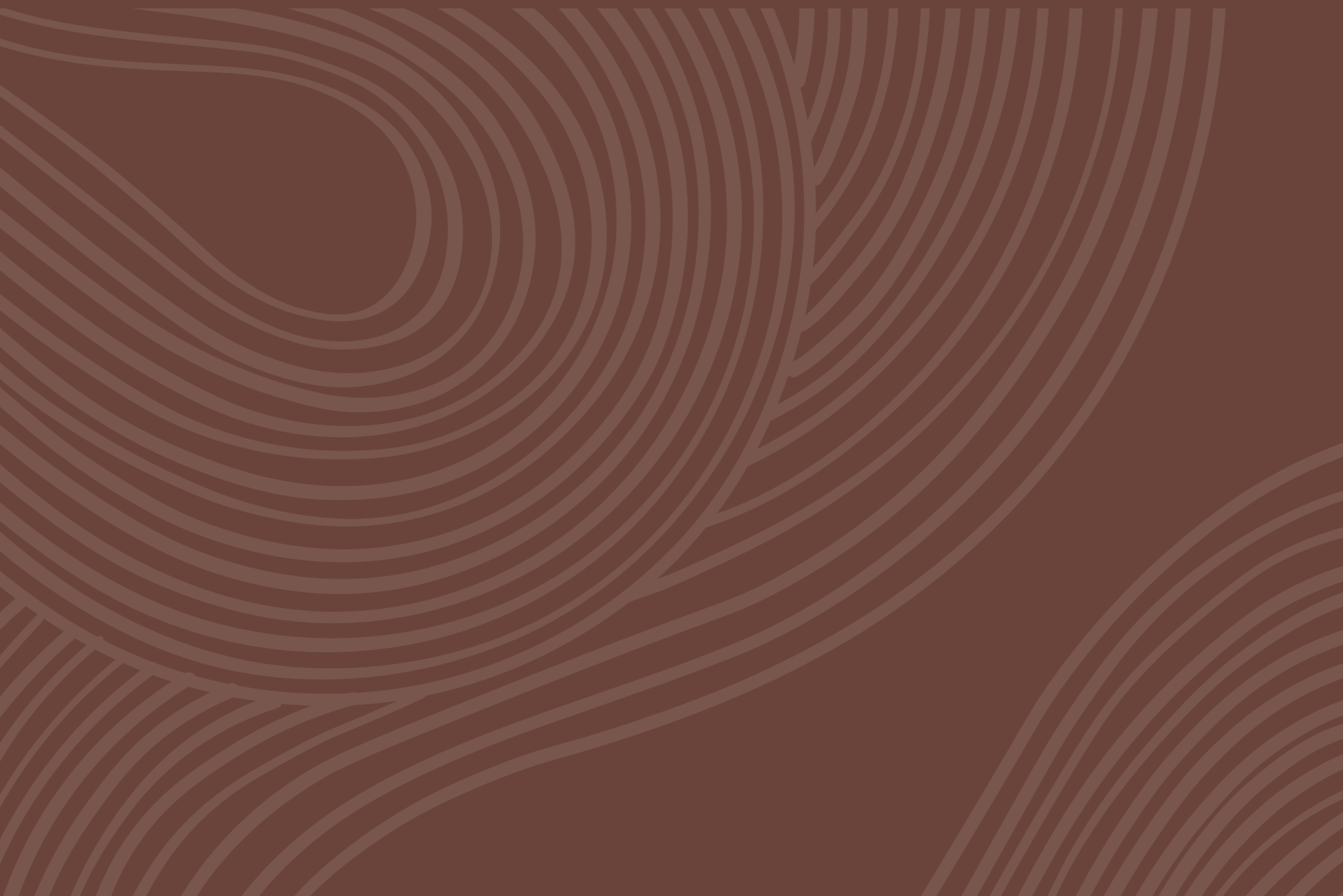




# RIVER OAKS

OAKVILLE















## OAKVILLE'S NATURAL CHARM

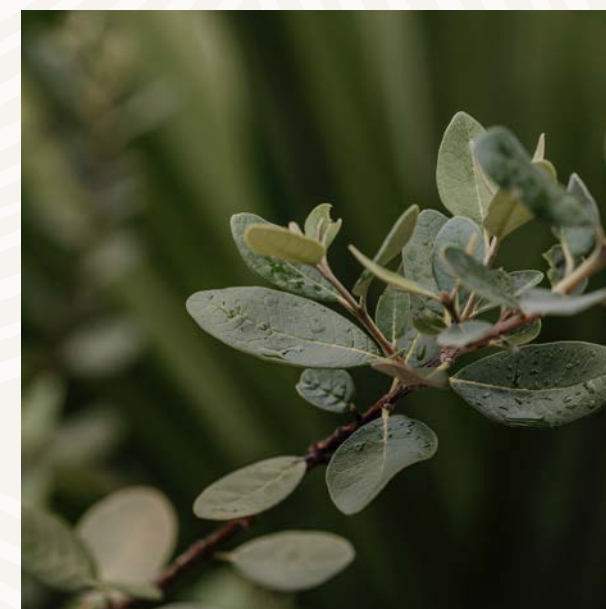
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Discover the tranquility of Oakville, where nature and open spaces create the perfect setting.

Nestled in northwest Sydney, River Oaks offers an enviable location, just moments away from Box Hill, the upcoming Box Hill Business Park, Rouse Hill Town Centre, the Northwest Metro, and the under construction Rouse Hill Public Hospital.

You'll find an abundance of outdoor space, including Scheyville National Park, picnic areas and scenic walking trails, allowing you to immerse yourself in nature.

At Oakville, life is elevated by the great outdoors, making it an exceptional place to call home.



A life immersed in nature  
is a life truly enriched

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An extraordinary lifestyle moments from  
the scenic Hawkesbury River



## THE HAWKESBURY RIVER

At Oakville, residents enjoy a desirable lifestyle just a stone's throw away from the magnificent Hawkesbury River. Known for its scenic beauty and laid-back atmosphere, the Hawkesbury region inspires residents to enjoy life at their own pace. It provides a unique blend of natural beauty, recreational opportunities, and a sense of community.



