



# Neighbourhood Spotlight

## with Proxima



**Rouse Hill**

# Acknowledgement of Country

We acknowledge the Darug people who are the traditional custodians of this land. We pay our respects to Elders past, present and future.





Rouse Hill Town Centre resides upon the sacred land of the Darug People. The Darug nation (also spelt Dharuk, Dharug and Daruk) is a language group of First Nations Australians who are the traditional custodians of much of what is modern day Sydney.

The Darug territory, made up of multiple clans, includes the Cumberland Plain area in Western Sydney, stretching from Wisemans Ferry in the north down to the Camden area in the south. It also extends into the foothills of the Blue Mountains in the west and the Hills District to the east.



# Rouse Hill NSW 2155

**Rouse Hill** is a suburb of Sydney, in the state of New South Wales, Australia. It is located in the Hills District, 43 kilometres north-west of the Sydney central business district and 19 kilometres north-west of the Parramatta central business district.

## 1 Local Government Area

1. [The Hills Shire](#)



**THE HILLS**  
Sydney's Garden Shire

2. [City of Blacktown](#)



## 2 State Electorates

1. Hawkesbury
2. Kellyville
3. Riverstone

## 3 Federal Division

1. Mitchell
2. Greenway

# Market Spotlight by CoreLogic

Suburb Profile Report | ROUSE HILL NSW 2155

CoreLogic



**34km**

DISTANCE FROM GPO



**8.0k**

POPULATION



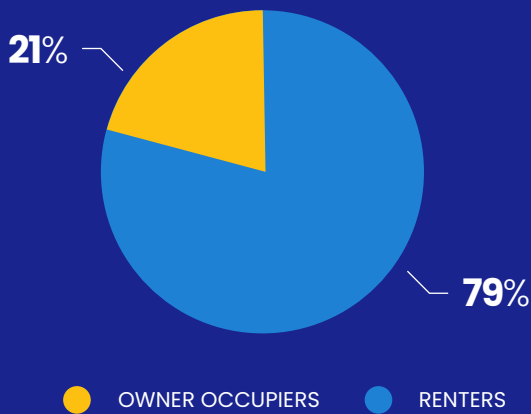
**↑ 6.4%**

5 YEAR POPULATION CHANGE



**8 years**

AVERAGE LENGTH OF OWNERSHIP



The size of Rouse Hill is approximately 13 square kilometres. It has 24 parks covering nearly 21.1% of total area. The population of Rouse Hill in 2011 was 7,482 people. By 2016 the population was 7,963 showing a population growth of 6.4% in the area during that time. The predominant age group in Rouse Hill is 40-49 years. Households in Rouse Hill are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Rouse Hill work in a professional occupation. In 2011, 81.1% of the homes in Rouse Hill were owner-occupied compared with 74.9% in 2016. Currently the median sales price of houses in the area is \$1,491,000.

	TOTAL DWELLINGS	TOTAL NEW LISTINGS*	MEDIAN VALUE	TOTAL NUMBER CURRENTLY LISTED
	<b>3,273</b>	<b>193</b>	<b>\$1,650,553</b>	<b>56</b>
	<b>2,703</b>	<b>186</b>	<b>\$631,734</b>	<b>75</b>

