Multi Dynamic®
*Your Dynamic Real Estate*

# Everlea.

## The Perfect Spot



Multi Dynamic®

*Your Dynamic Real Estate*



# Contents

Multi Dynamic®

*Your Dynamic Real Estate*

# Welcome to the perfect spot

If you've been searching for somewhere to live that feels just right, somewhere to put your roots down, then you've found it.

With bigger blocks and beautiful views across the Scenic Hills, Everlea gives your family room to enjoy the simple things: backyard barbecues, quiet mornings, and room for the kids to explore.

Find out why Everlea is the perfect spot for your family.

Everlea
CURRANS HILL



Woodland Picnic Area – 3km

Multi Dynamic®

*Your Dynamic Real Estate*



Multi Dynamic®

*Your Dynamic Real Estate*



Multi Dynamic®

*Your Dynamic Real Estate*

# Masterplan - Stage 1



# Key masterplan features

## Large Lot Sizes



With minimum lot sizes of 500m², you'll enjoy more room than many surrounding suburbs like Gregory Hills, Mount Annan and Smeaton Grange.

## Scenic Views



Set on a natural slope, Everlea's homes are designed to capture the beautiful views in every direction and bring light and a sense of openness into everyday living.

## Established Location




Located within the well-established suburb of Currans Hill, Everlea puts you close to local jobs, great schools, leafy parklands and everyday shopping.

## An Experienced Team



Delivered by Metro, an experienced developer with a proven history in creating homes focused on quality and liveability.

# The perfect spot to get around

## Major Centres



27km

Liverpool CBD



56km

Wollongong



60km

South-West of Sydney CBD

## Train Stations/Airport



10 min

Campbelltown Train Station



15 min

Macarthur Train Station



30 min

Western Sydney International Airport

Multi Dynamic®

*Your Dynamic Real Estate*



Multi Dynamic®

*Your Dynamic Real Estate*

# Local parks and reserves

1. Boyd Reserve
2. Mount Annan
3. Sedgwick Reserve
4. Jack Nash Reserve
5. Currans Hill Park
6. Caulfield Reserve
7. Parkside Reserve
8. William Howe Regional Park
9. Wilson Reserve/Golf Club
10. Elizabeth Throsby Reserve
11. Healy Reserve
12. Gerasimou Park

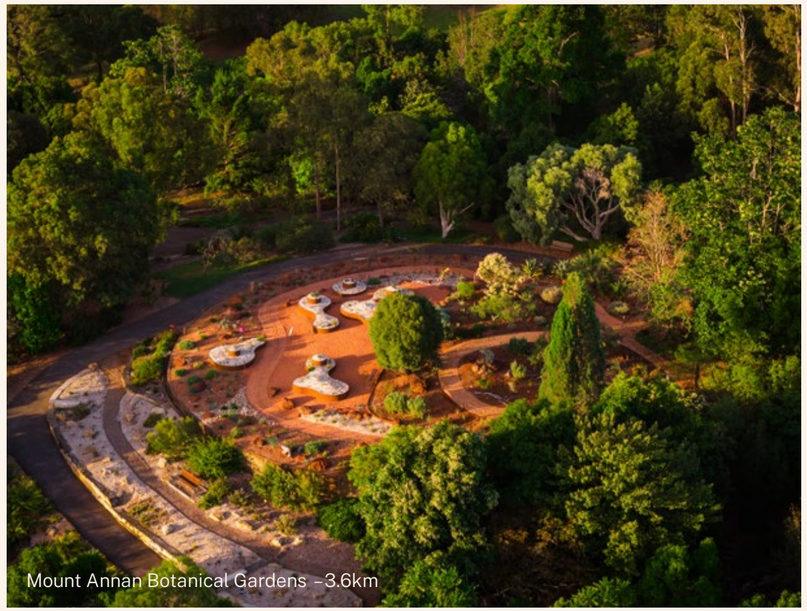


# Nature is never far away

Just minutes from Everlea, the Australian Botanic Gardens in Mount Annan is one of the largest native plant gardens in Australia, spanning 416 hectares and home to more than 4,000 species of native plants.

Blue skies, leafy views, and peaceful surroundings right on your doorstep. From morning dog walks to weekend picnics, nature is part of everyday life.