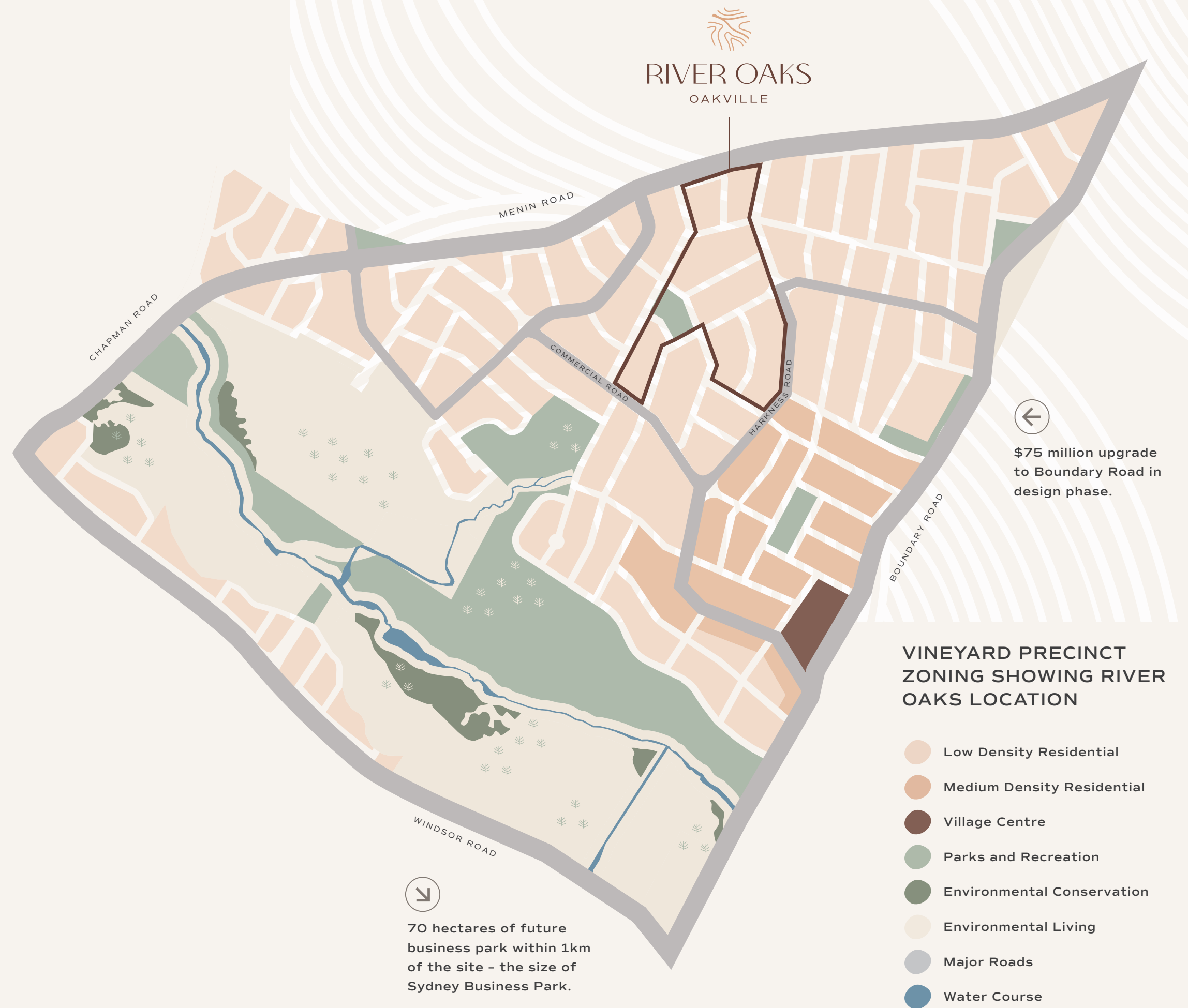


## AN EMPHASIS ON SPACE

The Vineyard precinct, home to River Oaks, stands as a testament to sustainable living. Out of its expansive 230 hectares, a generous 86 hectares are dedicated to parks, creeks, and E4 - large lots zoning.

The residential land that remains has strict density controls which means 20% fewer homes can be built in Vineyard than in Box Hill in a comparably sized estate, allowing for more open space and a development approach attuned to a changing climate.

With an average lot size of 385m<sup>2</sup>, River Oaks outshines its counterparts, offering significantly more room than Box Hill (310m<sup>2</sup>).



The Vineyard precinct will be one of the greenest in the northwest.



