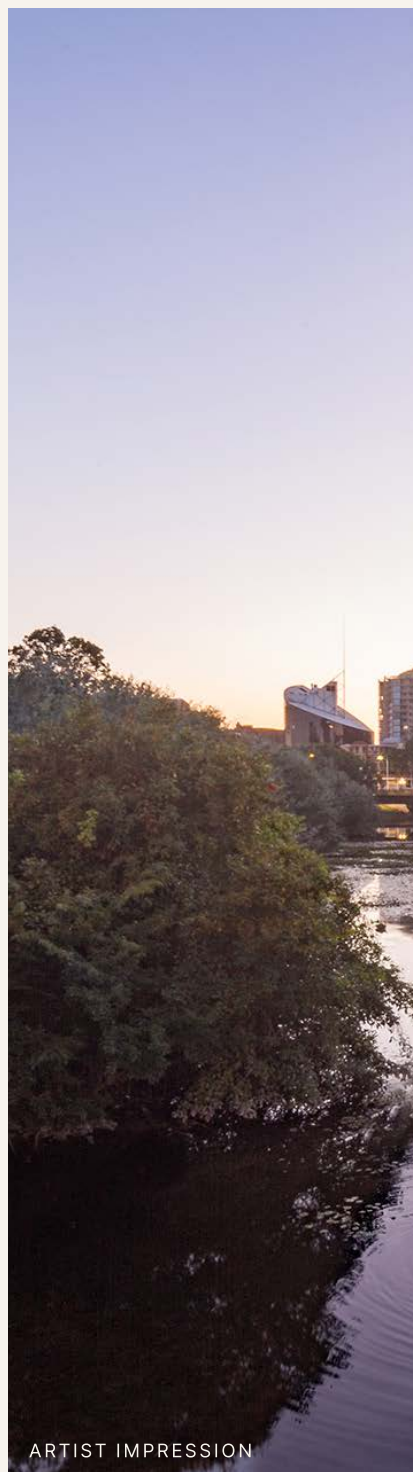




Elevated Riverside Living.

