

TRILOGY

MACQUARIE PARK



MERITON

HIGH ABOVE THE CLOUDS



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 purchases 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



Artist impression

A NEW POINT OF VIEW

Taking luxury living to new heights. Meriton's newest masterpiece at Macquarie Park, Trilogy, will be one of Australia's tallest residential developments within a suburban setting and the tallest in Macquarie Park. Three remarkable towers rising 39, 45 and 59 levels.

Trilogy lays claim to a premier island site beside the lush green expanse of Lane Cove National Park. This enviable position creates the ambience of a private sanctuary with the convenience of all of life's pleasures at its door.

From their superb vantage point, Trilogy's luxurious oversized apartments will command unparalleled views. From morning to night you'll marvel at expansive never-to-be-built-out vistas over Lane Cove National Park to the Sydney city skyline.

Live a life of everyday indulgence, enjoying access to a suite of five-star amenities including a lushly landscaped central podium garden boasting BBQ pavilions, kids nature play space, community garden and an outdoor fitness station, a vibrant new retail destination home to shops, cafes and a 120-place childcare centre, all of which will elevate your experience of these beautifully appointed residences.

This unrivalled address lies just footsteps from Macquarie Park Business Centre, the second-largest business district in NSW, the Macquarie Centre major retail precinct, Macquarie University and Macquarie University Hospital, with the Macquarie University Metro Station just 350m away.

Trilogy builds on the success of Meriton's first development within the precinct, Destination, where all apartments are now sold and occupied, which is a testament to this exceptional location and quality product.

ARCHITECTURE AND DESIGN SOARS TO NEW HEIGHTS

A collaboration between Meriton and award-winning architects PTW, Trilogy's three striking towers are joined by a beautiful central podium garden. This luxurious collection of oversized 1, 1+MPR, 2, 2+MPR, 3 & 4-bed residences has been meticulously designed to maximise spectacular views and harness sunshine, with the majority of apartments enjoying desirable corner positions with dual aspects.

Over 80% of the apartments will capture views of the Sydney CBD skyline, the green expanse of Lane Cove National Park or the surrounding district

Trilogy contains a unique selection of 4 bed residences catering to the high demand from families and those desiring house-like proportions in the sky. Starting from level 23, they will command uninterrupted views to the Sydney CBD skyline & Sydney Harbour

All 1, 1+MPR, 2+MPR, 3 & 4-bed apartments enjoy corner positions with dual aspects, flooding them with natural sunlight and fresh air

Generous floor plans are enhanced by superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy and comfort

Trilogy is crowned by a rooftop communal entertainment deck capturing spectacular 270-degree views, boasting a BBQ pavilion and lush lawns

Impressive double-height lobbies herald a grand arrival for you and your guests

State of the art technology reaffirms Trilogy as a market leading development, boasting high speed smart lifts and all car spaces can be upgraded with an EV car charger at an affordable cost, futureproofing your investment

UNPARALLELED VIEWS FROM DAWN TO DUSK

Expansive outlooks north and east towards Lane Cove National Park extend all the way to the horizon, while to the west the Blue Mountains are visible on a clear day. South-east-facing apartments gaze across the Chatswood skyline to St Leonards, Sydney Harbour and the Sydney CBD, with views arcing around to the Parramatta CBD to the south-west.

ELEVATE YOUR EVERYDAY ESCAPE



Artist impression of on-site childcare

Convenience and community



Meriton Trilogy

Artist impression of the 3,000sqm central podium garden

Convenience and community lie at the heart of the vision for Trilogy. A beautifully landscaped 3,000sqm central podium garden forms the focal point of this vibrant new precinct, where BBQ pavilions, kids nature play space, community garden and an outdoor fitness station invite you to interact, get active or simply relax and unwind.

A 120-place onsite childcare centre makes your daily drop-off effortless.



THE PINNACLE OF LUXURY

Every 1, 1+MPR, 2, 2+MPR, 3 and 4-bed apartment showcases a palette of high-quality finishes and market-leading features. Expansive square functional layouts ensure a feeling of space, providing plenty of room to move and entertain.

Most 1 bedroom apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, complete with a window and A/C

Open plan living spaces enjoy level access out to generous open or semi enclosed balconies

Sleek designer tiling throughout all living areas

Most 3 bedroom apartments share only 3 meters of common wall

Flyscreens included on windows in every apartment

Frameless glass balconies give the sense that there's nothing between you and the landscape beyond, with most residences enjoying uninterrupted views of the idyllic Lane Cove National Park out towards the Sydney CBD skyline.

