



Allura

Live Well

Designer Townhouses at Baulkham Hills



Fine design and exceptional craftsmanship

15 bespoke residences well articulated by step down terraced design with proximity to transport, child care, shopping Centre, primary and secondary schools and other amenities

BEAUTIFULLY CURATED



REFINED INTERIORS INFUSED WITH MODERN ELEGANCE

Interior spaces have been tastefully curated with a palette of beautiful materials, tones and textures. Floors are finished in warm engineered timber, with contemporary floating staircases enhancing the sense of space and light. Recessed LED downlighting creates an ambient mood while ducted airconditioning keeps you comfortable year-round.

Solid Foundations and High Structural Integrity



Shale Rock
Foundation
for stability



Pipe
Lagging
eliminates
fluid
noise



Pedestal
system
for better
drainage

First Floor
Concrete
Slab



Your Building Rests on solid foundation of shale rock which is the most stable and concrete piling at perimeter enhances structural integrity. Pedestal system for mounting tiles is the latest technology for drainage in courtyards etc

Even the first floor slab is concrete rarely seen in townhomes today plus quality enhancing features like pipe lagging etc means enhanced livability



STYLE MEETS FUNCTIONALITY

Kitchens are a showcase of modern mastery, beautifully finished in warm timber accents, with breakfast bars creating a welcoming focal point of each home. Sintered engineered stone benchtops are paired with Polytech full-height joinery in a ravine finish.

State-of-the-art appliances enhance your culinary pursuits, combined with an brushed nickel Parisi tapware, feature pendant lights and underlit cabinetry.

A modern two-story house with a light-colored facade and dark window frames. The ground floor features large glass doors and windows that look into a bright interior. A paved patio area is adjacent to the glass walls, with several potted plants. In the foreground, a lush green lawn is partially covered by the shadow of a large tree on the right. On the lawn, there is a large wooden dining table with six wicker chairs. To the right of the table, there is a small wicker seating area with a round table and two chairs. A large, leafy tree is on the far right, casting a shadow over part of the lawn and the house.

WARM, WELCOMING
SPACES WHERE YOU'LL
LOVE TO ENTERTAIN

Entertaining spaces are generous and free-flowing, with a range of layouts catering to varying family dynamics. Floor-to-ceiling glass floods the homes with natural light and creates a seamless connection to the outdoors. Private terraces and grassed gardens create an ambient alfresco environment where you'll love to host your guests or relax



INTELLIGENTLY DESIGNED FOR MODERN LIVING

A selection of layouts caters to a range of lifestyles and family dynamics. All three bedroom townhomes have the luxury of a ground floor bedroom and bathroom with shower. A common accessible lift from basement aids wheelchair access. Double garages with internal access, along with a private storage room.

