



LUXURY LIVING IN THE HEART OF THE BLUE MOUNTAINS

Nestled in picturesque Katoomba at the top of the Blue Mountains, Escarpments Estate offers a new standard of contemporary living on the Blue Mountains' biggest backyard. Settle into a brand new three or four-bedroom townhouse combining stylish and spacious design with a flexible floorplan. Enjoy a wide range of lifestyle activities right at your doorstep. Connected brilliantly to Sydney by train and motorway, Escarpments Estate is the breath of fresh air you've been looking for.



EVERYTHING AT YOUR DOORSTEP, NOTHING LEFT TO SPARE

The peace and tranquillity of the Blue Mountains with the amenities and lifestyle options of a city location. Escarpments Estate sets the benchmark for Blue Mountains living. Accessed via a private road, the Estate's townhouses sit on the edge of the former Katoomba Golf Course, now 57 acres of pristine parkland. You're just a short drive to the best the Blue Mountains has to offer. Within a four-kilometre radius are The Three Sisters, Scenic World, three major supermarkets, a

range of cafes, restaurants and local artisan shops, Katoomba train station, the Great Western Highway, and multiple hiking and cycling trails. The equally picturesque Leura village is just a 10-minute drive south.

Living at Escarpments Estate, you'll want for nothing.



A PICTURE PERFECT
PLACE TO CALL HOME



EFFORTLESSLY INVITING

The townhouses on Escarpments Estate take their cue from their surroundings. They blend in seamlessly, drawing the magnificent greenery into the interior space with floor to ceiling folding windows. Regardless of whether you choose a three or four bedroom townhouse, Hillside or Parkside, you'll be greeted by an abundance of light and space that truly gives you a sense of freedom. All the townhouses are nestled on lush parklands, overlooking luscious gardens full of wildlife. You will enjoy a level of privacy you won't get from city living.



ENTERTAINER'S DELIGHT

Step inside an Escarpments Estate townhouse and prepare to be amazed. Designed for entertaining in mind, the living, dining and kitchen have a masterful flow that exudes space. Colour palettes created specifically for the Estate are matched with large windows and generous ceiling heights to provide a truly open and versatile interior flooded with natural light. Clever storage creates a clutter free environment so you can truly take in your surroundings. Whether you're relaxing after a long day or entertaining guests in your private garden as the sun sets over the parklands, an Escarpments Estate townhouse will always feel open and welcoming.



STRIKING QUALITY, DOWN TO THE LAST DETAIL

An Escarpments Estate townhouse is like no other, even your next-door neighbour's. There is a vast array of fit and finish options to appeal to every taste and style. High-end appliances from Miele or Smeg, sophisticated colour palettes from Dulux, luxurious 100% pure wool New Zealand carpets from Cavalier Bremworth, sleek stone benchtops from Caesarstone.

Escarpments Estate stylists have carefully selected an immaculate range of options that will allow you to personalise your townhouse to your specifications. No matter which options appeal to your senses, the finish of your Escarpments Estate townhouse will be nothing short of a new benchmark in Blue Mountains living.



YOUR NEW EVERYDAY, FILLED WITH ENTERTAINMENT

You don't have to leave Escarpments Estate to enjoy a true taste of Blue Mountains lifestyle. Enjoy your meal in a brand new restaurant overlooking the parklands, which you can work off in the state-of-the-art gym or numerous walking and cycling trails around the grounds. A golf pro shop and driving range, the only one in the Blue Mountains, will help shave a few strokes from your game. It's all part of your new everyday on Escarpments Estate. And don't forget what is just around the corner...



THE BLUE MOUNTAINS—YOUR NEW PLAYGROUND

Brunch from a selection of highly-rated gourmet cafes, an array of excellent galleries and boutique shops, world-renowned sites like The Three Sisters and Scenic World to explore, hiking and cycling trails of all ability levels to conquer, and some of the most amazing natural vistas in the country. All of this is within a 5km radius of Escarpments Estate.

Venture a little further out and you'll find Mount Tomah Botanical Gardens, the historic towns of Bathurst and Orange, and the wonderfully revitalised Hydro Majestic hotel. Welcome to the Blue Mountains, your new home with amazing places to explore and all the conveniences of the city, minus the crowds, rush and noise. What are you waiting for? Go explore!