12 Phillip Street, Parramatta, Sydney.



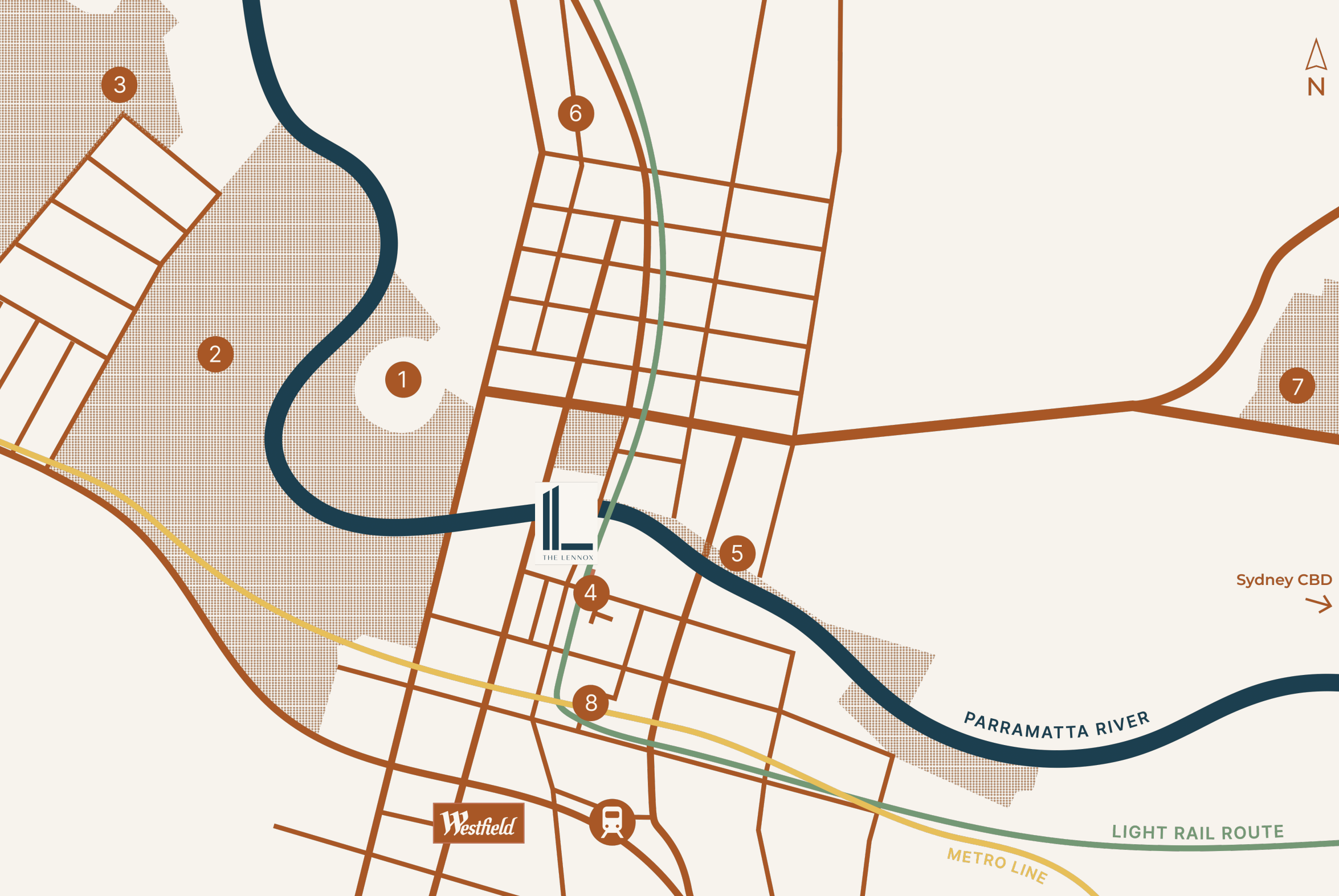
ARTIST IMPRESSION

Your riverside residence awaits.



Thoughtfully positioned on a site rich in story and history, The Lennox proudly stands tall over the Parramatta cityscape, representing a timeless and distinctive symbol while offering a truly unique and memorable living experience.

Where lifestyle meets living.

With its enviable sky-high views and striking presence over a bustling urban landscape, The Lennox sits amidst Parramatta's new luxury precinct and boasts a warm and welcoming Riverside dining experience along with premium hotel level residential amenities. Strategically positioned within close proximity to nature The Lennox has been designed to complement any modern lifestyle.



Everything you need,
at your doorstep.

-  Parramatta Train Station - 800m
-  Westfield Parramatta - 800m
- 1. Bankwest Stadium - 600m
- 2. Parramatta Park - 600m
- 3. Westmead Hospital - 3km
- 4. Parramatta Eat Street - 120m
- 5. River Foreshore Reserve - 900m
- 6. St Patricks Primary - 500m
- 7. University of Western Sydney - 2.4km
- 8. New Parramatta Metro Station - 350m

Connected living.
Connecting you.

Idyllically located amidst a bustling urban metropolis and lush native surrounds, The Lennox sits within close proximity to world-class dining precincts, vibing entertainment hubs and endless walks and recreational activities — all your essentials right on your doorstep.



PARRAMATTA
SQUARE

650 m



PARRAMATTA FREE
SHUTTLE BUS STOP

50 m



FUTURE LIGHT
RAIL STOP

170 m



PARRAMATTA RIVERCAT
with express service to
Circular Quay

800 m



M4 MOTORWAY

1.3 km

The local area.

The dynamic river city is alive with colour and energy and The Lennox sits in a prime position at the heart of it all.

Characterised by rapid economic growth and a prosperous standard of living, Parramatta is swiftly emerging as the centre of Sydney. The area will experience significant growth in years to come, with the population set to increase dramatically over the next two decades. As part of the Three Cities Plan, there will be greater demand for housing in both owner occupied and tenanted dwellings. Whether buying to live in or let, investing in Parramatta is investing in a prosperous and exciting future.

The luxury of lifestyle.

A TRANSPORT HUB

Parramatta presents a rapidly expanding transport-rich hub offering easy travel with new multi-billion dollar transport networks to strengthen connectivity and economic growth. Passing through Church Street, the Light Rail will link the major employment hubs of Westmead and Parramatta CBD before heading north while the Metro Line will join Sydney Olympic Park, the Bays precinct and the CBD.

PARRAMATTA EAT STREET

A city for lovers of fine coffee, international flavours and a bustling alfresco scene, Parramatta's eat street and new river foreshore dining precinct are a magnet for foodies from near and far.

