

# MASON & MAIN

MERRYLANDS

## DEVELOPMENT NAME

Mason & Main

## LOCATION

249 -259 Merrylands Road, Merrylands

## DEVELOPER

Coronation Property

## ARCHITECT

Woods Bagot

## LANDSCAPE ARCHITECT

Place Design Group

## PROJECT APPROVAL STATUS – DA

Approval received

## DEVELOPMENT FEATURES

- Market place 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

## APARTMENT MIX

342 Total

Studios	31
1 bedrooms	145
2 bedrooms	151
3 bedrooms	7
Penthouse	8

## AVERAGE APARTMENT SIZE RANGES

Studios	42 sqm
1 Bedrooms	50 - 60 sqm
1 Bedrooms + Media	60 sqm
2 Bedrooms	75 - 85 sqm
2 Bedrooms + Media	70 - 85 sqm
3 Bedrooms	98 - 105 sqm

## AVERAGE APARTMENT PRICE RANGES

Studios	\$385,000
1 Bedrooms	\$479,000
1 Bedrooms + Media	\$524,000
2 Bedrooms	\$564,000
2 Bedrooms + Media	\$674,000
3 Bedrooms	\$879,000

## EXPECTED RENTAL RETURNS

Studios	\$420 to \$470 pw
1 Bedrooms	\$490 to \$530 pw
1 Bedrooms + Media	\$520 to \$560 pw
2 Bedrooms	\$550 to \$590 pw
2 Bedrooms + Media	\$600 to \$650 pw
3 Bedrooms	\$680 to \$720 pw