

RESIDENTS

FELICE

Living the dream

NO 2 WITHERS ROAD KELLYVILLE

“Felice brings new opportunities to explore a better way to live.”

Build A Home You'll Be Proud Of



“Felice brings you a new neighbourhood that captures the experience of an urban village.”

FELICE

North West Sydney's Newest Neighbourhood.

Felice located in the heart of North Kellyville and adjacent to the Rouse Hill Metro station, Felice is ideally positioned in one of Sydney's fastest growing regions.

Sydney is already experiencing a great change and it starts with the incredible North West. As a proven key growth area, North West Sydney is now a much sought after destination for families and young professionals.

The North West is generating an exciting cheer and Felice brings you a new neighbourhood that captures the experience of an urban village.

Felice is your new home.

Nº 2 Withers Road Kellyville

Welcome To FELICE



Over 120 Shops

Prepare yourself for North Western Sydney's shopping & dining precinct, complete with a Woolworth supermarket and fresh food market place, right on your doorstep.



Train Station

The adjacent Rouse Hill Metro station provides easy access to Chatwood, Sydney CBD and beyond.



Acres Of Green Open Space

A variety of green parks, walkways and cycle paths will keep you connected to the surrounding regional parklands.



100% Walkable

Felice is a walkable neighbourhood. A place to leave the car at home and walk or cycle to the markets or the movies.



Entertainment Precinct

Check out the latest movie, grab a bite to eat and a drink or just wander around the streets and lanes of town centre.



FELICE

Living The Dream



**“The streetscapes aim to promote
A community spirit, they’re a place where
neighbours happily interact and children can play
safely in their own neighbourhood.”**

Felice brings an outstanding choice of house, yard and urban village to create the vision of the dream lifestyle whilst maintaining urban connections. Enjoy living in an urban village neighbourhood where homes will line beautifully landscaped streets, children can enjoy playtime with friends and where neighbours can connect.

Located close to the adjacent train station and only moments from places to eat, living at Felice has never been so easy.

FELICE

A thriving, progressive community

“Located close to the Rose Hill town centre, school, hospital, shopping precincts, are all within close proximity.”



Withers Road

	12.9	12.5	12.5	12.5	12.5	12.5	12.5	13.26	7.78
	1	2	3	4	5	6	7		
	447m ²	432m ²	432m ²	432m ²	432m ²	432m ²	432m ²	633m ²	
	14	13	12	11	10	9	8		
	422m ²	407m ²	407m ²	407m ²	407m ²	407m ²	407m ²	602m ²	
	12.9	12.5	12.5	12.5	12.5	12.5	12.5	14.75	5.65

Aztec Street

	14.9	14.4	14.4	14.4	14.4	13.4	18.67	5.65
	15	16	17	18	19	20		
	375m ²	360m ²	360m ²	360m ²	360m ²	360m ²	601m ² (D)	
	28	27	26	25	24	23	22	21
	502m ²	362m ²	362m ²	362m ²	362m ²	362m ²	360m ²	601m ² (D)
	13.77	12.6	12.6	12.6	12.6	12.6	13.4	18.66

Bescot Road

	10.04	13.3	13.3	13.3	13.3	13.3	13.3	18.61	5.65
	29	30	31	32	33	34	35	36	
	372m ²	361m ²	361m ²	361m ²	361m ²	361m ²	361m ²	603m ² (D)	

Foxall Road

Foxall Road



Nº 2 Withers Road Kellyville

FELICE truly welcomes you in.

At FELICE, 'flexibility' is a way of life that is offered right from the get-go. This ethos comes alive through the design of homes FELICE proudly offers – each responding to your unique needs and desired lifestyle.

“Speak with our FELICE sales team today to avoid missing out on securing your preferred land and house layout.”