MEDICAL PRECINCT

By 2036 the workforce at Westmead Health Precinct is expected to increase dramatically resulting in continued access to improved health care in the area while adding another source of demand for residential property.

RECREATIONAL NATURE WALKS

Take a leisurely stroll along the river foreshore or immerse yourself in the botanic oasis of World Heritage listed Parramatta Park — one of the most picturesque gems of the city. The riverbanks often play host to live music, theatre and Parramatta's exciting annual calendar of events.

TOP EDUCATION FACILITIES

Parramatta's high-performing public and private schools, expanding universities and new CBD campus offer a world of opportunity for those seeking higher learning and success.

A SHOPPING MECCA

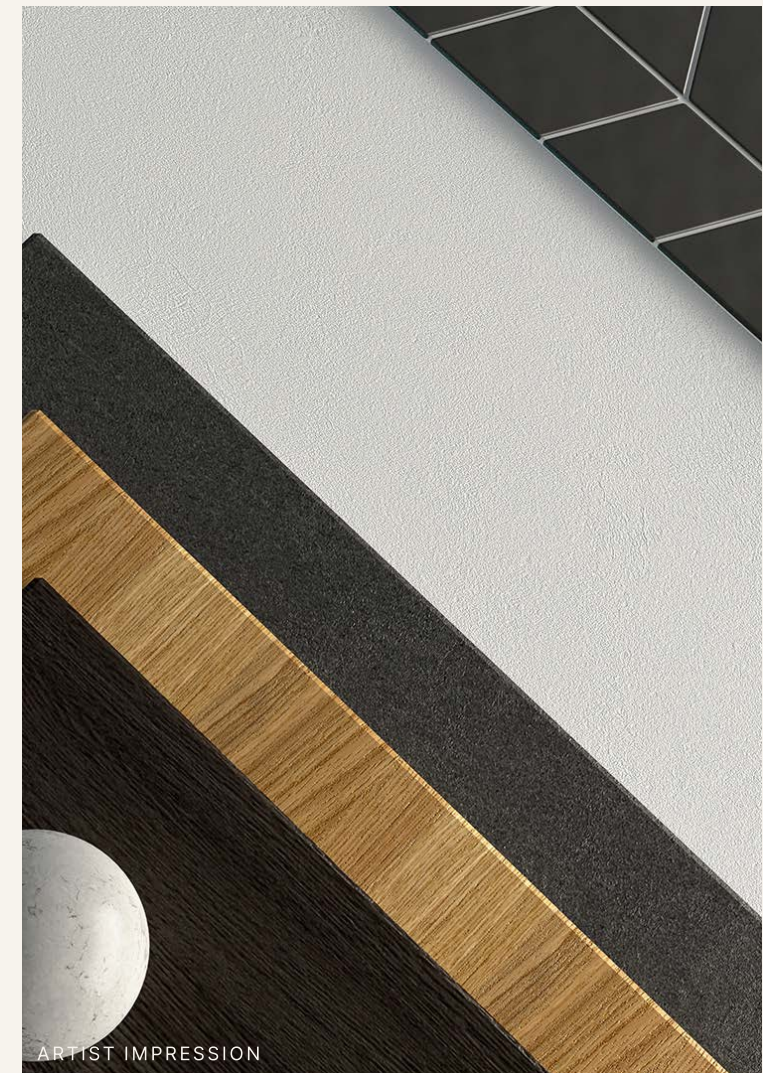
In pursuit of style, the expansive Westfield Parramatta shopping complex covers high street and boutique retailers. It is one of Australia's largest centres with enough luxury brands, eateries and cinemas to keep you entertained.

A higher standard
of living.

The Lennox prides itself on world-leading architecture,
innovative design and superior finishes.

The Residences

Artful yet sophisticated, The Residences encapsulate
a modern functionality and timeless aesthetic.



Contemporary, timeless appeal.

Each residence presents as a luxurious and timeless home,
highlighting exceptional views down the Parramatta river
and across the CBD. Careful consideration of fine details
paired with ample choice in the unique and intuitive
floor plans. Every residence boasts a bespoke
layout and aesthetic.

The Suites

Where space is the essence of luxury, The Suites offer larger, more flexible floor plans and premium finishes to elevate your lifestyle.

