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New homes:

CAROLYN BOYD

We look at three of the best

City style without the price tag

Buyers looking for good design don't have to confine their search to the inner suburbs.

Sydney's median house price may have hit a \$1 million this month but there are still plenty of options for more affordable developments in the suburbs.

This week we take a look at three developments in Sydney with starting prices under \$500,000.

In the north-west, the impending arrival of trains to the Rouse Hill area is changing the mix of properties on offer. McGrath Rouse Hill principal Grant Simpson says the Phoenix Apartments at Parkland Estate signify the northern-most point for apartment construction in Sydney so far.

"We're breaking the boundary of what Sydney looks like as far as apartment living," he says. "The apartment market is very sought after by younger people and retirees ... it's really changing the dynamics of what is happening out here."

Simpson likened the development to Green Square because of its masterplanning.

"It's almost like city-design development happening in the north-west of Sydney and this is the very first project to be launched, sold and constructed," he says.

Another area that is gaining more apartments is Penrith, where construction of the 500-plus apartments at Thornton is under way.

St Hilliers' executive chairman

Tim Casey says an apartment precinct in Penrith is unprecedented but was being welcomed by the market.

"This is a game changer and reshapes how people live," he says.

The development is expected to bring about 5000 new residents to the area and will feature a canal, village green and other

Phoenix Apartments

Parkland Estate, corner of Cudgegong and Rouse roads, Rouse Hill

One-beds 55 sq m, \$475,000+

Two-beds 78 sq m, \$625,000+

Three-beds 110 sq m, \$725,000+

Strata levies From \$550 a quarter

Due for completion End of 2017

Agent Mcgrath Rouse Hill, 0412 891 819;

parklandrousehill.com.au

When the North West Rail Link is completed in 2019, the new Cudgegong Station will be just 400 metres from the Parkland Estate.

Terrace houses in the estate have already sold out and now the apartments in the development are being put to market.

Phoenix Apartments is the first of four planned releases. The seven-storey building will have 134 apartments. All residents can use the planned amenities at Parkland Estate, which include a swimming pool, tennis courts, barbecue pavilions and a children's play area. A resident-only zone known as Central Park will include community rooms that can be booked for private use.



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The Hampden

3-5 Hampden Street, Lakemba

Studios 42-42.8 sq m, \$395,000+
One-beds 50-71.5 sq m, \$438,000+
Strata levies From \$550 a quarter
Due for completion Early 2017
Agent Ray White Canterbury,
0412 246 969; domain.com.au

Designed by architects Benson McCormack, The Hampden apartments will be about three blocks from Beverly Hills train station. They will also be close to Beverly Hills Primary School and a large range of shops and services.

Inside the five-level building, the gas kitchens have stone benchtops and glass splashbacks. The bathrooms are fully tiled and each apartment has parking. The 95 units are being built by Newtown Constructions.

Thornton

**61 Lord Sheffield Circuit,
North Penrith**

One-beds 50-60 sq m, \$395,000+
Two-beds 69-85 sq m, \$495,000+
Three-beds 97-103 sq m, \$640,000+

Strata levies From \$366 a quarter
Due for completion June 2017

Agent Thornton Central,
1800 885 388;
www.thorntoncentral.com.au

When it is completed, Thornton at North Penrith will be a village with its own retail outlets and open spaces. The developers - St Hilliers and First Point Projects - are releasing the second tranche of the development - 191 apartments - this weekend.

About two-thirds of the apartments are two-bedroom configurations. The planned retail and commercial precinct for the site will include a supermarket, specialty shops, dining precinct, gymnasium and medical centre.

Tim Casey says Thornton "is a new way of living for Penrith". "We are bringing inner-city style living and lifestyle to western Sydney," he says. "The Thornton apartment and retail precinct is set to be the cornerstone of Penrith's CBD expansion and revitalisation."

An earlier release at Thornton offered 151 apartments.





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