

WHY MERRYLANDS

MASON & MAIN

MERRYLANDS



Artist impression

MASON & MAIN

MERRYLANDS

249 – 259 MERRYLANDS ROAD, MERRYLANDS

DEVELOPER CORONATION

ARCHITECT WOODS BAGOT

LANDSCAPE ARCHITECT PLACE DESIGN GROUP

PROJECT APPROVAL STATUS

**DA APPROVAL
RECEIVED**

APARTMENT MIX

342 APARTMENTS

STUDIO	31
1 BED	145
2 BED	151
3 BED	7
PENTHOUSE	8

ESTIMATED CONSTRUCTION START DATE

MAY 2022

ESTIMATED BUILT TIME

24 MONTHS

DEVELOPMENT FEATURES

Marketplace and eat street, café and restaurant precinct on the ground level

Resort level with resident only pool and gym

Resident lounges and BBQ areas

Lush gardens on podium level with cabanas

High quality finishes and flexible floor plans

AVERAGE APARTMENT SIZE RANGES

STUDIO	42sqm
1 BED	50–60sqm
2 BED	75–85sqm
3 BED	98–105sqm

FROM PRICES FOR EACH APARTMENT TYPE

STUDIO	\$385,000
1 BED	\$479,000
2 BED	\$564,000
3 BED	\$879,000

ESTIMATED STRATA LEVIES (PER QUARTER)

STUDIO	\$750–\$800
1 BED	\$800–\$900
2 BED	\$950–\$1,100
3 BED	\$1,250–\$1,350

INSIGHT X INVESTMENT

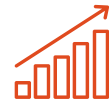
With Mason & Main, Coronation continues to reinvigorate Western Sydney — without sacrificing neighbourhood character or design excellence. Building on the success of The Paper Mill Precinct, a transformative community in Liverpool, and 8 Phillip Street, bringing QT Hotel to Parramatta, the team at Coronation is now leading the way forward with a bold vision and absolute commitment at Merrylands.



TOP REASONS TO INVEST IN MASON & MAIN

1

A GROWING AREA



3.2^{KM}

to Parramatta.

2

HOME TO RENTERS



45%

of people in
Merrylands rent.

3

CENTRAL POSITION



350^M

Mason & Main is
situated directly
opposite the Stockland
Shopping Centre and
approximately 350
metres from Merrylands
Train Station.

4

MAJOR INVESTMENT



11

minutes to Westmead.

5

EMPLOYMENT HUBS

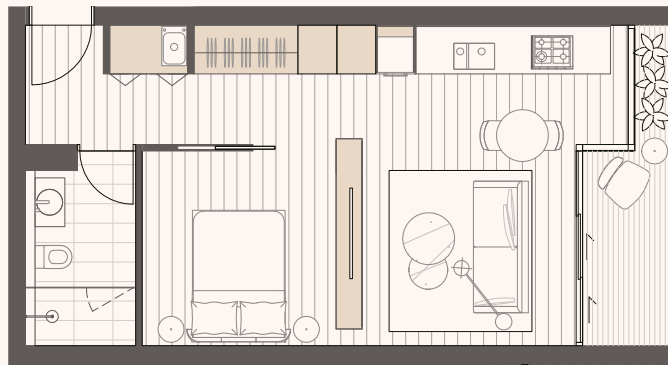


25^{KM}

to CBD.