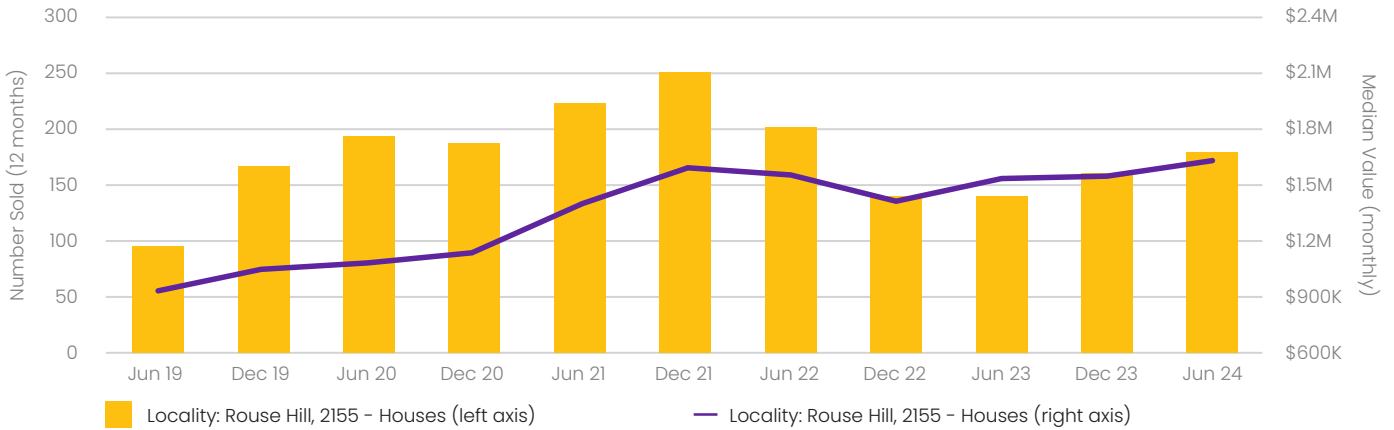
# Market House Report Corelogic

Suburb Profile Report | ROUSE HILL NSW 2155

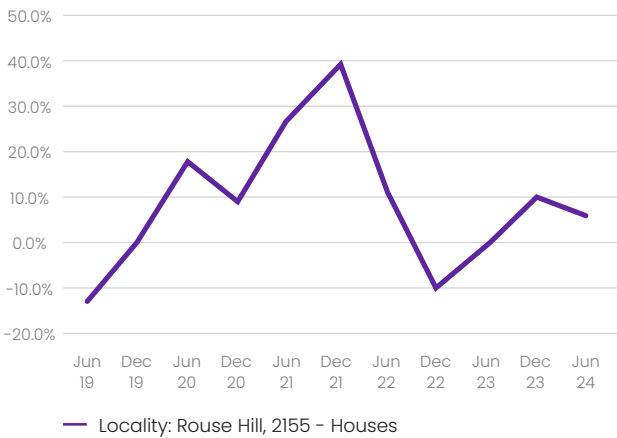
CoreLogic

## HOUSES: FOR SALE

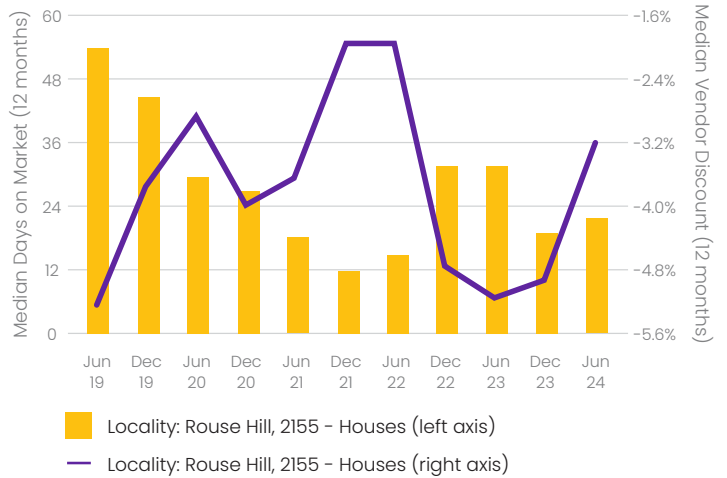
### Number Sold vs. Median Value (monthly)



