



Project  
Proposal  
Booklet

A large, abstract green geometric pattern composed of various shades of green triangles and polygons, some with white dots at their vertices, resembling a stylized leaf or a network diagram. It is positioned on the left side of the cover, partially overlapping the building image and the central title circle.A photograph of a modern, multi-story building with large glass windows and balconies, set against a clear sky. The building is partially obscured by the green geometric pattern.

# —GREEN HUB— ASQUITH







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St Ives

Sydney  
CBD

Chatswood

Asquith Girls  
High School

Asquith Early  
Learning Centre

Asquith  
Golf Club

Asquith Oval

417  
Pacific  
As



# THE LOCATION



Macquarie  
Park

Westfield  
Hornsby

Hornsby  
Station

Asquith Boys  
High School

Coles

Asquith  
Station

Hornsby  
Ku-ring-gai  
Hospital

St Patrick's  
School

7 - 419  
e Highway  
quith



# THE LOCATION

Green Hub, is one of the finest development in Hofly group. Hofly as builder and developer sees this as an opportunity to grow our business with local community. We are providing this best offer for the current project at 417-419 Pacific Highway, Asquith.

- Boutique DA approved high density residential site;
- Site area of 1,277 sqm\*;
- Approval for 22 units with basement parking space;
- Approved GFA of 3,089 sqm\*;
- Quality construction with basement parking;
- R4 High-Density Residential zoning;
- 300 metres\* to Coles;
- 450 metres\* to Asquith Train Station;
- 450 metres\* to Denistone East Public School;
- 1.05 km\* to Asquith Golf Club; and
- 1.79 km\* to Hornsby Ku-ring-gai Hospital.
- 3 Interior design options for clients to choose.



## ASQUITH IS ARGUABLY ONE OF THE MOST POPULAR SUB-URBS ON THE NORTH SHORE THAT CAPTURES THE ESSENCE OF MULTICULTURALISM IN AUSTRALIA.

### EDUCATION

TOP PRIMARY AND SECONDARY SCHOOLS PLUS WORLD CLASS UNIVERSITY

St Patrick's Catholic Primary School	Primary	Catholic	0.14 km
Asquith Public School	Primary	Government	0.31 km
Asquith Girls High School	Secondary	Government	0.50 km
Asquith Boys High School	Secondary	Government	0.86 km
Hornsby North Public School	Primary	Government	1.02 km
Mount Colah Public School	Primary	Government	1.63 km
Hornsby Girls High School	Secondary	Government	2.26 km
Waitara Public School	Primary	Government	2.34 km
Barker College	Combined	Independent	3.03 km
Macquarie University			9.64 km
Western Sydney University Parramatta Campus			15.94 km

### TRANSPORT AND ACCESSIBILITY

Bus Stop	20 m walking distance
592	Brooklyn to Mooney (Loop Service)
595	Hornsby to Mt Colah (Loop Service)
597	Hornsby to Berowra
Asquith Train Station	450 m walking distance
Hornsby Train Station	2.02 km

### RETAIL AND AMENITY

Coles	300m walking distance
Westfield Hornsby	2.19 km
St Ives Shopping Village	6.65 km
Macquarie Centre	10.03 km

