

ROSENTHAL FREQUENTLY ASKED QUESTIONS

1. How far is Rosenthal from the CBD?

Access to the Calder Freeway is a minutes' drive away and it is approximately 35 minutes to Melbourne CBD (38km).

2. Where is the nearest Train station? How far is it?

Sunbury Train station is located approximately 2km from the Rosenthal land sales office offering direct access into the city via PTV (Metro) and V/Line services. The Sunbury rail line is also served by V/Line with services direct to Bendigo and Echuca.

3. Where is the nearest Hospital?

Sunbury currently has two operating day hospitals providing specialist care for the Sunbury and greater communities. Sunshine Hospital is also approximately 20 minutes away. Resolve Medical Centre at Rosenthal Village is now open - a bulk billing medical centre providing in-person and telehealth consults with onsite pathology and pharmacy.

4. What schools are in Sunbury?

Kids of all ages are catered for with a wide range of Primary (9) and Secondary (3) education. Holy Trinity Primary School is now open with education Prep-Six (6) available within Rosenthal estate. Other schools within Sunbury and adjoining Rosenthal are: Sunbury Heights Primary, Killara Primary, St Anne's, Sunbury Downs College, Sunbury Secondary College and Salesian College just to name a few - live in Rosenthal and have education at your doorstep.

5. What does Sunbury have in the way of Shopping?

Rosenthal Village is on-site and includes Woolworth's and 12 specialty stores, giving those living in Rosenthal easy access to all their daily shopping needs, as well as Bunnings across the road. Sunbury also has a wide array of boutique specialty outlets. Watergardens Town Centre is only a 10-minute drive, DFO Essendon a 20-minute drive and Highpoint Shopping Centre only a 25-minute drive.

6. Where can we eat in Sunbury?

Sunbury has an endless variety of dining options. Within Rosenthal Estate, Rosenthal Village is home to Victoria's Pizza, Catch 90 Fish 'n' Chips, OB's Charcoal Chicken & of course the ever so popular Brown Cow Cafe. We are also lucky to have the Sunbury United Sporting Club adjoining the estate which offers a great family-oriented club; including meals, sports bar & events. O'Shannassy Street in Sunbury's Town Centre is a great place to dine-out. Pop into Roquette Bar and Grill or Vic's Food and Wine - plus so many more options for Breakfast, Lunch, Dinner and Drinks.

7. Do we require Design approval at Rosenthal?

Yes. The siting and design of your home is required to be approved by the Rosenthal Design Assessment Panel (RDAP) before obtaining a building permit. The Rosenthal Design guidelines have been produced to achieve a consistent high quality neighbourhood that protects and enhances the long-term investment of purchasers. Contact the Sales Office for more details.

8. Are we allowed to construct a Colorbond fence in Rosenthal?

No. Fence construction between adjoining lots must be a maximum of 1.8m high, be constructed from timber palings and must have timber capping with timber posts exposed to both sides of the fence as per our fencing guidelines. Contact the Sales Office for more detail.

9. Does Rosenthal have a Bus Service?

Yes. We have recently had bus stops installed on both sides of Vineyard road opposite the Sales Office coming into and leaving Sunbury. Sunbury has an extensive bus service covering much of Sunbury. There is also a bus service which runs to the Moonee Ponds bus interchange.

10. Does Rosenthal have childcare options?

Yes. Rosenthal has two (2) great Childcare providers within the estate being Bambini & Gumboots Early Learning Centres.

11. How much is the FHBG?

The first home buyer grant (FHBG) is \$10,000 in Metropolitan Melbourne on house and land valued up to \$750,000. We recommend visiting the SRO's website for further details: sro.vic.gov.au/first-home-owner

12. How far is Tullamarine Airport?

We are approximately a 15 min drive to the airport from Rosenthal either via the Calder Freeway or Sunbury Road.

13. What is the size of the Rosenthal Development?

Rosenthal is a 1400 lot subdivision. Once complete, Rosenthal will be home to over 3000 residents.

14. Where is the development up to?

We have sold over 800 lots to date with over 500 homes already constructed. Rosenthal is already home to over 1100 residents.

15. What parks/sporting opportunities and open space are available at Rosenthal?

Rosenthal has two (2) parks (Tom's & Angela's Park) along with the walking paths along Harper's Creek. Large native conservation areas complement these more formal parks - over 50 acres of open public space and conservation reserves. Langama Park sporting precinct (also known as Sunbury United Sporting Club) is located at Rosenthal offering sports and leisure activities for all ages including soccer, cricket, rugby league & darts.



FOR MORE INFORMATION:

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SALES OFFICE: Open: Saturday to Wednesday ~ 12pm ~ 5pm

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