

S **MMER** NEWSLETTER



PRESENTING
PAW PARK

BEER
CONNECTIONS

YOUR FIRST
COMMUNITY
NEWSLETTER

CHRISTMAS
PARTY WRAP
UP

**NEW
SALES
OFFICE**

Welcome to Catherine Park Estate

Robbins Lane

The jewel in the crown at Catherine Park Estate

See the first splash of colour as the trees blossom for spring. Smell the early morning dew on the emerald grass and feel the sunshine warm your face. Robbins Lane is making excellent progress and will be alive with the sounds and sights of a buzzing community in no time.

Harrington Estates has developed Catherine Park Estate in a way to provide visual and mental respite, from the daily challenges of modern life with wide open spaces and parks that allow residents to truly exhale and feel at ease.

Once complete, Robbins Lane will be a pedestrian boulevard and cycleway that forms the cornerstone of the estate, seamlessly connecting residents to the historic Catherine Park House and kilometres of walking paths.

The central pathway has already been laid and is flanked by lush grass and mature trees that will form a shady canopy for the range of local birdlife and residents alike.

Robbins Lane is set to be a unique feature of Catherine Park Estate and will surely be a highlight of the community for years to come.



WELCOME TO CATHERINE PARK ESTATE

Catherine Park Estate is a community that residents relate to and identify with – and simply a place where people love to live. It is designed around the desire to live somewhere clearly distinctive, where quality underpins every street, home design and landscape.

Proudly restored to its historical finest by Harrington Estates, the beautiful 1857 Catherine Park House sets the tone, with its Georgian Revival elegance and stylish gardens.

Tree-lined streets, avenues, lanes and pathways complement a broad selection of terraced and freestanding homes, all perfectly designed and built for spacious modern living. Building guidelines also ensure all neighbouring homes complement one another. Clever landscaping and design standards enhance the natural landscape and produce streetscapes that are warm, inviting and picturesque all year round.

Catherine Park Estate has been designed as a neighbourhood where families can enjoy the freedom of being outdoors, benefiting from an active lifestyle in a place they truly feel safe and relaxed. Miles of pathways and cycleways, a pedestrian boulevard, numerous parks and sportsground are encircled by an abundance of green trees.

There are few things that affect people's lives as much as where they live, and the community in which they live. Harrington Estates strives to build strong communities that will enrich the lives of people who live there for many years to come.

As the award-winning neighbouring developments of Harrington Grove and Harrington Park have proven, Harrington Estates is true to its vision and delivers cohesive neighbourhoods that are not only functional and productive, but similarly beautiful and long-lasting.



Catherine Park House
Taken in 1905 and 2016



Catherine Park Estate residents celebrate their first **Christmas together**



Santa made an appearance, the champagne was sipped and the laughter filled the air at the very first Residents' Christmas Party on Friday 1 December. The pioneering residents of Catherine Park Estate came together to celebrate not only the festive season, but their new community. It was a chance to learn neighbours' names and backgrounds, to bond over new addresses and shared experiences of moving into this growing community.

Residents enjoyed the historical Catherine Park House in all its spectacular glory, taking in the beautiful decorations that truly sang with the Christmas spirit. They also enjoyed canapes, finger food, drinks and plenty of laughs, making the first Noel one to genuinely remember.



Interview **Ne Resident**



New resident, **Andrew Zaia** had this to say about Catherine Park Estate

HOW DID YOU FIRST HEAR ABOUT CATHERINE PARK ESTATE?

I heard about it from a person who purchased a block of land in there as well. It was really good land, a really good price, and it was the first release, so that's basically how I found out about Catherine Park Estate.

HOW LONG WERE YOU LOOKING BEFORE YOU BOUGHT THIS BLOCK?

A year and a half.

WERE YOU ALWAYS LOOKING AROUND THAT GENERAL AREA?

Not really. I currently live about 20-25 minutes away from Catherine Park Estate, so I was looking more around the area I live in now. But the land that was available wasn't clear or fresh.

WHAT MAKES CATHERINE PARK ESTATE DIFFERENT TO OTHER ESTATES YOU VISITED?

It's a new estate, and just the way it is well-presented. When I went to speak with Kerrie from Catherine Park Estate, the way that she presented it and what they're planning on doing in the future made it look really nice.

HOW WOULD YOU DESCRIBE THE ESTATE IN THREE WORDS TO A FRIEND?

New, clean, perfect.

HOW MUCH HAS THE ESTATE CHANGED SINCE YOU FIRST VISITED?

It has changed dramatically. Now there are a lot of homes already built, there are actual roads – when I purchased the land it was just all dirt. It's come a long way really fast and really well.

WHAT DO YOU THINK ABOUT CATHERINE PARK HOUSE? DID IT HAVE ANY IMPACT ON YOUR DECISION TO BUY HERE?

I like the fact that it is a heritage home, so it holds a bit of culture there as well. It didn't have an effect, but it was an extra add-on.