### LEISURE

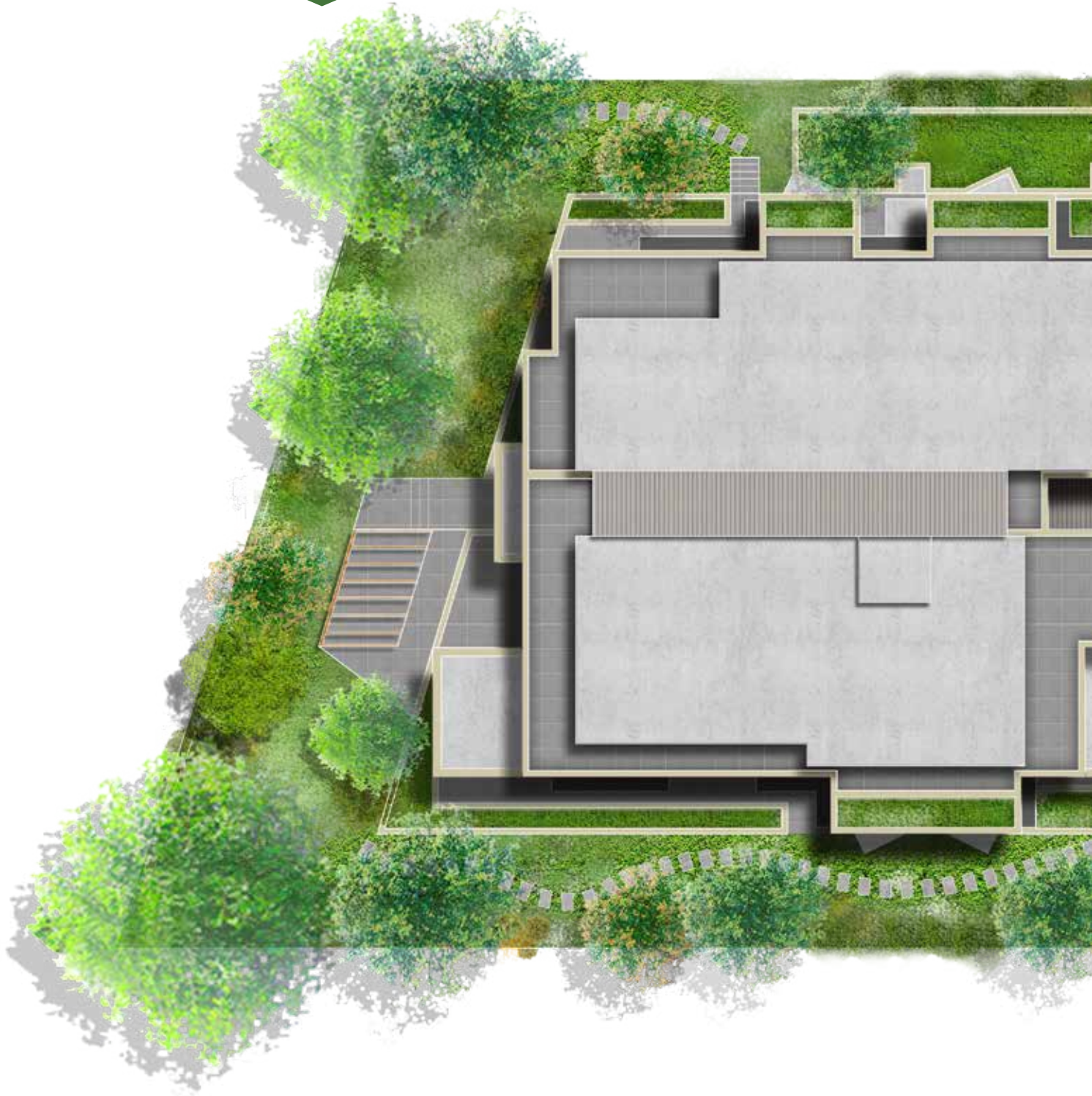
Asquith Golf Club	1.05 km
Hornsby Aquatic & Leisure Centre	2.07 km
Bobbin Head Marina and Picnic Ground	5.60 km
Apple Tree Creek	5.63 km