STUDIO

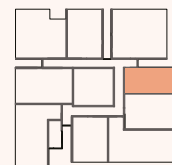


BEDROOMS	STUDIO
BATHROOMS	1
INTERNAL AREA	43 m ²
EXTERNAL AREA	4 m ²
TOTAL AREA	47 m ²

MASON & MAIN

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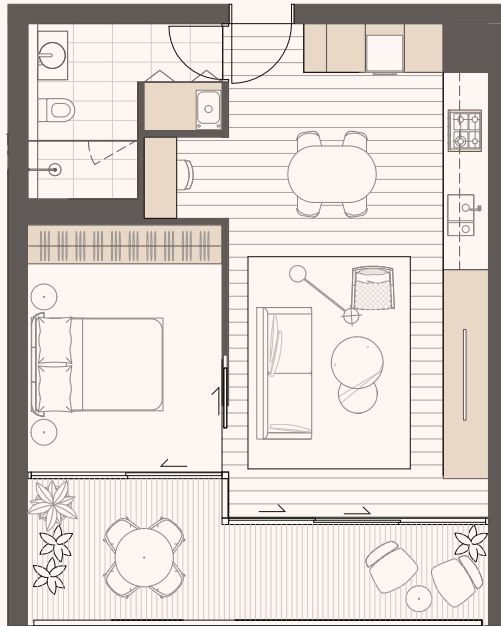
APPLICABLE TO APARTMENTS
D209, D409, D609, D809, D1009, D1209

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1 BEDROOM



BEDROOMS	1 BEDROOM
BATHROOMS	1
INTERNAL AREA	50 m ²
EXTERNAL AREA	12 m ²
TOTAL AREA	62 m ²

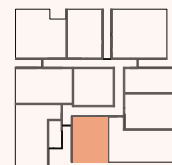
APPLICABLE TO APARTMENTS

D203, D403, D603, D803, D1003, D1203, D1403

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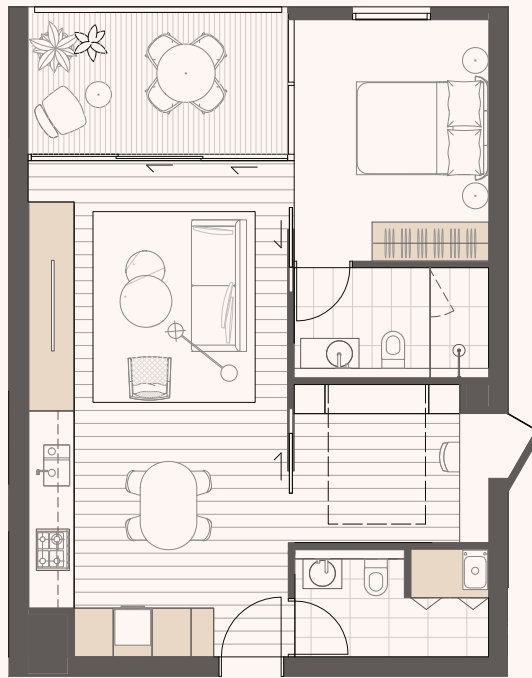


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1 BEDROOM + MEDIA



BEDROOMS	1 BEDROOM + MEDIA
BATHROOMS	1.5
INTERNAL AREA	60 m ²
EXTERNAL AREA	8 m ²
TOTAL AREA	68 m ²

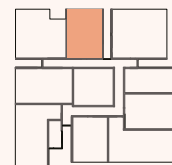
APPLICABLE TO APARTMENTS

D307, D507, D707, D907, D1107, D1307, D1507

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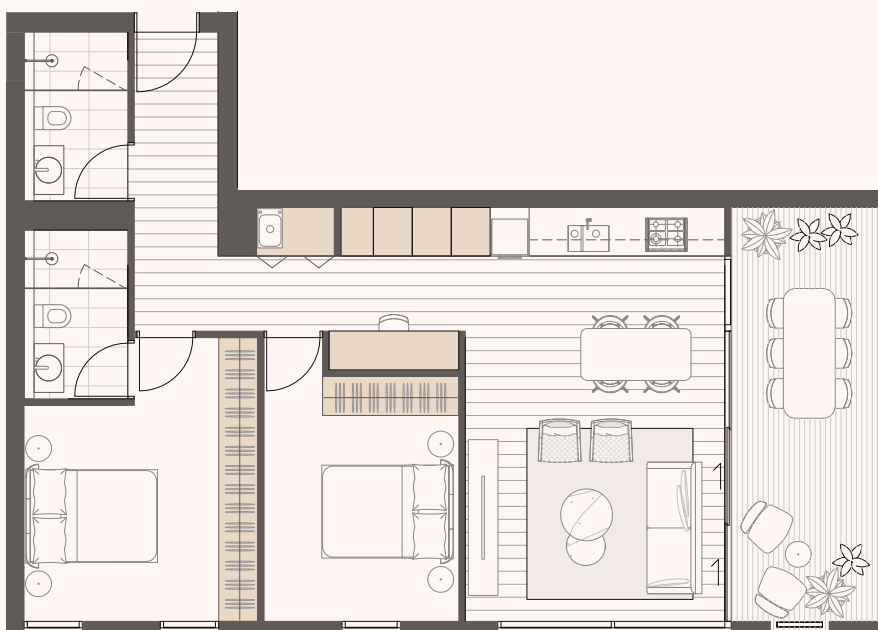