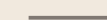
TREEDALE DRIVE

COMMERCIAL ROAD

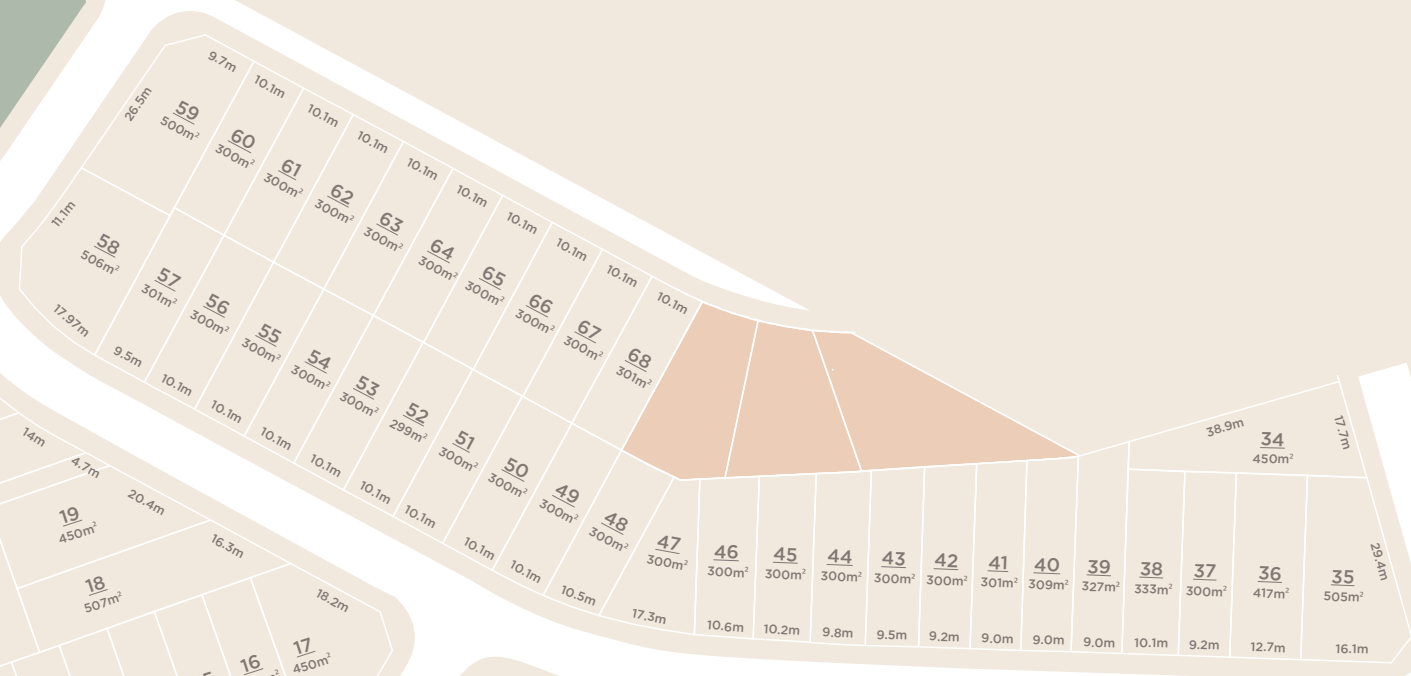


RIVER OAKS  
OAKVILLE

# MASTER PLAN



96  
8196m<sup>2</sup>



94  
2723m<sup>2</sup>

MENIN ROAD

13.6m

15.6m

25.0m

69  
433m<sup>2</sup>

70  
598m<sup>2</sup>

71  
442m<sup>2</sup>

72  
450m<sup>2</sup>

73  
310m<sup>2</sup>

74  
302m<sup>2</sup>

75  
300m<sup>2</sup>

76  
300m<sup>2</sup>

77  
300m<sup>2</sup>

78  
315m<sup>2</sup>

79  
