

Tallawong Village.



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Welcome to Tallawong Village
— a residential masterplan
offering a sophisticated &
ultra-convenient lifestyle.

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Tallawong Village by Deicorp.



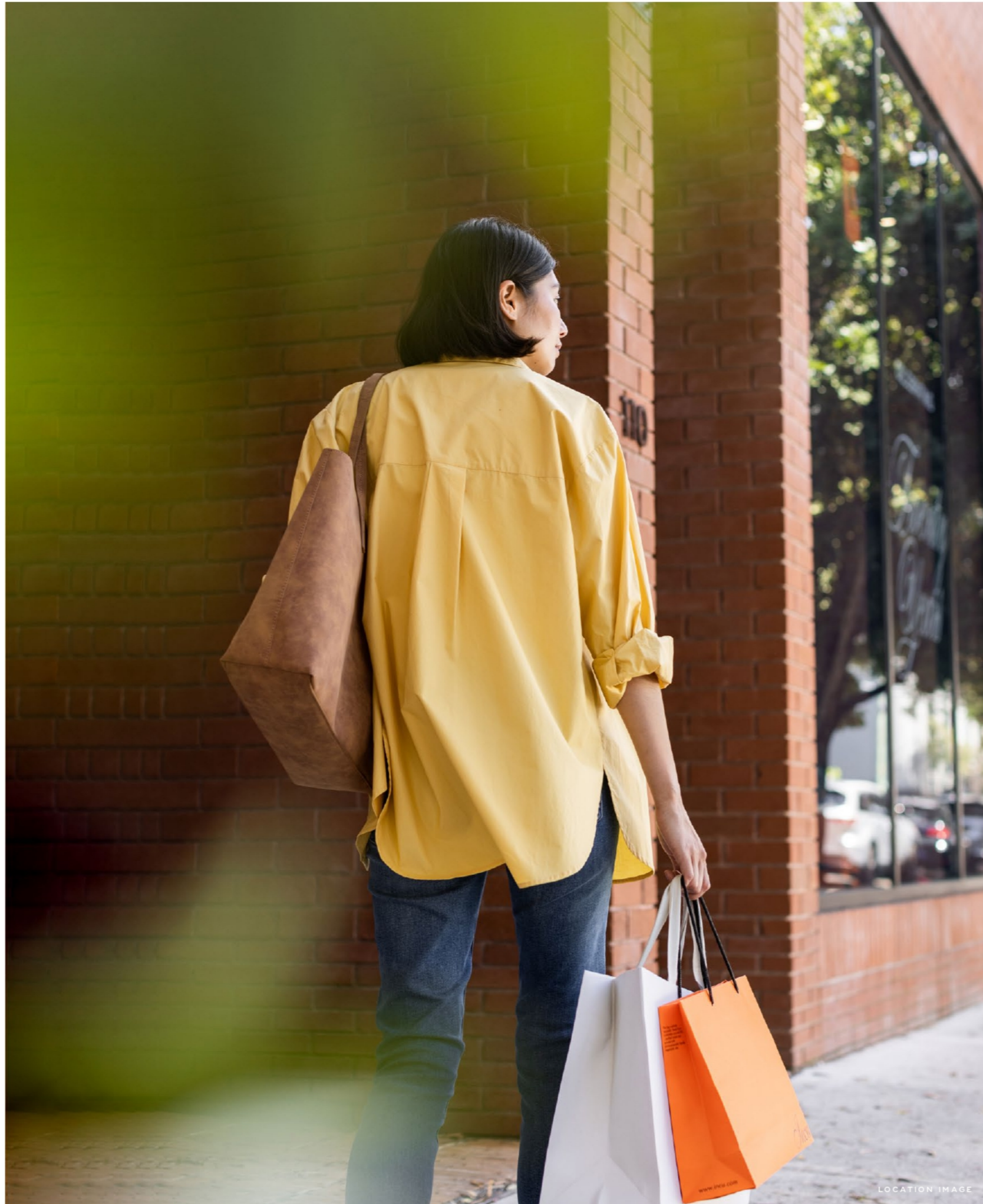
LET'S TALK TALLAWONG

Tallawong Village is a highly-desirable residential master plan community with a sophisticated and vibrant suburban lifestyle to suit all kinds of families.