▲ Rouse Hill metro station

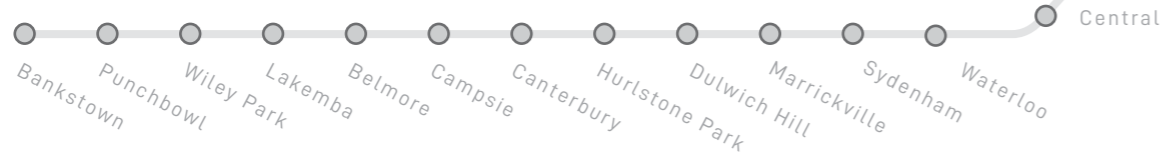
Sydney Metro Next to Your Home

“Won’t need a timetable for Sydney Metro – just turn up and go, with a metro train every 4 minutes in the peak.”

From Sydney’s booming North West region, metro rail will extend under Sydney Harbour, through new underground stations in the central business district (CBD) and beyond to the south west by 2024.

As one of Sydney’s newest railway stations, Rouse Hill station keeps North West of Sydney moving in comfort and with ease.

— working now
— opening 2024



“Liveability and access to good schools and amenities.”

Northwest has turned itself around and is today attracting buyers with a winning combination of affordable property, a stunning nature and a comparatively laid back lifestyle.

Liveability and access to good schools and amenities.

FELICE

One Of Sydney’s Fastest Growing Regions





▲ Mossbros Rouse Hill

FELICE

Everything Within Easy Reach



▲ Rouse Hill reading cinemas



▲ Australian Brewery Rouse Hill



▲ North Kellyville shopping square

North Kellyville Square 500m from FELICE is north west Sydney's newest convenience shopping centre. The centre features a brand new Woolworths and BWS and includes a wide range of retail services such as health and wellness providers, professional beauty services, newsagency and a 24 hour gym.

“Walk, ride or stroll to everything and anything you need.”



▲ Rouse Hill shopping centre

Over 230 specialty stores including Woolworths, Coles, Big W, Target and a Reading Cinema, you're bound to find what you need in the convenience of the Town Centre.



▲ Rouse Hill town centre

Rouse Hill Town Centre is a contemporary market town with the latest fashion, homewares, dining, community services and lifestyle choices.



Better Education System At FELICE

FELICE Residents are well placed to access local and North Western primary and high schools as well as many university campuses.

Childcare & PreSchool

- ✦ North Kellyville Preschool
- ✦ Annangrove Preschool Kindergarten
- ✦ Playdays Preschool & Day Care Centre
- ✦ Scribbles Kindy
- ✦ Rainbow Haven Kindergarten
- ✦ First Steps Learning Academy
- ✦ Kellyville Ridge Pre-School & Long Day Care



Primary School

- ✦ North Kellyville Public School
- ✦ St Madeleine's Primary School
- ✦ Rouse Hill Public School
- ✦ Our Lady of the Angels Primary
- ✦ Ironbark Ridge Public School
- ✦ Australian International Academy
- ✦ Beaumont Hills Public School
- ✦ Kellyville Public School

“Bring a happy, harmonious and healthy learning environment.”

Secondary & Senior Secondary School

- ✦ Rouse Hill High School
- ✦ Hills Adventist College
- ✦ Kellyville High School
- ✦ William Clarke College
- ✦ Marian Catholic College
- ✦ The Ponds High School





FELICE

Well Connected For Lifestyle



Here at FELICE we have created homes for life in a neighbourhood that includes seamlessly connected rail networks, diverse dining destinations; shopping and entertainment; market places; fun street food options and plenty of room to take in the great outdoors – all within walking distance from your own front door.

FELICE delivers the perfect alignment of contemporary living, urban village and a neighbourhood that welcomes you home every day.



