



Nepean

Rise

47-51 Preston Street

JAMISONTOWN





CONTEMPORARY LIVING

A unique offering of spacious 2 and 3 bedroom apartments in a boutique development. Located close to Penrith's CBD, the apartments will offer its residents excellent access to all local amenities including Westfield shopping centre, and a multitude of dining, entertainment and transport options.



*Artists impression



HIGH QUALITY WORKMANSHIP

These architecturally designed apartments offer a spacious open plan design with living areas opening on to outdoor entertainment spaces.

Finished with the highest quality inclusions such as stone bench tops, ensuites, floor to ceiling tiles in all bathrooms, aluminium balustrades, glass finishes, full stainless steel appliances and natural gas to all apartments.





*Images are of furnished display suite



PANTHERS PENRITH
RUGBY LEAGUES CLUB

AQUA
GOLF

OUTBACK
STEAKHOUSE

IFLY
DOWNUNDER



LIFESTYLE
OPPORTUNITY



Nepean

JAMISONTOWN

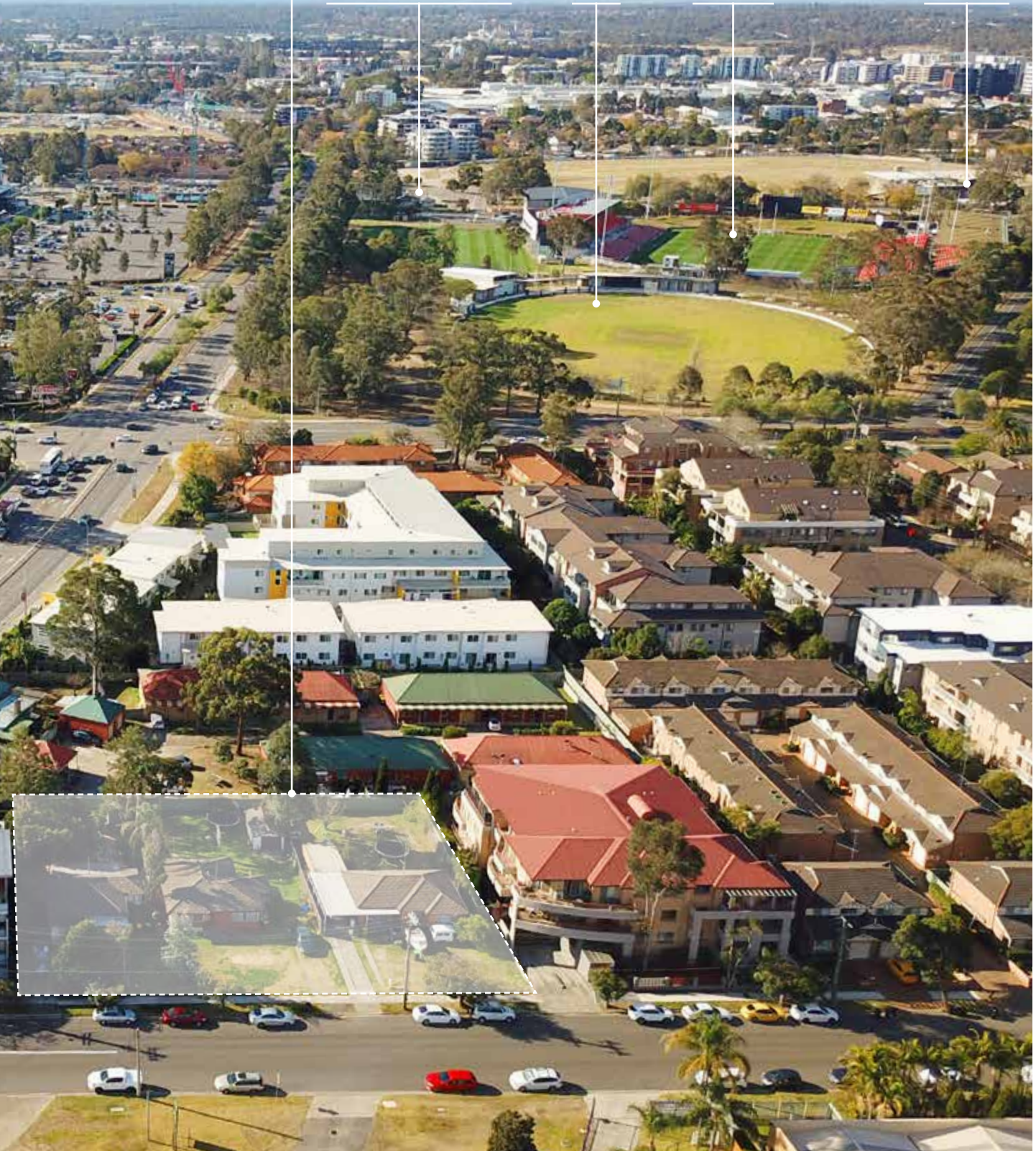
Rise

WESTERN SYDNEY
ACADEMY OF SPORT

HOWELL
OVAL

PANTHERS
STADIUM

PENRITH
MARKETS





22 EATERIES AT YOUR DOORSTEP

THE NEPEAN

Penrith is appreciated for its location between the hustle and bustle of Sydney and the tranquillity of the Blue Mountains, providing the best of both worlds for the community. The Nepean River runs through the heart of the city and is beloved by many for the opportunity it provides to live, work and play near the water.