RESTAURANTS



TRANSPORT



SCENIC WORLD



SCHOOLS



SHOPS



BOTANICAL GARDENS

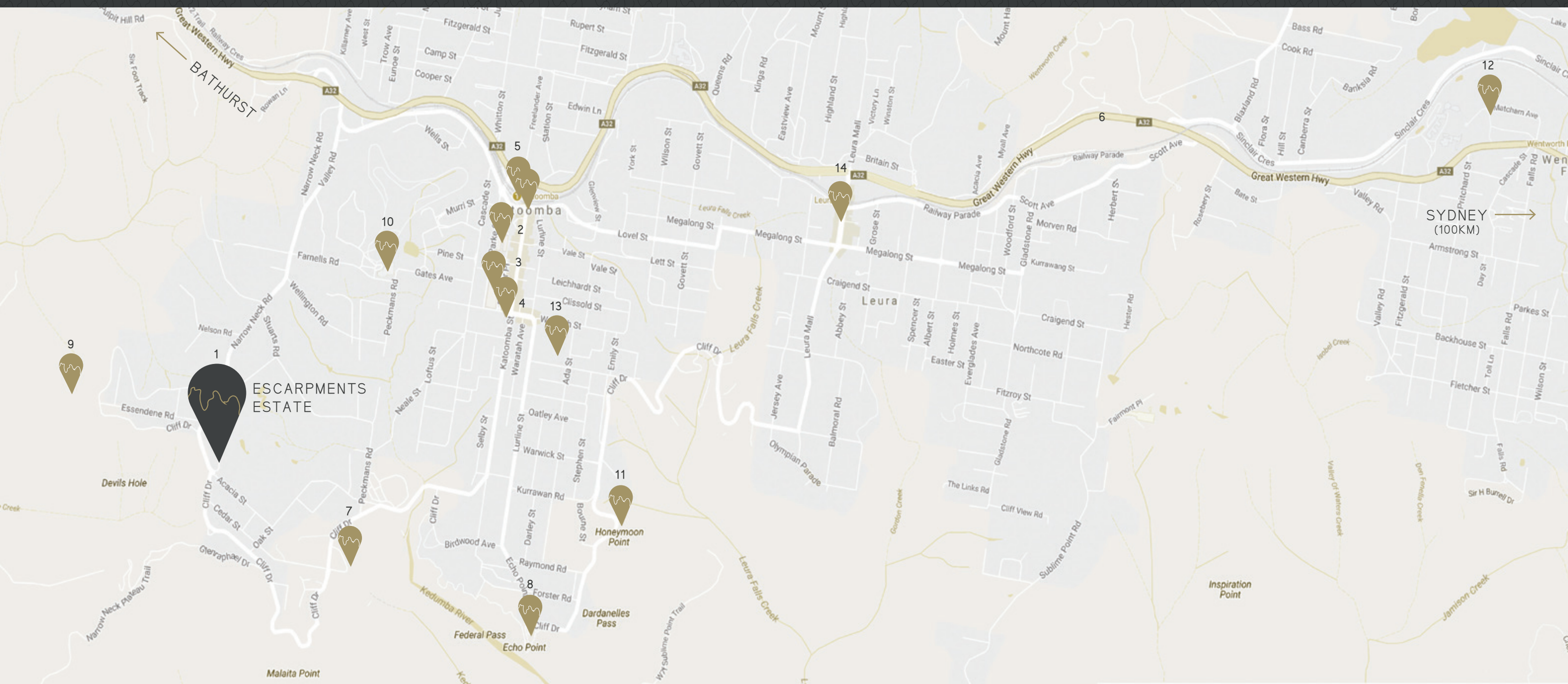


BUSH WALKS



WATERFALLS

FAR FROM THE FRENZY, CLOSE TO THE ACTION



- 1. Escarpments Estate
- 2. Coles
- 3. Woolworths
- 4. Aldi

- 5. Katoomba Train Station
- 6. Great Western Highway
- 7. Scenic World
- 8. The Three Sisters

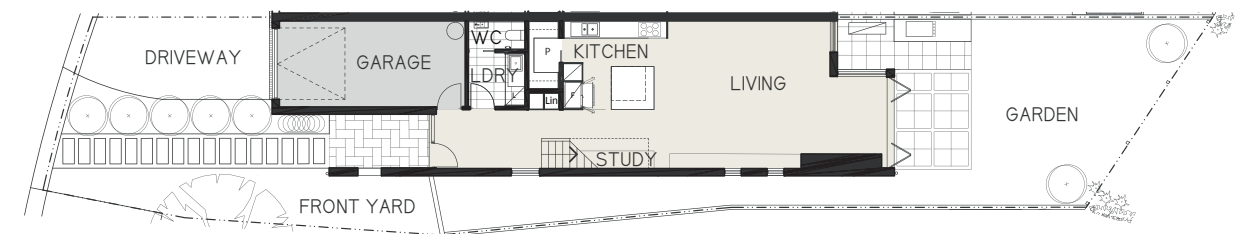
- 9. Cahill's Lookout
- 10. Katoomba Sports & Aquatic Centre
- 11. Prince Henry Cliff Walk

- 12. Blue Mountains Grammar School
- 13. Katoomba Public School
- 14. Leura village

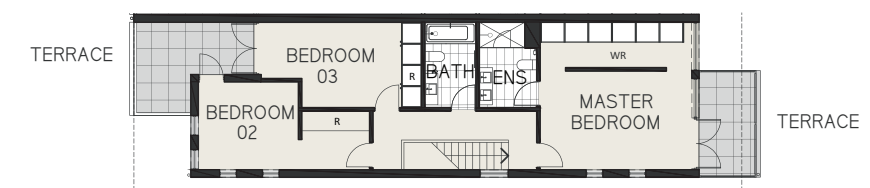


YOUR PRIVATE OASIS

Escarpments Estate townhouses are positioned on either side of The Escarpments, a new private road winding down the side of the estate. Whether you choose a Hillside or Parkside position you will have stunning views of the surrounding greenery. All the townhouses have an abundance of light and space that truly gives you a sense of freedom.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

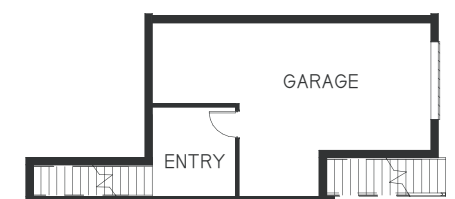
A typical 3 Bedroom Parkside Layout

HILLSIDE OR PARKSIDE

The three storey Hillside townhouses, with optional lift for ease of access, feature three bedrooms and enjoy an elevated view. They include a stunning private garden bordered by the sandstone cutting of the hill. Parkside residents can choose either a three or four-bedroom layout over two storeys and enjoy direct access to the amazing parkland.



GROUND FLOOR PLAN



GARAGE



FIRST FLOOR PLAN

A typical 3 Bedroom Hillside Layout



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