▲ Lakes Edge Park 12min by car from FELICE

FELICE

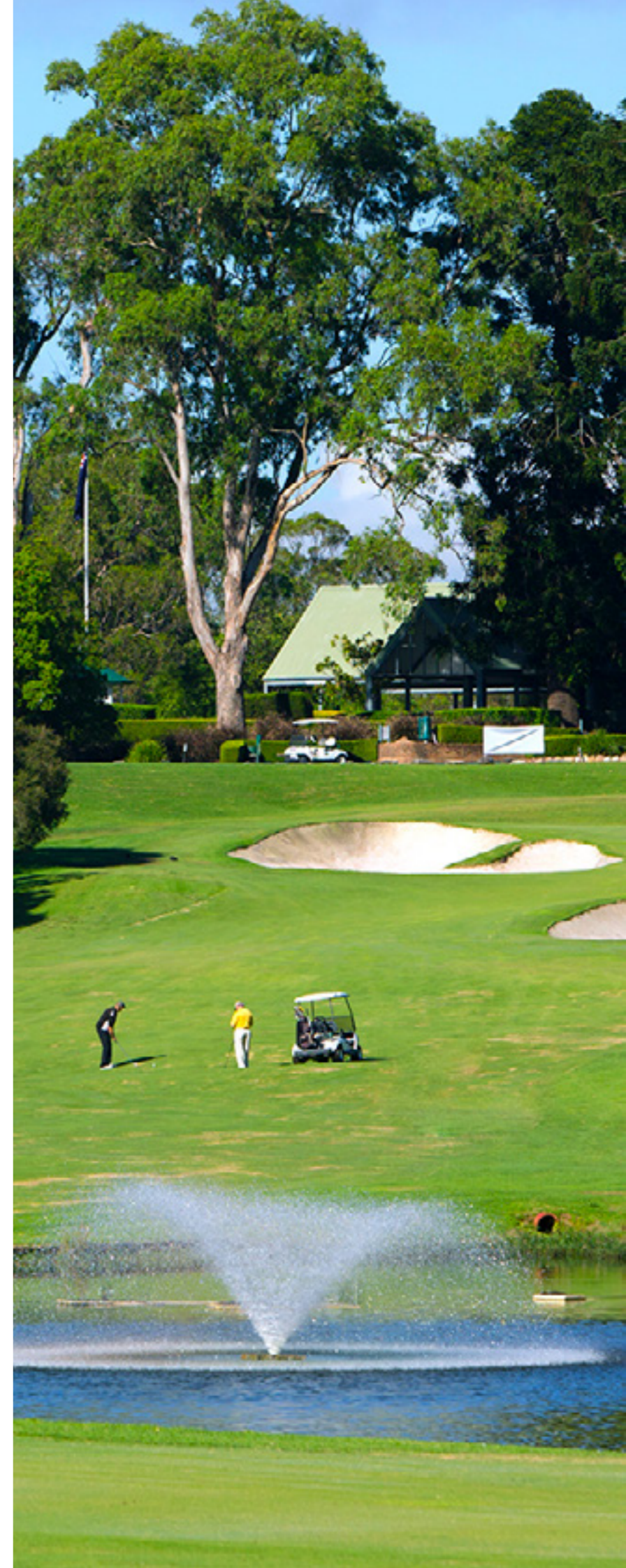
Nature On Your Doorstep



Life at FELICE allows you to move easily and freely outdoors. FELICE lanes will seamlessly link you to the surrounding regional parklands. Explore the array of walking tracks, cycleways and settle in to parks, the choice is yours. Here offers larger parks and reserves nearby – all walkable by foot meaning people can enjoy a deeper connection with their natural environments.

FELICE perfectly connects people with the natural environment, where people of all ages can come together to stop, slow down and engage with the landscape and each other.

Castle Hill country club ▶
13 min by car from FELICE





FELICE

Designed For The Way We Live Today.

From the quality designer finishes and carefully chosen textures, through to the spacious layouts across generous living spaces, FELICE's impressive range of houses welcome you in upon first sight.

FELICE offers affordable housing with space to breathe and rapidly improving infrastructure, that helps to make you and your family will feel comfortable.



Design Your Own Home

FELICE will provide a sense of tranquility that family members, big and small, can retreat to.

Offering the ultimate sanctuary, your new home is bathed in natural light that creates a sense of warmth that you know your family will thrive amongst.



“Whether you’re a first home buyer or a multi-generational family, you’ll always feel at home at FELICE.”



