

AREA PROFILE

The size of Baulkham Hills is approximately 17 square kilometres. It has 42 parks covering nearly 15% of the total area.

The population of Baulkham Hills in 2006 was 32,199 people. By 2011, the population was 33,952 showing a population growth of 5% in the area during that time.

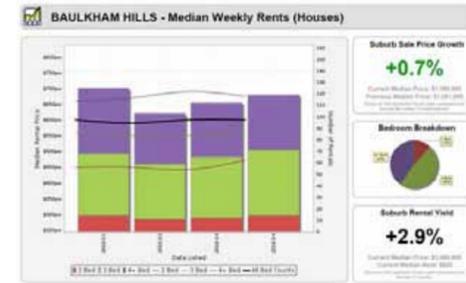
The predominant age group in Baulkham Hills is 0-14 years.

Households in Baulkham Hills are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in Baulkham Hills work in a Professional occupation.

In 2006, 80.1% of the homes in Baulkham Hills were owner-occupied compared with 82.2% in 2011.

Currently the median sales price of houses in the area is \$1,210,500.



BAULKHAM HILLS SALES STATISTICS (HOUSES)

Year	# Sales	Median	Growth	Low	High
1999	857	\$ 298,000	0.0 %	\$ 10,000	\$ 3,900,000
2000	673	\$ 321,278	7.8 %	\$ 2,000	\$ 3,700,000
2001	710	\$ 363,000	13.0 %	\$ 20,000	\$ 4,550,000
2002	726	\$ 440,000	21.2 %	\$ 4,100	\$ 8,200,000
2003	556	\$ 509,500	15.8 %	\$ 5,250	\$ 10,010,000
2004	390	\$ 525,000	3.0 %	\$ 154,000	\$ 4,400,000
2005	390	\$ 495,000	-5.7 %	\$ 5,000	\$ 900,000
2006	419	\$ 490,000	-1.0 %	\$ 4,800	\$ 3,958,000
2007	515	\$ 518,000	5.7 %	\$ 100,000	\$ 4,808,812
2008	364	\$ 522,500	0.9 %	\$ 65,046	\$ 5,250,000
2009	468	\$ 555,000	6.2 %	\$ 45,813	\$ 1,700,000
2010	412	\$ 619,500	11.6 %	\$ 45,000	\$ 1,411,000
2011	390	\$ 625,000	0.9 %	\$ 20,000	\$ 10,250,000
2012	392	\$ 640,000	2.4 %	\$ 100,000	\$ 4,550,000
2013	557	\$ 735,000	14.8 %	\$ 200,000	\$ 4,370,668
2014	458	\$ 890,000	21.1 %	\$ 7,350	\$ 21,950,000
2015	454	\$ 1,081,500	21.5 %	\$ 130,000	\$ 9,600,000
2016	310	\$ 1,089,000	0.7 %	\$ 300,000	\$ 10,000,000
2017	0				

Median Sale Price
\$1.09m

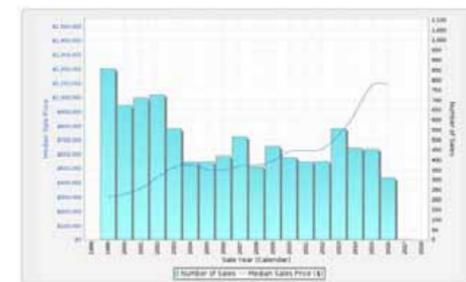
Based on 310 recorded House sales within the last 12 months (2016)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+0.7%

Current Median Price: \$1,089,000
Previous Median Price: \$1,081,500

Based on 754 recorded House sales compared over the last two rolling 12 month periods



RAWSON HOME BUILDERS

Home builders servicing Sydney, South Coast, Central Coast, Newcastle, Hunter, Canberra and the Central West.

In 1978, Rawson Homes was a small home building company started by the three Rawson brothers,

Mark, Peter and Lawrie out of a garage in Dubbo. Nearly 40 years later, Rawson Homes is an Australian, family-owned success story. From its modest beginnings, Rawson Homes is approaching a \$400 million business and with the brothers still at the helm, Rawson Homes is firmly ranked as one of New South Wales' top 500 companies.

Rawson has a proud heritage and a reputation for building relationships as well as homes.

It's this genuine commitment to people that is the keystone of Rawson's philosophy; to provide exceptional quality, industry leading client service, at a real price with no hidden extras.

Le Windsor
Baulkham Hills

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Baulkham Hills



LE WINDSOR - BY NATURE



Castle Hill Country Club - 300m walk.



