

# HIGH FOREST

by mirvac

## FACT SHEET

### DEVELOPMENT:

55 Coonara Avenue,  
West Pennant Hills NSW 2125

### DISCOVERY CENTRE:

55 Coonara Avenue,  
West Pennant Hills NSW 2125



<b>Development Features and Offerings:</b>	Highforest by Mirvac is a collection of 4 apartment buildings and 165 houses located in West Pennant Hills, neighbouring the Cumberland State Forest. Located 25 minutes' drive <sup>^</sup> from Sydney CBD and 800m <sup>^</sup> from Cherrybrook Metro Station, Highforest will house a total of approximately 1,045 residents on completion. Architecturally designed by Mirvac Design, the vision of the project sets out to achieve 'True Forest Living' complemented by a handful of parks, green links, public open spaces and recreational facilities. Approximately 10 hectares of forest area will be dedicated back to the State Government as Public Open Space.	
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<b>Apartments Pricing*:</b>	1 Bedroom Apartment (1 Car Space)	\$850,000 to \$895,000
	2 Bedroom Apartment (1 Car Space)	\$1,255,000 to \$1,455,000
	2 Bedroom Apartment (2 Car Spaces)	\$1,305,000 to \$1,595,000
	3 Bedroom Apartment (2 Car Spaces)	\$1,810,000 to \$2,495,000
	4 Bedroom Apartment (3 Car Spaces)	\$3,345,000 to \$4,295,000

<b>Housing Pricing*:</b>	3 Bedroom Home (2 Car Spaces)	\$2,095,000 to \$2,295,000
	4 Bedroom Home (2 Car Spaces)	\$2,095,000 to \$3,250,000
	5 Bedroom Home (2 Car Spaces)	\$2,880,000 to \$3,595,000

<b>Estimated Levies – Apartments:</b> <i>Strata and community levy</i>	1 Bedroom	\$1,094 - \$1,357 per quarter ~
	2 Bedroom	\$1,803 - \$2,188 per quarter ~
	3 Bedroom	\$2,407 - \$3,508 per quarter ~
	4 Bedroom	\$4,489 - \$5,462 per quarter ~

<b>Housing:</b> <i>Community levy only</i>	3 Bedroom	\$530 per quarter ~
	4 Bedroom	\$610 per quarter ~
	5 Bedroom	\$750 per quarter ~

<b>Council Rates:</b>	Apartments - \$335 per quarter ~	<b>Water Rates:</b>	Apartments - \$165 per quarter ~
	Housing - \$500 per quarter ~		Housing - \$175 per quarter ~

Phone: 02 9080 8888 | Website: [highforest.mirvac.com](http://highforest.mirvac.com)



\*Artist's impression. Architecture, services and landscaping are indicative only and subject to change. Views depicted are indicative only. <sup>^</sup>Distance is approximate only and calculated via Google Maps outside of peak hour or via the shortest distance. ~The above levies are estimates as at March 2026 and may be subject to change after the finalisation of design and development. Levies are derived from the current stratum and strata budgets which will be presented at the first general meetings. Levies assume individual metering for electricity and cold water supply for apartments. \*From pricing correct as of 27/03/2026\*