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2 BEDROOM



BEDROOMS	2 BEDROOM
BATHROOMS	2
INTERNAL AREA	75 m ²
EXTERNAL AREA	14 m ²
TOTAL AREA	89 m ²

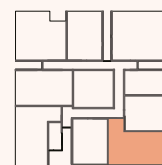
APPLICABLE TO APARTMENTS

D202, D402, D602, D802, D1002, D1202, D1402

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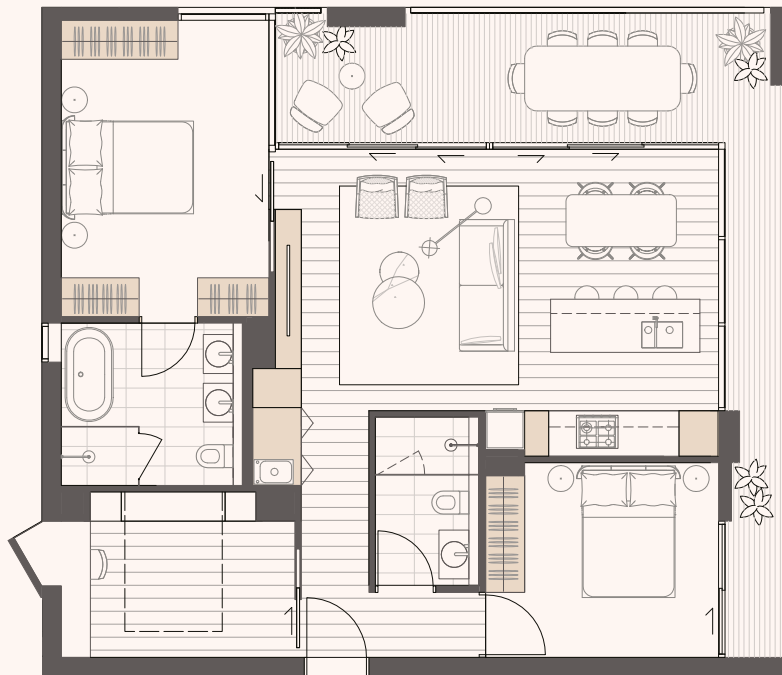


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2 BEDROOM + MEDIA



BEDROOMS	2 BEDROOM + MEDIA
BATHROOMS	2
INTERNAL AREA	85 m ²
EXTERNAL AREA	22 m ²
TOTAL AREA	107 m ²

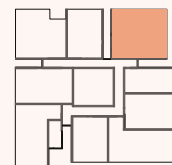
APPLICABLE TO APARTMENTS

D308, D508, D708, D908, D1108, D1308, D1508

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A STRATEGIC CENTRE

The suburb of Merrylands is situated in Greater Western Sydney. It is administered under the Cumberland Council Local Government Area (LGA).

In accordance with the draft Cumberland 2030 Local Strategic Planning Statement (LSPS), Merrylands is noted as the largest centre within the Cumberland LGA.

The report draws further comparisons with Merrylands being a “satellite centre” of Parramatta CBD similar to that of the relationship between North Sydney and Sydney CBD. This highlights the importance and recognition of Merrylands as a precinct and the growth potential it possesses.

