

180

GEORGE

Parramatta



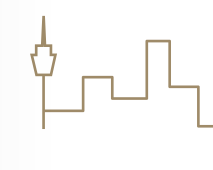


QUALITY APARTMENTS BUILT FOR A LIFETIME

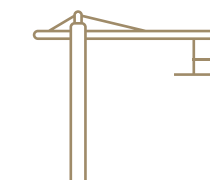


WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER:

- 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 a bespoke product for our purchasers.
- 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, Brisbane, Gold Coast, Melbourne and Canberra



100% construction completion on every project



\$3 billion in apartment sales in 3 years



10,000+ rental apartments and 6,000+ hotel suites owned, managed and operated by Meriton



Over 60 years of history



PARRAMATTA'S TALLEST RESIDENTIAL TOWER

In collaboration with award-winning firm Woods Bagot, Meriton has once again raised the bar in apartment living, from the luxury amenities to the meticulously designed residences, 180 George's towering form announces the arrival of the most spectacular homes ever created on the city's prized river edge.

Soaring to unprecedented heights, 180 George sets a new standard of riverfront living in Parramatta. A landmark address fronting the iconic Charles and George Streets, this 67 level glass tower is the tallest residential building ever to grace Parramatta's skies offering panoramic views from almost every apartment. 509 landmark tower homes looking out over Parramatta River to the Sydney CBD skyline and beyond. It stands tall as a soaring symbol of a capital city that is reinventing itself as the ultimate lifestyle address at the epicentre of Western Sydney.

This world-class development offers five-star amenities including a Woolworths supermarket spanning over 1000sqm, resident only co-working hub, a 75 place childcare centre, 1200sqm of lush podium gardens with a BBQ area, a resort-style outdoor pool and spa, a fully equipped gymnasium, and an indoor aquatic centre, as well as an adjoining 58-level hotel suites tower. Free bicycle/motorcycle parking to all the residents. 3 visitor/electric vehicle pay-as-you-go charging spaces.

Parramatta Quay
is the gateway
of Parramatta and
on your doorstep



ULTIMATE RIVERFRONT LIVING

On the doorstep of Parramatta Quay

In its incredible river setting, no other tower more clearly defines the gateway to this transforming CBD. With the city to the east and the river to the north, the life of the city lives and breathes all around you.

From here you're footsteps to the heart of Parramatta CBD, Parramatta Quay, the riverside arts precinct, a far-reaching transport network, vibrant metropolitan stores, fine dining, a thriving café culture and leading universities and healthcare facilities.

Charles Street Square is a new public thoroughfare connecting George Street to the newly transformed Parramatta Quay.

The beautifully landscaped and designed open space is a lift ride away that connects your new river precinct.



SOAR TO NEW HEIGHTS



Charles Street Lobby Entrance

The tower's dramatic curved architecture begins with your grand arrival in the striking residential lobby and continues above in the impressive view-filled sky homes.

The sheer glass tower's floor-to-ceiling glazing capitalises on its dramatic views while the pre-cast gridded podium creates a human scale and rhythm at street level.

An illuminated crown at the pinnacle of the building accentuates its soaring proportions creating a cloud-scraping beacon that will light up the CBD's river edge.



360° VIEWS

Breathtaking vistas reach out to the horizon in every direction, capturing stunning outlooks to the Sydney CBD. Gaze out over Parramatta and the winding river to the Sydney skyline to the east, the National Park and the Blue Mountains to the west.

An elegant glazed tower maximising never-to-be built out views from almost every apartment.



RESIDENCES

Luxurious homes in the sky

Step inside and discover a diverse selection of oversized residences, each designed to capture the beauty and drama of their stunning riverside and CBD setting.

- Spacious balconies or entertainer terraces with uninterrupted views
- Floor-to-ceiling glass in all rooms
- Large 600x600mm tiles throughout all living areas
- Internal laundry with dryer included
- Integrated split system air conditioning
- LED downlights
- Security network, video intercom & CCTV cameras
- 6 state-of-the-art, high-speed smart lifts traveling at 7m per second
- Provisions for broadband internet and pay TV
- Secure resident and visitor undercover car parking
- Most apartments enjoy separate lock-up storage
- Choose from spectacular dual level and dual aspect apartments



ATMOSPHERIC DINING

Sleek kitchens, some taking in the tower's signature views, are created around easy entertaining and modern family life.