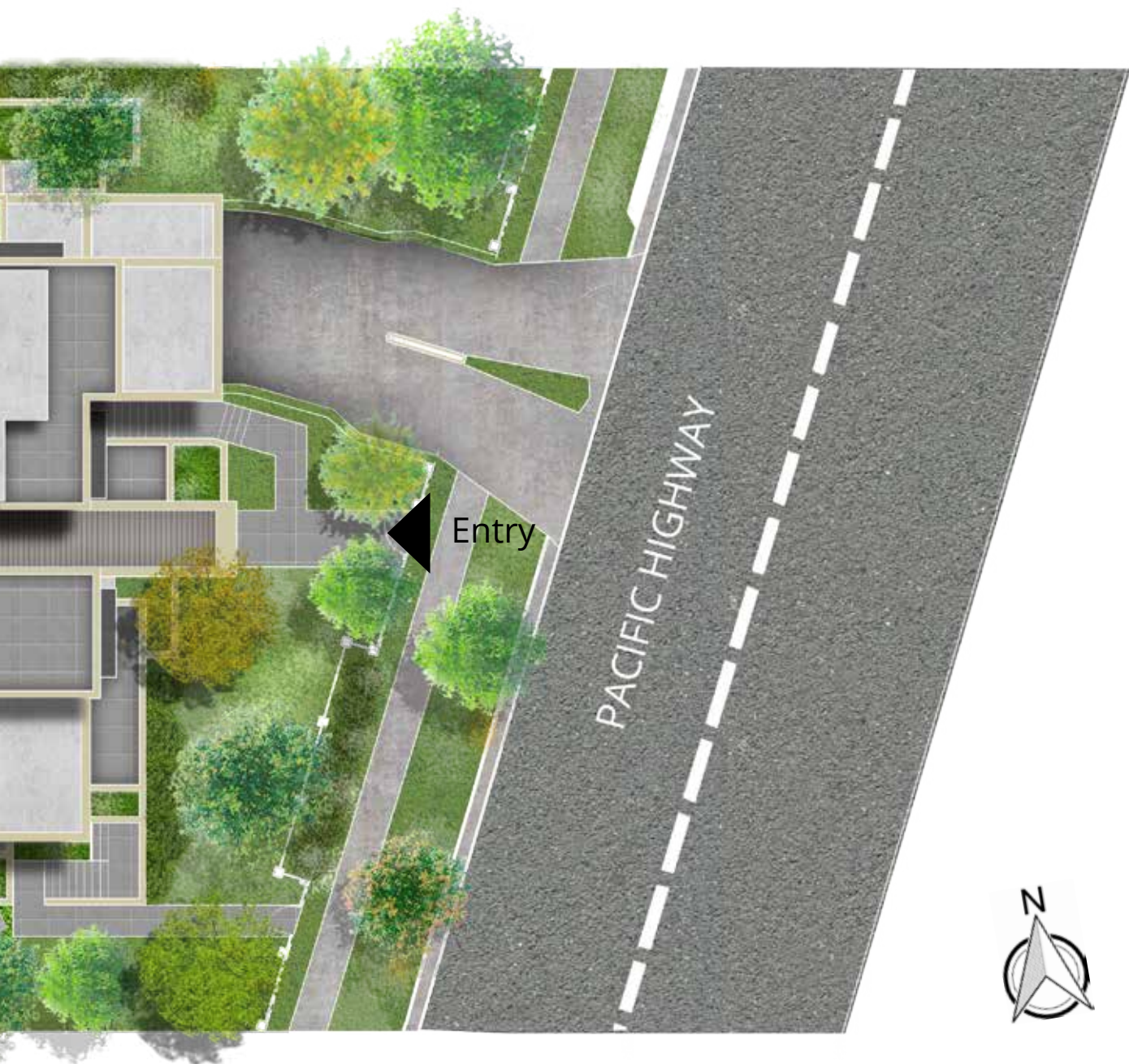
### HEALTHCARE

Hornsby Ku-ring-gai Hospital	1.79 km
Lady Davidson Private Hospital	3.88 km



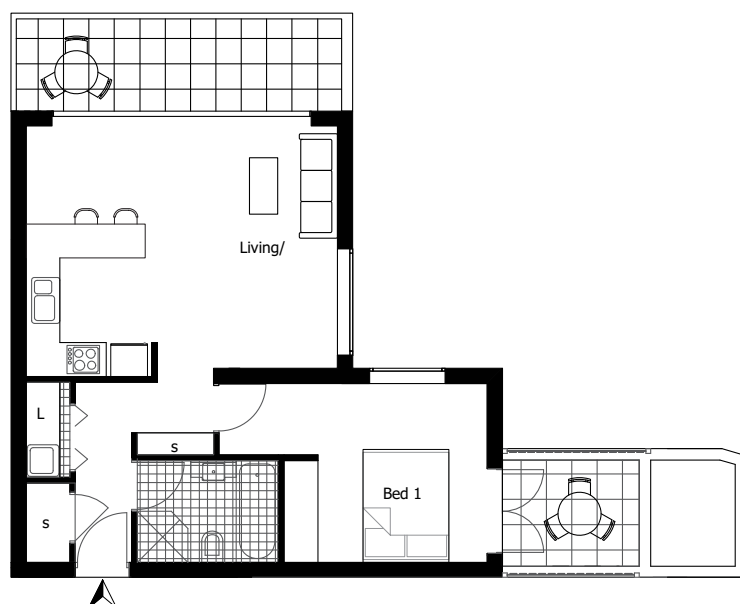
# GREEN HUB







# UNIT G01



## Unit G01 Location Plan



### 1 Bedroom + 1 Bath + 1 Car

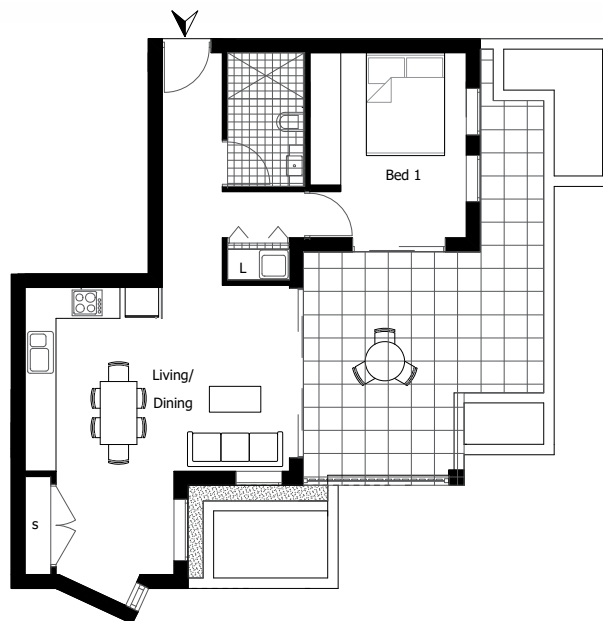
Internal area: 58 m<sup>2</sup>  
External area: 11 m<sup>2</sup>  
Total area: 68 m<sup>2</sup>



Area subject to final areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

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Note: Floor plan are at an unspecified scale, Plans do not show additional features within each lot such as hot water systems, service yards, letter boxes and side and rear retaining walls.  