Artist's impression of future Castle Towers and its expansion plan 3.6km drive.



Artist Impression of Norwest Metro station in 2019 at Norwest Blvd, Century Cir & Brookhollow Ave - 900m walk.



Public Bus service: Kellyville 615x, Rouse Hill 164, Castle Hill 745, T60 T 62, Chatswood 628, Sydney 618X - 50m & 300m walk.



Baulkham Hills Station - Horwood Cottage seen at rear. The steam tramway opened between Parramatta and Baulkham Hills in 1902.

AREA OVERVIEW

Le Windsor is located in Baulkham Hills, one of the wealthiest suburbs in the northwestern region of Sydney, right next to the Hills Shire Council. With Norwest business park and Castle Hill Country club at a short reach it is giving you the combination of work and a relaxed atmosphere. We call it Le-Windsor.

Le Windsor has quality built homes by Rawson Homes, assuring you can own your dream home in a sought after area in the Hills district with absolute comfort and relax environment by nature.

Le Windsor is conveniently situated to many comprehensive facilities, only 5 minutes walk to Norwest Business Park & Golf Course, 10 minutes walk to Castle Hills Trading Zone, and 12 minutes walk to the future Northwest Rail link.

Le Windsor is also only 3km from Castle Towers which plans to be the second biggest shopping centre in Australia.

The Hills are also famous for some of the high ranking selective schools like the Matthew Pearce Public School, and Baulkham Hills High School just to name a few.

Apart from it's perfect peripheral residential facilities, Le Windsor also has convenient transportation access - City bus, Future Norwest Railway Link, M2, M7 Motorway, T-Way orbital Bus route and exciting train station close by.

Le Windsor is designed on the idea of "Shaping luxury homes, Embracing simplicity". Every house has a high ceiling design of interior space, a combination of Eastern and Western kitchen design and the installation

of ducted rangehoods. We pay extreme attention to the details of the project and take prudent measures on every construction and home decoration. In addition, we invest big on creating unique road landscapes featuring multilayer and colorful shrubs, arbors gently swaying which bring you a pleasant way back home.

The land that is now called Baulkham Hills was originally home to the Bidjigal people, who are believed to be a clan of the Darug people, who occupied all the land to the immediate west of Sydney. The best known Aboriginal person from that time is Pemulwuy, a Bidjigal leader who led the Indigenous resistance movement against the British forces, including sacking farms in Castle Hill, before his eventual capture and execution by the British militia.

The Bidjigal people are today commemorated by Bidjigal Reserve which straddles the suburbs of Castle Hill, Baulkham Hills, North Rocks, and West Pennant Hills.

The first European settler in the Baulkham Hills Shire was William Joyce. In 1794 he was given a grant of 30 acres (121,000 m²) in what became Baulkham Hills. The name Baulkham Hills was given to the area by Andrew McDougall, a settler from Buckholm Hills, County of Roxburgh, Scotland. The name, which reminded McDougall of his homeland, was officially recognised in 1802. Baulkham Hills Post Office opened on 1 April

COMPARABLE SALES



42 Peninsula Way **Baulkham Hills**
 3 2 2

Sold Price \$1,250,000
 Sale Date 13/01/17
 Area 196m²
 Days to Sell 25



20 Castle Pines Drive **Baulkham Hills**
 3 2 2

Sold Price \$1,190,000
 Sale Date 16/11/16
 Area 365m²
 Days to Sell 9



238 Bel Air Drive **Kellyville**
 4 2 2

Sold Price \$1,260,000
 Sale Date 08/08/16
 Area 405m²
 Days to Sell 55



85 Brighton Drive **Bella Vista**
 4 2 2

Sold Price \$1,290,000
 Sale Date 18/11/16
 Area 371m²
 Days to Sell 44



28 Solent Circuit **Baulkham Hills**
 2 2 2

Sold Price \$1,050,000
 Sale Date 09/11/16
 Area 280m²
 Days to Sell N/A



22 Peninsula Way **Baulkham Hills**
 4 2 2

Sold Price \$1,530,000
 Sale Date 02/12/16
 Area 474m²
 Days to Sell 25

EXPECTED RENTAL RETURN



House Type 10
 Currently \$860 | Projection \$900



House Type 11
 Currently \$780 | Projection \$830



House Type 12
 Currently \$690 | Projection \$740



House Type 13
 Currently \$730 | Projection \$790

*Disclaimer: Price may varies as depending on market condition at the time of availability.

