

Rosella Rise

WARNERVILLE

An AVJennings community.

AVJennings®

Imagine coming home to a neighbourhood set amongst the rolling hills and natural landscape of the Central Coast. The sound of children playing together, the feeling of fresh air in your lungs, the pride of knowing you're part of something special.

Where country meets coast.

That's Rosella Rise - the newest community to be created on the Central Coast by one of Australia's most trusted brands, AVJennings. With it's own parks, pathways and even an amphitheatre, everything has been designed to bring neighbours together and enjoy an active life.

The Central Coast continues to be one of the country's most popular places to build a future, and here at Rosella Rise we're building on the traditional township of Warnervale with everything already in place from schools and shopping to health and public transport.

Big picture thinking. Small village feeling. This is Rosella Rise, nestled between the bush and the beach, and a place where your family can thrive.



Where experience meets vision.

For almost 90 years, we've helped build brighter futures by creating communities people want to belong to and grow with. Rosella Rise is the next chapter in the continuing AVJennings story.

We're proud to be helping Australians live the dream of owning their own home – while creating thriving new neighbourhoods in the process. We're especially proud to be a trusted part of the Central Coast, with a legacy of acclaimed communities in the area, such as nearby Magnolia.

Building on our core values of quality, trust and reliability, Rosella Rise has all the hallmarks of another AVJennings success story, with a range of homes to suit every lifestyle, and a visionary masterplan including an internal bus route, wildlife corridor, large central park and a community amphitheatre.

Where weekday meets weekend.

At Rosella Rise you're already part of an established wider community, with the township of Warnervale on your doorstep and the great outdoors of the Central Coast all around.

Living here means getting back to nature with the family, whether you prefer the crashing waves of the beach, the calm waters of Tuggerah Lake for boating, or the serene expanses of national park for walks among the native trees – and rosellas.

And for adventures or employment further afield, the already established Warnervale Train Station is very close to home. So too is the M1 Motorway – you'll find Sydney a scenic 75-minute drive away, and Newcastle closer at just 50 minutes from home.





Where form meets function.

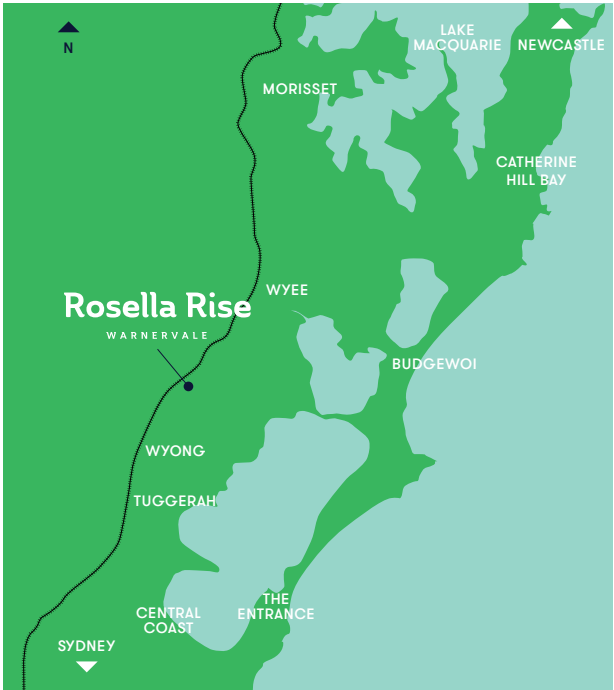
The vision for the masterplan is one of colourful streetscapes with a diverse mix of housing options, all surrounded by a network of walking and cycling paths and the natural landscape which takes full advantage of the elevated views.

At the heart of Rosella Rise will be a new community parkland, featuring its own amphitheatre where people can gather for school events, movie nights and special community celebrations.

LEGEND

- Stage 1 AVJennings Showcase Homes
- Stage 2A
- Stage 2B
- Stage 3A
- Stage 3B
- Stage 4
- Stage 5
- Stage 6
- Park
- Walking Track
- Wildlife Corridor

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Between the beautiful beaches, the scenic rural landscapes, the charm of Warnervale and the pristine new community of Rosella Rise, this is picture postcard living.

 NATIONAL PARKS

National parks and nature reserves make up more than 40% of the open space in the Central Coast – so there’s always somewhere close by for a bush walk.

 WARNIES

Perhaps the best known part of Warnervale is Warnies – the iconic community café in the timber building which keeps the locals well fed and well caffeinated.

 SHOPPING

From Rosella Rise, it’s only a short drive to Lake Haven or Wadalba shopping centres with a range of supermarkets, department stores and daily necessities.

 EDUCATION

From early learning centres to private and public schools, this part of the Central Coast offers a range of smart education options for growing families.

 HEALTH

Wyong Public and Tuggerah Lakes Private hospitals are close by, as are a range of healthcare providers, here for residents at every stage of life.

 A NEW TOWN CENTRE

As Warnervale grows, you’ll be able to enjoy everything that will bring with it. Retail stores, long child care centre, café’s and restaurants are all planned for the not-too-distant future.

Where neighbours meet each other.

Step outside your new home at Rosella Rise and you're surrounded by open parklands, peaceful streets and fresh coastal air. The masterplan has been designed to ensure a new neighbourhood can grow along with it's residents.



**Walk, ride, run or just relax -
at Rosella Rise there are
parks and pathways for
every pace of life.**

Whether you want to join in a session of yoga, take a run around the estate, or just sit in the shade of a tree with a good book, there are plenty of places to enjoy the open air on your doorstep.

AVJennings also believes in bringing communities together, so barbecues in the parks and spaces for kids to kick a ball around are all part of the plan.

Where design meets lifestyle.

There's a place for everyone at Rosella Rise. With classic design and contemporary comfort at heart, each home is carefully considered to suit you now and for years to come.

The vision for Rosella Rise is to create a contemporary residential community with a diverse range of well designed, quality-built homes, gardens and streetscapes.

In keeping with the Rosella Rise vision, design guidelines have been set out to ensure that all homes present beautifully to the street and are developed in harmony with the surrounds, creating an aesthetically pleasing streetscape and neighbourhood.

These design principles are intended to promote a high standard of housing that will underpin the quality of the Rosella Rise community.



**Your
community
developer.**



For over 90 years we've helped build brighter futures by creating communities people want to belong to and grow with.

We aim constantly to do the right thing to give people what they want from their dream home and their neighbourhood.

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