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# UNIT G02



## Unit G02 Location Plan



### 1 Bedroom + 1 Bath + 1 Car

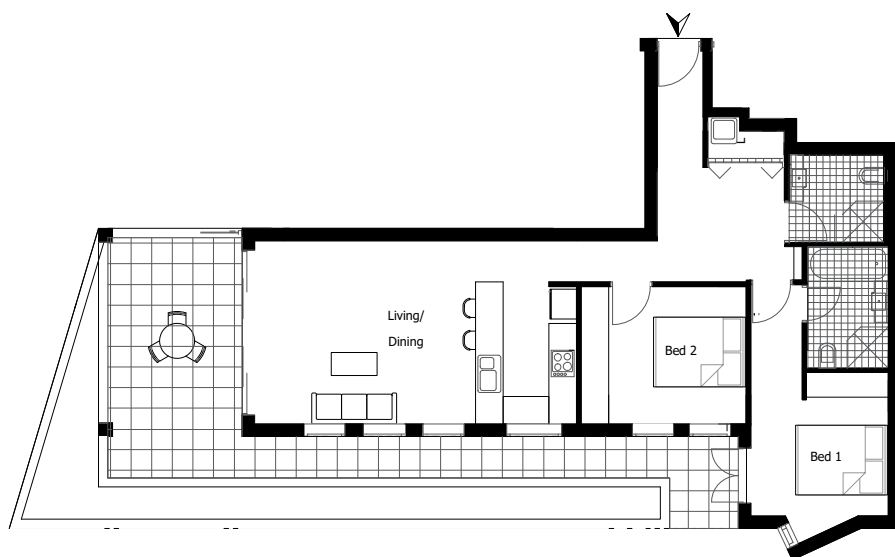
Internal area: 57 m<sup>2</sup>  
External area: 22 m<sup>2</sup>  
Total area: 79 m<sup>2</sup>

Area subject to final areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

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# UNIT G03



## Unit G03 Location Plan



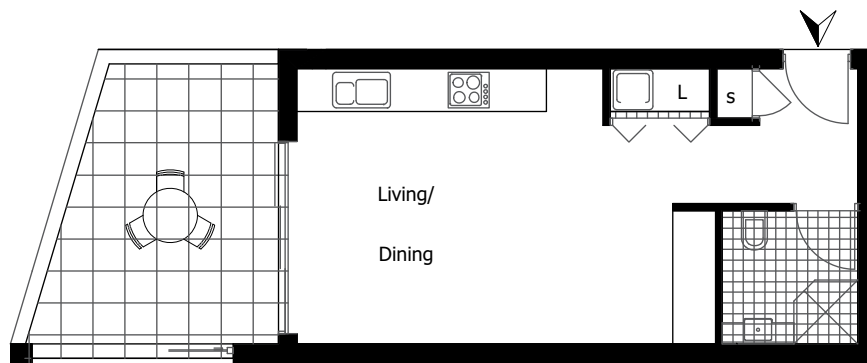
### 2 Bedroom + 2 Bath + 1 Car

Internal area: 87 m<sup>2</sup>  
External area: 26 m<sup>2</sup>  
Total area: 113 m<sup>2</sup>

