

MANET



PAGEWOOD CENTRO

MERITON

INSPIRED BY THE IDYLIC SCENES OF THE GREAT IMPRESSIONISTS

Meriton is proud to present a collection of contemporary apartments whose harmony of shapes and lines reflects a utopian ideal. This aspiration for the highest experience has inspired spaces of simple beauty where the best of luxury and lifestyle find perfect balance.

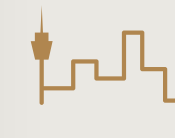


QUALITY APARTMENTS BUILT FOR A LIFETIME



Why buying a Meriton home should be your only choice

- Meriton is a 4.5 GOLD STAR iCert rated developer. The independent construction industry rating tool assesses developers on ability and trustworthiness.
- Our in-house architects and engineers work alongside the best firms in the country to deliver our purchasers a bespoke product.
- More than 60 years of history under the same name and founder, specialising in building residential communities in only the best locations.
- 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.
- 100% construction completion record on every project.
- 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%.
- Our developments are DA approved with construction well underway prior to marketing.
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment.
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live.



Over **78,000** apartments built by Meriton across Sydney, Melbourne, Canberra, 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

WELCOME TO ARTFUL LIVING

The Pagewood Centro masterplan is part of an island development unlike anything seen before in Australia. It will build on the success of Meriton's first masterplan within the precinct, Pagewood Green, where all apartments are now occupied, which is testament to this fantastic location and quality product.

Manet's two remarkable glass towers will rise 19 & 17 levels, positioned directly across from the prestigious Bonnie Doon Golf Course. From their impressive vantage point, Manet's luxuriously oversized apartments will command uninterrupted panoramic views of championship golf courses, the Sydney CBD and Botany Bay.









A host of world-class onsite amenities including an outdoor resort-style pool & BBQ pavilion, state-of-the-art kids playground, childcare centres, and the brand new Pagewood Centro retail precinct, all just moments to famous beaches, leading educational institutions and medical hubs



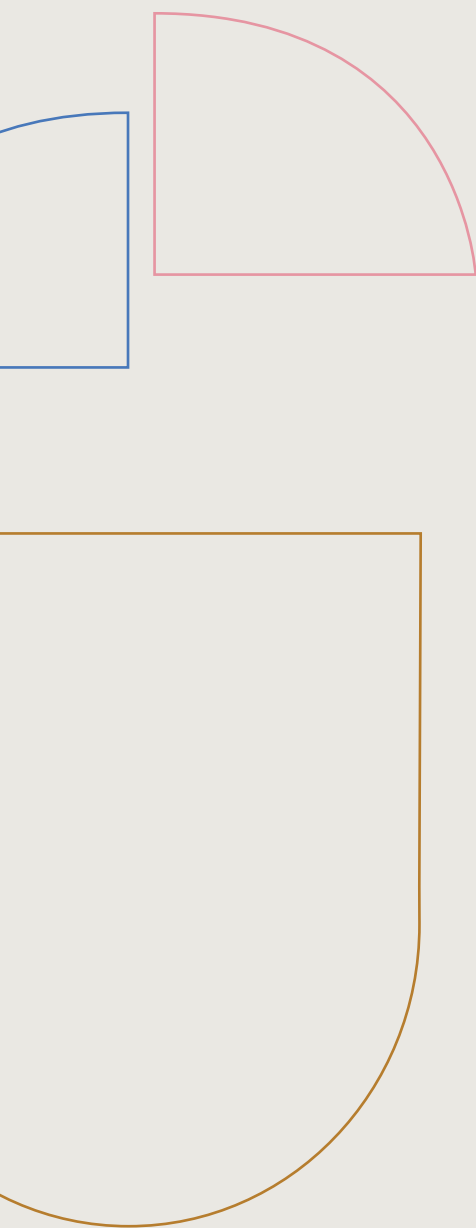
Artist's impression

A UNIQUE ARCHITECTURAL VISION

A luxurious collection of 1, 1+MPR, 2, 2+MPR and 3 bedroom residences, all meticulously designed to maximise solar aspect and spectacular views.

-  Capture views of either the Sydney CBD, neighbouring golf courses, Botany Bay or the Central Park
-  Enjoy corner positions with dual aspects, flooding them with sunlight and fresh air
-  A unique selection of 3 bedroom residences catering to the high demand from families and those desiring house-like proportions in the sky
-  A limited selection of ground floor residences boast enormous outdoor entertaining areas up to 40sqm and private street entries
-  Enjoy direct lift access to secure underground parking, many with a separate lock-up storage. 3 bedrooms boast double parking
-  Superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy and comfort
-  Impressive double-height lobbies in each tower herald a grand arrival for you and your guests
-  State of the art technology reaffirms Manet as a market leading development, boasting high speed smart lifts, bike charging stations and EV car charging provisions. All car spaces are designed to be fitted with an EV Charger at an affordable cost, futureproofing your investment.