300m<sup>2</sup>

80  
524m<sup>2</sup>

81  
450m<sup>2</sup>

82  
500m<sup>2</sup>

83  
602m<sup>2</sup>

84  
451m<sup>2</sup>

85  
628m<sup>2</sup>

86  
485m<sup>2</sup>

87  
454m<sup>2</sup>

88  
450m<sup>2</sup>

89  
450m<sup>2</sup>

90  
356m<sup>2</sup>

91  
303m<sup>2</sup>

92  
301m<sup>2</sup>

93  
463m<sup>2</sup>

Stage 1

Future Release

Future Park











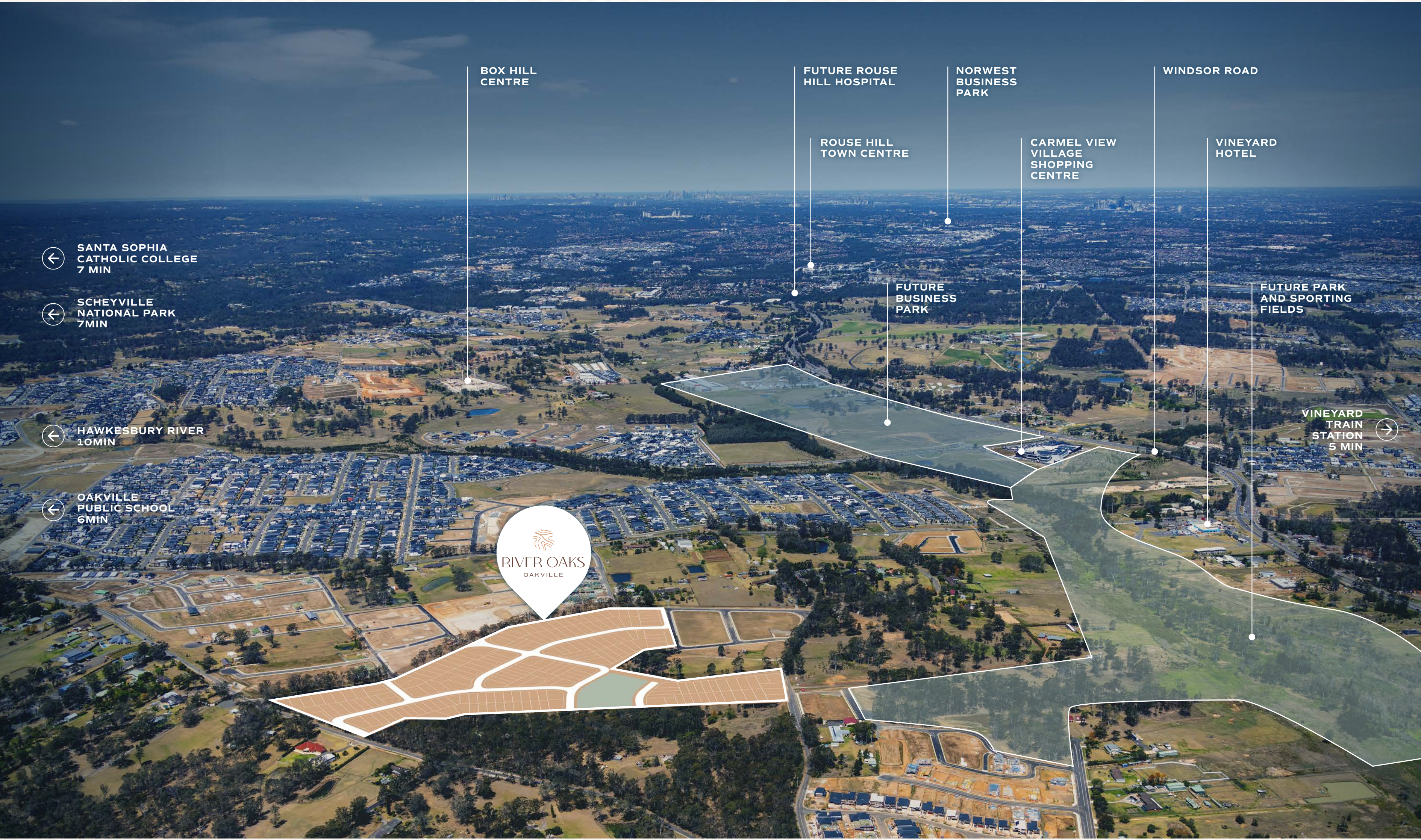
Just minutes to major shopping hubs  
and essential services



