



# Leppington

## Suburb Profile



**RAWSON  
HOMES**  
— EST 1978 —

# About Rawson

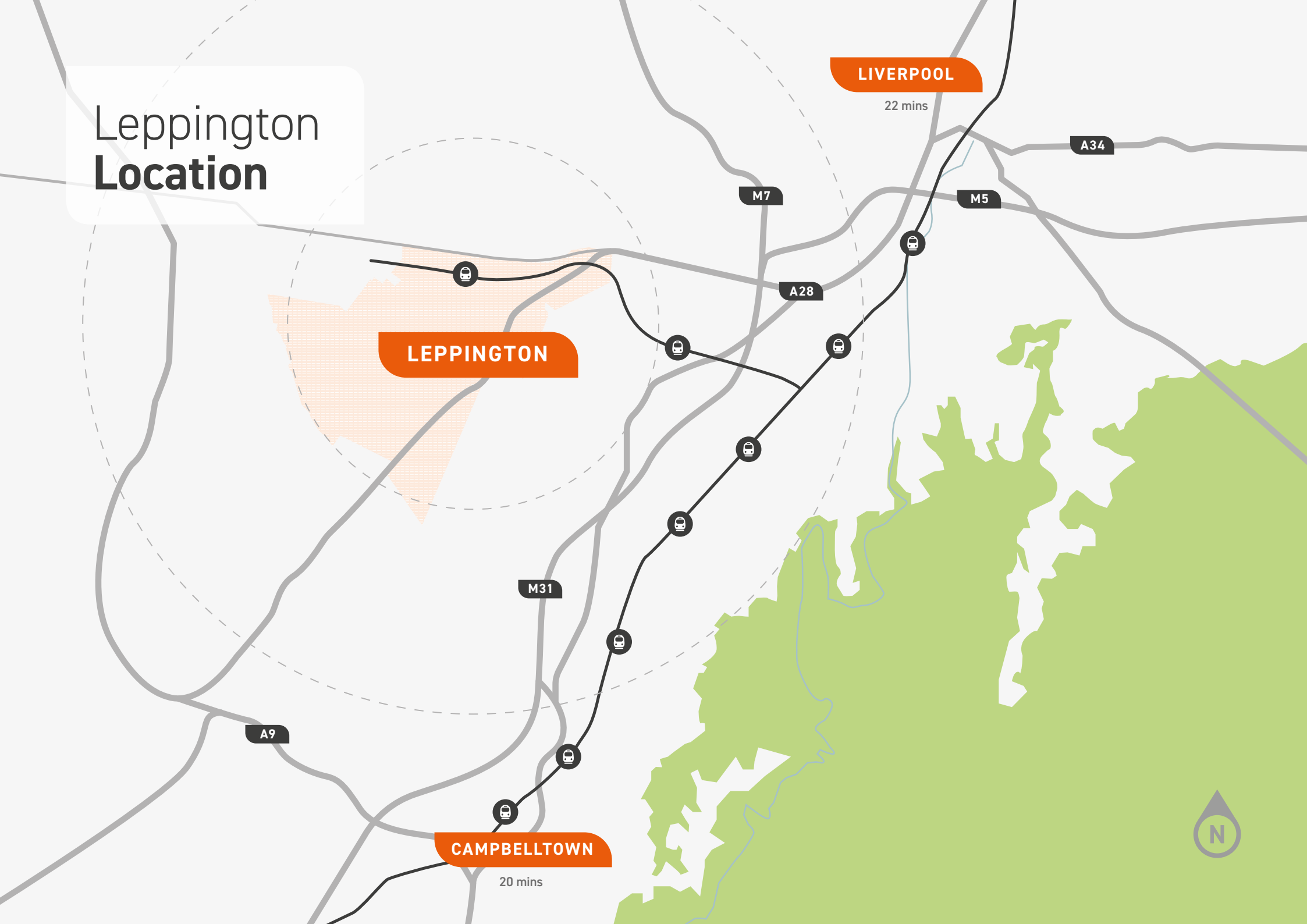
In 1978, Rawson Homes started as a small home building company in Dubbo. Forty years later, Rawson Homes is a multi-award winning home builder delivering over 1,200 homes per year across Sydney, Illawarra, Southern Highlands, Central Coast, Newcastle, Hunter, Central New South Wales and the Australian Capital Territory.

Part of Rawson Group of companies, Rawson Homes has a proud heritage and a reputation for building relationships as well as dream homes. It's this genuine commitment to people that is the keystone of Rawson's philosophy; to provide exceptional quality, industry leading client service, at one real price with no hidden extras.