As one of Sydney's quickly growing and culturally diverse areas, the opportunities available to residents in the Northwest region are exponential. From employment to infrastructure investment, connectivity, location and affordability—it's a lifestyle you'd regret passing up.



**Tallawong Village
encapsulates the best of
city living with all the
comforts of home, you'll fall
madly in love with Sydney's
flourishing northwest.**



LOCATION IMAGE

From Dawn...



EXPLORE THE OPPORTUNITIES

Tallawong Village's sophisticated lifestyle provides easy access to all of life's essentials. Whether you're on the go, or staying local you'll find joy in having life's simple pleasures available as you need them.

Benefit from a world-class public transport network alongside fashion, food and hospitality retailers. It's all you could've hoped for and more.

THE TALLAWONG VILLAGE LIFE



07.00am

BUT FIRST, COFFEE!

Start your day off right with a fresh cup of coffee. Make time to explore a range of tempting local hangouts right outside your front door.



08.00am

FILL YOUR CUP

Build self-care into your daily routine. Improve your cardio at the gym or find a quiet, green space to settle your mind before your day starts.



11.00am

RETAIL TREATS

Indulge in some retail therapy choosing from over 40 retail, fashion, food and beverage options just moments away from home.



12.30pm

EASY COMMUTES

With Tallawong Metro Station only minutes away, why not see a friend in nearby Rouse Hill or head over to North Sydney for that work meeting.

To Sundown...

EVERYTHING THAT CULTIVATES EASY LIVING

Tallawong Village is an exciting part of the suburb's revitalisation with many incredible community facilities. Must-haves like great public schools, holistic health and medical services to parks and recreational hotspots that exist in surplus—we've made sure that you and your family are well taken care of.

When you live at Tallawong, shopping, errands, work and extracurricular activities remain central to your homebase, so you can spend more time with loved ones and less commuting.

Heart-warming, isn't it?

THE TALLAWONG VILLAGE LIFE



01.30pm

FOODIE DELIGHTS

Discover new food experiences at Tallawong Village. Catch up with friends at lunchtime, share a pizza or choose from a smorgasbord of options.



03.00pm

BREATHE IN NATURE

Hit the Windsor Road Cycleway and bike all the way to the Hawkesbury River, or take a leisurely stroll in Rouse Hill Regional Park.



05.30pm

STAY IN OR STEP OUT

Revel in the comforts of your apartment as you retire to living spaces designed for ultimate rest and relaxation or venture out for a cocktail.



07.00pm

FRESH EATS

Pop into the local supermarket and pick up some fresh produce for that gourmet dinner you've been planning or enjoy a variety of delicious dining options.



EVERYTHING YOUR HEART DESIRES

Tree-lined horizons and a friendly neighbourhood community awaits you. The beautifully designed architecture effortlessly integrates with the natural surroundings. While the purpose-built communal areas make unwinding with family and friends easy.



Who said you can't have it all? At Tallawong Village, you can.