### Change in Median Value



### Median Days on Market vs. Median Vendor Discount



\$\$\$

UPPER QUARTILE PRICE\*

\$1,749,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

MEDIAN PRICE\*

\$1,491,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

LOWER QUARTILE PRICE\*

\$1,257,500

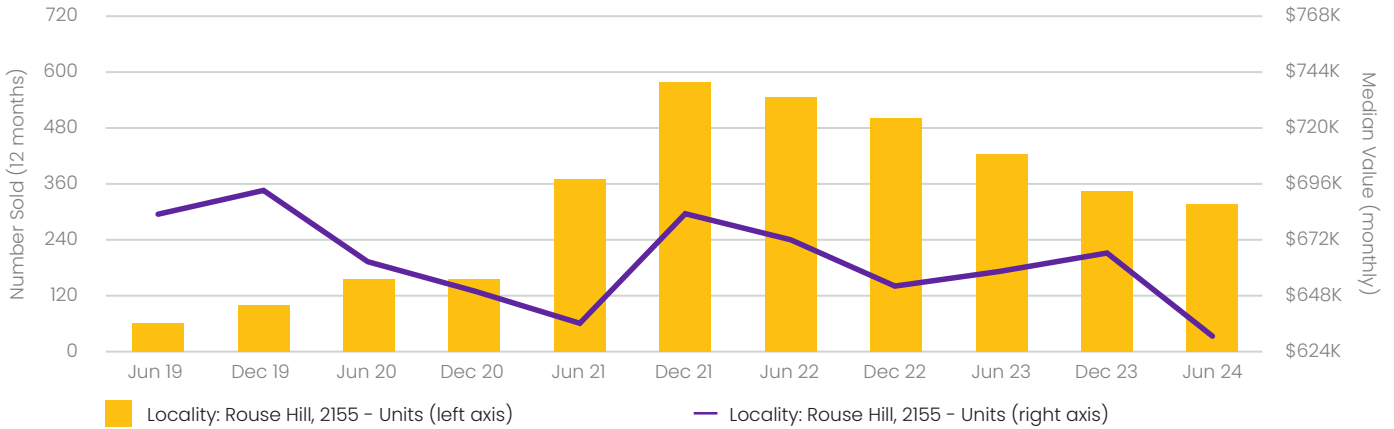
The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

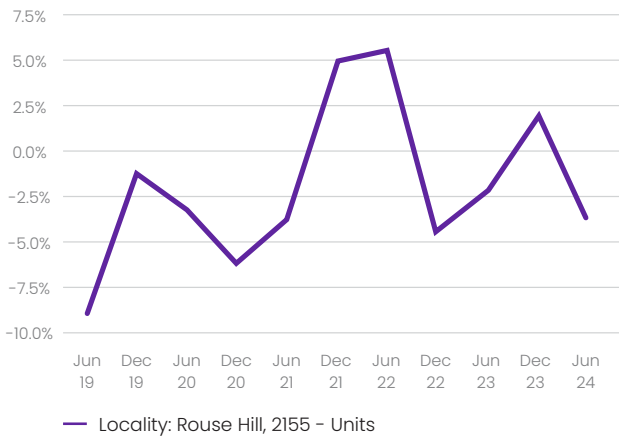
# Units for Sale: Corelogic

## UNITS: FOR SALE

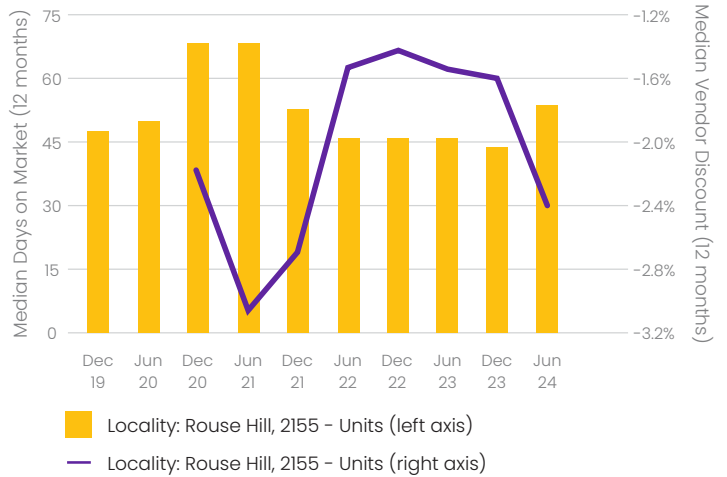
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

UPPER QUARTILE PRICE\*

\$769,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

MEDIAN PRICE\*

\$660,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

LOWER QUARTILE PRICE\*

\$600,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

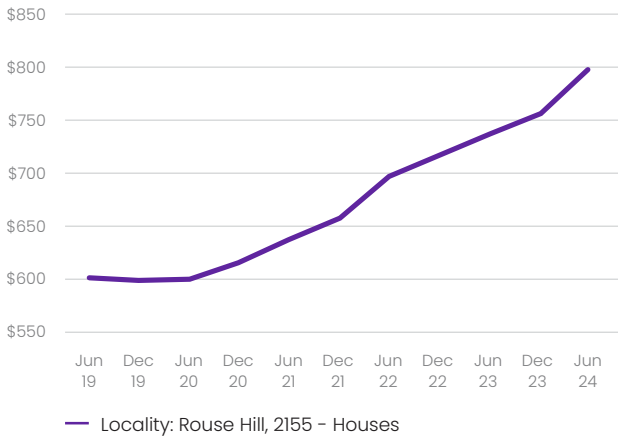
\*Statistics are calculated over a rolling 12 month period