THE PINNACLE OF LUXURY







Manet residences showcase a palette of high-quality finishes and market-leading features. Expansive square functional layouts enjoy seamless level access out to generous balconies, providing plenty of room to move and entertain.

- Selected apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, complete with a window and air-conditioning
- Choose from sleek, designer timber look or marble look tiles throughout living areas
- Integrated reverse-cycle air-conditioning with individual controls in all rooms
- 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



THE ENTERTAINER'S KITCHEN

Expert craftsmanship and premium state-of-the-art appliances that elevate your culinary experience

-  Premium BOSCH appliances include an integrated oven with black glass door, gas cooktop, undermount range-hood, fully integrated dishwasher, and Belling microwave all backed by a 5-year warranty
-  Bespoke full height cabinetry with push touch doors and soft-closing drawers
-  Stone benchtops with waterfall edge
-  Mirror splashback and LED strip lighting
-  Matte black or polished chrome kitchen mixer complimented by undermount sinks
-  Fridge water line connection provided





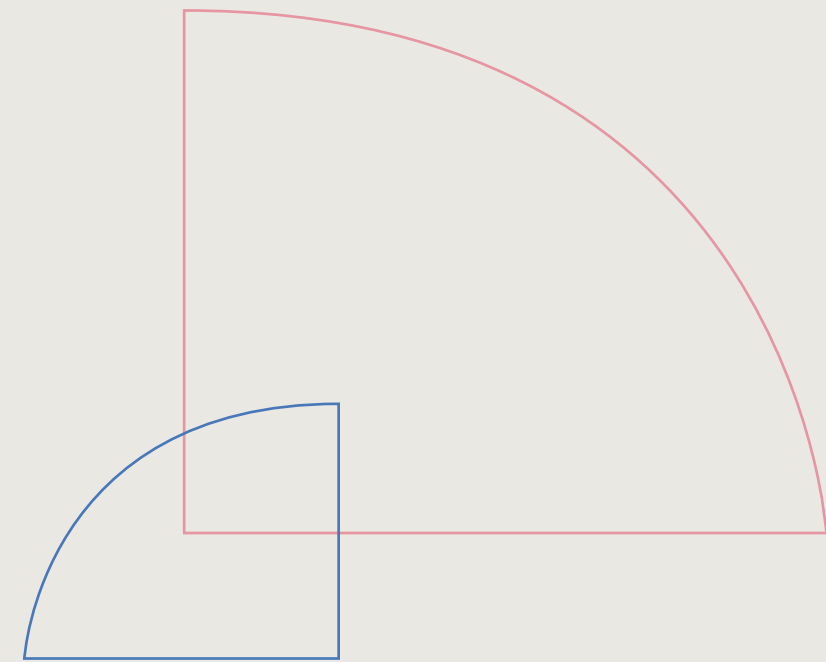
Artist's impression

A SENSE OF SANCTUARY

Basking in sunshine, the bedrooms have been designed as ambient, sumptuous havens with a feeling of privacy and escape.

Floor-to-ceiling windows flood the rooms with natural light while generous built-in wardrobes provide ample space.

Master bedrooms are pure elegance encompassing their own ensuites and many open to private balconies taking in sweeping views.



A PLACE TO PAMPER

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.










Artist's impression

- △ Premium floor-to-ceiling tiles
- △ Mosaic feature splashback and bespoke wall mounted cabinetry
- △ Freestanding baths in most ensembles
- △ Frameless glass showers
- △ Matte black or polished chrome tapware and accessories
- △ Wall-mounted floating toilet suites with concealed cistern



RESORT LIVING AT ITS FINEST

Beautifully landscaped podium gardens and world-class amenities deliver the ultimate resort lifestyle.

-  A 1,905sqm resident only podium garden will boast a luxury outdoor resort-style 20m pool, spa and BBQ pavilion
-  Superbly equipped indoor gymnasium & sauna
-  Level 4 & 16 rooftop gardens with spectacular sweeping views
-  Families are afforded the convenience of an onsite childcare centre
-  Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance
-  My Parcel Locker systems are available so that residents can fulfil their online shopping needs securely
-  Parking for over 250 bicycles



THE NEW LOCAL MEETING PLACE OF THE EAST

Take the lift to the ground floor, where residents will enjoy a beautifully designed and fully covered retail plaza boasting one of Sydney's best retail offerings. The new Pagewood Centro retail precinct will boast

a Coles supermarket, pharmacy, fine dining & casual eateries. From here you'll enjoy pedestrian links to Pagewood Centro's network of beautiful green spaces.