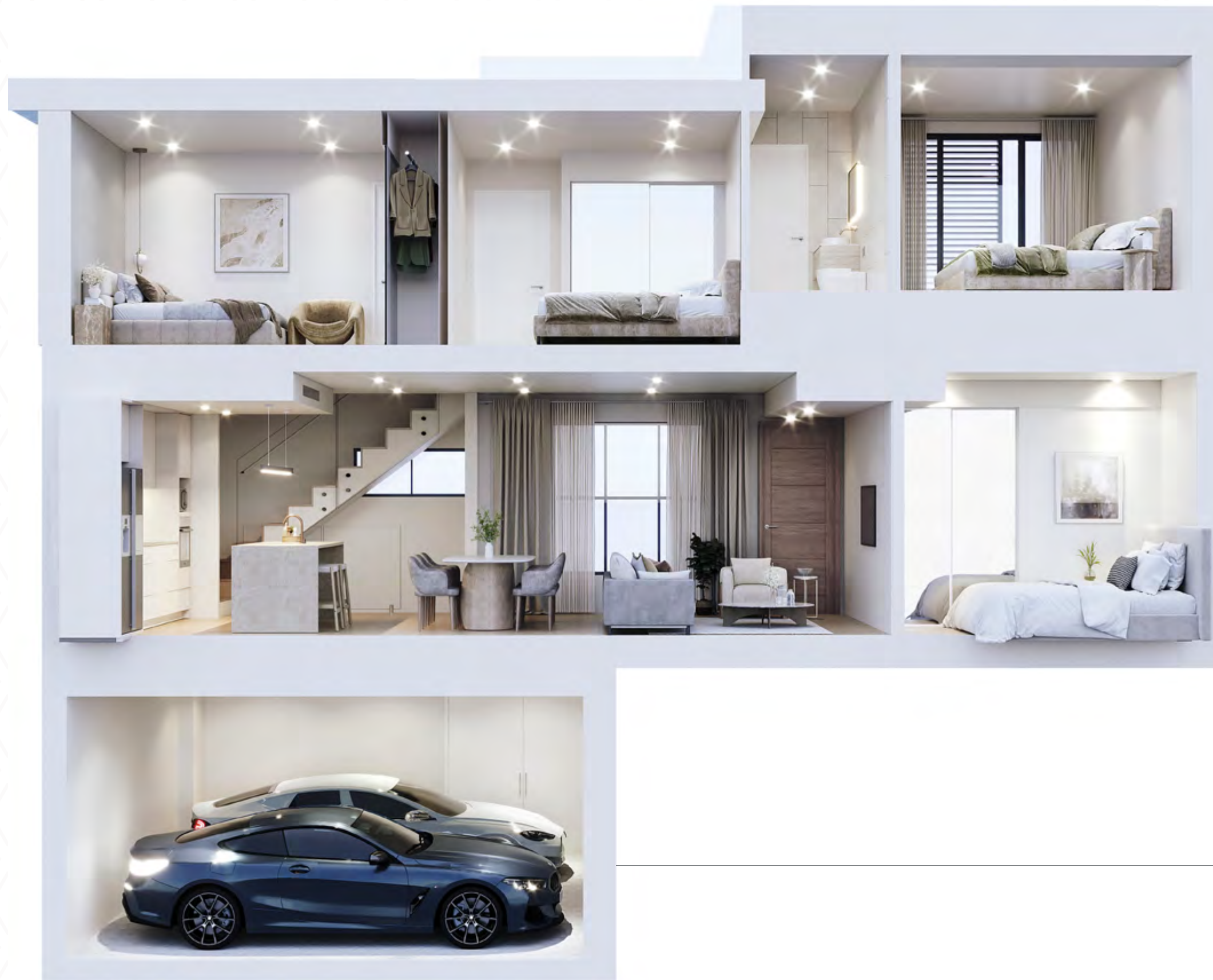


OVERSIZE MASTER BEDROOM ON
FIRST FLOOR WITH AREA FOR SEATING
TO ENJOY YOUR MORNING TEA

EFFORTLESS SOPHISTICATION IN EVERY DETAIL



Bathrooms exude a sleek minimalism and beautiful materiality, with travertine look floor and wall tiles and the juxtaposed white sanitaryware, brushed nickel tapware, wall hung vanity and sintered stone



