

JACARANDA

• GLOSSODIA •



WHERE *LIFE*
COMES TOGETHER







LIVE THE LIFE YOU'VE *ALWAYS* IMAGINED

Welcome to Jacaranda, a rare rural residential masterplanned community comprising of 300 lots, uniquely sized from a quarter of an acre to an acre.

Located in Glossodia, at the heart of Sydney's picturesque Hawkesbury region, Jacaranda offers you the opportunity to build the home you have been dreaming of, with space to spare for all your lifestyle pursuits.

Adding to the appeal, you will be surrounded by nature, with a seven-acre lake, and over 160 acres of green open spaces including playgrounds, wetlands, creeks, and bushland waiting to be explored.





WINDSOR



RICHMOND



• TERRACE ROAD •

• KURMOND ROAD •

FREEMANS REACH

• SPINKS ROAD •



Penrith 33min / 33km



Blacktown 44min / 38km



Parramatta 53min / 43km



Sydney CBD 1hr 12min / 75km

JACARANDA

• GLOSSODIA •

≈ HAWKESBURY RIVER

≈ PENRITH LAKES

≈ CURRENCY CREEK

🌲 WOODBURY RESERVE

🛒 GLOSSODIA SHOPPING VILLAGE
• JACARANDA SALES & INFORMATION CENTRE •

🎓 GLOSSODIA PUBLIC SCHOOL

NORTH RICHMOND

• BELLS LINE OF ROAD •

GLOSSODIA





THE HAWKESBURY'S
NEWEST
MASTERPLANNED
COMMUNITY







LIFE IS MEASURED IN *MOMENTS*

Experience the freedom of living in a place that you can truly make your own. Where lifestyle isn't just a dream, but a reality. Where every opportunity is right at your fingertips.

As you step into this welcoming neighbourhood, you will also find moments and places to connect and share – giving you the luxury to choose the way you want to live.





East Kurrajong

Glossodia

GLOSSODIA SHOPPING VILLAGE

JACARANDA

Tennyson

Kurmond

Kurmond Road

Spinks Road

Creek Ridge Road

Terrace Road

Hawkesbury River

Freemans Reach

Freemans Reach Road

Clarendon

Richmond

Castlereagh Road

Hawkesbury Valley Way (B59)

Blacktown Road

Macquarie St

The Driftway

Tennyson Road

Londonderry Road (A9)

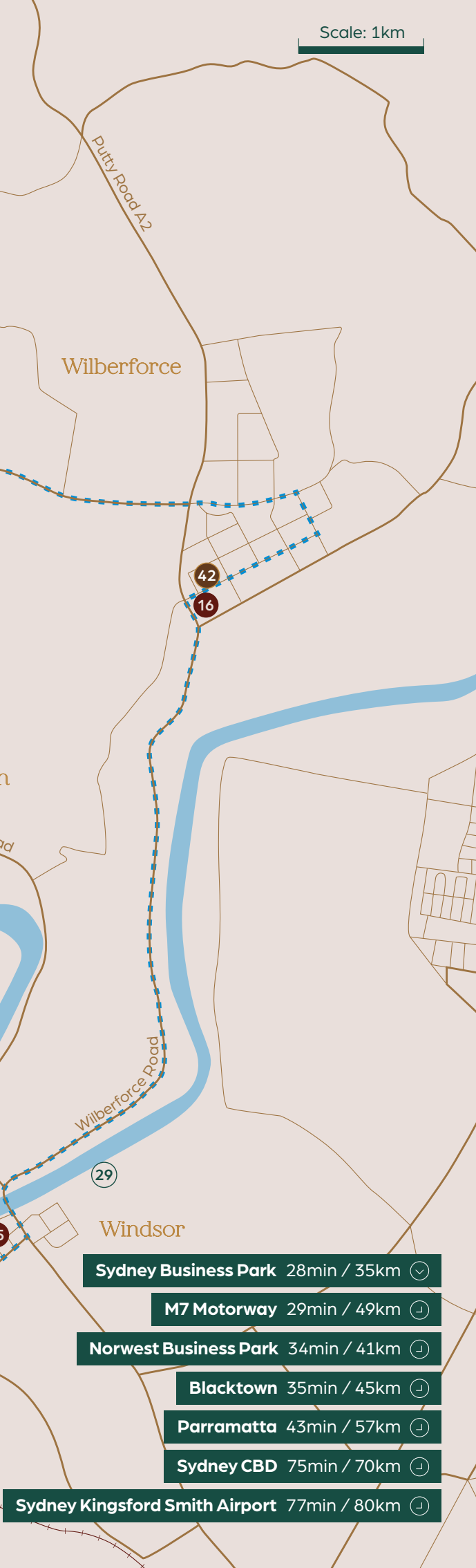
Belis Line of Road (B59)