THE GREATER SYDNEY REGION PLAN

The Greater Sydney Region Plan sets the strategic framework to guide the growth and development of Greater Sydney over the coming decades to 2036. The population of Greater Sydney is estimated to increase by an additional 1.7 million people by 2036, with much of this growth expected in Western Sydney.

The Region Plan envisages a ‘30-minute city’ where residents can live within 30 minutes from a range of employment opportunities, education facilities, health care and other services as well as retail amenity.

THE CENTRAL DISTRICT PLAN

The Central City District Plan boosts the Parramatta CBD and its emergence as one of the three metropolises along with additional surrounding projects such as the Westmead and Blacktown health and education precincts, the increasing education facilities provided by the Western Sydney University and the Greater Parramatta and Olympic Peninsula (GPOP).

In specific reference to this Market Assessment, the Central City District Plan identifies key areas in the Cumberland LGA such as Merrylands and Merrylands West as key local centres benefitting from the Central River City and acting as 400 metre and 800 metre walking catchments.

“Council believes that Merrylands has the potential to be defined as a strategic centre in the District hierarchy, based on the range of services and potential to expand to provide additional housing” (LSPS).



AN EVOLVING SUBURB



POPULATION GROWTH

Merrylands is forecast to grow by 1.32% per annum until 2036 and 1.45% per annum until 2056. This forecast growth is slightly above the remainder of the Cumberland LGA at 1.23% per annum until both 2036 and 2056.

GROWING HOUSEHOLD NUMBERS

Cumberland LGA is expected to expand from 72,157 households to 98,069 households by 2036, averaging an estimated 1,727 new households per annum (Source: 2016 Census), 14.8% of which, are expected to be located within the Merrylands-Holroyd precinct.

DECLINING HOUSEHOLD SIZES

Household sizes are forecast to progressively become smaller (The Central City District Plan projection for single person households is expected to increase by 81% within 20 years to 2036). The implied dwelling requirement for lone households is projected to increase by 2.4% per annum until 2036.

INCREASED HIGH DENSITY LIVING

Merrylands has traditionally been characterised by family households with children and low-density (freestanding) housing which has gradually changed over the course of 2011-2016. A rising number of smaller households and high-density dwellings have been observed and this trend is expected to continue through to 2036. Smaller housing typologies generally equate to greater affordability for buyers and renters.

AFFORDABLE PRICES

Merrylands offers an affordable price point in comparison with other nearby centres such as Granville, Auburn, Parramatta and Westmead. (Source: RP Data, MacroPlan 2017)

CENTRAL LOCATION

Merrylands serves as the approximate geographic centre of Sydney and is situated on both the Cumberland (T5) and Inner West and Leppington (T2) rail lines. This provides the region with good accessibility throughout metropolitan Sydney.

A recent report (Merrylands Residential Assessment 2020 by AEC) identified several key findings into the changing demographics of Merrylands.



MAJOR

PRECINCT

INVESTMENT

Merrylands is ideally located close to major growth corridors and infrastructure projects.



“Additional 11,000 jobs by 2031 in Westmead”.

WESTMEAD HEALTH AND MEDICAL RESEARCH PRECINCT

Westmead Health Precinct is Australia’s largest health and medical precinct. This is underpinned by a number of leading institutions in health, education and medical research. The precinct represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

Westmead is a major hub of education and research, with both Western Sydney University (WSU) and the University of Sydney campuses located in the precinct. New investment is expected to boost capacity to accommodate 10,200 students by 2036, up from 3,400 at a growth rate of 5.6% per annum. (Source: 2016 Deloitte Westmead Innovation District Report)

The Westmead Health Precinct accounts for around a third of health, research and education (HRE) jobs across all major health precincts in Sydney. This figure is anticipated to grow over the next decade, which will be driven by a growing ageing population and an awareness of health needs.