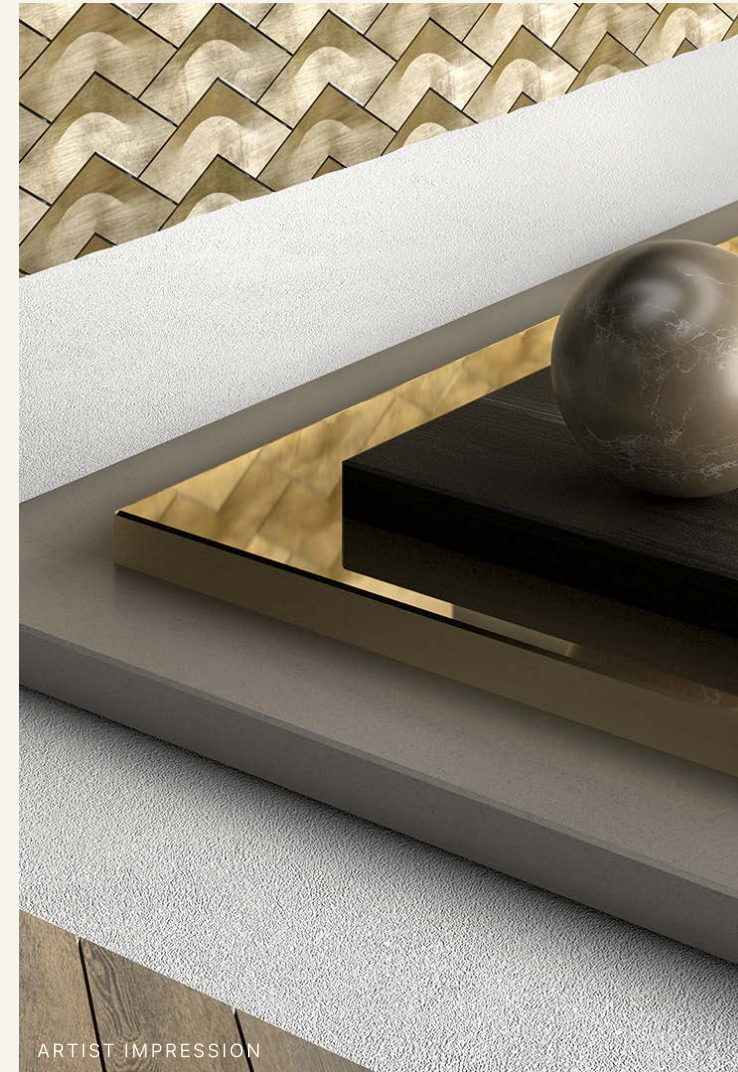


Sophistication of a penthouse.

Enjoy the prestige of open plan living with timber floors, upscale bathrooms and high-quality stone finishes. Kitchen and dining spaces are brimming with free-flowing space for any entertainer.

Skyvillas

The Skyvillas present a unique opportunity to fully immerse yourself in a precision designed home.



The pinnacle of luxury.

In these custom-designed homes, the utmost attention to detail is apparent – from a generous layout and fully enclosed wintergarden to herringbone timber floors. Skyvilla's cleverly utilise natural light throughout the space, maximising expansive local views from every angle.

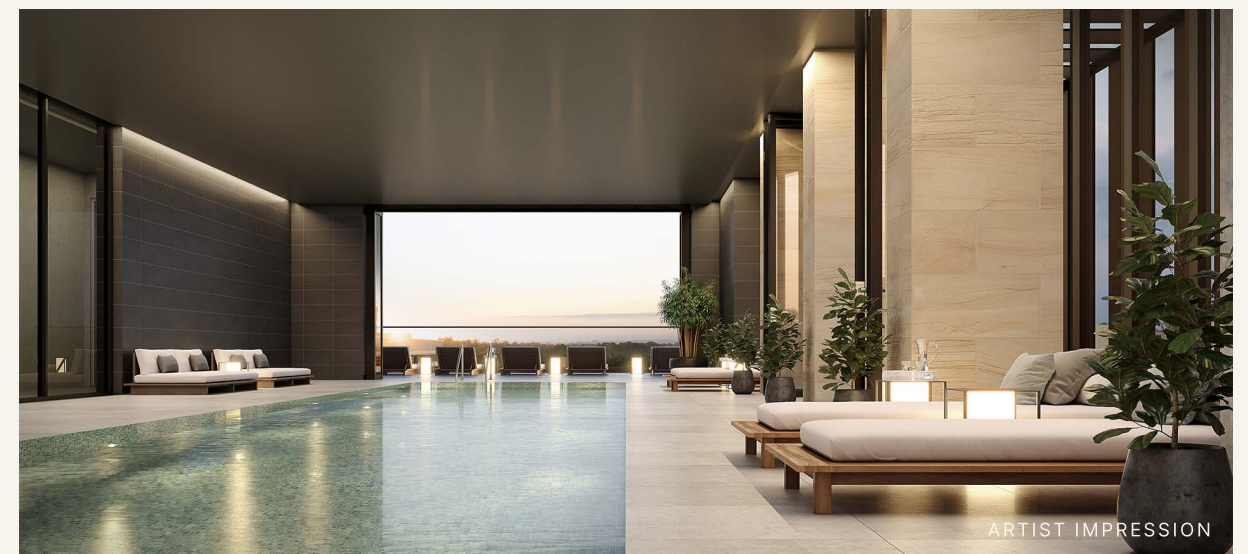
The luxury
of service.

