



EPPING

E P P I N G
37-41 OXFORD ST

MERITON

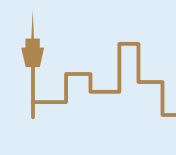


Quality apartments built for a lifetime

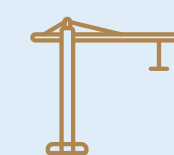


WHY BUYING A MERITON APARTMENT SHOULD BE YOUR ONLY CHOICE

- Meriton is a 4.5 Gold Star iCIRT rated developer. The independent construction industry rating tool assesses developers on ability and trustworthiness
- Over 60 years of history under the same name and founder, specialising in building residential communities in only the best locations
- 100% construction completion record on every project
- Our developments are DA approved with construction well underway prior to marketing
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live
- Our in-house architects and engineers work alongside the best firms in the country to deliver our purchasers a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment



Over **78,000** apartments built by Meriton across Sydney, Canberra, Melbourne, Brisbane and the Gold Coast



100% construction completion on every project



\$3 billion in apartment sales in 3 years



Over **10,000+** rental apartments and **6,000+** hotel suites owned, managed and operated by Meriton



Over **60 years** of history

Life looks better from above

LOCATED ON THE PRESTIGIOUS EAST SIDE OF EPPING IN THE HEART OF THE TOWN CENTRE, CIELO WILL BE EPPING'S TALLEST TOWER RISING 29 LEVELS

Cielo will be home to a collection of over 200 impeccably designed residences commanding spectacular views of the Sydney CBD, Macquarie Park and surrounding National Parks.

Live a lifestyle of everyday indulgence, enjoying exclusive access to a suite of world-class amenities, perfectly designed within your very own garden sanctuary. Cielo offers residents a luxury resort-style outdoor pool, barbecue pavilion, playground, a wellness centre boasting a fully-equipped gym and sauna, level 26 rooftop garden with sweeping vistas, onsite childcare centre, 6 commercial offices and 2 retail shops.

Immerse yourself in a wonderfully accessible locale known for its exceptional educational institutions, shopping, dining and recreational attractions. Enjoy ultimate convenience, with Epping Train Station and the new Metro North West station just 250m away, affording direct routes to Macquarie Park & Sydney CBD, making life effortless.





ARTISTS' IMPRESSION

The tallest tower in Epping

MERITON'S COLLABORATION
WITH AWARD-WINNING ARCHITECTS
SCOTT CARVER, SHOWCASES AN
ARCHITECTURAL STYLE THAT'S
CONTEMPORARY YET TIMELESS.
THE STEPPED DESIGN OF THE
BUILDING CREATES A RHYTHMIC
PATTERN OF LIGHT AND SHADE,
GIVING CIELO ITS UNIQUE AND
DISTINCTIVE AESTHETIC

- Cielo presents a luxurious collection of oversized 1, 1+MPR, 2 and 3 bedroom residences
- Most apartments enjoy corner positions and only one common wall, enhancing views, light and privacy
- Floor-to-ceiling glass in all rooms provides superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy and comfort
- Direct lift access to secure underground parking with separate lock-up storage
- An impressive double-height lobby heralds a grand arrival for you and your guests
- State-of-the-art technology reaffirms Cielo as a market-leading address, boasting smart lifts and EV car charging provisions. All car spaces are designed to be fitted with an EV charger at an affordable cost, futureproofing your investment





A breathtaking vantage point

Cielo will command stunning views creating a mesmerising backdrop to these equally impressive apartments. Starting from level 5, many residences will capture south-east views to the Sydney CBD while others will look to Macquarie Park or across the National Parks. Many apartments will boast panoramas that will never be built out, capturing an awe-inspiring outlook from sunrise to sunset.



Sophisticated, welcoming spaces

Cielo's oversized layouts are larger than average, with living spaces enjoying a seamless transition to generous balconies providing plenty of room to relax, unwind and entertain. Each home showcases a suite of high-quality finishes and appliances, infusing it with a sense of luxury and efficiency.