# Rental Position: Homes

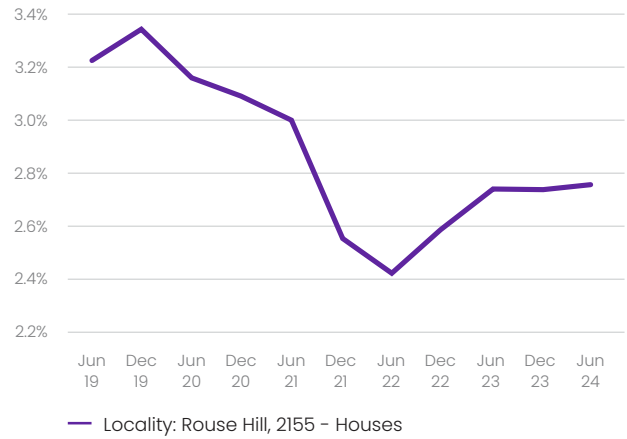


## HOUSES: FOR RENT

### Median Asking Rent (12 months)



### Indicative Gross Rental Yield (12 months)

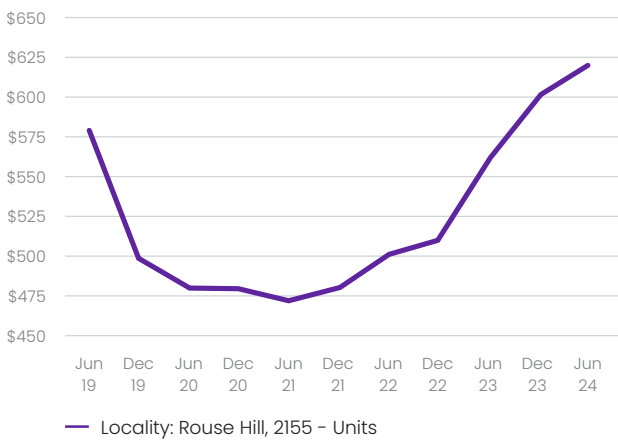


# Rental Position: Apartments

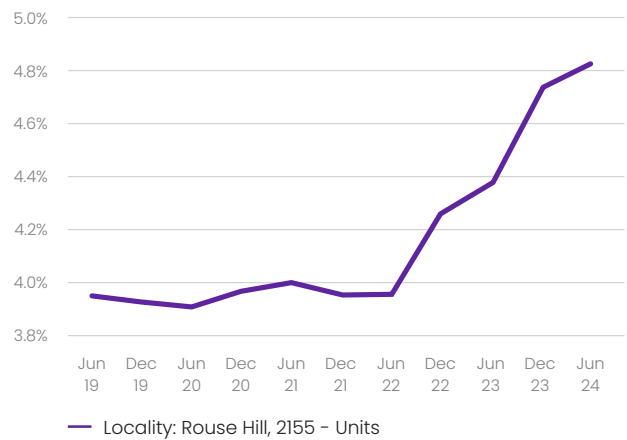


## UNITS: FOR RENT

### Median Asking Rent (12 months)



### Indicative Gross Rental Yield (12 months)







## Ethnic Diversity



**58.0%** of all people in this area were born in Australia.

The next most common countries of birth included:

India 6.2%

China (excluding Special Administrative Regions and Taiwan) 4.4%

Philippines 3.6%

England 2.3%

South Africa 2.1%



**61.2%** of people only spoke English at home.

Other languages spoken at home included:

Mandarin 5.3%

Hindi 2.5%

Persian (excluding Dari) 2.3%

Cantonese 2.0%

Tagalog 1.9%

# Hospitals and Healthcare



## Rouse Hill Hospital

The NSW Government has committed \$AU700 million to build a new Rouse Hill Hospital on the corner of Commercial and Windsor Roads. Part of the Western Sydney Local Health District which covers 120 suburbs and spanning 780 km, Rouse Hill Hospital will become part of a leading network of health services. The 300 bed hospital will deliver emergency services, inpatient and outpatient services and will harness digital innovations in healthcare. It is the first adult hospital to be built in the western suburbs in over 40 years.