Area subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

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# UNIT G04



## Unit G04 Location Plan



## Studio + 1 Bath + 1 Car

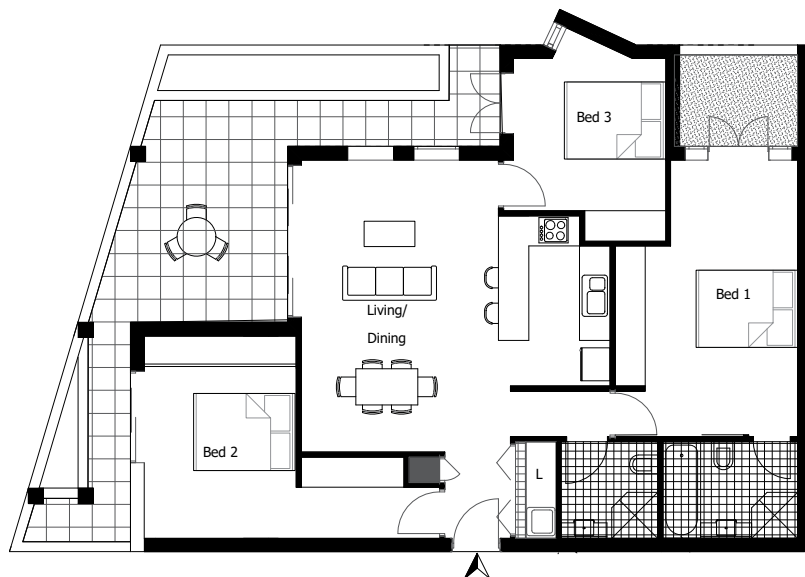
Internal area: 35 m<sup>2</sup>  
External area: 14 m<sup>2</sup>  
Total area: 49 m<sup>2</sup>

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# UNIT G05



## Unit G05 Location Plan



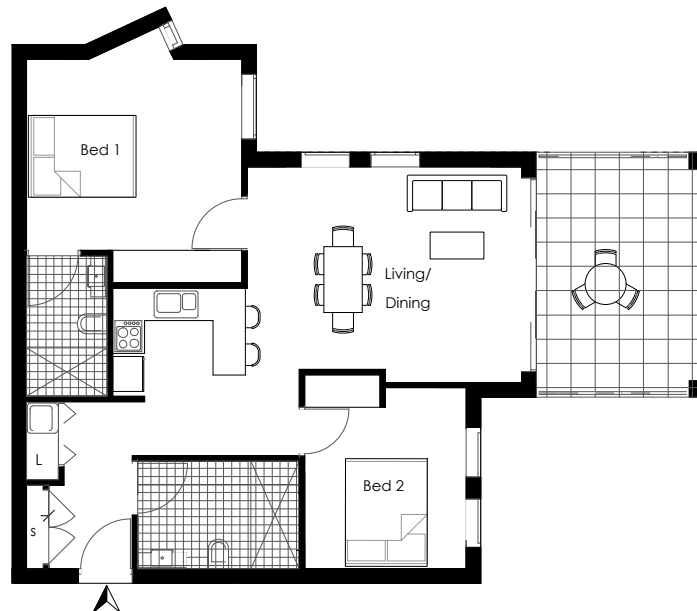
### 3 Bedroom + 2 Bath + 1 Car

Internal area: 102 m<sup>2</sup>  
External area: 23 m<sup>2</sup>  
Total area: 125 m<sup>2</sup>

