



BOUTIQUE COMMUNITY WITH RURAL CHARM.



ARCADIAN
HILLS

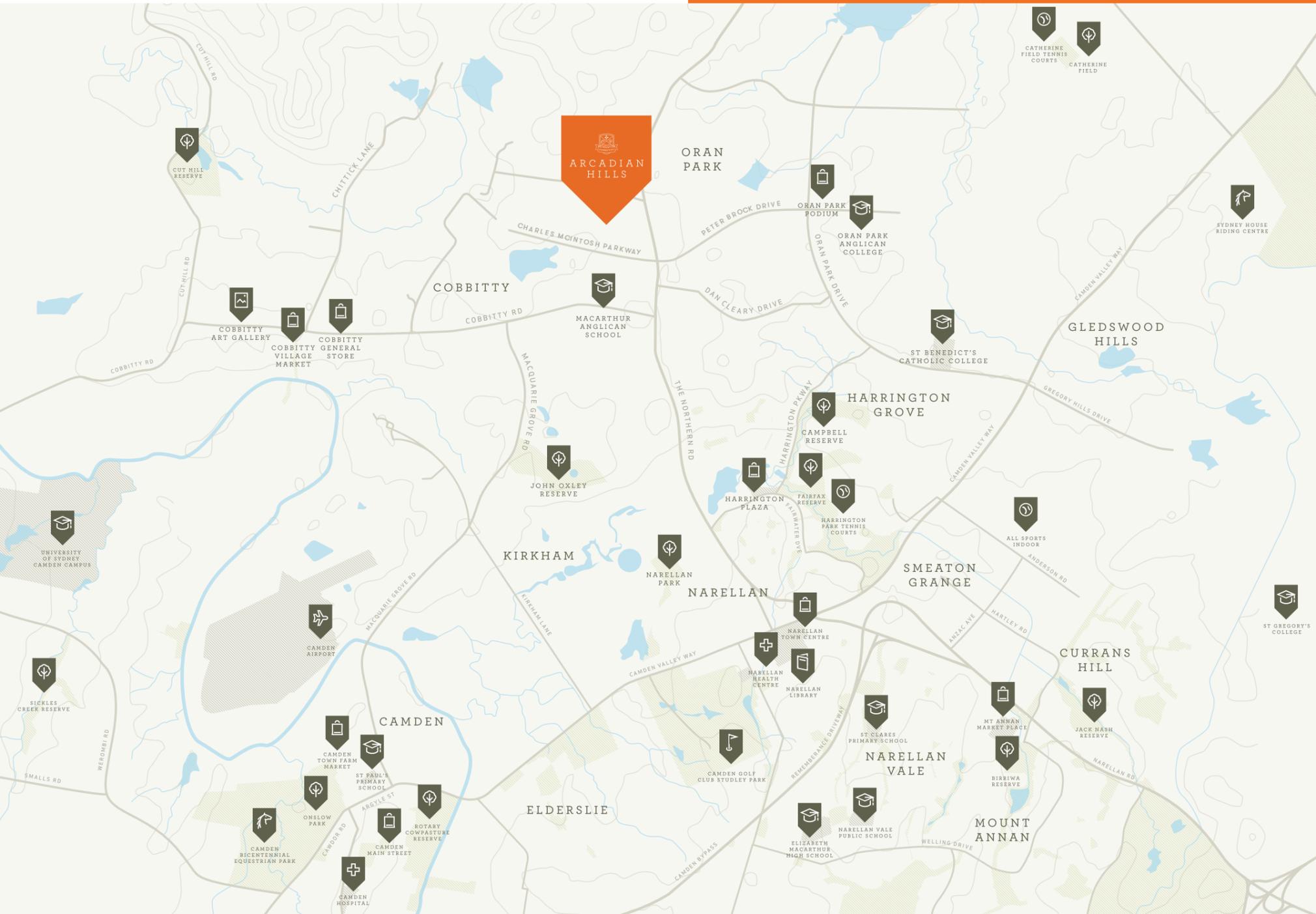
An **AVJennings**® community.

CITY LIVING MEETS COUNTRY CHARM.

Our community at Arcadian Hills has been carefully located to combine the best of both worlds - the closeness of city services with the historic and peaceful village feel of Cobbitty and nearby Camden. Sitting at the very edge of Sydney's expanding south-western region, this area will be increasingly sought-after as more services - such as the extending rail link from Campbelltown - make it more convenient than ever to live here.

But of course, not being connected is also part of the charm of Arcadian Hills. Many visitors tell us it's a bit hard to find, sitting as it does some distance from the main thoroughfare of Camden Valley Way. Just quietly, we rather like that fact - and we know many of our homeowners feel just the same.