Golf lovers are spoilt for choice with three premium courses all just minutes away. From weekend rounds with friends to enjoying the peaceful fairways and green surroundings, these courses provide lifestyle options for residents and add lasting appeal for investors.



Mount Annan Botanical Gardens – 3.6km



Camden Golf Club – 3.5km

# Playgrounds and kid-friendly spaces

From Currans Hill to Mount Annan, Gregory Hills and Smeaton Grange, kid-friendly spaces are everywhere. Large reserves, pocket parks, playgrounds, half-size basketball courts and bike paths are woven throughout every suburb, perfect for kids of all ages.



Sedgwick Reserve Playground – 1.3km



Sedgwick Reserve Playground – 1.3km

## Nattai National Park



Nattai National Park spans nearly 490 km$^2$ of rugged wilderness and sandstone cliffs within the Greater Blue Mountains World Heritage Area, ideal for bushwalking, wildlife spotting and adventure.

## Dharawal National Parklands



Dharawal National Park is a hidden gem near Campbelltown, offering walking trails, waterfalls, gorges and wildlife, perfect for picnics, family outings and immersing yourself in nature.

## Royal National Park



Royal National Park, on NSW's South Coast, is one of the world's oldest parks, featuring coastal cliffs, trails, beaches and diverse wildlife for all ages.

## The Bird Hide Mount Annan



The Bird Hide at Lake Nadungamba in the Australian Botanic Garden Mount Annan offers a peaceful place to observe native birdlife in a tranquil setting.

## William Howe Regional Park



William Howe Regional Park is a scenic green space with open fields, walking trails and picnic spots, ideal for family outings, dog walks and fresh air.

Multi Dynamic®

*Your Dynamic Real Estate*



Multi Dynamic®

*Your Dynamic Real Estate*




1. Narellan Town Centre
2. Camden Golf Club
3. Kirkham Park
4. Elizabeth Scott Reserve
5. Brian Moore Reserve
6. Bunnings Gregory Hills
7. Woolworths/ALDI Gregory Hills
8. Woolworths/Coles Mt Annan
9. Currans Hill Public School
10. Harrington Forest
11. Caulfield Reserve
12. Revolutions Fitness
13. Smeaton Grange Business Park

Multi Dynamic®

# Your daily convenience

*Your Dynamic Real Estate*

## Amenity

**01. Narellan Town Centre**
(Over 210 retail stores including Coles, Woolworths, Big W, K Mart, NAB, ANZ, Commbank and Priceline)

**02. Mount Annan Marketplace**
(Over 40 stores including Woolworths, grocers, hairdressers and every day needs)

**03. Mount Annan Central**
(16 stores including Coles, hair and beauty with ALDI and Anytime fitness nearby)

**04. Home Co. Gregory Hills**
(Over 40 stores including Woolworths, ALDI, cafes and restaurants)

05. Historic Camden Village
06. Narellan Bunnings
07. Bunnings Gregory Hills
08. Oran Splash Park
09. Camden Produce Market

## Nature/Reserves

10. Australian Botanical Gardens
11. Mount Annan
12. Caulfield Reserve
13. Boyd Reserve
14. Healy Reserve
15. Gerasimou Park
16. Sedgwick Reserve Playground
17. Camden Golf Club
18. Woodland Picnic Area
19. Khosa Lookout

## Food & Retail

20. Parx Coffee House Gregory Hills
21. Buon Appetit
22. Gledswood Homestead and Winery
23. Wild Dragonfly Cafe
24. Happy Spot Cafe
25. Treebranch cafe
26. Euro Cafe
27. Barn and Brew