Area subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

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# UNIT 106 211 316



## Unit 106 211 316 Location Plan



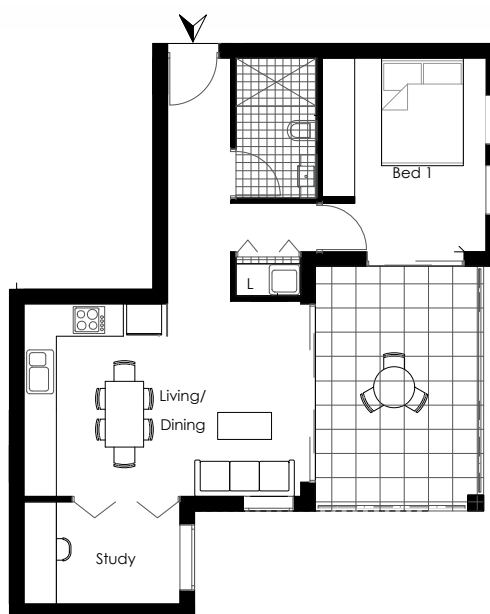
### 2 Bedroom + 2 Bath + 1 Car

Internal area: 82 m<sup>2</sup>  
External area: 14 m<sup>2</sup>  
Total area: 96 m<sup>2</sup>

Area subject to final areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

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# UNIT 107 212 317



## Unit 107 212 317 Location Plan



### 1 Bedroom + 1 Study + Bath + 1 Car

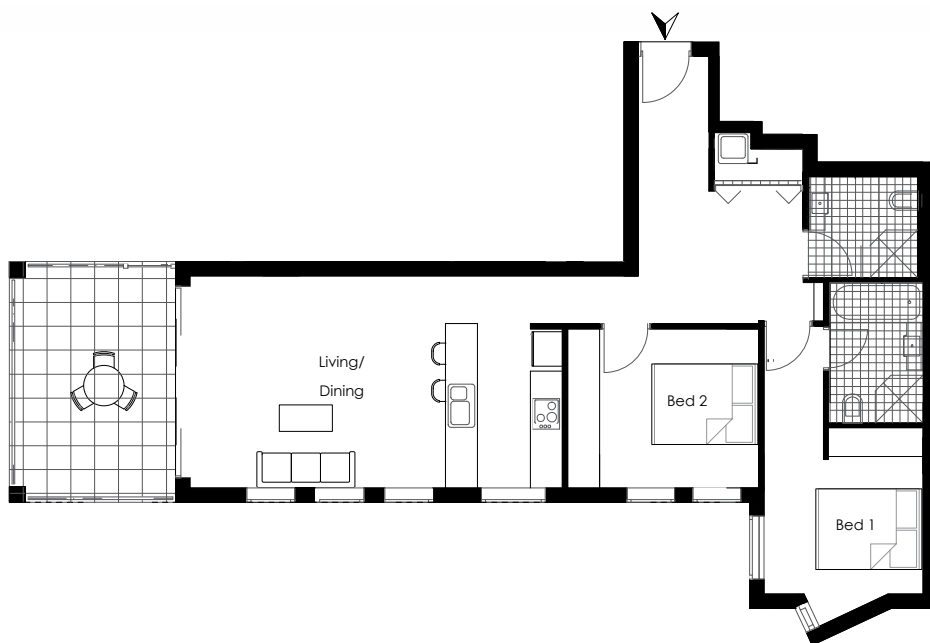
Internal area: 57 m<sup>2</sup>  
External area: 14 m<sup>2</sup>  
Total area: 71 m<sup>2</sup>

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# UNIT 108 213 318



## Unit 108 213 318 Location Plan



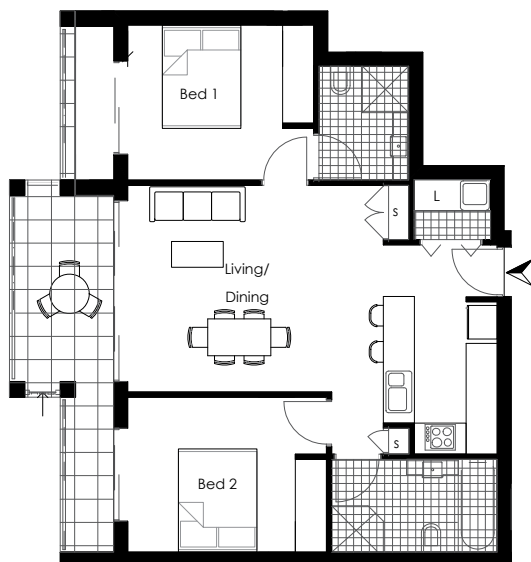
### 2 Bedroom + 2 Bath + 1 Car

Internal area: 88 m<sup>2</sup>  
External area: 14 m<sup>2</sup>  
Total area: 102 m<sup>2</sup>

Area subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.