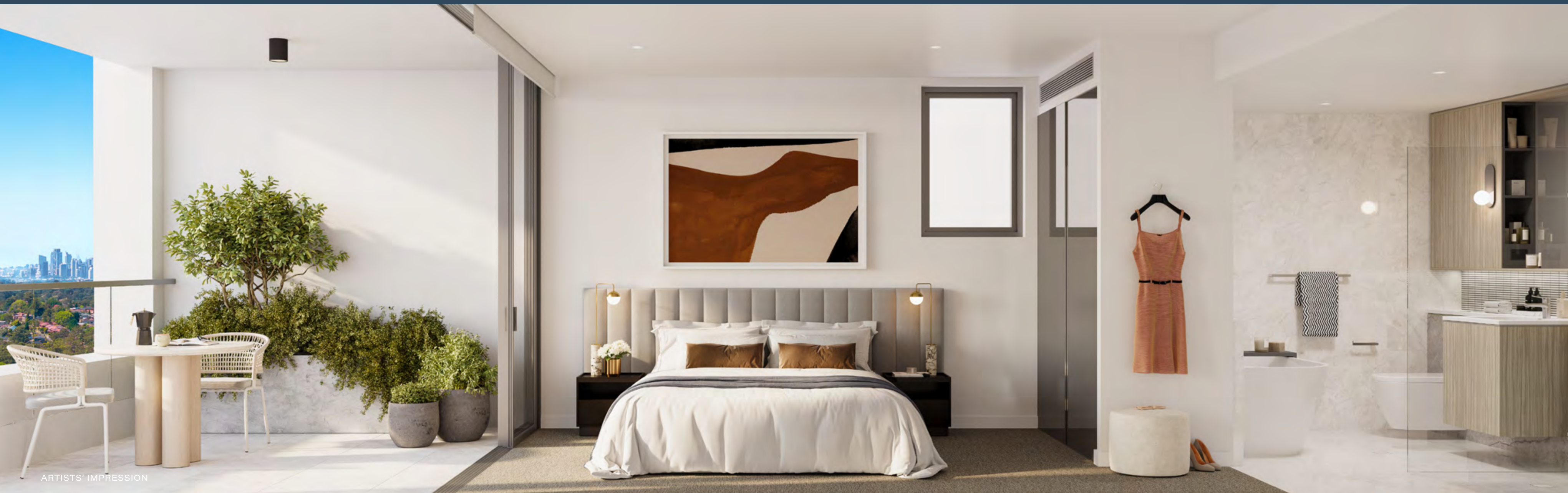
- 1 bedroom apartments boast a multi-purpose room (MPR) providing the perfect space to work from home
- Sleek, designer timber look tiles throughout living areas
- Integrated reverse-cycle air-conditioning with individual controls in all rooms
- Each laundry is equipped with an 8-star energy-rated heat pump dryer with steam and a 7.5kg front load washing machine
- Blockout roller blinds in all rooms providing complete privacy and light control
- Sustainable features such as LED downlights and water-saving fixtures
- Provisions for super-fast broadband and pay TV with fibre-optic cabling in the living areas and bedrooms
- Comprehensive security including video intercom and CCTV cameras

Beautifully crafted kitchens

FORMING THE WELCOMING HEART OF EACH HOME, THE KITCHENS ARE FLAWLESSLY DESIGNED, FUSING ELEGANT FINISHES AND STATE-OF-THE-ART APPLIANCES

- Premium BOSCH appliances include an integrated oven with black glass door, gas cooktop, undermount rangehood, fully integrated dishwasher, and microwave all backed by a 5-year warranty
- Bespoke full height cabinetry with push touch doors and soft-closing drawers
- Island benches with additional storage and Cosentino Dekton stone benchtops with waterfall edge
- Polished chrome 360 pull out type mixer complimented by undermount sinks
- Fridge water line connection provided

ARTISTS' IMPRESSION



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Inviting, private retreats

Bedrooms are generous, stylish and inviting, with spacious built-in wardrobes and often full-height wall-to-wall windows that draw light deep into the spaces. Master bedrooms feature the luxury of a designer ensuite.