HOW DID YOU FIND THE SALES PROCESS?

They've got it pretty much down pat. Everything is all good with it. They're very reasonable with their clients.

WHAT ARE YOU LOOKING FORWARD TO IN THE DEVELOPMENT?

It will be interesting to see what they do with the park. Any interactive activities in there for young families – swings, a nice little play area, all that would be really nice.

WHEN WILL YOUR HOME BE COMPLETE?

Probably March; our slab is due to be poured soon.

WHO WILL BE LIVING IN YOUR HOME WITH YOU?

My partner Laura and I will be moving in next year. She is probably a little bit more excited about it than I am to be honest... moving in together I mean!

HOW HAVE YOUR EXPERIENCES BEEN WITH YOUR NEIGHBOURS?

So far so good. The majority of dealings have been about fences. I have had contact with my neighbour who has already moved in there and they seem very pleasant and very well-mannered. My other neighbours haven't moved in yet.

WHAT ARE SOME OF YOUR FAVOURITE FEATURES OF THE WIDER AREA?

I haven't spent a lot of time in the wider area yet. I have had some drinks with friends at a local hotel and that was pretty cool, I did like that.

WHAT ARE YOUR HOPES FOR CATHERINE PARK ESTATE AND YOUR HOUSEHOLD IN THE NEXT FIVE YEARS?

I'd definitely like to stay in Catherine Park Estate for a good five to ten years. Especially from the way you can see it developing now, it looks really elegant – nice homes, one nice neighbour next to me so far and the guy on the other side seems pretty cool. When I have driven past, my neighbours across the road have always waved, so they seem pretty nice as well. It seems like a pretty nice neighbourhood to raise a family.



Hitting the mark with the new Paw Park

The highly-anticipated Kensington release which includes both completed homes and land to build on – is now available. Kensington also features an off-leash dog park – Paw Park – plus playing fields for residents and the community.

The Kensington release is easily accessible via Catherine Park Drive and utilises great transport connections to unite surrounding suburbs via upgraded dual carriageway roads.

Sports grounds are an integral part of any community, helping to promote active lifestyles and team sports. The playing fields at Catherine Park Estate will be a canvas of green space, unfolding across the size of two full-sized soccer fields. Dedicated changerooms will accompany the sports grounds, as well as parking and a playground.

Paw Park has separate areas for canine companions and their owners to enjoy safely. Exercise has been proven to greatly increase the well-being of our four-legged friends.

Terry Goldacre, Managing Director of Harrington Estates commented, "We are excited to deliver the Kensington release, with such a diverse range of housing options and community-building amenities. While we know that many new residents want to design and build their own home, we are seeing more and more people want to move into a brand-new home in a brand-new estate, so we have partnered with award-winning builders MainVue and Wisdom to deliver completed homes. The choice is really up to the buyer."

Australia has one of the highest rates of dog ownership in the world and we know that dogs that are social and exercise are likely to be healthier and happier. Off-leash dog areas provide a safe community setting where dogs can play."

The Kensington release is now selling.
Visit www.catherinepark.com.au for more information



Smooth sailing on new roads

UPGRADES TO ORAN PARK DRIVE

Harrington Estates has recently completed important upgrades to Oran Park Drive, which will be sure to improve traffic flow and safety in the area. Oran Park Drive is an important thoroughfare for residents of Catherine Park Estate and Harrington Grove, as well as families of students from St Justins and St Benedicts. In order to cater for the increasing volume of road users, Harrington Estates undertook the road upgrades to ensure that travelling on Oran Park Drive is safer, faster and easier.



BETTER CONNECTED: GREGORY HILLS DRIVE OPENS

Catherine Park Estate is even better connected with the opening of the remaining five kilometres of Gregory Hills Drive, which provides direct access from Camden Valley Way to Campbelltown.

This new dual-carriageway provides a direct route to additional transport hubs. It is also an alternative route to Narellan Road for both motorists and public transport users. The first phase saw one lane open each way, with the entire road set to open in 2018.



New sales office, continued warm welcome

The team at Catherine Park Estate is proud to welcome residents and visitors to its new sales office in a brand new home, built by our partner builder, MainVue Homes and located at 18 Myer Way, near the entrance to Catherine Park Estate.

The Catherine Park Estate sales office was previously situated at the restored Catherine Park House, a stately home dating back to the 1830s.

The move to the new premises marks a big step for Catherine Park Estate, as we partner with award-winning builders MainVue Homes and Wisdom Homes to provide home buyers with a growing range and volume of alternatives to buying land only.

"For the last three years, we have been happy to welcome visitors and new residents to Catherine Park House as our sales office. With the planning of our new exhibition village and desire to maintain the historical integrity of Catherine Park House, we made the decision to move the sales office to its new location," says Terry Goldacre, Managing Director of Harrington Estates.

Follow the signs to the new sales office or call 02 4604 6046.

