

ROSELLA

RETIREMENT RESORT

Executive Summary



Life in full bloom starts here



Stage One Release

Introducing Rosella Retirement Resort, a boutique enclave in the Hills District's leafy suburb of Dural, where refined living is woven into bushland calm. Nestled among gum trees and minutes from Castle Hill, Rosella brings together light-filled residences, a resort-style clubhouse and nature-led gardens to create a setting that is both private and welcoming. Designed for ease and transparency, every detail supports healthier ageing and a genuine sense of belonging. It is a quietly luxurious choice for downsizers who want to stay close to the people and places they love.

Key Information

Address 9 Wirrabara Road, Dural NSW 2158

Showroom 3 Pellitt Lane, Dural NSW 2158

Completion Stage One expected late 2027

No. Independent Living Units (ILU) 97

Developer Marston Living

Architect & Interior Designer Marchese Partners

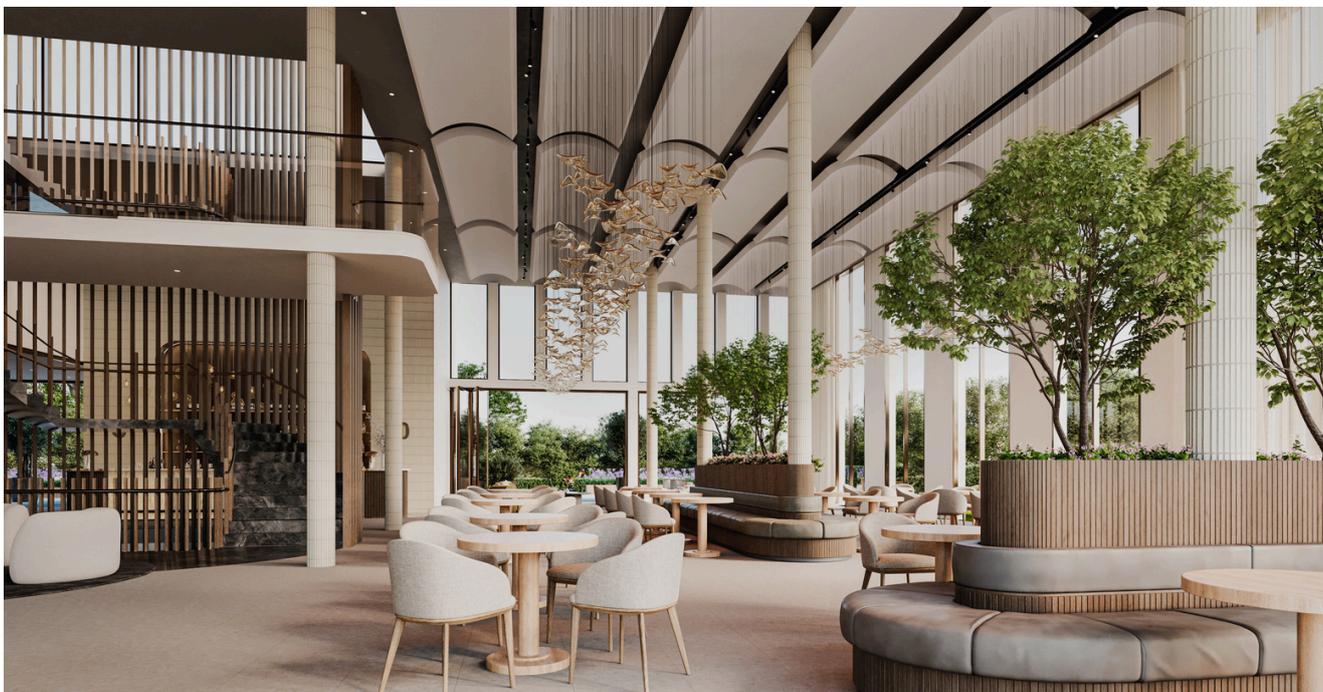
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Model Loan & Lease Model with 100% capital gains and 30% deferred management fee

Resort Style Amenities

- Indoor Heated Pool
- Sauna
- Spa
- Gym
- Yoga Classes
- Aerobics Classes
- Pickle Ball
- Lawn Bowls
- Cinema
- Games Room
- Bar
- Library
- Golf Simulator
- Arts & Crafts Room
- Walking Track

Apartment type	Internal size	External size	Car	Price range
2 bedroom apartment	125 m ²	10.6 m ²	1	\$1.42m–\$1.45m
2 bedroom + study apartment	132 m ²	10.6 m ²	1–2	\$1.42m–\$1.72m
3 bedroom penthouse	150 m ²	31 m ²	2	\$2.65m–\$2.72m
3 bedroom + study penthouse	172–176 m ²	18.8–24 m ²	2	\$2.99m–\$3.20m



Disclaimer: All information is believed to be accurate but interested parties should make their own enquiries. Images are artist impressions and subject to change.

marchesepartners

 **MARSTON**

McGrath Projects