



Elevate
your life



one31
STAFFORD



one31STAFFORD is your chance to own an affordable property in a location that's all about convenience. This exciting new development brings you the opportunity to live and flourish in a brand new townhouse in the heart of Penrith with close proximity to a full range of established amenities including transport, local shopping destinations, schools and parks.

Intelligent Planning

With 16 terrace style residences that are all four bedroom, these thoughtfully designed elegant buildings will appeal to residents of all walks of life. Unlike most developments in Penrith **one31STAFFORD** offers open green spaces well in excess of council requirements. This has been a decision of the developers to enhance the overall external appeal with an emphasis on oversized courtyards and quality landscaping that aims to provide a tranquil contemplative experience. Carefully placed inviting terrace areas are provided to each home offering maximum sun, light, space and privacy. The design philosophy directs seamless expansion of indoor living to outdoor terraces which will provide an idyllic outdoor setting all year round.

What's Inside?

When it comes to our developments, apart from the outside it's what's inside that counts. The eye for detail and command of functional design is evident through **one31STAFFORD** by the creation of functional open plan living spaces as well as quality finishes, accessories and fixtures that exude modern charm. All townhouses have generous storage space that will enhance the way you live. All bedrooms are fitted with built ins and all master bedrooms have ensuites. Mindfully positioned windows flood each home with natural light while an abundance of indirect lighting outputs highlight the warm and cohesive design inside. You will be able to save on power bills with the dwellings designed to maximise cross-flow ventilation from the local breezes.





Western Sydney University



Exciting shopping at Westfield Penrith



Catch a fast train to the city now 45 minutes

The Investment

Population Growth and Major Infrastructure changes underpin any sound real estate investment. Here are just some of the reasons **one31STAFFORD** is a great investment to live in or rent out.

- Penrith's population is expected to rise by 26.54% over the next 20 years. Currently at 202,342 increasing to 256,051 by 2036 representing an increase of 53,709 people. (Source Penrith City Council)
- Penrith's residential property capital growth rate for the last 10 years has been an impressive 8.32 % per annum with Sydney at 6.8% per annum for the same period (Source Core Logic RP Data). Current rental vacancy rates for Penrith are 1.4%. Sydney's average is currently 1.7% (Source SGM research)
- Proposed M9 motorway linking back to the M7 motorway
- The West Connex project currently underway will decrease travel time to the CBD
- Penrith Science and Technology Park. Currently proposed by the NSW Government and is anticipated that it will employ 12,000 people.
- Proposed Badgerys Creek airport is expected to generate 9,000 direct and 6,900 indirect jobs (Source Australian Department Infrastructure and Regional Planning.)
- Proposed Expansion of Nepean Medical Precinct and WWSU
- Very little brand new rental and sales stock currently available in Penrith
- Demand for rental accommodation is strong.
- Ideal Self-Managed Superfund property.
- Maximum depreciation benefits come with brand new property

Recreation and Entertainment

- Nepean River Precinct. Fitness tracks, walks, parks, galleries, cafés, children's playgrounds, boat ramp, kayaking, canoeing, bike riding, picnic bbq areas.
- Westfield Penrith and High Street shopping.
- Riley Street restaurant and café strip.
- Joan Sutherland Performing Arts Centre.
- Hoyts Entertainment Complex.
- Penrith Olympic Rowing Centre and bike tracks.
- Panthers World of Entertainment. 6 bars, live music, 10 eateries. Evans Theatre.
- Penrith Stadium (Home of the Panthers football team.)
- White Water Rafting.
- Cables Water Ski Park, Aqua Golf.
- 4 golf courses are in Penrith Local Government Area.
- Mountain biking, hiking and exploring all that the Blue Mountains have to offer.



Around your home

On Your Doorstep

- Neighbourhood shopping centre 150 m
- Pauline Fields Park 200 m
- Fast train to CBD now 45minutes 1.2 km
- High Street shopping 600 m
- Supermarket 800 m
- Penrith High School 450 m
- Primary school 500 m
- Western Sydney University 2.1 km
- Westfield Penrith 900 m
- Nepean Village shopping centre 1.2 km
- Nepean Hospital 580 m
- Nepean River 2.8 km
- M4 Motorway 2.9 km

Schools and Education

The Penrith Local Government Area has numerous education facilities.

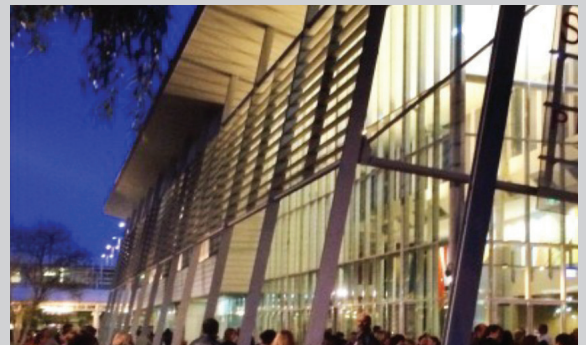
- 48 Public schools
- 25 Independent schools
- Western Sydney University
- TAFE NSW
- The University of Sydney Nepean Medical School