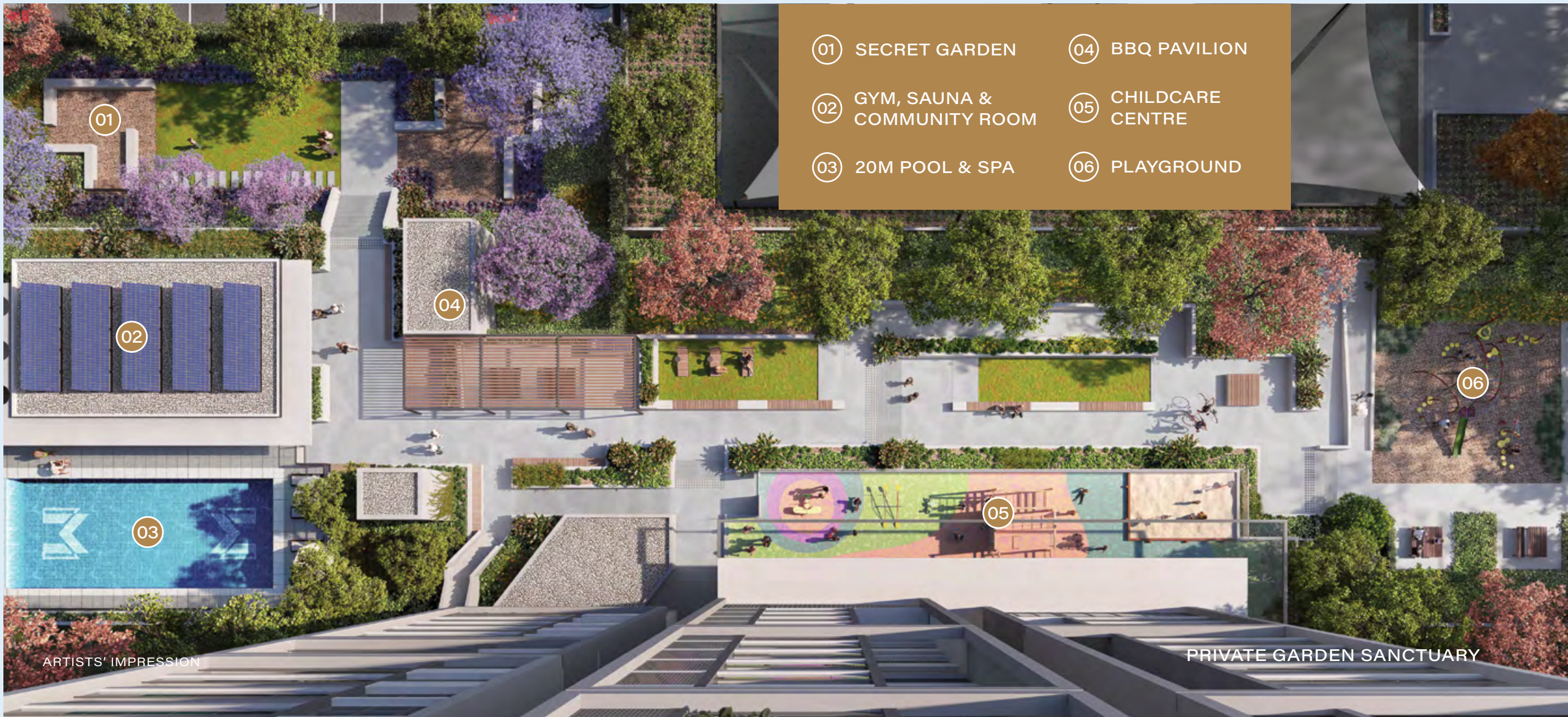
A showcase of superb craftsmanship and fine detailing, bathrooms have a bespoke sensibility, drawing together premium finishes and appointments to create a feeling of sophisticated minimalism.