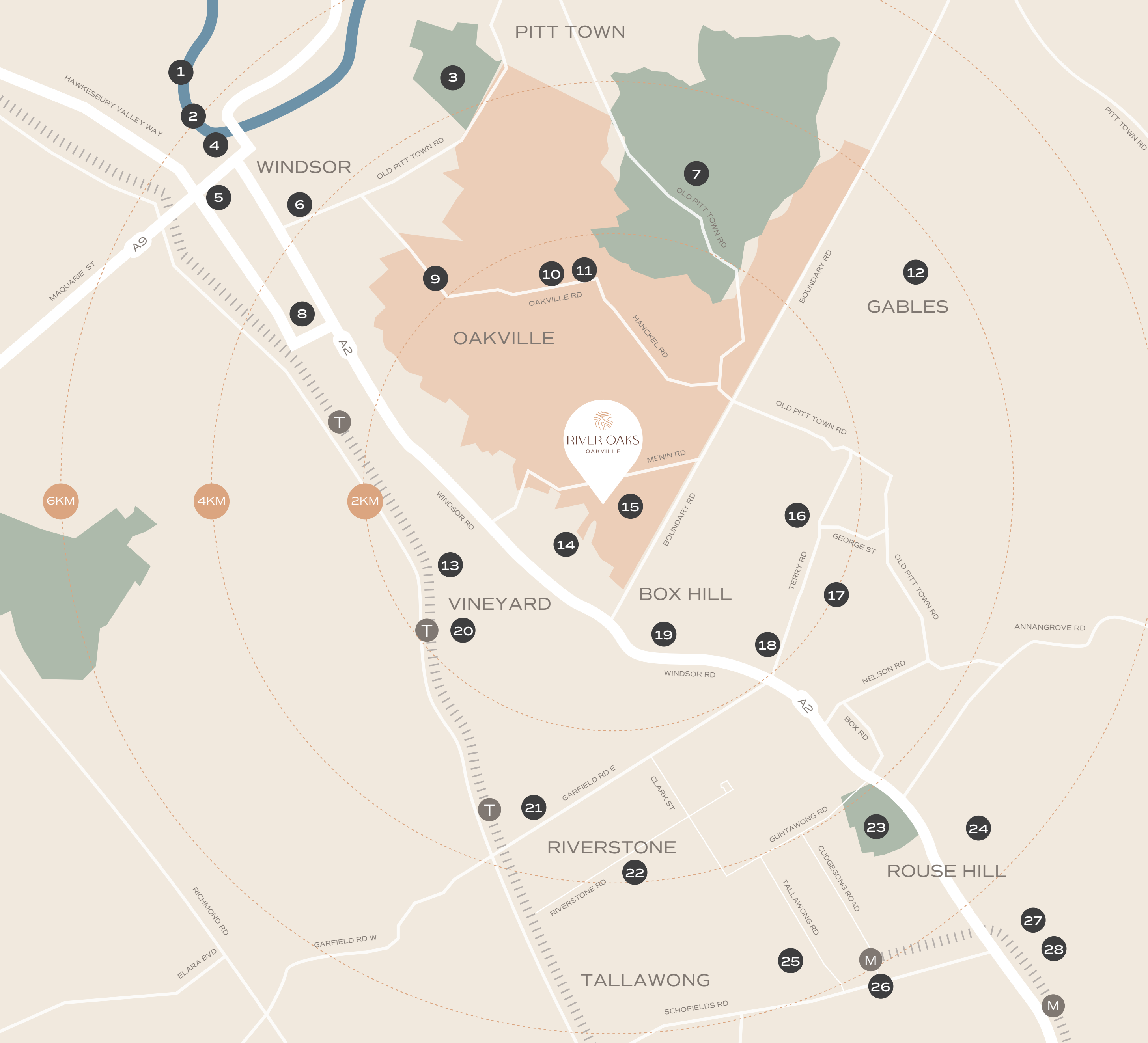
River Oaks delivers on convenience. Whether you're grabbing necessities or going on a shopping spree, Rouse Hill Town Centre is just a short 11-minute drive (5.7km) from Oakville. Bunnings is conveniently located just 5 minutes away, in McGraths Hill.

The Metro North West Line offers fast services from Tallawong through Norwest and Chatswood, with a connection to North Sydney and Barangaroo under construction. The site is also close to key employment hubs like Sydney Business Park, Norwest Business Park, and the upcoming Box Hill business precinct.









