



GROVE  
APTS



# Discover

**Discover the new charm of Sydney.**

Seven Hills is a vibrant neighbourhood with good eateries and bars, shopping, good schools and close to recreational facilities. There is something to do in every corner of Seven Hills.

When you want to enjoy the great indoors, Grove Apartments offers nothing but total relaxation and comfort. The apartments are brimming in natural light.

The kitchens are modern and spacious, opening up to a generous living area. With 2 Electric Car Charging Stations, careful attention to detail has been placed for a comfortable free flowing building.



# Discover

## SEVEN HILLS

### Why live at Grove Apartments?

With recreation and convenience right outside your doorstep, Grove Apartments offers many perks you can't find anywhere else.

Come *discover* Seven Hills for yourself.



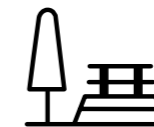
3 min walk to Seven Hills train station and Seven Hills bus interchange



Surrounded by distinguished primary and secondary schools



Shopping close by from Seven Hills Plaza, Westpoint Blacktown Centre and Castle Towers



Walking distance to recreational parks and open spaces



Located close to Seven Hills RSL and many local eateries and bars



Employment opportunities at Norwest Business District



Weekends at recreational places like Sydney Zoo and Sydney Wildlife Park



Close to Westmead and Blacktown hospitals



# Tranquility

AT ITS FINEST

*Close your eyes and picture yourself in this space.*

Architecturally designed by some of the masters in the industry at Katris Architects. We have designed the ideal space to make you feel free and comfortable. With timber-look tiled flooring and soft matte beige tone walls that will compliment the subtle colours throughout the apartment. Relax knowing that your apartment will make you feel at home every time.

# Cook

## AND ENTERTAIN

Release your inner master chef for yourself, family and friends in these immaculate and modern kitchen designs. Fitted with some of the industries best branded appliances, including a built in oven, gas cook top, range-hood and dishwasher. To complete your kitchen package you'll also find wide stone bench tops together with a combined finish of polyurethane and super durable modern timber look laminate kitchens.





# Sleep in

## AND GET COMFORTABLE

Nothing says easy living like warm light filled bedrooms with soft carpeted floors or timber-look tiled floors. Adding luxury and durability while our large glass doors create a seamless transition from inside to out. Perfect for long night sleeps and waking up to a sun filled room.



Timber-look tile flooring  
Carpet flooring



# Relaxation

IN YOUR OWN SPACE

**No matter how you like to treat yourself**

All bathrooms are meticulously designed with modern fixtures including ceramic/stone vanity bench tops and quality tap ware. Complete with luxurious floor to ceiling tiles and plenty of extra storage space.

Get that same feeling when you enjoy an oasis in the open space living area in an urban setting. Having access to a communal rooftop garden which features BBQ facilities and outdoor living entertainment.



# Intelligent BUILDING DESIGN

Get on the road quicker with two Electric Car Charging Stations integrated into the building.

With as little a 20min to 1 hour charging time. It'll get you to your destination in no time!



## Benefits of purchasing a Grove Apartment with 2 Electric Car charging stations

1

### Lower cost of driving for your community

Study\* after study shows that EVs are cheaper to fuel and maintain than vehicles powered by fossil fuels.

2

### EV charging increases property value

Research\* predicts that three-quarters of apartment renters are either "interested or would not rent without" green amenities. Therefore an EV charging station will enhance the property's appeal to the growing demographic of electric-car drivers.

3

### Improving efficiency and cutting costs.

Electric charging points in the building may make life easier for the residents, reducing time spent seeking out where to charge and have opportunities to save on fuel and maintenance costs.

## CONNECTION FREEDOM

Many apartment blocks are now being built with shared utility services (gas, electricity, Internet, hot water) often referred to as Embedded Networks.

Embedded Networks can cause limited choices when selecting who you may purchase your utility supplies from. Grove apartments will be constructed to provide individually metered services for all utilities, giving you more freedom to select who you buy your utility supplies from, allowing you the **freedom** to save money.

\*For more information visit [groveapartments.com.au](http://groveapartments.com.au)



# Discover

THE LOCATION



## 1 - 5 MINUTE WALKING DISTANCE

- Seven Hills Shopping Plaza
- Seven Hills Train Station
- Seven Hills Bus Stand
- Seven Hills Medical Centre
- Best Road Reserve
- Seven Hills RSL Club
- Our Lady of Lourdes Catholic School

## 5 - 10 MINUTE DRIVING DISTANCE

- Seven Hills Public School
- Hills Sports High School Seven Hills
- Blacktown Hospital
- Duncan Park
- Blacktown TAFE

## 10 - 20 MINUTE DRIVING DISTANCE

- Blacktown Westpoint
- Shopping Centre
- Winston Hills Shopping Mall
- Blacktown Showground Precinct
- Bella Vista Farm Park
- Blacktown Aquatic Centre
- Skyline Drive-In
- Featherdale Sydney Wildlife Park
- Raging Waters Sydney

## 20 - 30 MINUTE DRIVING DISTANCE

- Sydney Zoo
- Westmead Hospital
- Western Sydney University, Parramatta Campus
- Parramatta Westfield
- M7 Motorway

## 30 MINUTE DRIVING DISTANCE

- Sydney CBD

# Discover

THE CONVENIENCE



Sydney Zoo

There is nothing like being surrounded by plenty of parks where you can take advantage of family time or engage in active exercise such as Best Road Reserve or Duncan Park.

For the more adventurous type there is Sydney Olympic Park, Featherdale Wildlife park, Blacktown Showground Precinct, Sydney Zoo, Nurragingy Reserve, Chang La Yuan Gardens, and Blacktown International Sports park.



Grove Apartments is well positioned in the close vicinity of great primary and highs schools as well as Universities and Tafs. Such schools include Our Lady of Lourdes Catholic School, The Meadows Public School, Seven Hills Public School, Seven Hills Sports High School, Toongabbie Christian College (High School), Blacktown TAFE, Australia Catholic University Blacktown and Western Sydney University.



Best Road Reserve





# Discover

## THE LIFESTYLE

Your morning beverage with be waiting for you at one of the many local cafés Seven Hills has to offer. Just 5 min away is the very popular Leaf Café & Co. or for a lunchtime grill you can't go past Leo's Grille on Best Road. Afterwards you can always enjoy a night out at the Seven Hills RSL.

With so many places within walking distance popping in to the shops for groceries and retail therapy will be a breeze with family and friends. You'll be spoiled for choice with different options that include Seven Hills Plaza, Castle Hill Towers, Blacktown Westpoint Shopping Centre, Winston Hills Shopping Mall and Parramatta Westfields.



Leaf and Cafe and Co



Westpoint Shopping Centre

# THE EXPERTS LIKE NO OTHER



## Katris Architects

Established in 1978, the team at Katris Architects consists of qualified Registered Architects, with vast experience in providing unique building typologies and a philosophy surrounding aesthetics and pragmatics. Katris Architects prides itself in delivering bespoke designed developments that enrich the surrounding context and built environment.

[katris.com.au](http://katris.com.au)



[WWW.GROVEAPARTMENTS.COM.AU](http://WWW.GROVEAPARTMENTS.COM.AU)



## Syncorp Properties

[groveapartments.com.au](http://groveapartments.com.au)



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SEVEN HILLS