Sustainable features such as LED downlights and water-saving fixtures

Integrated reverse cycle A/C in all rooms

Provisions for super-fast broadband and pay TV with fibre optic cabling to all rooms

Most apartments enjoy direct lift access to secure underground parking and separate lock-up storage, a selection of 3 and 4 bedrooms boast double parking



Level access from living to balcony



Artist Impression

BESPOKE CRAFTSMANSHIP

Exuding a bespoke sensibility, these carefully crafted spaces are appointed with a suite of elegant finishes complemented by state-of-the-art appliances that elevate your culinary experience.

Award winning, premium BOSCH appliances include a fully integrated dishwasher, oven with black glass door, gas cooktop, undermounted rangehood and Belling microwave all backed by a 5-year warranty

Bespoke full height cabinetry with push touch doors and soft closing drawers

Marble look splashbacks with LED lighting

Island benches with feature panelling and LED lighting

Fridge waterline connection provided



Designed as a calming space

YOUR ELEVATED SANCTUARY

Designed as calming spaces where you can relax and unwind, the bathrooms are luxurious, with a tailored feel and a selection of premium finishes and elegant appointments.

Mosaic feature splashback and wall mounted mirrored cabinetry

Bespoke vanities

Premium floor-to-ceiling tiles and frameless glass showers

Indulgent freestanding baths in most ensuites

Wall mounted floating toilet suites with concealed cistern

The ambient bedrooms are intended as private sanctuaries to which you can escape and take time out for yourself.

Floor-to-ceiling windows make the most of sunshine and outlooks while generous built-in wardrobes provide ample space.

Master bedrooms encompass luxurious ensuites and many open to private balconies drinking in Lane Cove National Park views.



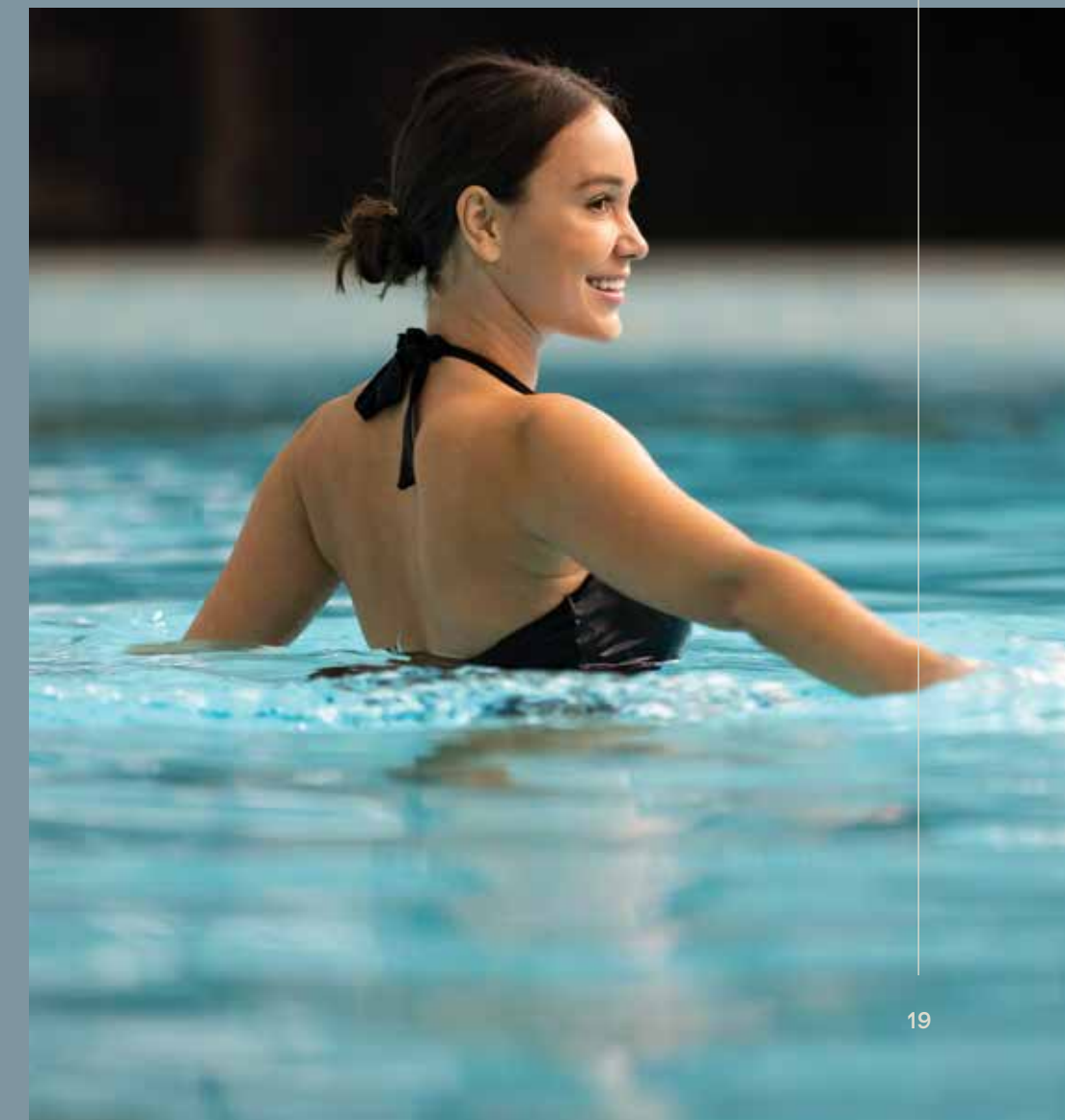
Artist impression of the 3,000sqm central podium