A DIVERSE RETAIL OFFERING WITH THREE LEVELS OF RETAIL AND SERVICES THAT CATER TO ALL YOUR LIFESTYLE NEEDS

LOWER GROUND ●

SERVICES

01 Carwash

DINE & DRINK

02 Coffee Emporium

HEALTH & FITNESS

03 Align Collab Pilates

04 Anytime Fitness

GROUND FLOOR ●

SERVICES

05 Services NSW

06 Stacks Tallawong

07 Real Estate Agency

DINE & DRINK

08 At Mex

09 C9 Gelato

10 Dosa Hut

11 Durks Café

12 Gotcha Bubble Tea

13 Liquor

14 Mezze Kebab and Grill

15 Milky Lane

16 My Lotus Café

17 Oporto

18 Sushi

LEVEL 1 ●

CHILDCARE

26 Mini Mastermind Childcare

MEDICAL

27 Medical Centre and Radiology

ELECTRONICS

19 Repair Xperts

FRESH FOOD & GROCERIES

20 Big Apple Grocer

HAIR & BEAUTY

21 La Vue Nails

22 Obsidian Barber Service

HEALTH & FITNESS

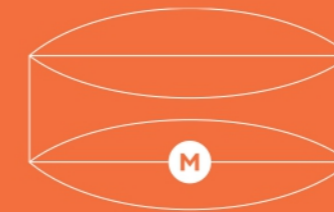
23 Anytime Fitness

HOME & RETAIL

24 Newsagent

MEDICAL

25 Pharmacy





CREATE THE LIFESTYLE YOU LOVE

The relaxed Tallawong Village lifestyle evokes the connectivity of city-life in a charming suburban setting. Appreciate a stroll to the local coffee shop, enjoy some neighbourhood conversation or mosey through boutiques stores. While there's plenty to do, there's equal opportunity to pause and recharge.

Easy. Accessible. Direct.

YOUR GATEWAY TO SEAMLESS LIVING

Boasting 12 nearby parks, a basketball court and a playground, Tallawong is short of nothing. Take a stroll to Ironbark Lake and Peel Reserve; explore the nearby urban hub of The Ponds for exciting activities, or venture to the picturesque Sydney Parklands corridor and Hawkesbury region.

Your choice of schools for the kids is great. Tallawong Village is located within reach of 3 schools plus St. John's Catholic College and Young Academics Early Learning.

Also enjoy easy access to leading employment hubs such as Norwest Business Park, Macquarie, Chatswood, and the Sydney CBD via the Metro, with trains every 4 minutes. You'll benefit from the nearby Sydney Rail and T-Way bus services connecting to the Westmead Health Precinct and Parramatta.

And, if you like travelling overseas, you'll be thrilled that plans are underway to have public transport services linking Tallawong, and the surrounding areas, to the future Western Sydney International Airport.

MAP KEY



Metro Station



Retail & Shopping



Education & Schools



Medical & Hospitals



Business Districts



Parks & Leisure



Distances are approximate only and are calculated via the shortest route on Google Maps.

Unparalleled connectivity.



TALLAWONG STATION

- ROUSE HILL (4 min)
- KELLYVILLE (7 min)
- BELLA VISTA (9min)
- NORWEST (12 min)
- HILLS SHOWGROUND (14 min)
- CASTLE HILL (17 min)
- CHERRYBROOK (19 min)
- EPPING (25 min)
- MACQUARIE UNIVERSITY (29 min)
- MACQUARIE PARK (31min)
- NORTH RYDE (33 min)
- CHATSWOOD (40 min)

FUTURE METRO LINES

From 2024 this line will extend to North Sydney, Barangaroo and Sydney CBD.

From 2026 this line would run from Tallawong to St Marys, Bankstown to Glenfield via Liverpool, as well as two routes to Western Sydney Airport – from Westmead and Macarthur.



Explore, travel & unwind—it's all here.

- 01 Tallawong Village
 - 02 Tallawong Metro Station
-
- EDUCATION & SCHOOLS**
- 03 The Ponds High School
 - 04 Riverbank Public School
 - 05 St John Paul II Catholic College
 - 06 Young Academics Early Learning
 - 07 The Ponds School
-
- PARKS & LEISURE**
- 08 Lakes Edge Park
 - 09 Arrowroot Park
 - 10 Tanunda Park
 - 11 Greenview Park
 - 12 Basketball Court
 - 13 Jonas Bradley Oval
 - 14 Plaza Park
 - 15 Silverleaf Park
 - 16 Waterfall Park
 - 17 Riverbank Park
 - 18 Douglas Reserve
 - 19 Edenbridge Park
 - 20 Kalina Reserve Park
 - 21 Second Ponds Playground
-
- RETAIL & SHOPPING**
- 22 Tallawong Metro Cafe
 - 23 The Ponds Shopping Centre
 - 24 Silverleaf Artisan Bakery
 - 25 Sahara Turkish Street Food
-
- MEDICAL & HOSPITALS**
- 26 The Ponds Family Medical Practice
 - 27 Ponds Boulevard General Practice
-
- Sydney Metro Line





DID YOU KNOW?