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# UNIT 109 214 319



## Unit 109 214 319

Location Plan



### 2 Bedroom + 2 Bath + 1 Car

Internal area: 75 m<sup>2</sup>

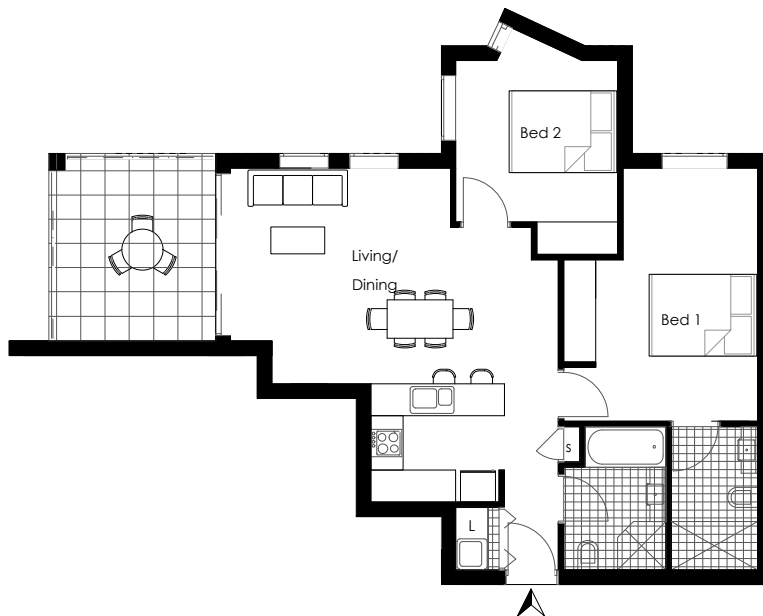
External area: 12 m<sup>2</sup>

Total area: 87 m<sup>2</sup>

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# UNIT 110 215 320



## Unit 110 215 320 Location Plan



### 2 Bedroom + 2 Bath + 1 Car

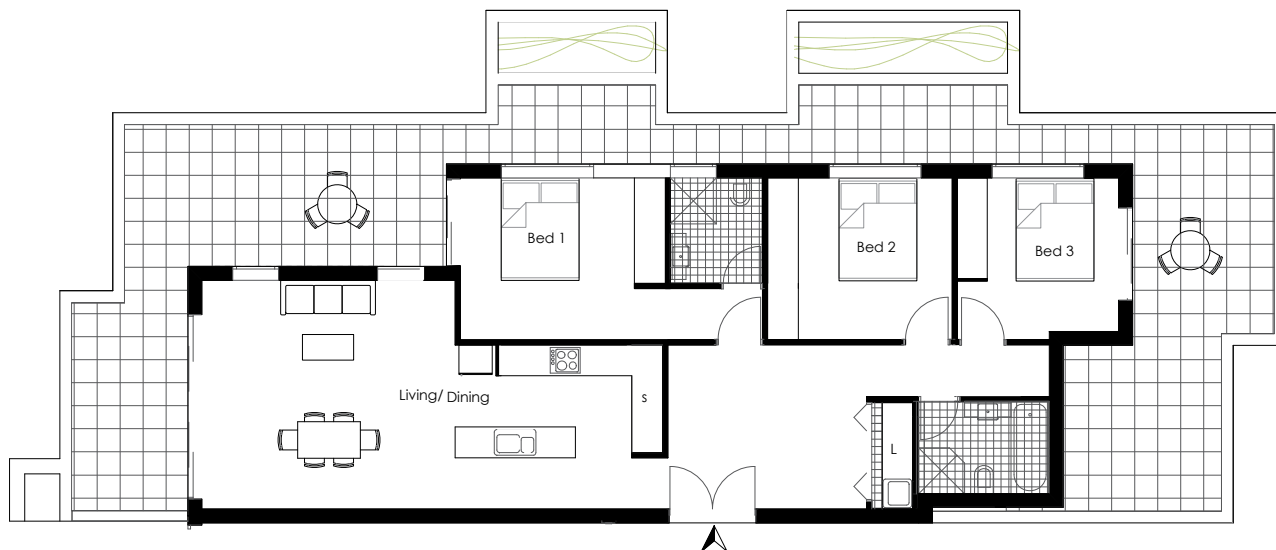
Internal area: 75 m<sup>2</sup>  
External area: 10 m<sup>2</sup>  
Total area: 85 m<sup>2</sup>