# LOCATION MAP

- 1** Hawkesbury River
- 2** Windsor Beach
- 3** Lynwood Golf & Country Club
- 4** Windsor Retail Precinct
- 5** Hawkesbury District Health Services
- 6** McGraths Hill Learning Centre
- 7** Scheyville National Park
- 8** Mulgrave Retail Precinct
- 9** Arndell Anglican College
- 10** Oakville Montessori Early Learning Centre
- 11** Oakville Public School
- 12** Santa Sophia Catholic College
- 13** Vineyard Children Early Learning Centre
- 14** Future Park
- 15** Flourish Early Learning Centre Oakville
- 16** Future Sporting Fields
- 17** Future Retail & Commercial Centre
- 18** Future Box Hill Business Park
- 19** Carmel Village Shopping Centre
- 20** Vineyard Train Station
- 21** Riverstone Village Shopping Centre
- 22** Norwest Christian College
- 23** Rouse Hill Regional Park
- 24** Rouse Hill Public School
- 25** Future Park
- 26** Tallawong Metro Station
- 27** Future Rouse Hill Hospital
- 28** Rouse Hill Town Centre







## PROJECTED GROWTH FOR THE NORTHWEST

The projected growth for the Sydney northwest region is significant, with a combination of infrastructure investment, strategic urban planning, and emerging economic hubs set to shape its future landscape. This dynamic expansion is likely to not only enhance the region's appeal but also contribute significantly to the broader economic development of Sydney.

Oakville, located in Hawkesbury City Council, is adjacent to Blacktown City and The Hills Shire. These precincts provide a glimpse into Oakville's future.

### BLACKTOWN CITY



# 190K

POPULATION



190,115 increase in the population of Blacktown City by 2036.



# 41.6%

GROSS REGIONAL  
PRODUCT



41.6% growth in gross regional product between 2012 and 2022 - 70% higher than the Greater Sydney average.

### HILLS SHIRE



# 66.5K

POPULATION



66,495 increase in the population of Hills Shire by 2036.



# 46%

GROSS REGIONAL  
PRODUCT



46% growth in gross regional product between 2012 and 2022 - 88% higher than the Greater Sydney average.



## CASE STUDY: BOX HILL

Box Hill, adjacent to Oakville, is home to a growing and thriving community. Box Hill has been used as a proxy for Oakville given it is more developed and likely to attract a similar demographic profile. River Oaks is your opportunity to take advantage of Oakville's future growth.

49.6%

of households in Box Hill earn more than \$3,000 per week.