Spending just 20 minutes in nature daily reduces stress hormones by 40%. Tallawong's gorgeous village gardens, and inviting communal spaces with leafy-green horizons make your health and happiness an easy priority.

Enjoy the energy and vibrancy of village life just minutes from your front door, then indulge in the superb comfort of your new home.

Making memories at home.

PEOPLE REMEMBER HOW YOU MADE THEM FEEL.

Tallawong Village is a daily reminder to appreciate the small things in life—coffee with gorgeous views from your balcony, rooftop dinners or leisurely strolls through communal podium gardens. Whether it's Sunday brunch, mid-week dinner with your besties or a picnic in the Tallawong Village Park—you'll create many magical moments.



SUNDAY BRUNCH IS ALWAYS BETTER AT HOME.



A PRIVATE SANCTUARY

Whether you're entertaining or unwinding, you'll appreciate the floor-to-ceiling windows that seamlessly extend your living space out onto the stunning balcony. Tucked away in the privacy of your home you can savour your morning coffee or host dinner parties al fresco.



ARTIST IMPRESSION

Sophisticated design for elevated home-life.

RESIDENCES MADE FOR YOU

You'll find living at Tallawong Village truly exciting with meticulously designed 1, 2 and 3 bedroom apartments available.

Fall in love with the open plan kitchens boasting polished stone benchtops and splashbacks with stainless steel live ovens. Plush carpets, timber floorboards and contemporary floor tiles draw you through the space. And you'll savour the harmonious indoor-outdoor living areas connecting alfresco terraces and balconies.

With warm and natural tones throughout each apartment, decorating your space to reflect your personal style is simple.



ARTIST IMPRESSION

MODERN . SMART . STYLISH

Enjoy an open-plan kitchen-living area adorned with a soothing palette of natural tones. With smart cabinetry, designer gas stove top and polished stone bench—cooking is a true joy. The sleek floorboards, clean lines and intelligent storage solutions harmoniously blend style and functionality, creating a serene space embodying contemporary elegance.



ARTIST IMPRESSION

CELEBRATE EVERY SEASON

With views from the primary bedroom, kitchen and living space you'll enjoy looking out at the ever-changing horizon. Boasting a spacious and covered balcony, entertaining outdoors all-year round is comfortable and easy.