Healthcare is one of the nation’s largest and fastest growing industries. Reflecting this growth, the number employed in the precinct is expected to grow by an additional 11,000 jobs by 2031.

PARRAMATTA NORTH

The Parramatta North precinct comprises approximately 26ha of government land, located along the eastern foreshore of the Parramatta River opposite Westmead Hospital and Parramatta Park, north of the CBD. This land was rezoned via a State Significant Sites process in 2015, allowing for the delivery of approximately 20,000sqm of new commercial floor space; around 4,000sqm of retail space, the preservation of heritage buildings and 7.1ha of new public open space, including a river foreshore park.

As part of the NSW Government metropolitan strategy “A Plan for Growing Sydney” (2014) the City of Parramatta and the NSW Government are planning an expansion of the light rail network out to Castle Hill, Macquarie Park and Bankstown.

PARRAMATTA LIGHT RAIL

The light rail will significantly improve public transport options and connectivity across the City of Parramatta. People will be able to move efficiently from Carlingford to Westmead, Sydney Olympic Park or Strathfield and from Strathfield to Westmead via the Parramatta CBD.

Transport for NSW is actively engaged with the City of Parramatta in planning for this project to advocate for a high-quality light rail service that will help cement Parramatta as Sydney’s dual CBD as well as Australia’s next great city.

RYDALMERE

The 104-hectare Rydalmere industrial precinct is located 3km from Parramatta CBD and adjoins the University of Western Sydney (UWS) Parramatta campus. It is characterised by industrial and business uses ranging considerably in size, industry sector and operation.

The City of Parramatta is undertaking a series of planning studies to inform a masterplan to develop Rydalmere into a high-tech and knowledge precinct so that businesses in this sector may benefit from being close by, and having ties to the neighbouring university.

CAMELLIA

The Camellia precinct is one of the most important employment land precincts in metropolitan Sydney, with great strategic value in terms of its size, location, activity and opportunities for future development and renewal.

The precinct is approximately 321 hectares and situated 4.9km from Merrylands. It is home to a number of significant businesses that provide employment across a range of industries. The City of Parramatta and the Department of Planning & Environment (DP&E) are developing a Land Use & Infrastructure Strategy which identifies a vision for the Camellia precinct over the next 20 years and provides opportunities for a new town centre including new homes and jobs.

WESTERN SYDNEY UNIVERSITY

Western Sydney University (WSU) has recently opened its Parramatta campus at 169 Macquarie Street, Stage 1 of the Parramatta Square urban renewal project. The campus leverages on Parramatta’s strength in education, and the 10,000 students that will study there will boost the night-time economy.

The campus immerses students in one of the country’s most technologically advanced learning environments, one that is highly interactive, and which uses personalised technologies and approaches to significantly enhance the student experience. WSU also has another campus in Parramatta’s CBD at 100 George Street.

“10,200 students will study at Western Sydney University”.



Artist impression

LOCATION

A

KEY

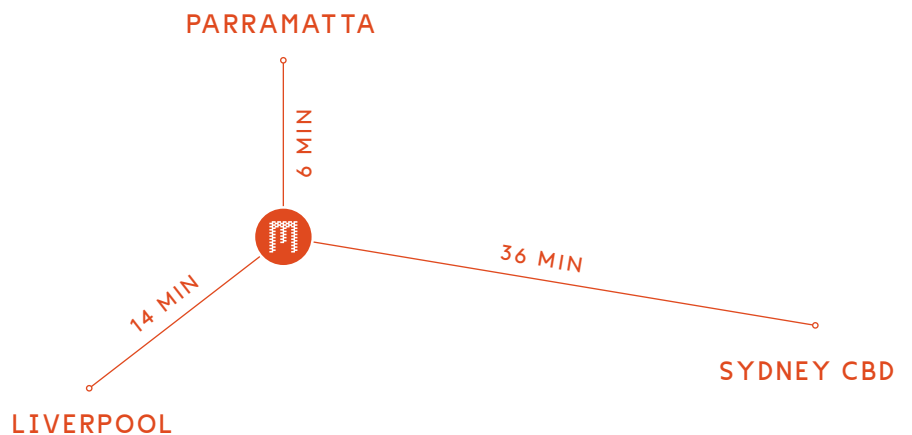
Mason & Main is centrally positioned in Merrylands, 2.1 km from Parramatta, Sydney's second CBD, and just 20km from the Sydney CBD.