FELICE understand the human side of property, and everything we do is about making a real difference to people’s lives and caring deeply about how they will benefit and help people lead happier, healthier lives.

Homes That Fit Your Lifestyle

Kensington 25

4 2.5 2

Ground Floor Area - 90.84m²

First Floor Area - 93.50m²

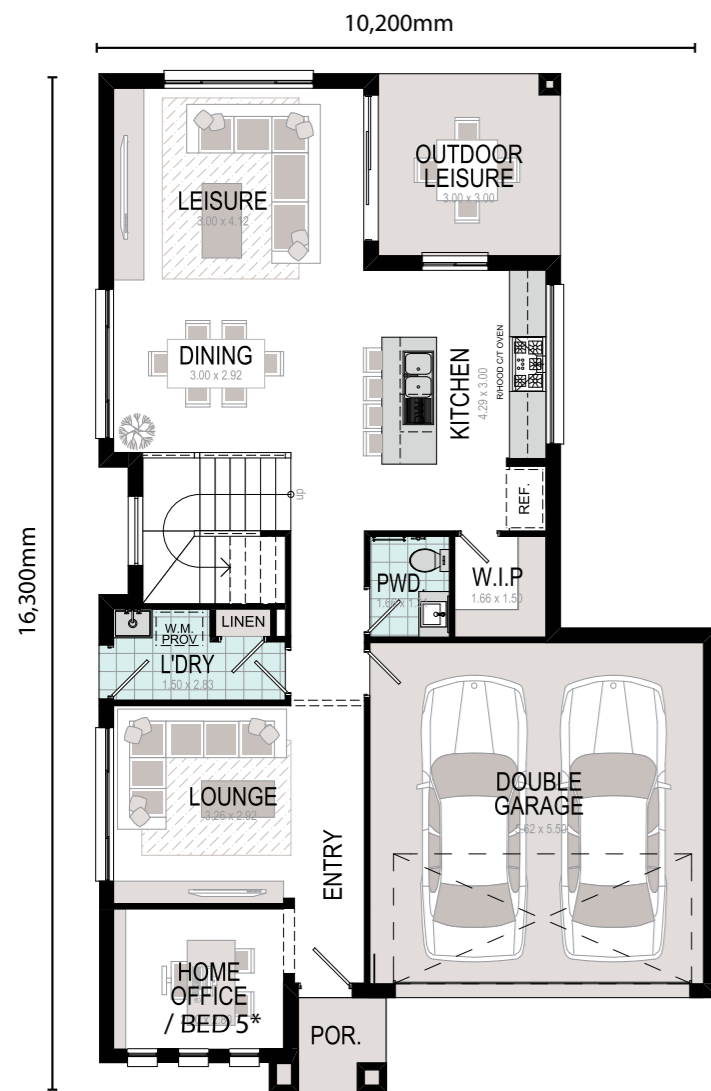
Garage - 34.20m²

Porch - 2.47m²

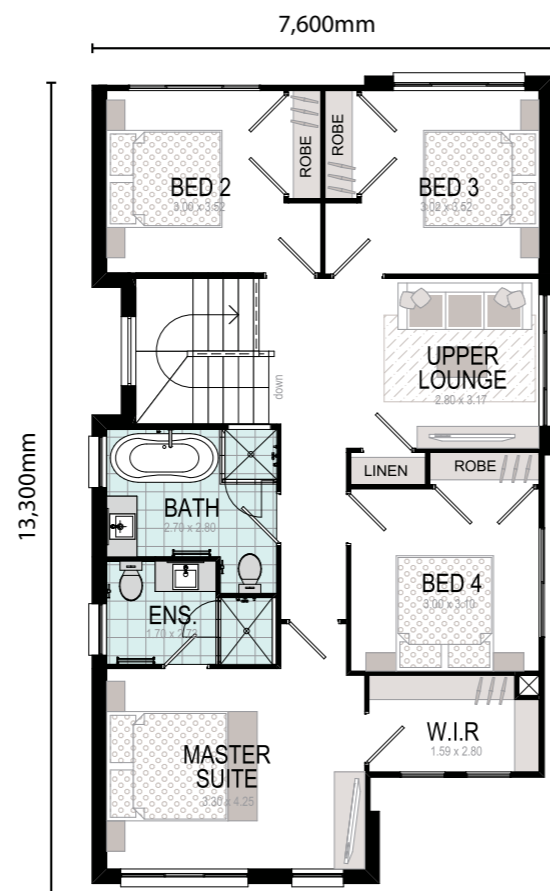
Outdoor Leisure - 9.00m²

Total 230.01m²

*Optional upgrade to 5th Bedroom with robe



Ground Floor



First Floor