High-quality amenities seamlessly incorporated into contemporary living, offering a tranquil and welcome escape from daily life.



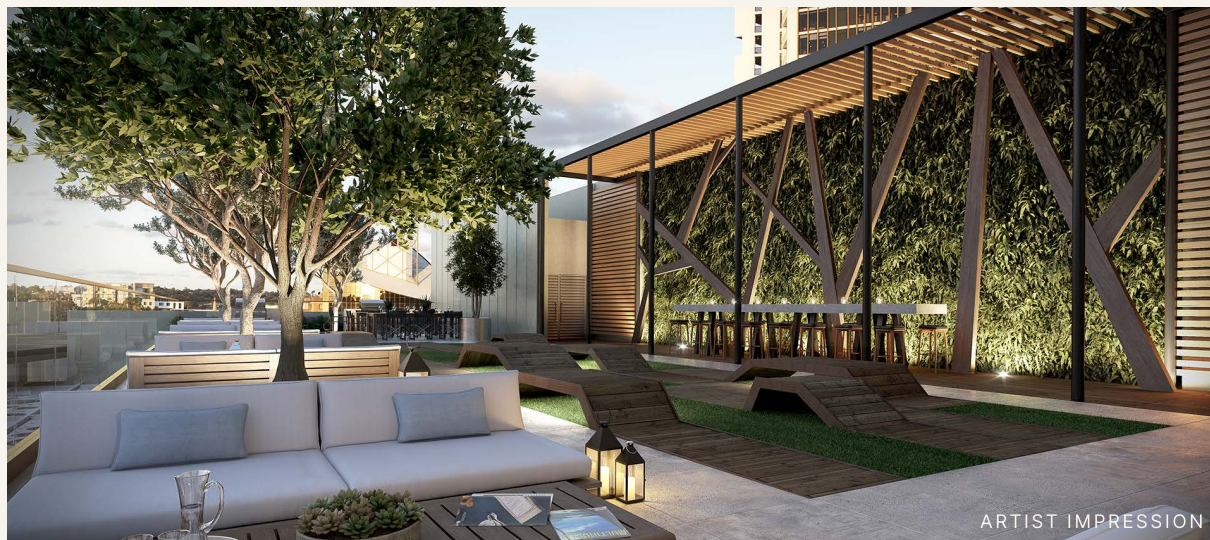
The Lounge Room

Utilise this refined entertaining space for get-togethers and celebrations. The Lounge Room offers a multitude of flexible areas to extend the entertainment space of your new home.



Watermark

A calm escape in the sky, Watermark is a prestige 25 metre pool befitting the most opulent of resorts.