- 01 The 2,700sqm Community Park
- 02 The 4,750sqm Recreation Park
- 03 Pagewood Centro Retail Precinct
- 04 The newly completed 8,000sqm Central Park





A SENSE OF CONNECTION

A thriving location in the heart of the East makes Manet unbeatably accessible. With immediate access to both Southern Cross Drive and Bunnerong Road, you'll enjoy convenient links to the CBD, and the very best of the eastern suburbs.

Pagewood Centro's onsite bus stop at your door connects you to Bondi Junction and the new Juniors Kingsford Light Rail station, which provides a direct route to the city in just 26 minutes. CBD services leave every 15 minutes during peak times from the Westfield bus stop just next door.

RETAIL

- Take the lift downstairs and stroll over to Pagewood Centro Retail Precinct, stock up on fresh produce, browse the latest trends or grab dinner
- 100m to Westfield Eastgardens, a renowned shopping destination home to more than 300 specialty stores
- A wonderful array of multicultural eateries and fashionable cafes lie at your doorstep while popular restaurants such as Coogee Pavilion are close at hand



PARKS, SPORT & RECREATION

- Enjoy Pagewood Centro's expansive network of parks, including the 8,000sqm Central Park, featuring a state-of-the-art kids' playground, outdoor gym, basketball court and BBQ pavilion
- Explore sprawling Centennial Park with its shady picnicking areas, walking and cycle paths, playgrounds, ponds and cafes
- Play 18 holes at a number of local golf courses including neighbouring Bonnie Doon and the exclusive fairways of The Lakes Golf Club



BEACHES

- Moments to Coogee and Maroubra surf beaches
- 10 minutes to the hidden gem of Yarra Bay with its white sand, clear water and beloved Yarra Bay Sailing Club
- Clovelly, Gordons Bay, Bronte and Bondi beaches are within easy reach



EDUCATIONAL INSTITUTIONS

- Minutes to the University of NSW which is ranked 2nd in Australia and 27th in the world for Graduate Employability
- Easy commute to University of Technology Sydney, University of Notre Dame and Sydney University
- Close to Pagewood Public School, Matraville Public School and St Aidan's Catholic Primary School
- Close proximity to numerous top-performing private schools including Marcellin College, Brigidine College, Waverley College and St Catherine's School



ART, CULTURE & ENTERTAINMENT

- Soak up the excitement of game day as you take in a soccer, rugby league, rugby union or AFL match at Sydney's leading sporting arenas the SCG and Allianz Stadium
- Head to the Entertainment Quarter and watch the latest blockbuster or arthouse film, try your hand at ten pin bowling, catch a gig at the Hordern Pavilion or enjoy an exhibition at the Royal Hall of Industries
- Enjoy a day in the marquee with a glass of champagne and pick the winning horse at Royal Randwick Racecourse



HEALTH & FITNESS

- The Prince of Wales Hospital, Royal Hospital for Women and the Sydney Children's Hospital providing a full range of services is just an 8 minute drive
- Stroll over to the outdoor gym in Pagewood Green's Central Park and enjoy a workout in the sunshine
- Enjoy a game of tennis or netball amid the urban bushland of Moore Park or play soccer or touch football at Heffron Park



AN INTELLIGENT INVESTMENT OPPORTUNITY



Onsite bus stop with direct routes to Kingsford Light Rail Station & Bondi Junction

UNSW

5 minute drive



6 minute drive to Maroubra Beach



7 minute drive to Kingsford Light Rail Station



8 minute drive to Prince of Wales Hospitals



8km from the Sydney CBD

1%

1% Meriton residential vacancy rate



Average tenancy is 18 months



Rental returns at Pagewood Green have proven to be the strongest across the Meriton portfolio

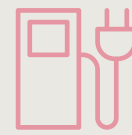
SUSTAINABLE LIVING



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



Located close to multiple transport options including an onsite bus stop, encouraging residents to use public transport



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



Over 250 bicycle spaces and 26 bike charging stations have been provided to support the uptake of low emission vehicles



For more information view the Environmental Energy Efficiency Saving Report

Manet presents an astute investment prospect with the newly completed Pagewood Green development highlighting the precinct's scope for strong rental returns, impressive capital growth and high demand from tenants, including university and hospital staff.



COME HOME TO A
BALANCE OF SIMPLE
BEAUTY, LUXURY AND
WORD CLASS LIVING.





128 BUNNERONG ROAD EASTGARDENS
[MERITON.COM.AU/MANET](https://www.meriton.com.au/manet)

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