1ST FLOOR

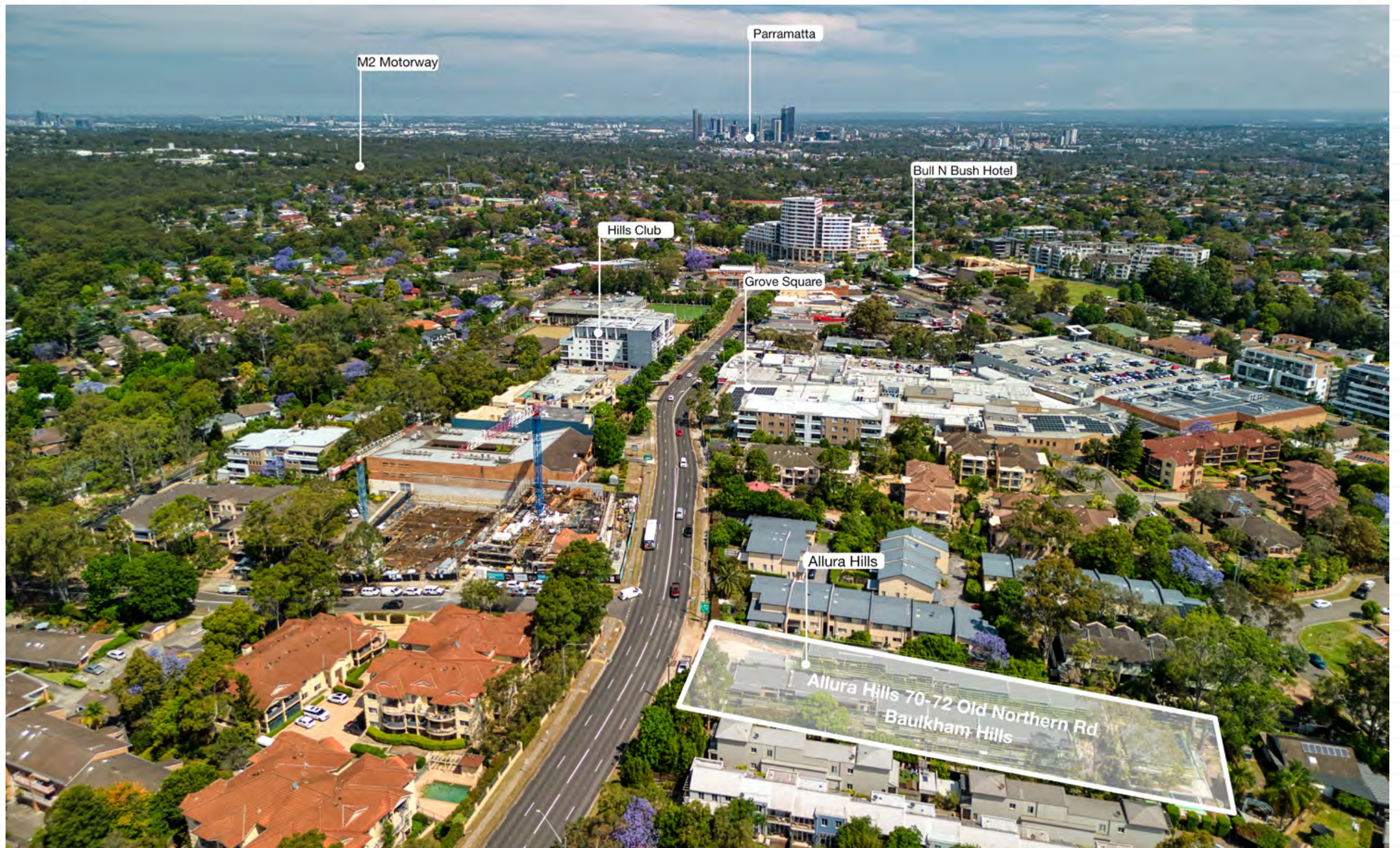
Escape to the seclusion of the private parents' retreat, complete with an elegant ensuite, walk-in robe, balcony and often a study.

G FLOOR

Featuring stunning island kitchens at their heart, free-flowing living and dining spaces extend seamlessly to private terraces and deep gardens . and a downstairs bedroom with a separate bathroom

GARAGE

Enjoy generous secure basement car park and lock up space. Use as a fitness or hobby space, the choice is yours.



SOUTH SIDE VIEW ALONG OLD NORTHERN ROAD



NORTH SIDE VIEW ALONG OLD NORTHERN ROAD

Eateries located at walking distance



Heritage Bush and Bull Pub located within 500 metres



The Hills bowling club located at 300 metres



The Grove Shopping Centre located within 200 metres



A VIBRANT NEW NEIGHBOURHOOD

Iconic and heritage precincts like the Bush and Bull Pub, The Hills bowling club and The Grove Shopping centre and eateries create a vibrant neighbourhood