- Premium floor-to-ceiling tiles
- Mosaic feature splashback and bespoke wall mounted cabinetry
- Freestanding baths in most ensuites
- Frameless glass showers
- Wall-mounted floating toilet suites with concealed cistern

World class amenities

CIELO OFFERS OPULENT, RESORT-FEEL OUTDOOR SPACES WITH CAREFULLY CURATED AMENITIES, DESIGNED WITH YOU IN MIND

- A private 2050sqm elevated garden will boast a luxury outdoor resort-style pool, spa, BBQ pavilion and playground
- Superbly equipped indoor wellness centre with a gym and sauna
- Level 26 rooftop garden with spectacular sweeping views
- Families are afforded the convenience of an onsite childcare centre
- Versatile community room for entertaining
- Two convenient retail shops
- Dedicated onsite building management to lease properties, inspect grounds and facilities and conduct all maintenance
- My Parcel Locker systems available so that residents can fulfill their online shopping needs and never miss a delivery



A connecting, transforming location

Cielo is enviably positioned within the Epping Town Centre, which has benefitted from significant ongoing infrastructure investment, making it an increasingly desirable, accessible and vibrant place to live and work. The Metro and Train Station is a short 250m walk away, providing

a direct route to Macquarie University in just 4 minutes and Chatswood in 13 minutes. With immediate access to major motorways, you'll enjoy convenient links to Macquarie Park and the Parramatta and Sydney CBDs.

M2 MOTORWAY

MACQUARIE PARK

NORTH SYDNEY

SYDNEY CBD

Cielo
EPPING

EPPING METRO & TRAIN STATION

EASTWOOD

RHODES

ARTIST IMPRESSION

Live above a vibrant community

Life at Cielo is all about ease and convenience. Situated on Oxford Street, the main pedestrian and shopping hub of Epping, it lies minutes to leading retail offerings, picturesque parks and a host of leisure attractions, including Epping Aquatic & Leisure Centre and Macquarie Shopping Centre for all your shopping and entertainment needs. Highly regarded local educational institutions make Cielo a popular choice for families, with Arden Anglican School across the road, a number of public and private primary and secondary schools nearby and Macquarie University just one Metro stop away.



An astute investment

Cielo will enjoy front row seats to the ongoing growth and transformation of the Epping Town Centre, making it both a wonderful place to live and a smart investment in your future.

Arden Anglican High School	where 1 in 4 students received an Atar of 90+ in 2022	Across the road
Our Lady Help of Christians Catholic Primary school	opening early 2025	75m
Epping Public School	Ranked #14 in the top NSW government primary schools in 2022	600m
Epping Boys High School	Ranked #37 in the top NSW government high schools in 2022	2.3km
Cheltenham Girls High School	Ranked #23 in the top NSW government high schools in 2022	2.4km
Carlingford High School	Ranked #24 in the top NSW government High schools in 2022	5.4km
James Ruse Agricultural High School	The highest academically ranked high school in Australia	6km
The Kings School		7.5km

250m
North West Metro Station with services to Macquarie Park & Chatswood every 10mins

4min
Metro Train ride to Macquarie University

300m to IGA
900m to Coles

3min
drive to Epping Aquatic & Leisure Centre \$26 million upgrade to start Early 2024

5min
drive to M2 motorway

8min
Macquarie Shopping Centre

11.5km
Parramatta CBD

Unit rents in Epping have increased 23% over the past 12 months

8min
Macquarie University Hospital

1% Meriton Residential Vacancy rate

Meriton average tenancy is 18 months

Sustainable living

At Cielo your apartment has been specially designed to meet stringent heating, cooling and energy efficiency standards. This ensures that residents and visitors experience enhanced comfort while benefitting from lower energy bills.



For more information view the Environmental Energy Efficiency Saving report



Meriton is a leader in sustainable living providing cheaper energy through Meriton Energy, combined with individual water meters and water saving fittings, ensuring maximum savings.



All car spaces are designed to be fitted with an EV Charger at an affordable cost, futureproofing your investment.



Cielo has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and public transport.



Secured bicycle parking available to encourage residents to use a healthy, low-emissions and free mode of transport.



Apartments are designed with generous insulation and operable glazing devices to help reduce reliance on mechanical heating and cooling.





37 - 41 OXFORD STREET, EPPING 2121
[MERITON.COM.AU/CIELO](https://meriton.com.au/cielo)

Disclaimer: The publication is intended as a general introduction to Cielo only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250. Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809. NOVEMBER 2024