Penrith 33min / 33km

M4 Motorway 35min / 53km

Blue Mountains 41min / 44km

Future Western Sydney International Airport 54min / 55km



PERFECTLY POSITIONED

Jacaranda is conveniently connected via key arterial roads, minutes from the nearby Richmond and Windsor town centres, while major suburban centres are also easily accessible.

1 GLOSSODIA SHOPPING VILLAGE

- Jacaranda Sales & Information Centre
- O'Neill Physiotherapy
- Glossodia Medical Practice
- Glossodia Pharmacy
- Glossodia Country Fresh Meats
- Friendly Grocer
- Glossodia Pizza
- Glossodia Takeaway
- Ice Box Liquor

TRANSPORT

- 2 Richmond Train Station
- 3 East Richmond Train Station
- 4 Clarendon Train Station
- 5 Windsor Train Station
- ... Bus Route 668 (Richmond to Windsor via Glossodia & Wilberforce)

MEDICAL

- 6 Hawkesbury Hospital
- 7 St John of God Hospital
- 8 Windsor Street Family Practice

COMMUNITY

- 9 Glossodia Community Centre

SHOPPING

- 10 Richmond Food Market
- 11 North Richmond Shopping Village
- 12 Richmond Marketplace
- 13 Richmond Mall
- 14 Windsor Riverview Shopping Centre
- 15 Windsor Marketplace
- 16 Wilberforce Shopping Centre
- 17 Sciberras Produce & Stockfeeds

DINING

- 18 The Royal Richmond Hotel
- 19 The Richmond Inn
- 20 Barrels & Ashes, Windsor
- 21 The Butler's Pantry Café, North Richmond

PARKS & RIVERS

- 22 Woodbury Reserve
- 23 Windsor Beach
- 24 Richmond Park
- 25 Smith Park
- 26 Yarramundi Reserve
- 27 Hanna Park and Hawkesbury Park
- 28 Hawkesbury Showground
- 29 Governor Phillip Park

EDUCATION

- 30 Golden Valley Children's Learning Centre
- 31 Glossodia Public School
- 32 North Richmond Public School
- 33 Richmond Public School
- 34 St Monica's Primary School
- 35 Colo High School
- 36 Western Sydney University, Hawkesbury Campus
- 37 TAFE NSW, Richmond
- 38 Windsor Public School
- 39 St Matthew's Primary School
- 40 Jasmine Preschool
- 41 Blue Wren Childcare Centre
- 42 Wilberforce Public School
- 43 Hawkesbury High School
- 44 Kurmond Public School

Note: This map is provided for general information purposes and is to be used as a guide only. Whilst every care has been taken to ensure the map is correct, it is indicative only and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale of Land before making a purchasing decision. Current as of December 2025.