## Primary/High School

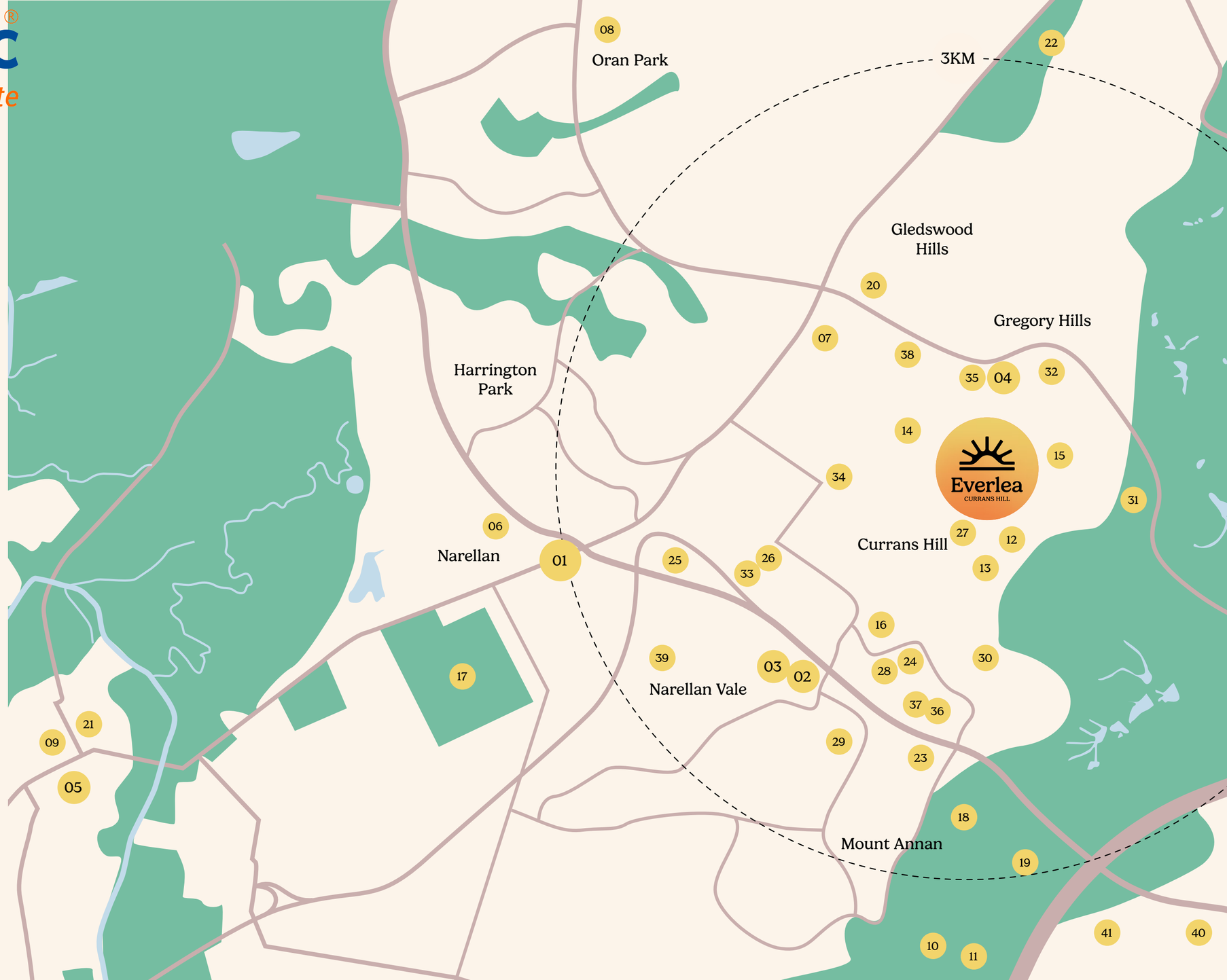
28. Currans Hill Public School
29. Mount Annan High School
30. Mount Annan Christian College
31. St Gregory's College
32. Gregory Hills Public School
33. Magdalene Catholic College

## Childcare

34. Young Academics ELC
35. Great Beginnings
36. Montessori Learning Tree
37. 3 steps Early Learning
38. Jenny Kindergarten
39. St Marys Multicultural ELC

## University

40. TAFE NSW Campbelltown
41. Western Sydney University




Everlea Currans Hill

# Dining and retail amenities

Minutes from Narellan Town Centre, a thriving retail and lifestyle hub with over 200 stores, supermarkets, restaurants, cafés, and a cinema.

Local shops in Currans Hill and Mount Annan offer everything from bakeries and takeaway options to beauty salons and medical centres.

Nearby is the historic Camden Township, rich in character, where heritage buildings, leafy streets and a charming village atmosphere create a true sense of community. Find cafés, schools, shops and everyday essentials here.



Narellan Town Centre – 3km



Camden Village – 7km



Parx Cafe – 1.3km

# Local Schools


Currans Hill Public School


Mount Annan High School

Everlea is zoned for Currans Hill Public School and Mount Annan High School, with plenty of private schools, childcare, and even university options all within a 12-minute drive.

