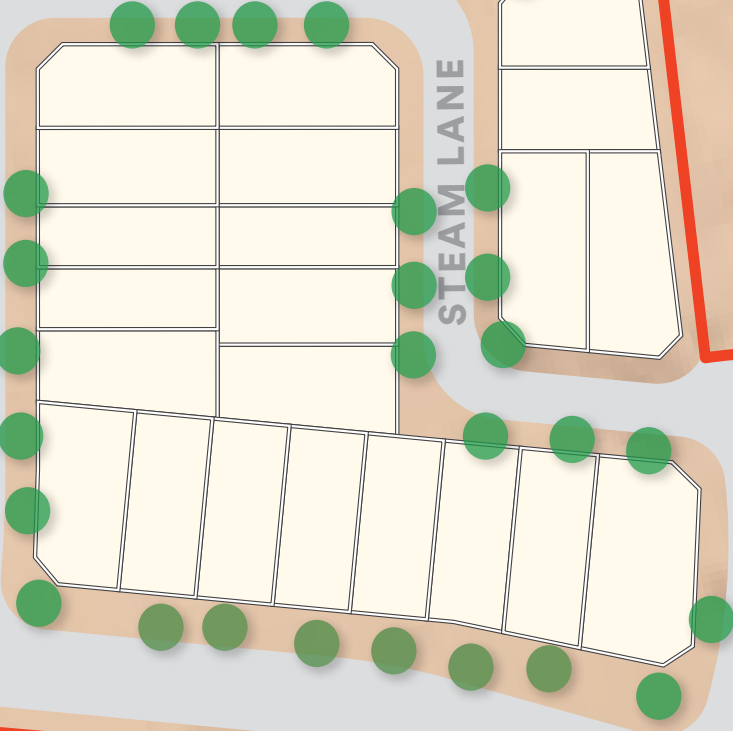


3000
EASTERN
PARK



1 405m ²	2 309m ²	3 309m ²	4 309m ²	5 309m ²	6 332m ²	7 310m ²	8 310m ²	9 308.5m ²
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STEAM LANE



THO
FOU

FUTURE C

Welcome to the New West



Dunheved Golf Club

Werrington Creek

Werrington Public School

Parikes Avenue Sporting Complex

Colonial Golf & Footgolf Course

Boroima Park
The Learning Jungle
Rance Oval

Colonial Hotel

Westfield Mt Drutt

Blacktown (30 mins)

St Marys **T** Station
Proposed Metro **M** Station

Werrington **T** Station

KINGS CENTRAL

Aerial photo is correct as at March 2021 and is supplied for the purpose of providing an impression of Kings Central and the approximate locations of existing and proposed infrastructure. Subject to change and to current and future developments. Indications of travel distances from Kings Central are approximate and for indicative purposes only. All distances and times are estimates only based on non-peak hour traffic, and are based on information obtained from Google Maps at the time of publication. Purchasers should rely on their own enquiries.

The West is undergoing a dramatic evolution, and Kings Central is at the forefront of this exciting revitalisation.

The new West Connex motorway to Parramatta and Sydney has seriously reduced commute times.

The proposed new Metro line, which once finished, Kings Central residents will be able to access from St Marys, will be changing everything – again.

New opportunities in Western Sydney are also in abundance and Kings Central is conveniently located to take advantage of it all.

- St Marys Senior High School
- The Kingsway Playing Fields
- Ripples St Marys Leisure Centre
- Thorndale Foundation
- St Marys Shopping Village
- WSU Frogmore House

Wollemi College

Prospect Reservoir

Western Sydney Parklands

SYDNEY CBD (1 hour)

Parramatta (30 mins)

M4 motorway

Werrington Road

Future Western Sydney International Airport (25 mins)

Proposed metro line

Great Western Highway

KINGS CENTRAL
Sales & Information Centre

Western Sydney University ▶

Kingswood TAFE ▶

Kingswood ▲

Penrith (15 mins) ▲



Award-winning premier builder

Delivered in partnership with Eden Brae Homes, you can build with confidence with an award-winning builder that has been delivering quality homes for over 20 years.

With a focus on delivering outstanding customer service and home designs, Eden Brae Homes offer a transparent build process with time-frame certainty and fixed pricing with no hidden surprises. Coupled with superior workmanship, outstanding service and quality inclusions, it's easy to see why Eden Brae Homes are continually awarded the HIA NSW Professional Major Builder, year after year.



Image courtesy of Eden Brae



Buying house and land packages – simplified

The buying process at Kings Central is streamlined, transparent and as simple as possible. Designed so that everything is included in the up-front pricing, ensuring there will be no hidden costs throughout the build process.

Contact Eden Brae Homes today to book in an appointment and find out more:

Sales Consultant: Vito Ng

Phone: 0468 881 900

Email: vng@edenbraehomes.com.au

Sales Consultant: Adam Johnson

Mobile: 0455 999 375

Direct: (02) 8859 5853

Email: ajohnson@edenbraehomes.com.au



Image courtesy of Eden Brae





Live the
New West

KINGS CENTRAL



Disclaimer: This settlement guide should be read as a guide only. While every effort has been made to ensure the information contained within this guide is correct, Lendlease does not warrant the accuracy of this guide. The contents of the guide are subject to change without notice. We recommend that you seek legal and financial advice before entering into any contract to buy. This guide does not form part of the terms and conditions of any contract that you may sign. Before making the final decision to buy, we suggest that you also speak with a home loan advisor to understand your options. They can guide you on your borrowing capacity, an estimate of home loan repayments and the type of loan that best suits your individual needs. This guide was produced by Lendlease Communities (Australia) Limited and is current as at February 2024.