Artist impression of the level 39 rooftop deck

Every element of Trilogy has been carefully considered to make life joyful, effortless and convenient, from the luxury 5-star amenities to the onsite childcare centre.

- | Level 39 rooftop deck capturing spectacular 270-degree views, boasting a BBQ pavilion and lush lawns, perfect for entertaining friends and family
- | Indoor 20m pool & spa
- | Superbly equipped indoor gymnasium and sauna
- | 120-place onsite childcare centre
- | Dedicated onsite building management to lease properties, inspect grounds and facilities and conduct all maintenance
- | Bicycle parking available to all residents
- | My Parcel locker system so that residents can fulfil their online shopping needs
- | Water tap installed on main balcony



WORLD CLASS LIVING

LIVE, WORK AND PLAY



Macquarie Park is renowned as a vibrant, ever-evolving destination to live, work and play, with everything at your fingertips.

Effortlessly connected by public transport and major arterial roads to all reaches of Sydney, Trilogy enjoys easy access to the M2 Motorway and a variety of bus routes. Macquarie University Metro Station lies just 350m away, from where it's three stops to Chatswood and five stops to Norwest. When the City & Southwest Metro line is completed in 2024, it will be just 18 minutes to the CBD and Barangaroo.

From business parks that provide important centres of commerce and employment to Macquarie University Hospital it's all within minutes. Proximity to some of Sydney's most highly regarded educational institutions ensures that the area is sought-after by families, with Macquarie University & Macquarie Centre within a brief walk.

AN UPLIFTING LIFESTYLE

A beloved recreational playground, the Macquarie Park area offers up all of life's pleasures, all in the one place, from fabulous shopping and multicultural culinary experiences to entertainment, leisure activities and idyllic green open spaces.



Macquarie Centre, Sydney's largest suburban retail hub, is 350 metres from Trilogy's door, where you can find that perfect new outfit, furnish your new home or step out for a meal. Take some time to explore neighbouring Lane Cove National Park, a scenic natural wonderland where you can bushwalk, mountain bike, kayak along the river or enjoy a leisurely picnic.

A SMART INVESTMENT

The significant growth of Macquarie Park and the substantial ongoing investment in local infrastructure make Trilogy both a highly desirable place to call home and a smart investment in your future.

An innovation precinct and economic powerhouse

45K 

Currently 45,000 students study in Macquarie Park

TOP 1%

Macquarie University ranked in the top 1% of world universities



Macquarie Park is home to the largest suburban shopping centre in Sydney with over 380 stores



Macquarie Park is master planned to double in size over the next 20 years to 2.5 million square metres of commercial space making it 4th largest CBD in Australia behind Sydney, Melbourne and Brisbane



Home to the Australian headquarters for 10% of the world's top 100 companies



Over 70,000 employees in Macquarie Park with significant growth ahead



New North West Metro turn-up-and-go services every 4 minutes during peak and 10 minutes off-peak



More than 30 different bus routes service Macquarie Park



16km from Sydney CBD



Average tenancy is 18 months



1% Meriton residential vacancy rate



Rental returns in Macquarie park have proven to be of the strongest across the Meriton portfolio

Source: www.ryde.nsw.gov.au Macquarie Park Marketing Plan 2019-2023, transportnsw.info, connectmpid.com.au/about-mac-park, macquariepark.com.au, macquariecentre.com.au



SUSTAINABLE LIVING



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.



To encourage the use of sustainable motor vehicle transportation, all car spaces can be upgraded with an EV car charger at an affordable cost, futureproofing your investment.



Trilogy 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 effective cross-ventilation, generous insulation, operable glazing and suitable shading devices to help reduce reliance on mechanical heating and cooling.



For more information view the Environmental Energy Efficiency saving report

HIGH ABOVE THE CLOUDS

Disclaimer: The publication is intended as a general introduction to Trilogy 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.



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