- Premium BOSCH stainless steel appliances including oven, gas cooktop, ducted rangehood, fully integrated dishwasher and Beaumatic microwave
- 40mm Caesarstone benchtops and splashbacks.
- All 2 and 3 bedroom apartments feature an island bench or a galley style kitchen, some with a serving window opening onto the balcony
- Dual coloured soft-closing, polyurethane full height cabinetry



A PLACE TO PAMPER

Pairing attention to detail and a heightened sense of luxury, the bathrooms and ensuites make an elegant statement.

- Luxurious baths
- Marble inspired feature wall
- Frameless glass showers
- Floor-to-ceiling large format tiles
- Wall-mounted basin and toilet suites with concealed cistern
- Crafted mirrored cabinetry with ample storage
- Polished chrome tapware and fixtures



SLEEP AMONGST THE STARS

Find peace and tranquillity in the luxuriously appointed bedrooms, some with balconies to expand the flow of space and bring the outdoors in.

- Built-in wardrobes in all bedrooms, some with walk-in robes
- Master bedrooms with luxury ensuites
- Many bedrooms feature balconies
- Plush carpet and block-out roller blinds
- Integrated split system air-conditioning in every room



YOUR EXCLUSIVE FIVE-STAR ESCAPE

Immerse yourself in the sweeping resort landscapes on the podium gardens, blessed with stunning views over the river and a luxury outdoor pool.



This is where leisure lives.

- Ground level retail with restaurants, and Woolworths supermarket spanning over 1,000sqm
- Beautifully landscaped public domain connecting 180 George to the riverfront and Parramatta Quay
- A 1126sqm, 75 place Childcare centre with its own lift and lobby
- 1200sqm of sun drenched podium gardens with an outdoor resort-style pool, spa and BBQ area
- Indoor aquatic centre with heated pool, spa and sauna
- Fully equipped gymnasium
- Dedicated onsite Building Manager and after hours security
- An exclusive residents only Co-Working hub to accommodate the residents who work from home, boasting views over Parramatta River, high speed internet, single work stations & team meeting facilities.
- Free bicycle and motorcycle parking to all residents
- 3 visitor/electric vehicle pay as you go charging spaces



Parramatta Rivercat on your doorstep



Westfield Parramatta



Prince Alfred Park

ASPIRE TO THE ULTIMATE LIFESTYLE



Eat Street, Church Street Parramatta
(Meriton Altitude)



Western Sydney University,
169 Macquarie Street



Artist impression of Future Parramatta Square

Day and night, Parramatta's glittering new towers, luxury stores, chic bars, restaurants and cultural offerings make it a one-of-a-kind address with a growing vibrancy and status.



180 George offers a city lifestyle like no other, a stellar location alive with a vibrant culinary, retail and creative scene powered by booming commerce, education, leisure and infrastructure investment. The bustling CBD, the lively riverside, entertainment, and fine dining – it's all on your doorstep.

Walk to work or university, stroll along the riverbank to Church Street's renowned Eat Street and Meriton Dining Precinct, indulge in the city's celebrated culinary scene as new venues by star chefs create a destination foodie hub.

Nearby the future Powerhouse Museum will bring new vitality to the neighbouring riverside theatres and art precinct.



UNRIVALLED CONNECTIVITY

Located at the heart of Sydney, Parramatta boasts a comprehensive transport network that ensures effortless connectivity throughout the city. You can find Parramatta Quay right on your doorstep, which offers express ferry services to the Sydney CBD. Additionally, Parramatta Station, the Light Rail stop, and Metro West Station are all just a few minutes' walk away from your home.

Parramatta is currently undergoing a major redevelopment phase, which will see an increase in multi-billion dollar transport networks. The latest addition to these networks is the recently opened Westconnex. Moreover, Parramatta will soon benefit from the new Metro West fast train and a new airport, further improving its connectivity and growth.