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# UNIT 421



## Unit 421 Location Plan



### 3 Bedroom + 2 Bath + 1 Car

Internal area: 112 m<sup>2</sup>  
External area: 65 m<sup>2</sup>  
Total area: 177 m<sup>2</sup>

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# UNIT 422



## Unit 422 Location Plan



### 2 Bedroom + 2 Bath + 1 Car

Internal area: 101 m<sup>2</sup>  
External area: 78 m<sup>2</sup>  
Total area: 179 m<sup>2</sup>

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# FINISHES

## KITCHEN

### Finishes

Floor	Timber floorboards
Benchtops	Stone Benchtop
Joinery	Laminex, natural finish ( Light and dark scheme)
Splashback	Stone splashback

### Appliances

Oven	Bosch electric built in oven
Cooktop	Bosch Natural Gas cooktop
Dishwasher	Bosch Under Bench Dishwasher
Rangehood	Bosch Under Cupboard Rangehood

### Fixtures

Sink	Stainless steel
Mixer	Matt black
Lights	Black Strip Pendent light
Feature lighting	Strip light under overhead cupboards



## BATHROOM & ENSUITE

### Finishes

Floor	Tile
Wall	Tile
Joinery	Mirror faced Laminex cabinet (Light and Dark Scheme)
Feature Wall	Black Marble look tile (Dark scheme only)
Feature Lighting	Strip light under cabinet

### Appliances

Tapware	Polished Chrome
Basin	Wall hung basin
Shower Screen	Toughened glass shower screen
Shower Mixer	Chrome wall mixer
Toilets	In wall toilet
Bathtub	Free standing bathtub (Limited units only)
Lights	Recessed downlights
Feature Lighting	Strip light under cabinet

## BEDROOM

Floor	Carpet
Wardrobe	Mirror faced Built in Wardrobe
Lights	Recessed downlights





**LIGHT SCHEME**



**DARK SCHEME**

























# DEVELOPMENT SUMMARY

Level	Unit number by strata	Unit number by level	Bed	Bath	Car	Aspect	Internal	External	Total
Ground	1	G05	3	2	2	W	102.46	23.75	126.21
Ground	2	G01	1	1	1	N	58.47	11.31	68.78
Ground	3	G02	1	1	1	E	57.44	22.37	79.81
Ground	4	G03	2	2	1	W	87.14	26.75	113.89
Ground	5	G04	Studio	1	1	W	35.45	14.08	49.53
level 1	6	110	2	2	1	W	75.72	10.77	86.49
level 1	7	106	2	2	1	E	82.37	14.21	96.58
level 1	8	107	1+S	1	1	E	57.44	14.23	71.67
level 1	9	108	2	2	1	W	88.55	14.21	102.76
level 1	10	109	2	2	1	W	75.38	12.32	87.7
level 2	11	215	2	2	1	W	75.72	10.77	86.49
level 2	12	211	2	2	1	E	82.37	14.21	96.58
level 2	13	212	1+S	1	1	E	57.44	14.23	71.67
level 2	14	213	2	2	1	W	88.55	14.21	102.76
level 2	15	214	2	2	1	W	75.38	12.32	87.7
level 3	16	320	2	2	1	W	75.72	10.77	86.49
level 3	17	316	2	2	1	E	82.37	14.21	96.58
level 3	18	317	1+S	1	1	E	57.44	14.23	71.67
level 3	19	318	2	2	1	W	88.55	14.21	102.76
level 3	20	319	2	2	1	W	75.38	12.32	87.7
level 4	21	421	3	2	2	W	112.39	65.07	177.46
level 4	22	422	2	2	1	W	101.5	78.95	180.45

# PROJECT GALLERY



11-13 Hinkler Ave, Caringbah



7-9 Hinkler Ave, Caringbah



289-291 The Boulevard, Miranda



281-283 Peats Ferry Road, Hornsby



266 Mona Vale Road, St Ives



1116 Pacific Highway, Pymble

## CONTACTS

General sales contact number: **1300810766**

### **Tony Zareei**

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### **Mandy Zhao (Mandarin)**

Sales Specialist  
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P: 0420 720 601

For more information or to express your interest, please contact one of our management team members



BUILT TO AMAZE

## CONTACT US



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