# Education

- **Ironbark Ridge Public** – Public Primary School
- **Our Lady of the Angels Primary** – Catholic Primary School
- **Rouse Hill Anglican College** – K-12 co-educational Anglican day independent school
- **Rouse Hill High** – Public High School
- **Rouse Hill Public** – Public Primary School
- **Hills Adventist College**
- **The Ponds School**
- **John XXIII Catholic Primary School**
- **Western Sydney University**



# Transport

Rouse Hill is bisected by [Windsor Road](#), which is now a major 4-lane road running from [North Parramatta](#) north-west to [Windsor](#). Most residents of Rouse Hill are reliant on private cars for transport, with a high number of households having two or more cars.



[Hillsbus](#) provides services to [Sydney CBD](#), [North Sydney](#), [Parramatta](#), [Macquarie Park](#), and [Castle Hill](#). [Busways](#) provides services to [Blacktown](#), [Riverstone](#) and [Castle Hill](#). Hillsbus also provides weekday services from Rouse Hill to [Windsor](#). In September 2007, the [North-West T-way](#) opened, providing a [bus rapid transit](#) service to [Parramatta railway station](#).

The [Sydney Metro Northwest](#) provides high frequency rail services to [Chatswood](#). [Rouse Hill](#) station is located within the suburb.

# Sports and Recreation



- [Rouse Hill Regional Park](#)
- [Rouse Hill Community Hall and Swimming Pool](#)
- [Rouse Hill picnic area and playground](#)
- [Rouse Hill Estate Walk](#)
- [Connie Lowe Reserve](#)
- [Rouse Hill Parkrun](#)

# Dog Parks



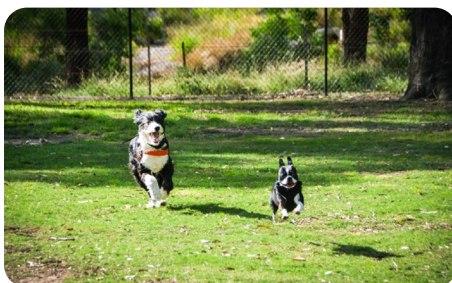
- [Connie Lowe Reserve](#)



- [Rouse Hill Regional Park](#)



- [Crestwood Reserve Fenced Dog Park Baulkham Hills](#)



- [Poppys Dog Park Quakers Hill](#)





## Shopping

- [Bunnings](#)
- [Rouse Hill Town Centre](#)
- [Rouse Hill Village Centre](#)
- [Sydney Boutique Markets](#)
- [The Ponds Shopping Centre](#)
- [Healthco Rouse Hill](#)
- [Ikea](#)
- [Aldi](#)
- [Coles](#)
- [Woolworths](#)

## Markets

- **Sydney Boutique Markets : Rouse Hill Town Centre:** First Sunday every month
- **Rouse Hill Organic Food and Farmers Market:** Every Saturday, Town Centre

# Restaurants and Cafes



■ [The Local Shed Café](#)



■ [Lusso Tapas Rouse Hill](#)



■ [Café Lelunar Rouse Hill](#)



■ [OSSO Rouse Hill](#)



■ [Mungerie House](#)



■ [Shibas Kitchen](#)

# Proxima Property Spotlight RouseHill



## PROPERTY 1: CLARKE GROUNDS

**Project Name:** Clarke Grounds House and Land Packages

**Developer:** Creation Homes

**Location:** Rouse Hill

Prices starting ranging from \$1,417,700 – \$1,533,890\*

*\*T&Cs apply. Prices are based on the figures at the time of publication and are subject to change.*



## PROPERTY 2: GUNDARI GUNTAWONG

**Project Name:** Gundari Guntawong House and Land Packages

**Developer:** Creation Homes

**Location:** Rouse Hill

Prices starting ranging from \$1,210,345 – \$1,330,069\*

*\*T&Cs apply. Prices are based on the figures at the time of publication and are subject to change.*



## PROPERTY 3: GUNDARI TALLAWONG

**Project Name:** Gundari Tallawong House and Land Packages

**Developer:** Creation Homes

**Location:** Rouse Hill

Prices starting ranging from \$1,692,985 – \$1,449,930\*

*\*T&Cs apply. Prices are based on the figures at the time of publication and are subject to change.*