In 2018, Tokyo-listed Daiwa House expanded into Australia's volume house building sector with the acquisition of Rawson Homes, the second-biggest home builder in NSW.



# Leppington Location



LIVERPOOL

22 mins

LEPPINGTON

CAMPBELLTOWN

20 mins





## About Leppington

Leppington has a rapidly evolving and vibrant community. This offers a unique opportunity to explore the best of Sydney's cosmopolitan culture while enjoying all the benefits of open green space, local amenities and an unrivalled sense of community.

Boasting its own train station, Leppington is well connected to the nearby major commercial centres of Liverpool and Campelltown while there are plentiful opportunities for shopping, dining and entertainment closer to home. A few minutes by car will take you to Carnes Hill Marketplace or Willowdale shops, which is home to a large Coles supermarket and 12 speciality stores. Meanwhile, the new Narellan Town Centre will soon deliver 60 additional stores to this increasingly thriving and vibrant local area.

Leppington is not only close to jobs and excellent shopping options but it's also a highly sought-after hub that prides itself on outstanding educational facilities and services, making it the perfect place for families to settle and flourish. Leppington has its own local public school while the reputable John Edmondson high school, Unity Grammar and William Carey Christian school are all close by. Leppington is also set to benefit from a proposed new public school, childcare centre and retirement village.

A balanced lifestyle is an integral part of life in Leppington. Weekends and evenings are the perfect time to enjoy the BBQ areas, walking paths and surrounding lush parklands including Willowdale Park and the Pat Kontista Reserve.





Bringelly Rd

Edmondson Ave

Cowpasture Rd

CARNES HILL MARKETPLACE

M7

UNITY GRAMMAR

JOHN EDMONDSON HIGH SCHOOL

WILLIAM CAREY CHRISTIAN SCHOOL

LEPPINGTON TRAIN STATION



Camden Valley Way

SUPERMARKET  
ALDI EDMONDSON PARK

Ingleburn Rd

LEPPINGTON PUBLIC SCHOOL

Heath Ave

A28

LEPPINGTON OVAL

WILLOWDALE SHOPS

Denham Ct Rd





M31

WILLOWDALE PARK

DOGWOOD PARK

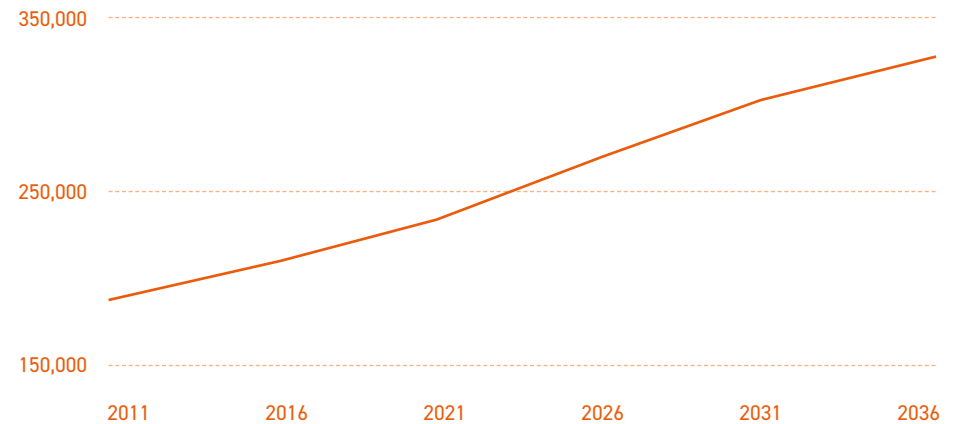
Camden Valley Way

Raby Rd

-  Existing School
-  Shopping
-  Parks and Recreation
-  Supermarket

# Demographic Profile

With its central location, new infrastructure and proximity to a range of schools, shops and entertainment, Leppington has become a popular suburb for couples and families.



Forecast Population Growth: Liverpool LGA

Source: NSW Department of Planning and Environment 2016



35

Median age



3

Average people per household



2

Average children per family



\$1,634

Median weekly household income



\$2,518

Median monthly mortgage repayments



2.3

Average motor vehicles per dwelling

# Property Focus

Leppington is attracting significant interest from investors and owner occupiers due to its convenient location, new community facilities and new train station.



**\$829,750**

Median house  
property price



**\$560**

4 bedroom median  
weekly rental



**\$500**

3 bedroom median  
weekly rental