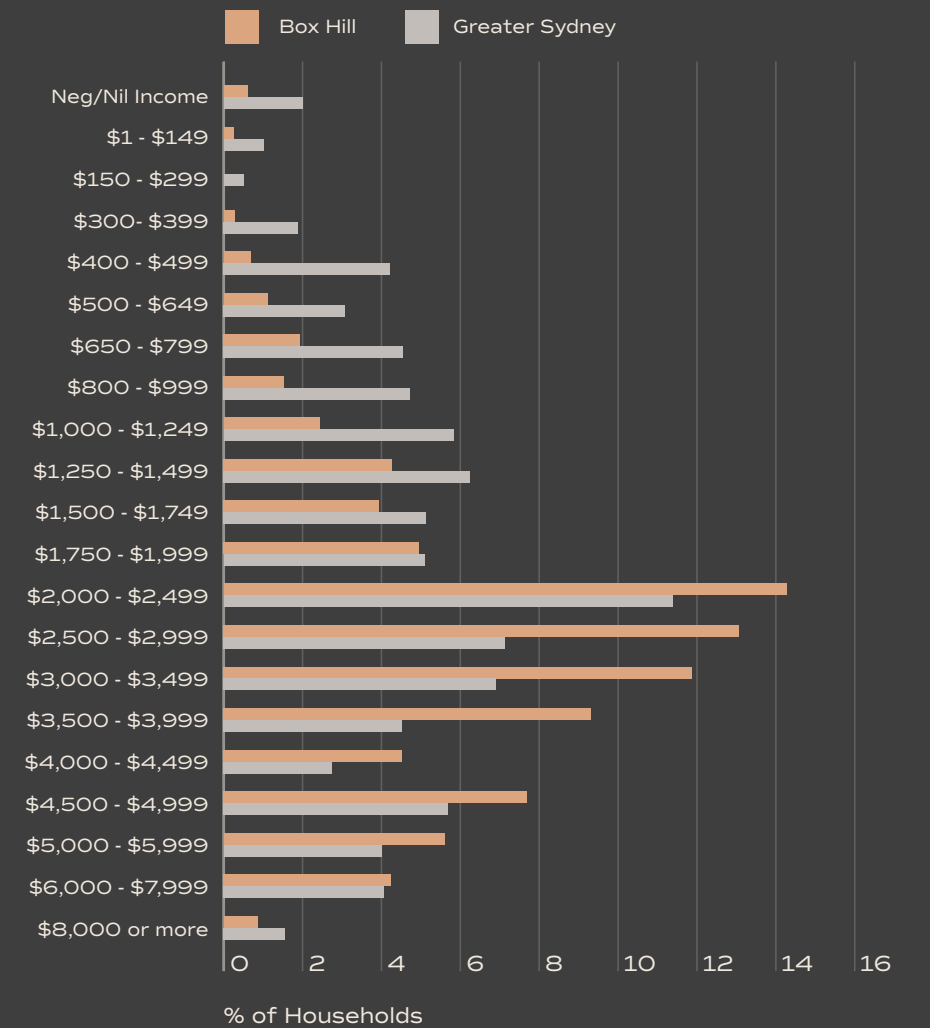
38% higher

than the Greater Sydney Average consistent with the affluent Wahroonga at 55.5%.

31.2%

of residents work in **The Hills Shire Council** area, a further 18.3% work in Blacktown or Parramatta LGA. 14.6% work in the Sydney LGA.

### WEEKLY HOUSEHOLD INCOME, 2021



66.6%

INCREASE IN THE AVERAGE  
LAND VALUE IN BOX HILL  
BETWEEN 2018 AND 2023



The average price per m<sup>2</sup> for land in Box Hill saw a remarkable 66.6% increase between September 2018 and September 2023, representing an **annual growth value of 10.75%**.

46.2%

BOX HILL

GREATER SYDNEY

33.7%

### AVERAGE LAND SALE PRICE COMPARISON BOX HILL VS GREATER SYDNEY



Between September 2018 and September 2023, the **average land sale price in Box Hill** surged by an impressive 46.2%.

This growth exceeds the Greater Sydney average house price increase, which stood at 33.7% over the same period.



# CASTLE

## GROUP

Castle Group is driven by a robust set of values seeded in family, legacy and people.

Established in 2007, we are a leading private developer focusing on Sydney's northwest, having completed 23 projects and a pipeline of developments valued at over \$800m in the coming 4 years.

When partnering with us as a purchaser, financier, or landowner, you can be assured our dealings will always be led with transparency, honesty and integrity.

**[castlegroup.com.au](http://castlegroup.com.au)**

Level 1, 22 Brookhollow Avenue, Norwest NSW 2153  
+61 2 9894 7970

# FREECITY

Innovating Future Living

Where innovation meets urban renewal. As a premier, privately-owned development group based in Sydney, Australia, we specialise in creating dynamic urban renewal projects and crafting community-focused environments that enhance the quality of life, work and recreation.

At Freecity, we believe in establishing a profound connection between people and their surroundings. Our unwavering commitment to detail and our deep empathy for the communities we serve set us apart. Currently, we have an extensive portfolio of over AUD \$3 billion in mixed-use and residential projects.

**[freecity.com.au](http://freecity.com.au)**

Level 1/ 8 Khartoum Road, Macquarie Park NSW 2113  
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# RIVER OAKS

OAKVILLE



[riveroaks.com.au](http://riveroaks.com.au)

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**C A S T L E**  
G R O U P

**FREECITY**  
Innovating Future Living