Local Shopping Village And School 2km

JACARANDA
MAIN ENTRANCE

North Richmond 10km

The Blue Mountains 41km

Western Sydney International Airport 54km

Windsor 11km

Parramatta 43km

Sydney CBD 68km

CURRENCY CREEK

JACARANDA WHERE *LIFE* COMES TOGETHER

Offering expansive lots, from a quarter of an acre to lots over an acre in size, this thoughtfully planned community is surrounded by over 160 acres of green open spaces and other amenities including:

- Seven-acre lake
- Dog park
- Playgrounds
- Nature conservation areas
- Bushwalking trails
- BBQ facilities
- Pedestrian and cycle paths
- Outdoor fitness stations

**Jacaranda**

**Lake Park**

**Lake Playground**

**Dog Park**

**Conservation Land**

**Local Water Centre**

**Village Green East**

**Village Green Central**

SERVICES

**FUTURE PROPOSED
PRESSURE SEWER
& RECYCLED WATER***

**POTABLE
WATER***

**ELECTRICITY***

**NBN***

*** Disclaimer:** Celestino is responsible for building the infrastructure needed to connect each lot to these services. However, the services themselves are provided by third-party companies. Purchasers should take the time to understand the specific services available, and any associated costs or installation requirements that they will need to meet. Recycled water can be used watering green spaces, washing cars and clothes, and flushing toilets. Recycled water will be available once the wastewater treatment centre is operating. Until recycled water is available, potable water may be used instead.



FUTURE LAKE PARK PLAYGROUND



FUTURE NATURE CONSERVATION AREAS



FUTURE JACARANDA DOG PARK



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RECONNECT WITH
THE *IMPORTANT*
THINGS IN LIFE



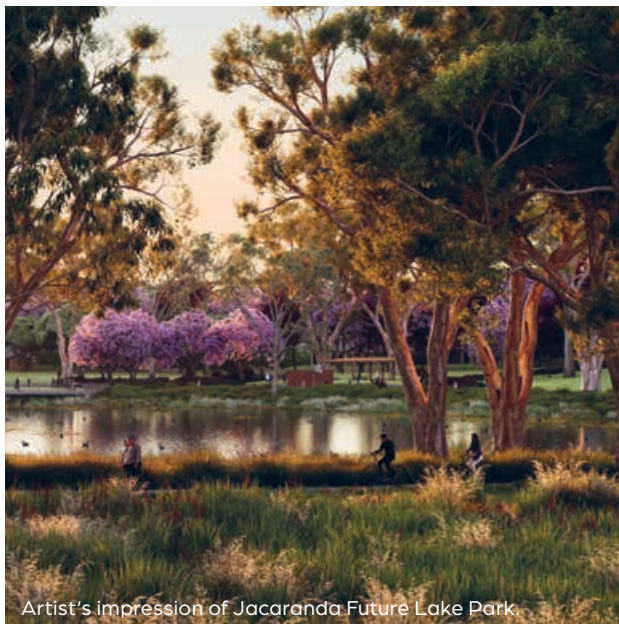




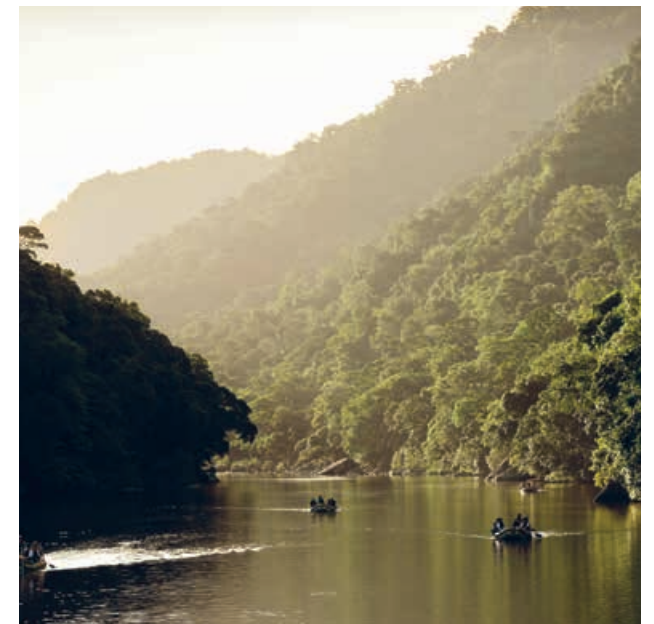
WHERE NEW EXPERIENCES AWAIT

With so much on the doorstep, Jacaranda encourages a life of activity, connection and belonging.