ARTIST IMPRESSION

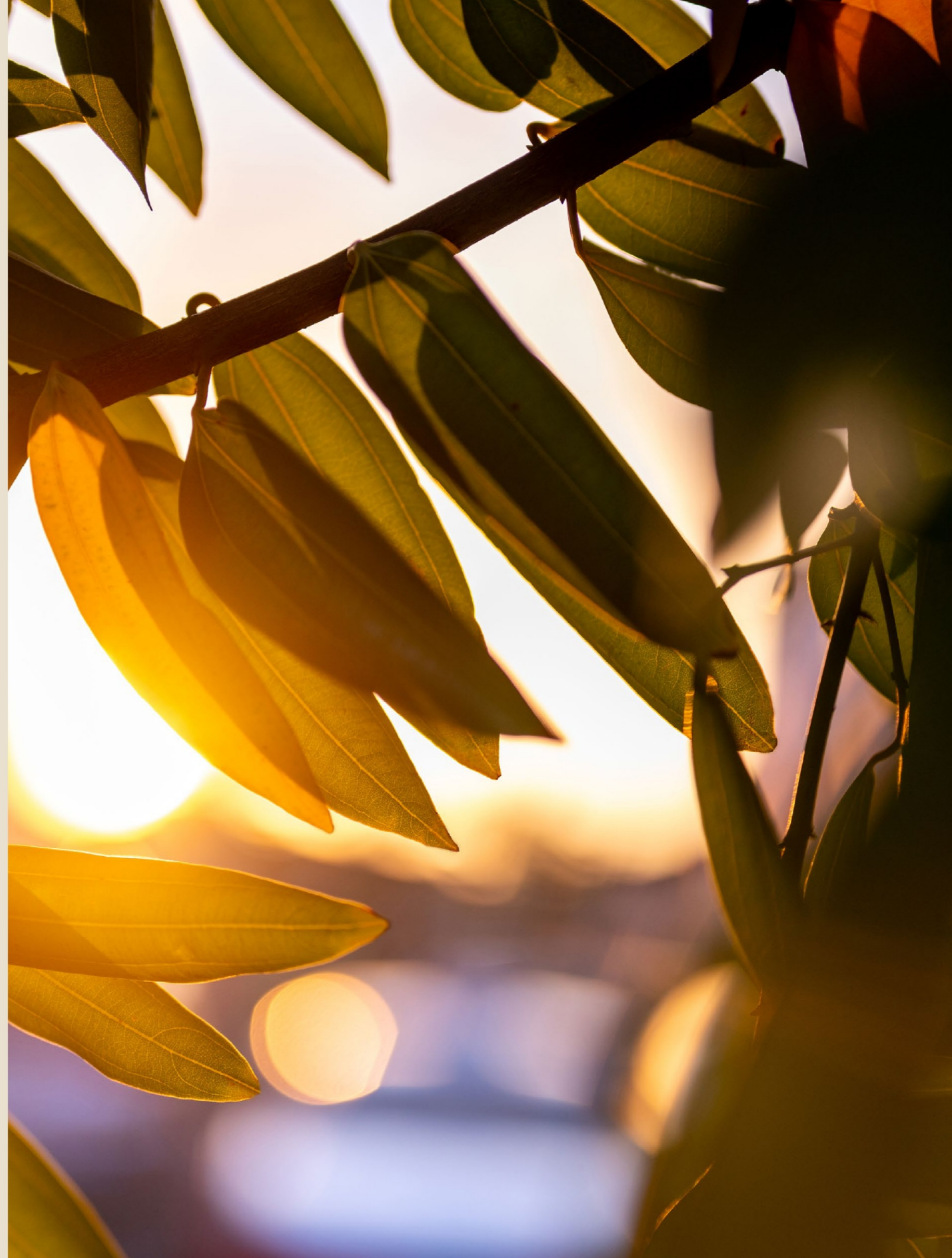
Abundant natural light. Endless open skies.



BLENDING MODERN LIVING WITH A TWIST OF NATURE

An abundance of natural light filters throughout bedrooms creating the perfect ambience for rest and relaxation. Delight in the intelligent bedroom design featuring sliding wardrobes and plush carpets.

Ensuites boast seamless floor-to-ceiling tiles, frameless glass shower screens and mirrored shaving cabinets. And the balconies, well, these are your window to the sky!





SPLIT LEVEL CHARM

Whether you're setting up a home office, hosting guests or priming your space for relaxation, multi-level living provides the freedom to make every area functional. With clever layouts that maximise space, you'll love the flexibility this contemporary design delivers.

**Deicorp's vision for the future
is ambitious and innovative.**

**We are committed to creating
communities that are vibrant,
inclusive and sustainable,
and delivering the highest
standard in everything we do.**

ARCHITECT

TURNER

Founded in 2001 in Sydney, TURNER has grown to become a multi-award-winning design firm, specialising in Architecture and Urban, Interior and Experiential Design, with offices in Sydney and London.

One of the core beliefs at TURNER is that design is for everyone. Our folio of projects is extensive and evolving as we continue to use design to drive positive change. At the heart of every design, no matter what category it fits into, are the principles of inclusivity, connectivity, sustainability and enjoyment.

TURNER has recognised expertise in the masterplanning, design and delivery of social infrastructure projects with a strong focus on place-making, sustainable communities, and innovative design solutions.



TURNER - TALLAWONG VILLAGE TEAM.