“Live at The FELICE. More convenient, more connected and more fulfilling.”

FELICE is Ideal for the family looking for room to grow, or perfect for a couple who want that extra space with the style elements to match, FELICE offers a modern home designed for the way we live today.

Offering light-filled living spaces that open out to generous private courtyards – making the most of the natural setting.

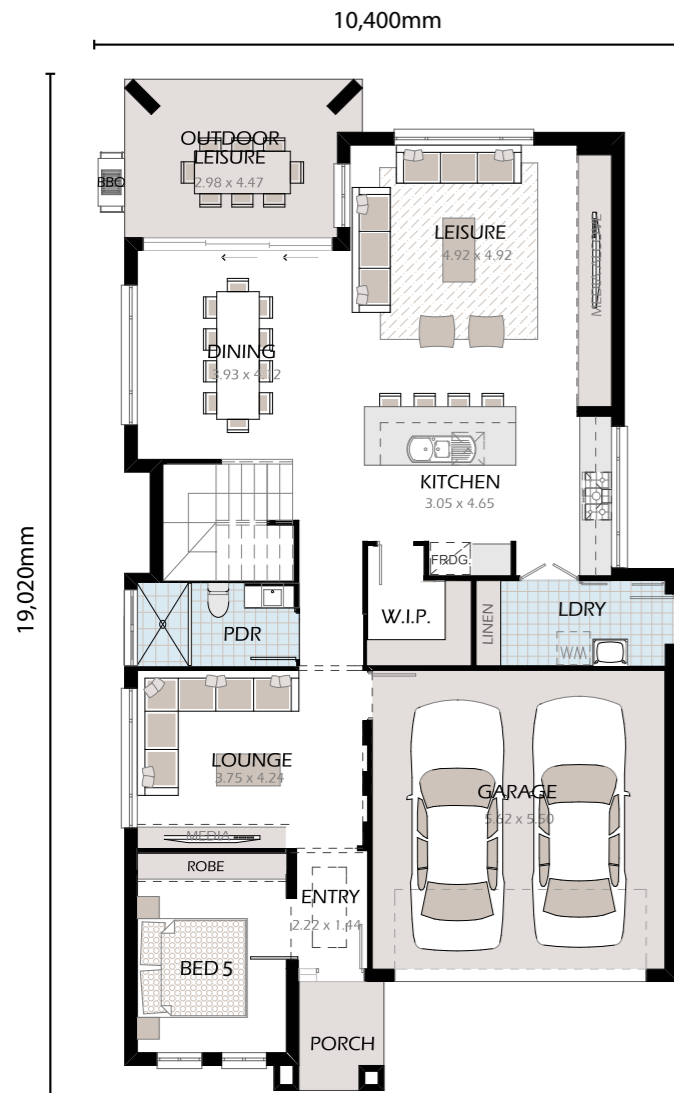
“To right the balance between contemporary urban living and the enjoyment of a natural setting.”

Norwest Development have collaborated with architectural firms to bring you FELICE.