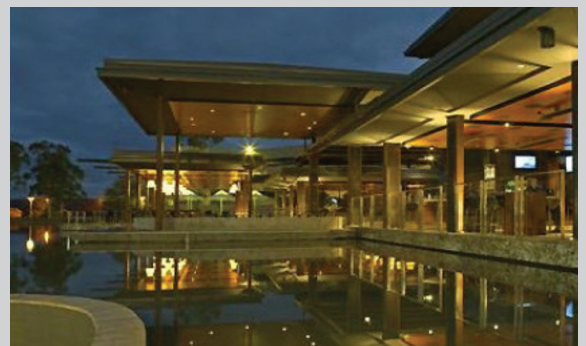
Take a walk or run across the Nepean River



Catch a movie at Westfield Penrith



Be entertained at the Performing Arts Centre



Relax with friends at Panthers many bars



Nepean Medical Precinct 400m away

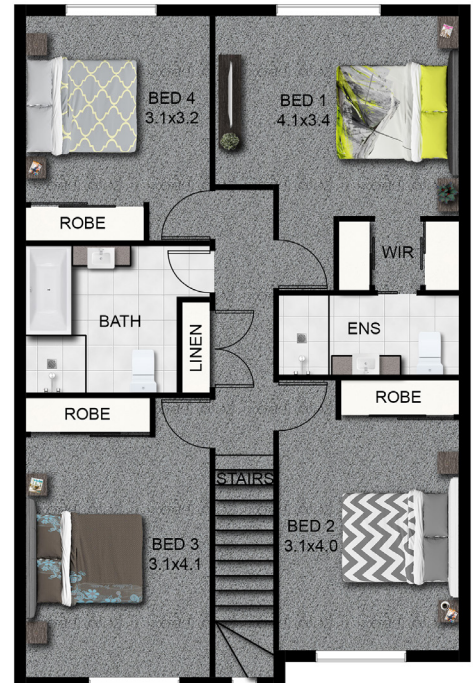
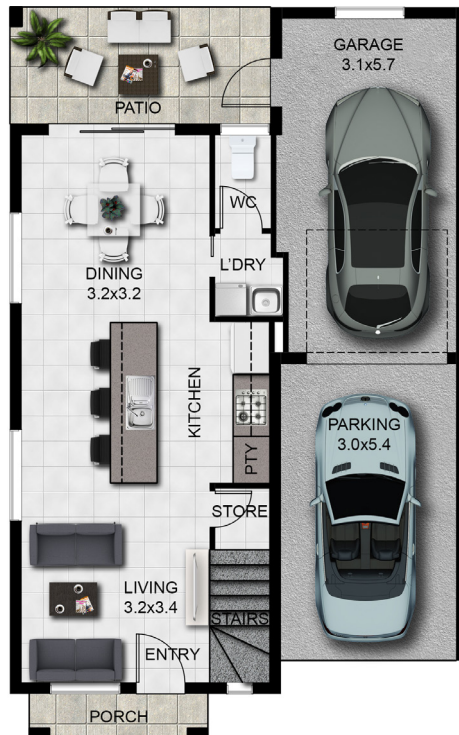


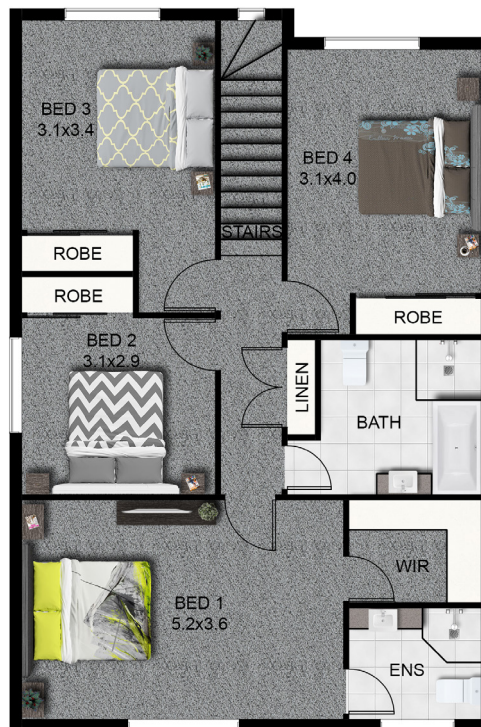
Designer finishes



FINISHES

- High quality kitchens with stone bench tops
- Stainless steel appliances
- Stylish chrome tap ware
- Data point connections
- Full china suites
- Extensive tiling to living areas, quality carpets upstairs and blinds throughout
- Oversized bedrooms with built-ins to all bedrooms and walk in robes to main
- Soft neutral colours throughout





FLOORPLANS

- All units with four spacious bedrooms
- Bed 1 with ensuite and WIR
- Open plan kitchen/dining/living
- Two car garage/parking
- Front porch and rear patio
- Downstairs WC and store

** Floor plans vary between dwellings please refer to contract*

Creating your lifestyle



The Developer

Glackin Developments is a specialist project development company that has gained prominence for the successful strategy of developing residential and industrial projects in key urban locations around Sydney and the Central Coast. Astute site selection, innovative design and quality construction are the company's hallmarks. Since Glackin Developments launch in 2000, they have consistently refined their business model and development criteria. They enjoy a competitive edge in projects that include residential subdivisions, medium density townhouses, community title subdivisions, integrated housing as well as industrial developments. They don't just create lifestyle properties they create long-life properties.

glackin developments

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