LANDSCAPES

ISTHMUS LANDSCAPE DESIGN

Isthmus is a Sydney based landscape architecture practice with an extensive portfolio of completed projects in Sydney and overseas. Working for private, public and institutional clients across residential, commercial and public domain projects, Isthmus has been committed to a high value to client and project ethic since 2003.



HILLS SHOWGROUND VILLAGE - PODIUM TERRACE GARDENS.



THE ASHFORD - COURTYARD.

Developing desirable new homes designed for living in the best locations across Sydney.

Founded in 1999, Deicorp is a privately-owned Australian property development and construction group with expertise in residential, commercial and retail property. With a commitment to securing the best sites for our projects, Deicorp is recognised as Sydney's leading builder of transport-connected developments. For our customers, this means Deicorp offers complete confidence and peace of mind, ensuring every apartment delivers outstanding value, security, convenience and quality of life.

That's why for more than two decades, Deicorp has designed, developed and delivered more than 10,000 apartments across 40 Sydney suburbs.

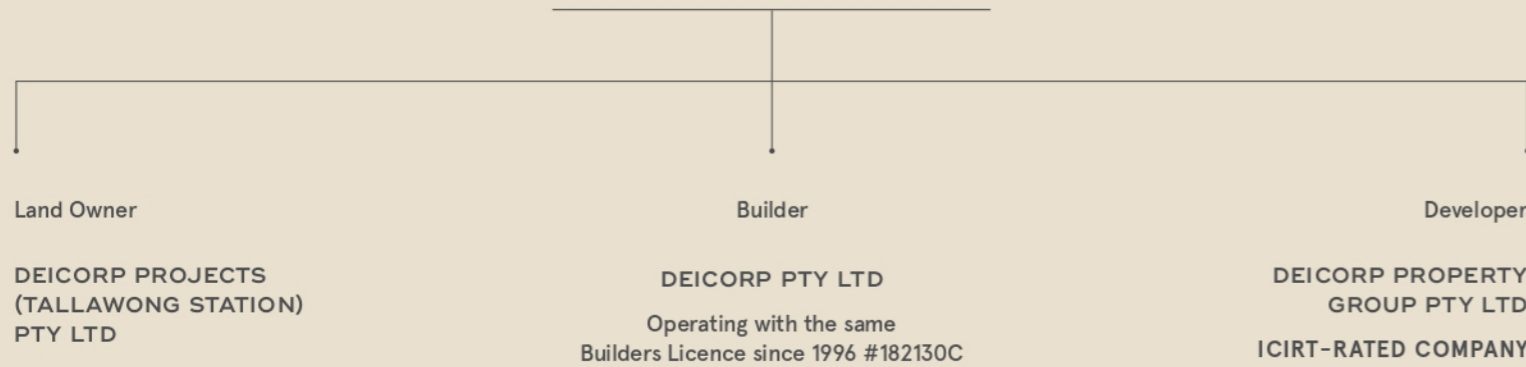
Deicorp delivers an end-to-end service for purchasers with our leading construction and development industry team who work seamlessly together on every project.

We manage site acquisition, planning and design, construction, sales and client support and care with our dedicated team of 200 industry professionals.

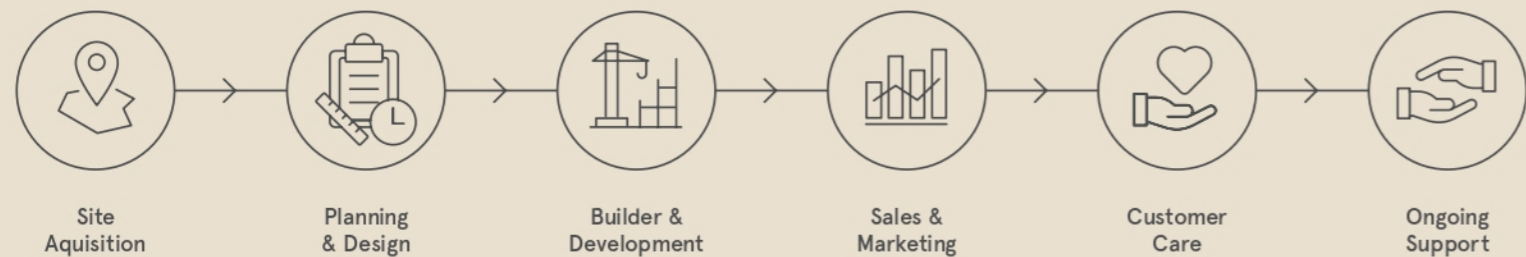
As a respected and successful company, Deicorp is committed to strengthening the communities we work in. It's why we established our charitable and sponsorship program - Deicorp Community, to help us build hope and opportunity, while creating a legacy of stronger, more resilient communities.