ENTERTAINMENT

Penrith boasts a smorgasboard of dining options to cater to every appetite; Thai, Indian, Mexican, Cuban, Italian, Spanish, Japanese – you can travel the globe! A growing café culture provides a great selection for coffee, cakes and lunch. Panthers Penrith Rugby Leagues Club remains ever popular, boasting ten restaurants and six bars.

EDUCATION

The Western Sydney University's Penrith campus includes sites at Kingswood, Werrington North and Werrington South. Many families choose to move to Penrith for the schooling options.

EMPLOYMENT

Penrith is a city primed for growth, much of which will be driven by increasing employment opportunities. Sydney Science Park, the expansion of the health and education precincts, Werrington Corporate Centre and the construction of Western Sydney airport are set to create more than 57,000 new jobs over the next 20 years.



● TRANSPORT

- 1. Penrith Train Station (2.1 km)
- 2. Emu Plains Train Station (3.8 km)
- 3. M4 Western Motorway (2.2 km)

● RETAIL & DINING

- 4. Westfield Penrith (1.8 km)
- 5. Nepean Village Shopping Centre (1.3 km)
- 6. Southlands Shopping Centre (2.8 km)
- 7. Penrith Homemaker Centre (2.0 km)
- 8. Henri Marc (1.9 km)
- 9. High Street Depot (1.8 km)
- 10. Outback Steakhouse (850 m)
- 11. Hog's Australia Steakhouse (950 m)
- 12. The Coffee Club Café (1.2 km)
- 13. Grey Gums Hotel (1.6 km)

● EDUCATION & HEALTH

- 14. Penrith High (3.1 km)
- 15. Kingswood High (4.3 km)
- 16. Jamisontown Public (2.3 km)
- 17. Nepean Hospital (3.2 km)
- 18. Western Sydney University (6.7 km)
- 19. Glenmore Park Public (6.2 km)
- 20. Glenmore Park High (5.8 km)

● LEISURE

- 21. Panthers Penrith Rugby Leagues Club (750 m)
- 22. Aqua Golf (1.1 km)
- 23. iFly Downunder (1.0 km)
- 24. Cables Wake Park (1.9 km)
- 25. Penrith Swimming Centre (1.4 km)
- 26. Regatta Park (2.9 km)
- 27. Joan Sutherland Performing Arts (1.9 km)
- 28. Penrith Golf Driving Range (1.5 km)
- 29. Panthers Stadium (700 m)

DEVCON PARTNERS



**2-6 REGENTVILLE RD
JAMISONTOWN**



**3-5 GARNER ST
ST MARYS (17 UNITS)**



**14-20 PARKES AVE
WERRINGTON (58 UNITS)**



**39 GIDLEY ST
ST MARYS (48 UNITS)**



**51-53 KING ST
PENRITH (52 UNITS)**



**29-31 PRESTON ST
JAMISONTOWN**

Devcon's mission is to set higher standards for each and every project they undertake. Devcon differentiates itself from other development companies as they are the developers as well as the builders. They ensure quality workmanship and finishes by being on the construction site from start to finish.

Their main area of construction is the Penrith region. They believe it is a young and vibrant region and has a lot of growth due

to rapid population growth as well as big employment opportunities.

Each project they undertake is researched to make sure that it is surrounded by infrastructure such as employment, transport, hospitals (\$550 million Nepean Hospital upgrade), education, shopping centres (\$120 million Westfield upgrade) and roads (M7 & M4 motorways).

In addition to this, Sydney's future second airport at Badgerys Creek, just a short distance away, will create skilled jobs, services and further economic growth in the Greater West.

Devcon's aim is to offer the highest quality apartments at an affordable price, and with over 700 apartments in their portfolio, they endeavour to keep expanding and to deliver a product of the same quality as the inner city at a fraction of the price.



STRATA REFERENCE

Our office manages in excess of 560 Strata Complexes over the Sydney area and over the past 15 years we have assisted Devcon Partners and associated companies in establishing numerous Owners Corporations in the Penrith / St Marys area.

The complexes have ranged from blocks of 9 units to multiple towers with over 90 units.

Devcon Partners have established a reputation of reliability and trust and we have found that they have responded positively and quickly to any concerns and are always happy to assist the clients where necessary. We look forward to managing new projects in the future.

Helen Turner
Senior Strata Manager,
Raine&Horne St Marys

HSC & SCC HOLDINGS PTY LTD



**40-50 UNION RD
PENRITH (97 UNITS)**



**7-9 LEMONGROVE RD
PENRITH (11 UNITS)**



**12 VISTA ST
PENRITH (70 UNITS)**



**1-3 PUTLAND ST
ST MARYS (30 UNITS)**

HSC & SCC Holdings is a family owned and operated business. The partnership has a combined experience of over 30 years in the development industry which is aligned with Devcon Partners the Building company, also owned and operated by the same family.

The partnership specialises in apartment blocks and in the last 16 years has completed sixteen projects, 14 of them in the Penrith areas and one in Homebush West and Northmead. With over 400 apartments built to date, and over 300 apartments in the near future.



NEPEANRISE.COM.AU

02 4731 1897

Laing+Simmons
Projects

Jason Salter 0418 846 637

Laing+Simmons
Penrith

Daniel Hulston 0421 755 642

Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give representations or warranty in relation to this property. Branding and design by Laing+Simmons Project Marketing Pty Ltd