Multi Dynamic®

*Your Dynamic Real Estate*

# Investment

PEACE OF MIND · THE PERFECT SPOT FOR FUTURE GROWTH · SMART BUYING · LONG-TERM VALUE · STRONG DEMAND · FAMILY SECURITY · LIFESTYLE RETURNS · CAPITAL GROWTH · COUNCIL INVESTMENT ·



Currans Hill has seen strong and very consistent price growth over the past 5 years.

On average, advertised homes sell in just over two weeks after hitting the market

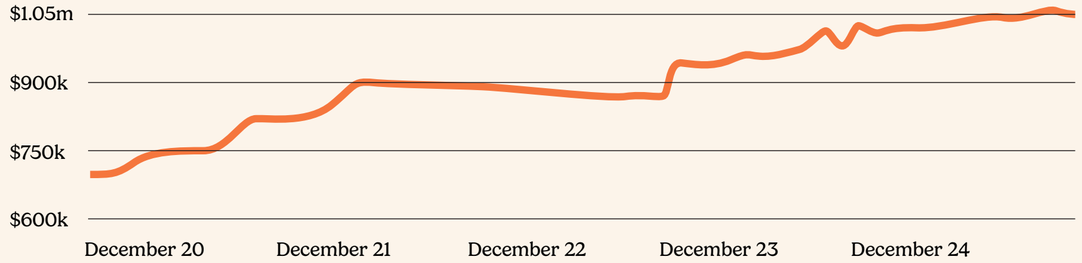


## Median price snapshot for 4 bed houses

**$1,041,00** (Dec 24 - Nov 25)

Past 12 month growth

**Up 2.5%**

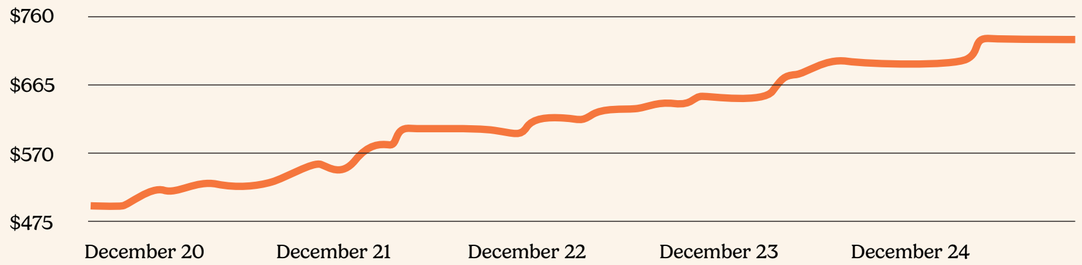



## Median rental price snapshot for 4 bed houses

**$730 per week** (Dec 24 - Nov 25)

Past 12 month growth

**Up 4.3%**

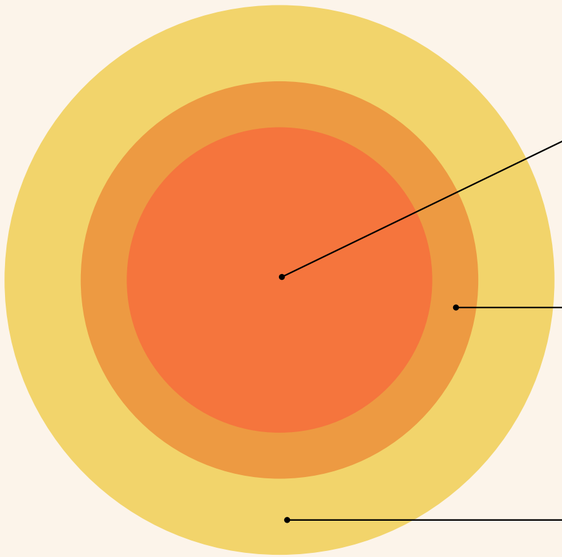


# The perfect spot for families

Camden is one of Australia's fastest growing local government areas and the fastest growing in NSW. Currans Hill and the Camden area are a true haven for young families.



## Forecasted population growth in 5 years



**141,133**

Current Population

**183,325**

Estimated Residents in 2035

**257,000**

Estimated Residents in 2046
an 81% increase in population.

**34**

A young demographic with 34 being the median age of people living in the region.