And as the first developer in NSW to be iCIRT rated, our buyers have confidence and peace of mind that they're dealing with trusted industry professionals with a strong reputation and proud track-record.

INTEGRATED DEVELOPER AND BUILDER



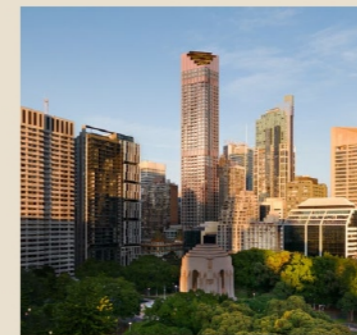
END-TO-END SERVICE



Deicorp's Construction Team bring decades of industry-leading experience



The Rothschild, Rosebery
- 176 Apartments + 150sqm Retail



Hyde Metropolitan, Sydney
- 168 Apartments + 4,250sqm Retail



Hills Showground Village, Castle Hill
- 430 Apartments + 9,520sqm Retail



The Ashford, Castle Hill
- 272 Apartments



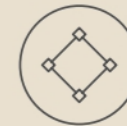
10,000+ APARTMENTS
Designed, developed and delivered



TRANSPORT CONNECTED
Always walking distance to public transport



SYDNEY EXPERTS
Developments in more than 40+ suburbs across Sydney



3000+ APARTMENTS
Currently under construction



PROUDLY AUSTRALIAN
Owned and operated developer and builder



\$3.5 BILLION PIPELINE
Invested in the building and construction industry



SEAMLESS JOURNEY
From sales to post-settlement and customer care



EST. 1999
Track record of success with a single builder's license

DESIGN. DEVELOP. DELIVER.

“The Deicorp team is committed to delivering the highest standards in everything we do. From site selection to design and construction, sales and customer care, we give every buyer peace of mind that they’ve made a smart choice.”

FOUAD DEIRI OAM
FOUNDER & CHAIRMAN

iCIRT
from Equifax



The contents of this document have been prepared prior to completion of detailed design and construction of Tallawong Village. Images depicting interiors and exteriors (including view lines) are intended as a guide only and are artist's impressions of how the development may appear when completed. The actual appearance, style and configuration of the elements of the development may vary without notice and may not be identical or similar to the images shown. As such, this material does not constitute a representation by the Developer, Vendor or the Agent in respect of the actual size, form, dimensions, specifications or layout of the apartments or other parts of the building. Deicorp does not accept responsibility for any action taken by intending purchasers in reliance on the information in this document. The final product may vary from the images shown. Images are artist's impressions only, fixtures and finishes are subject to change and furniture is not included unless otherwise stated in the contract for sale. Any view lines shown are indicative only as at the date of publication. Actual views from each apartment may vary on completion from that shown. View lines may be impacted by current and future development applications. Changes may be made to the detailed layouts during development and construction in accordance with the provisions of the contract for sale or planning or authority requirements. Prospective purchasers must make and rely on their own enquiries. Whilst Deicorp endeavours to ensure that the information in this brochure is correct, no warranty, express or implied, is given as to its accuracy. Nothing in this document constitutes specific technical, financial or investment advice and prospective purchasers are advised to seek their own independent advice based on their specific circumstances. Prepared by Deicorp Projects (Tallawong Station) Pty Ltd - June 2023.