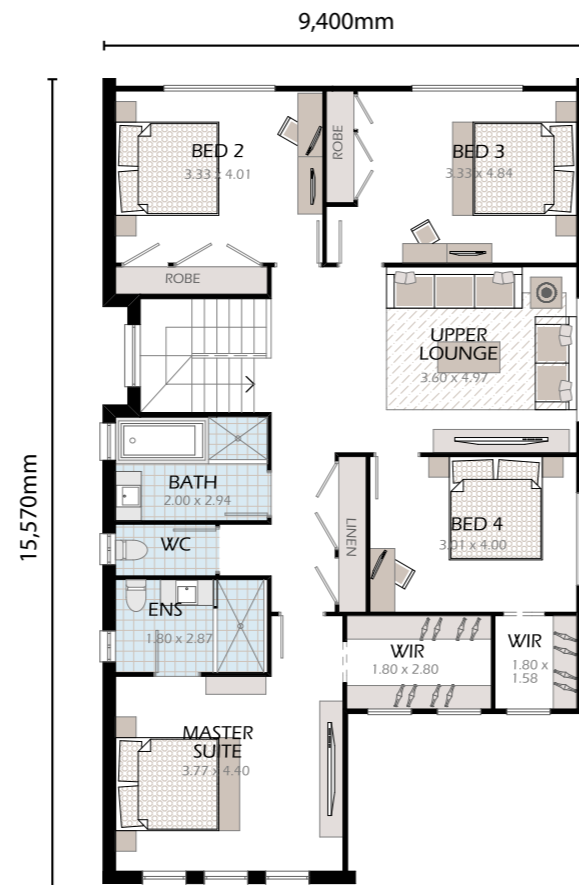
Kensington 33

5 3 2

Ground Floor Area - 120.65m²
 First Floor Area - 128.67m²
 Garage - 33.82m²
 Porch - 3.36m²
 Outdoor Leisure - 16.77m²
Total 303.27m²



Ground Floor



First Floor



Offer More Space to Spread Out

“Modern, highly liveable and all together lovable.”

Thoughtfully designed in partnership with well known firms, FELICE brings an outstanding choice of house and garden to create the vision of the new living dream whilst maintaining urban connections.

Modern, highly liveable and altogether lovable.

Here, expansive open plan living spaces provide the whole family with room to play, relax in and which beckons you outdoors to enjoy the sun.





NORWEST DEVELOPMENTS GROUP

Norwest Developments Group is a niche residential property development company focused upon delivering high quality schemes throughout Australian.

With over 10 years of property experience, Norwest Developments have the expertise, knowledge and understanding to develop outstanding homes in Australia. We pride ourselves on creating unique, inspiring and practical living spaces in keeping with the environment. Our attention to details is with the end user in mind which ensures the highest standard of finish both inside and out. Our reputation is achieved though our professionalism and commitment to delivering the highest quality of service and product. At Norwest Developments we strive to build homes that we are proud of.

Working with an expert design team spearheaded, Norwest Developments have once again been able to create a unique property that we would be proud to call home.

AWARD

2019 Sydney City Regional Finalist



norwestdevelopments.com.au



BUILDER WISDOM

WISDOM is an Award Winning Professional Builder of beautiful and modern Homes, Pools & Landscaping that exceed expectations in design and quality for a competitive price. With the backing of a global building leader that ensures our financial stability and industry expertise, we take care of the big and small details for you and guide you throughout our Quality Assured building process. Read below for more on the WISDOM Difference.

WISDOM has a long-standing reputation for excellence as recognised by the Housing Industry Association (HIA) and Spa and Pool Association of Australia (SPASA).

AWARD

2017-2018

- HIA FINALIST Professional Major Builder
- HIA FINALIST Workplace Health & Safety Award
- HIA FINALIST Impression Display Home
- HIA FINALIST Outdoor Project
- SPASA GOLD Best Display Pool / Centre
- SPASA SILVER Pool Marketing Campaign Of The Year

wisdomhomes.com.au



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NORWESTDEVELOPMENTS.COM.AU

IMPORTANT NOTICE: The information and images in this brochure are intended as a general introduction to FELICE and do not form an offer, guarantee or contract. Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or images are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development. This material was prepared prior to the completion of design and construction of the masterplan featured and the FELICE development is subject to planning approval. All images (including artist's impressions) and plans are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. Purchasers must rely on their own enquiries and the Contract for Sale.