**59.2%**

Households are mostly families with children. 14.3% higher compared to Greater Sydney

**70.8%**

There has been a 70.8% increase in children aged 0–4 between 2016 and 2021.

**21%**

The percentage of school aged students is 5% higher than in Greater Sydney.

# The perfect spot for business

Currans Hill has direct access to a wide range of local employment opportunities close to home, with nearby industrial and business parks supporting roles across logistics, trades, manufacturing and services.

**Smeaton Grange** is one of Camden's largest and most established industrial and employment hubs.

| 500+ | ~230Ha | ~10,000 |
|---|---|---|
| Businesses across construction and trades, manufacturing, logistics, warehousing and commercial sectors. | A major industrial land area serving Camden's economy. | Regional forecasts have suggested over 10,000 jobs will be on offer within the area once fully developed. |

**Gregory Hills Business and Industrial Park** Blends industrial, business development and commercial uses in one location.

| M5-M7 | ~35Ha | ~3,500 |
|---|---|---|
| Easy access to the M5–M7 interchange and future growth linked to Western Sydney Airport development. | A master planned employment precinct in Sydney's booming South West growth corridor. | Forecasts of over 10,000 jobs in the industrial precinct and surrounding business areas once fully developed. |



# Future investment

## Southern extension of Sydney Metro WSA (North-South Line)




The proposed metro extension will improve access to Narellan and Campbelltown, strengthen connections to the future international airport and support increased tourism across the region.

## The Central Hills Business Park



Central Hills Business Park, currently under construction, is emerging as Camden's preferred commercial hub, attracting new businesses and driving employment growth across the region.

## Leppington to Bradfield extension




The proposed rail connection linking Camden to the Western Sydney International Airport will enable seamless travel between South West Sydney and key hubs including Leppington and Bradfield.

Multi Dynamic®

*Your Dynamic Real Estate*




# A Proven Team

Connecting people, passion and purpose to place – this is Metro's mission and purpose as an organisation.

With almost two decades of experience and over 50 projects delivered since the business commenced, Metro's goal is to create thoughtfully designed, perfectly positioned, high-quality, family-friendly communities that deliver liveability, connection and value to owners and residents.

## Parade

Pemulwuy, NSW



### 160 dwellings | Completed

Masterplanned residential community with architecturally designed homes, parkland and access to urban amenity.

## Treetops

Kenmore, QLD



### 96 townhomes | Complete

Designer collection of contemporary four-bedroom townhomes set among native landscaping in Brisbane's inner west, close to city conveniences.

## Botanica

McDowall, QLD



### 83 townhomes | Complete

Family-designed three and four-bedroom townhomes connected to green open space, with smart home technology and modern living in mind.

Creation Homes is an award-winning residential builder with a strong presence across NSW, QLD, VIC & SA. Founded in 2010 they have grown to be one of the largest and most trusted building companies in Australia with a pipeline of over $350M.

Having solidified their reputation as a market leader in the construction industry across Australia they now construct over 2,000 homes each year. With core capabilities ranging from traditional detached homes to large scale, townhome and apartment projects. .

## Bingara Gorge

Wilton, NSW



### 1800 Dwellings | Ongoing

Masterplanned Southern Highlands community centred around an 18-hole championship golf course, with homes, village amenities, parks, trails and recreational facilities.

## Newham

Kellyville, NSW



### 63 lots | Complete

Residential community in Kellyville offering four and five-bedroom homes in a connected Hills District location, close to schools, shops and transport.

## Oran Park

Oran Park, NSW



### 165 dwellings | Complete

Townhouse precinct within the major Oran Park masterplanned community, showcasing quality, scalable medium-density housing in a growing, amenity-rich location.

Multi Dynamic®

*Your Dynamic Real Estate*

# Everlea

CURRANS HILL

## House & Land or Land Lots available.

**Contact - 1800 168 584**


**MD Developer**
**1234**
md.developer@multidynamic.com.au



Disclaimer: While all reasonable care has been taken in the preparation of this document and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part of, and is not, an offer or a contract of sale. The Vendor does not warrant the accuracy of the information or representations contained in the marketing material and makes no promise, representation or warranty (express or implied) as to the accuracy, reliability or completeness of the contents of the marketing material. As purchaser you cannot rely on the marketing material. The Contract embodies the only representations on which you can rely in relation to the dimensions and specifications of the apartment.