A SECLUDED COMMUNITY BEYOND THE SPRAWL.

Arcadian Hills has the feel of a village on the edge of town. It's defined by the surrounding countryside and rustic village charm of Cobbitty. Yet it's the community's proximity to recreation, shops, schools, hospitals and other services that heightens its appeal as a place to live.

You can be browsing the historic markets of Camden for artisan food and crafts within 10 minutes of your front door. Or you just can jump into the bustle of Oran Park just across the way and pick up everything else you need. That's the beauty of Arcadian Hills. It stands close to convenience, but at the same time feels set well apart.

JUST A FEW OF THE NEIGHBOURHOOD ATTRACTIONS.



COBBITTY VILLAGE MARKETS.

Held on the first Saturday of the month from March to December, there's over 100 stalls where you can buy everything from flowers to gourmet food, vintage clothes, toys and plenty more.



COBBITTY PUBLIC SCHOOL.

The present Cobbitty Public School was established in 1882 and, as well as providing education to the children of the area, is the site for the local monthly market.



UNIVERSITY OF SYDNEY.

The Cobbitty campus is the main research facility for the University's faculty of agriculture, food and natural resources. This is part of the growing Camden campus of the University of Sydney and allows for close collaboration with the faculty of veterinary science.



ORAN PARK TOWN CENTRE.

Arcadian Hills sits proudly in Cobbitty, but Oran Park with all its expanding services and amenities sits just across the way. Here are your schools, medical centres, major retailers, restaurants, churches, cafés, emergency services, parks, leisure and children's centres.



NARELLAN TOWN CENTRE.

Just six minutes in the car from Arcadian Hills, Narellan Town Centre offers a good mix of professional services and 50 different specialty, including Woolworths & Coles. You can also enjoy the weekend buzz of the town centre's vibrant café and restaurant scene.



COBBITTY WINES.

Along the winding Cobbitty Road is the Cogno Brothers winery, a family run business and a favourite with locals. Take in the scenery and taste some of the award winning wines.

A VILLAGE WITH A GREEN HEART.

In keeping with a traditional village, Arcadian Hills is built around shared green spaces. Perfect places to meet, exercise, walk your dog, or just to relax and drink in the birdsong. A historic, scenic dam surrounded by a riparian reserve is the perfect spot for a weekend picnic away from the crowds. The outdoor fitness circuit is a great meeting place for active souls, featuring a range of bodyweight and cardiovascular machines. No need to join a gym.

As a community, Arcadian Hills has developed at a more leisurely pace than some of the neighbouring developments springing up in the south-west. This has enabled its quiet charm to be well-preserved.

KEY

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 9
- Stage 10
- Riparian Corridor
- Public Reserve
- Historic Dam
- Future Residential
- Sales Centre
- ▨ Heritage Transition Area - High Landscaped Mound



A GRAND 1000SQM HOME SITE? OR AN EASY-CARE TERRACE?

It's all on offer at Arcadian Hills. There has been some beautiful building work done with sensitive interpretation of the community design guidelines - the standards we use to ensure the whole community retains its charm and character.

You can choose a turn key AVJennings home or terrace, perfectly finished and ready for you to move in. Alternatively, you could choose a house and land package from one of our recommended Arcadian Hills builder partners. If you prefer to go your own way, choose a land only package and appoint your own builder. We have design guidelines to help ensure your chosen home complements the character of the neighbourhood.

AVJENNINGS READY-MADE HOMES FOR YOU.

Our range of homes, townhomes and terraces all come with plenty of inclusions - in some cases right down to the clothesline. All you have to do is move in. The homes we build come with a six-year structural guarantee.

PREFER TO BYO BUILDER?

You've worked out what your dream home will be like, you've lined up your preferred builder to make it happen. We'll help you find the right block with the best aspect to bring your dream to life - at the right price of course.

WE CAN HELP FIND A BUILDER

You want something created individually for you, but don't yet have a builder in mind. We can connect you with quality building partners who work in the community where you want to live.





At AV Jennings we help people build brighter futures by creating communities they want to belong to and grow with.

We know everyone has different needs and wishes for the place they live. That's why we offer a range of ways to get the home you want. You can buy a block of land, a finished home, townhome, terrace or apartment. We can work with your builder, or help you choose one.

We also know a home is part of a community, which is why we make sure parkland, play spaces and pathways are incorporated into every development. It's why we locate our developments close to schools, shops and transport. It's why AV Jennings is your community developer.

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