Experience the beauty of the Hawkesbury region through unforgettable activities. Whether you are seeking a fast-paced weekend of excitement, or a casual escape, the Hawkesbury has something for everyone.



Artist's impression of Jacaranda Future Lake Park.



FUTURE JACARANDA LAKE PARK

- Expansive lake park for outdoor activities.
- Designated BBQ areas for gatherings.
- Playgrounds for all ages.
- Outdoor amphitheatre for events and performances.
- Focus on community connections and wellbeing.

LOCAL HIGHLIGHTS

- Extension of the vibrant Glossodia community, enriched with a variety of amenities and recreational options.
- 3 minutes from local shopping, preschool, and K-6 Glossodia Public School with a history dating back to 1883.
- Close to lively towns such as Richmond and Windsor.
- Easy access to major road links, with just over an hour's drive to the Sydney CBD.

NATURAL ATTRACTIONS

- Surrounded by classic Australian landscapes including the Blue Mountains National Park, Currency Creek, Hawkesbury River, and Wollemi National Park.
- Conservation areas for residents and the surrounding community to enjoy.
- Ideal for leisure activities such as fishing, bushwalking, camping, and discovering the Hawkesbury area.



THE *FREEDOM*
TO WRITE YOUR
OWN STORY



CREATING TOMORROW'S *SUCCESS* STORIES



Celestino 'Charlie' Baiada

Celestino is an Australian-owned family business. Founded in 2015, but with a rich history dating back to 1916, when our founder Celestino 'Charlie' Baiada arrived in Australia.

We aim to create tomorrow's success stories by providing our valued customers with a wide variety of opportunities to live, work and play in visionary communities around Australia.

Our communities are designed to respect the environment while offering residents the best of modern living.

Building on our success with the thriving community at The Gables in Box Hill, our current projects include Sydney Science Park in Luddenham, Jacaranda in Glossodia, and Riverbend in Queensland.

We are focused on creating great places for families to live, and a legacy that will benefit communities for generations to come.

Integrity, quality, and pride underpin everything we do.





CREATING *YOUR* UNIQUE VISION

At Jacaranda, our vision is to create a thoughtfully designed community nestled within a picturesque bushland setting, where modern country homes complement and celebrate the surrounding natural landscape. We strive to offer our new residents the opportunity to build their dream forever home, blending the beauty of the natural landscape with the comfort and convenience of modern country living.

Our mission is to establish a new address in the Hawkesbury's flourishing Glossodia, where expansive residential allotments provide a peaceful oasis with recreational precincts that foster community living.

Our design approval process seeks to ensure new properties contribute to the ongoing quality and character of Jacaranda whilst ensuring a high aesthetic standard is maintained.



DESIGN APPROVAL PROCESS:

01

DESIGN YOUR HOME USING
THE DESIGN GUIDELINES

02

SUBMIT YOUR PLANS TO THE
DESIGN REVIEW PANEL (DRP)

03

SUBMIT YOUR PLANS TO
ALTOGETHER GROUP
SEWER AUTHORITY

04

SEEK FINAL APPROVAL
FROM DRP AND COUNCIL





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Disclaimer: The plans, images, examples, and information contained in this brochure are for illustrative purposes only and were prepared prior to all development and statutory approvals being obtained. They may change and are intended as a guide only. They should not be relied upon as to their ultimate accuracy. Celestino Developments Pty Limited, EJC Glossodia Pty Limited and their related bodies corporate will not be responsible for any loss or damage that may be incurred as a result of any reliance upon this material, except to the extent that liability cannot be lawfully excluded. Timing of delivery of the project is subject to matters outside of the developer's control and may be delayed. Delivery of the project may be ongoing when your purchase is settled. Current as of December 2025.



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