TRANSPORT



PARRAMATTA
FREE SHUTTLE
BUS STOP
77m, 1 min WALK



PARRAMATTA
RIVERCAT WITH
EXPRESS SERVICE
TO CIRCULAR
QUAY **ON YOUR
DOORSTEP**



FUTURE LIGHT RAIL
STOP & METRO
WEST STATION
500m, 5 min WALK



PARRAMATTA
TRAIN STATION
650m, 9 min WALK



WESTCONNEX
ON-RAMP
5 min DRIVE



CLOSE TO
M4 MOTORWAY
3km, 5 min DRIVE

PARRAMATTA'S BRIGHT FUTURE

Now is the time for owner occupiers and investors to reap the rewards of a city that is truly on the rise. Notably for investors, 180 George's prime CBD

location delivers competitive rental returns. Some of the largest renewal projects in Australia's history are underway in and around Parramatta.



CURRENT POPULATION OVER 260K
And is forecast to grow to 354,225 by 2036



THE CITY OF PARRAMATTA
generates a **\$32.3 billion economy**. It is the second largest economy in NSW (after Sydney CBD)



SYDNEY'S SECOND CBD
Over 185,000 people work in Parramatta



WESTMEAD PRECINCT
\$1 billion investment in Westmead biomedical precinct and hospital upgrade



OFFICE SPACE
Parramatta's commercial floor space has grown by an **unprecedented 33%** in the last four years to now total 959,818sqm



PARRAMATTA QUAY
\$60 million to ferry wharf upgrade



PARRAMATTA INVESTMENT BOOM
More than \$10 billion is being invested in constructing roads, light rail, schools, hospitals, universities, offices, shops, accommodation, a museum and new public spaces



PRIMED FOR TAKE-OFF
One million annual visitors expected at the **new Museum of Applied Arts and Sciences** in 2025, and the 2026 commissioning of **Western Sydney Airport**



EDUCATION
Parramatta is home to **Australia's top educational facilities**. A greater proportion of the population (26.2%) has received a bachelor or higher degree than across Greater Sydney (24.1%)



HOME TO OVER
20,000 small businesses



LIGHT RAIL & METRO WEST
\$6.4 billion Metro west project and new Light Rail to Sydney CBD that will **take 15 minutes**



THE ACCESSIBLE HEART OF SYDNEY
The Parramatta LGA is accessible to 2.3 million people **within 45 minutes** by either car and/or public transport

Source: City of Parramatta Council; 2023. Why Invest in Parramatta Report; <https://atparramatta.com/business/why-invest-in-parramatta>

SUSTAINABLE LIVING



COMFORT AND LIFESTYLE

- The development has an average thermal comfort rating of 6.2 stars with the average cooling loads 29% and heating loads 19% below allowable thermal comfort caps which will improve indoor comfort and reduce the homeowner's reliance on air-conditioning.
- All external walls have been insulated to reduce heat loss in cooler months.
- Balconies provide extra living space.
- A Hebel wall system is used in-between neighbouring apartments: Hebel improves energy efficiency, has excellent sound proofing properties and is fire and pest resistant.
- All windows and doors are fitted with weather seals reducing heat losses and gains.

ENERGY

- All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/night zoning to further reduce their energy consumption.
- All lighting in the common areas are fitted with energy efficient globes, reducing common area energy consumption resulting in reduced strata costs.
- Energy efficient lighting has been selected throughout apartments, reducing energy consumption from artificial lighting.
- Large windows allow natural light into the apartments reducing the need for artificial lighting.
- The central gas hot water systems reduces energy bills and greenhouse gas emissions.
- 3.5 star dishwashers and 2.0 star dryers have been supplied to all units. Modern energy efficient appliances significantly reduce possible excess energy consumption via old non-efficient appliances.
- Bathroom and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems.

WATER

- Rain water is collected from the roof tops and used for car washing and also to water the gardens and lawns throughout the development.
- All apartments have 4 star water efficient toilets which use 3 litres or approximately 45% less water per flush than an average toilet.
- All apartments have 5 star water efficient kitchen and bathroom taps which use 6 litres or approximately 40% less water per minute than average tap fittings.
- All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower.

*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software. *Compared to the average pre-BASIX building. The savings calculations are based on the Department of Planning and Environment's average energy use per person and the Australian Bureau of Statistics' average occupancy rates. Disclaimer: The publication is intended as a general introduction to 180 George only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own inquiries 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. 51) Pty Limited ABN 92 168 601 250 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809.



180 George Street, Parramatta.

180george.com.au