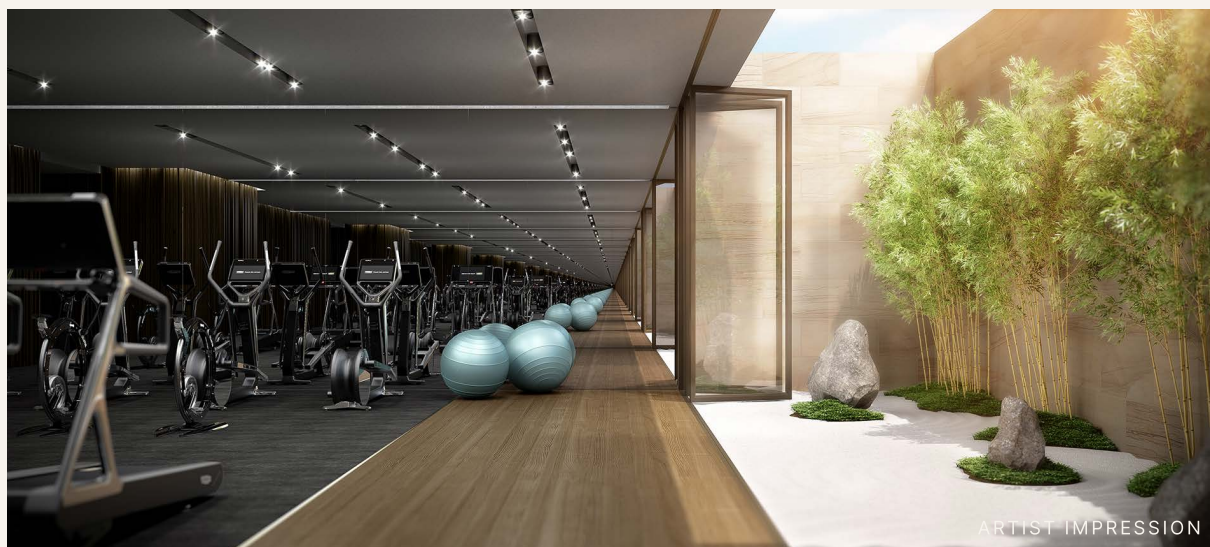
The Terrace

Clever landscaping and striking architectural notes, make The Terrace a lush and relaxing sanctuary for entertaining or connecting with your neighbours with an elevated ambience of a rooftop lounge.



The Lobby

Emulating an entrance to a luxurious hotel, The Lobby of The Lennox is grand in scale and a benchmark for the level of luxury, comfort and style housed within.



Zen

A calming zone for wellness and wellbeing, Zen offers both space to breathe and room to move. With a dedicated gym and fitness studio overlooking a tranquil garden landscape, this is the place to re-energise and reconnect.



The Landing

Parramatta's new riverfront cafe and dining scene effortlessly immersed in the public boardwalk, this energised hub will connect the riverfront to the lush parklands surrounding Parramatta.

Who are we?

Driven by passion, purpose and innate expertise, the team behind The Lennox development are excited to share this sublime project with interested investors.

AOYUAN INTERNATIONAL – DEVELOPER



Aoyuan International is a subsidiary of China Aoyuan Group which is listed on the main board of the Hong Kong Stock Exchange. The teams first Australian project was the ultra-luxurious One30 Hyde Park project followed by Maison 188 Maroubra, Mirabell Turramurra, Altessa 888 Gordon, Adela Burwood, Esplanade Norwest and Woollooware Bay.

Aoyuan International pride themselves on meticulously delivering projects on time without compromising on quality. With an overarching vision to create living environments that promote a healthy lifestyle, these are the fundamentals that underpin all of their Australian projects.

EQ CONSTRUCTIONS – BUILDER



With experience spanning 100 years, the EQ team have extensive skills when it comes to developing and building premium residential and commercial projects across the Sydney region — including the renovation and restoration of the iconic Icebergs at Bondi Beach. They bring a point of difference to The Lennox build and a strong and refined vision that reflects an idyllic luxury Sydney lifestyle.

MARCHESE PARTNERS – ARCHITECT



An Australian based international design firm, Marchese Partners are the creators behind The Lennox's interior architectural design. With over 23 years of award-winning experience throughout the United States, Asia, UK and Australia, the team are driven by a philosophy of creating the world's best living environments — environments that create social connectivity, homeliness and a sense of community for urban residential lifestyles.

Sales and Display Centre

308 Church St,
Parramatta, NSW, 2150

THELENNOXPARRAMATTA.COM.AU

Disclaimer: This document is supposed for the purpose of providing an impression of The Lennox (Prime Parramatta Development Pty Ltd), and is not intended for any other purpose. All details, images and statements are based on the intention of, and information available to Aoyuan International as at the time of publication August 2020 and may change due to future circumstances. This document is not legally binding on Aoyuan International. Aoyuan International does not give any warranty in relation to any information contained in this document. Aoyuan International does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.



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