As the centre of one of the nation's leading economies, Parramatta is fuelled by unprecedented development, with the region and city playing a key role in providing the necessary jobs, homes, services and recreational options for a growing population.

TRANSPORT

Mason & Main is well supported by transportation services and infrastructure. Merrylands Train Station is approximately 350 metres away, with bus services along both Merrylands Road and McFarlane Street. Major arterial roads servicing the region include Woodville Road, the M4 Motorway and the Cumberland Highway.

TRAIN JOURNEY FROM MERRYLANDS TRAIN STATION:



A WEALTH OF AMENITY

As a well-established suburb, Merrylands has every amenity a resident needs, already in place.

HEALTH

Medical facilities are nearby with Westmead Hospital and Holroyd Private Hospital both less than 3km away. Mason & Main is also surrounded by an array of medical centres and practicing health care professionals. The Westmead Health and Medical Research precinct represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

SHOPPING & ENTERTAINMENT

Stockland Merrylands Shopping Centre is opposite Mason & Main, while Merrylands Road offers a food safari of multi-cultural restaurants. Further afield, Westfield Parramatta shopping centre is home to more than 137,000sqm of retail stores, banks and other services, while Church Street, fondly referred to as "Eat Street", features over 180 restaurants, cafés and bars.

SPORT & RECREATION

There are plenty of places for residents to keep active, including Merrylands Park, Central Gardens Nature Reserve, Granville Park, Central Park, Aquatic Centre, Holroyd Gardens and Bowling Club Merrylands.

EDUCATION

There are a number of primary and secondary schools (public and private) as well as pre-school centres, including Montessori, close to Mason & Main. For tertiary study, Western Sydney University is only 2.1 km away.

Merrylands Public School (Primary)
1.8km

Merrylands East Public School (Primary)
900m

Hilltop Road Public School
2.2km

St Margaret Mary's Primary
600m

Holroyd School (Specialist)
1.3km

Merrylands High School
2.4km

Merrylands East Public School (Primary)
900m

Cerdon College
2.1km

Sherwood Grange Public School (Primary)
2.8km

St Patrick's Primary Parramatta
4.1km

Parramatta West Public School (Primary)
1.9km

Parramatta East Public School (Primary)
5.3km

Parramatta High School
2.5km

Parramatta North Public School (Primary)
4.6km

Macarthur Girls High School
4.4km

Bayanami Public School
3.8km

Parramatta East Preschool
5.0km

Our Lady of Mercy College, Parramatta
3.9km

Parramatta Public School
3.8km

Redeemer Baptist School
6.6km

Parramatta Arabic School
4.6km

St Monica's Primary School
5.7km

Parramatta Marist High School
4.2km

Granville Public School (Primary)
2.0km

Granville East Public School (Primary)
3.3km

Holy Trinity Primary School
1.7km

Holy Family Primary School
3.5km

Granville South Public School (Primary)
2.3km

Granville Boys High School
2.5km

Delany College
1.7km

Blaxcell Street Public School (Primary)
4.4km

Granville High School
3.9km

ESTIMATES

RENTAL

APARTMENT TYPE	ESTIMATED RENTAL VALUES
STUDIO	\$420 to \$470 pw
1 BEDROOM	\$490 to \$530 pw
1 BEDROOM + MEDIA	\$520 to \$560 pw
2 BEDROOMS	\$550 to \$590 pw
2 BEDROOMS + MEDIA	\$600 to \$650 pw
3 BEDROOMS	\$680 to \$720 pw

4.11% average annual rental return

2.85% average vacancy rate

45% of Merrylands population are renters

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