CASTLE HILL — 6-10 MINS



THE GROVE - 3 MINS



QVB TOWNHALL - 54 MINS



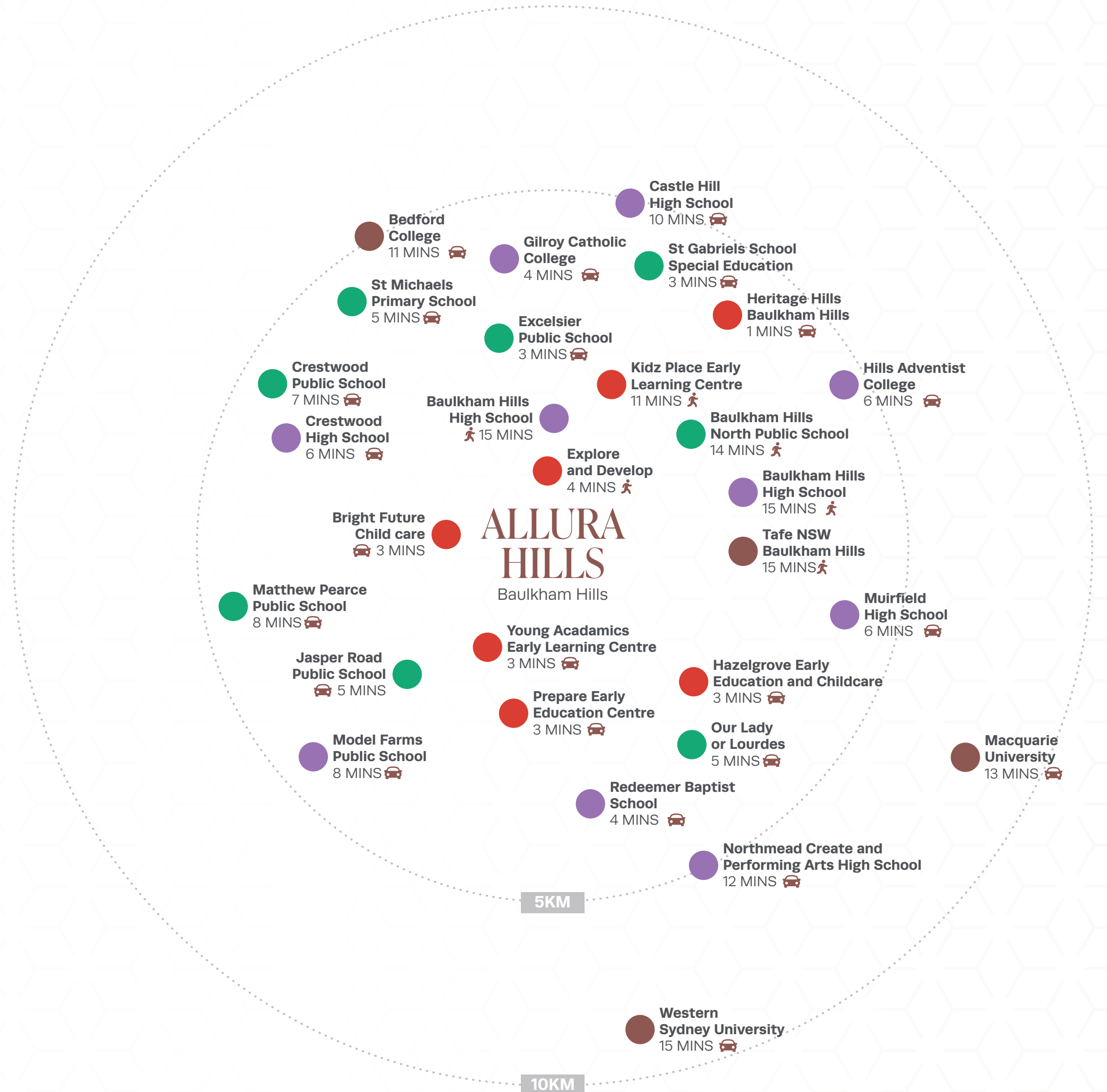
ALLURA Baulkham Hills is strategically located drive of 6 mins to castle hill , 15 mins to parramatta and 45 mins via express bus to Wynyard and a range of educational establishments, medical facilities, shopping and entertainment precincts within a 2 km radius



Inspiring bright futures

Excellence in education

From early learning centres to tertiary colleges such as TAFE NSW, local educational institutions are abundant and highly regarded, nurturing tomorrow's bright thinkers. Regularly ranked as NSW's leading secondary school, James Ruse Agricultural High School is close by, along with Samuel Gilbert Public School, Castle Hill Public School, William Clarke College, Castle Hill High School and Baulkham Hills High School.



Builder Lazian Group

Projects



Delivering distinguished developments that connect people to a better way of living, Lazian Group is focused on creating inspiring places that help shape the lives of those who choose to call them home, as well as the wider community. With an experienced team at the helm, they collaborate with innovative builders and architects to conceive highly livable spaces that set them apart from the rest.



Penrith



Archidome brings over 25 years of experience in multi-unit residential design, delivering thoughtful, high-quality spaces that enhance modern living. With a portfolio spanning thousands of residences including apartments, townhouses, homes across NSW, their expertise ensures designs that are both practical and visually appealing. Recognized for excellence, they have a strong track record in guiding projects seamlessly from concept to completion. Their collaborative approach means working closely with engineers, consultants, and developers to streamline coordination, manage costs effectively, and meet project timelines. From early design stages to construction, Archidome prioritizes efficiency, functionality, and quality, making them a trusted partner in delivering successful residential projects.

Architect



Developer

Tanmay Development is an established development company and part of the diversified international 'JAGDALE GROUP'. Management have extensive experienced in the construction industry in a variety of roles to deliver high quality projects within time with rigorous quality control.





Allura

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 others 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, but 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 any representations or warranty in relation to this property. All computer generated images are artist's impressions only and could vary from the final built.