# 180 GEORGE

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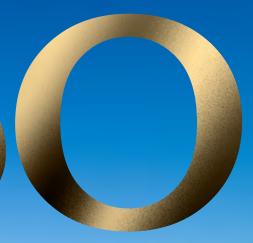
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# EXECUTIVE SUMMARY

# APARTMENT BREAKDOWN

# Developer and Builder

Meriton

# **Development Name**

## 180 George

#### Location

180 George Street, Parramatta NSW 2150

# Architects

Woods Bagot

# **Total Apartments**

North Tower - 509 residential apartments

# APARTMENT TYPE

#### 1 Bedroom

51 - 63sqm internally + balcony

# 1 + MPR

51 - 70sqm internally + balcony

# 2 Bedroom 1 bath

72 sqm internally + balcony

# 2 Bedroom 2 bath

77 - 93sqm internally + balcony

### 3 Bedroom 2 bath

100 - 133sqm internally + balcony

# 4 Bedroom 3 bath

144 - 158sqm internally + balcony

# 5 Bedroom 3 bath

181 - 245sqm internally + balcony

# Penthouse

176 – 241sqm internally + balcony

# STRATA LEVIES – Not including sinking fund

#### 1 Bedroom apartments

\$1100 - \$1400 per quarter

### 2 Bedroom apartments

\$800 - \$1600 per quarter

### 3 Bedroom apartments

\$1250 - \$2700 per quarter

# 4 Bedroom apartments

\$1850 - \$3100 per quarter

# OUTGOINGS

# Water Rates

\$190 per quarter approx.

# **Council Rates**

\$320 per quarter approx.

# RENTAL ESTIMATES

APARTMENT TYPE	PER WEEK
1 Bedroom	\$650 - \$770
1 Bedroom + MPR	\$650 - \$780
2 Bedroom	\$750 - \$1,000
3 Bedroom	\$1,150 - \$1,300
3 Bedroom Penthouse	\$2,300 - \$2,500
4 Bedroom	\$1,300 - \$1,600

# DEVELOPMENT FEATURES

- Superb riverfront location
- 67 level glass tower
- · 360° uninterrupted panoramic views
- 5-star amenities; gym, indoor pool, spa & sauna
- 1200sqm of landscaped podium gardens with BBQ area, & outdoor swimming pool
- Two riverside restaurants inlcude Hunter & Barrell, Italian Street Kitchen and a Woolworths onsite
- Onsite 75 place childcare centre & community room serving as a resident only co-working hub
- Dedicated onsite Building Manager and after-hour security
- Parramatta Quay on your doorstep with express ferry to Sydney CBD
- 77m to the free Parramatta shuttle bus stop
- 300m to Western Sydney University
- 500m to future light rail stop & Metro West train station
- 650m to Parramatta train station
- 850m to Parramatta CBD & Parramatta Westfield

# CONSTRUCTION ESTIMATED COMPLETION

Complete and ready to move

# FAQ's

# Is the development DA approved

# YES

# What material is the external wall made of?

Concrete columns, glass and aluminium façade

# Internal wall materials?

Standard plasterboard wall construction

# A/C provision – split system or ducted

# Split system in all rooms

# Where are the A/C condensers?

Located in a dedicated plant room on every level

# Is there visitor parking?

### YES

# What is the ceiling height?

2700mm in living room and bedrooms, 2400mm in wet areas like bathrooms, ensuites and laundries

### How many colour schemes?

Three schemes

# Is the rangehood ducted or re-circulating?

Rangehoods are externally ducted

Disclaimer: Any rental estimate or other information contained in this document is not to be relied or acted upon as a formal valuation advice. This document contains our opinion at the date of this document, based on general observations of comparable rentals recently achieved in the area around your property. Savills will not be liable under any circumstance in the event that any reliance whatsoever is placed on the contents of this document. Strata Levies should be used as a general outline as levies will be determined by the owner's corporations at their general meetings. These figures exclude GST.



# Is there external storage? Where is it allocated?

Some apartments have external storage located in the basement.

# What provisions for security have been confirmed?

- Video Intercom YES
- Security swipe card YES
- Unique level access YES
- After Hours Security YES subject to strata approval

# Building manager/ Concierge?

Yes, dedicated on-site teams routinely inspect grounds and facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest standard well after completion.

# How many lifts are in the building?

6 state-of-the-art, high-speed smart lifts

# Are pets allowed?

Yes, subject to Strata approval.

# Is there retail or childcare on site?

Yes, Woolworths, Hunter & Barrell, Italian Street Kitchen Restaurant and childcare centre





# **\$** 1300 717 578

180 George Street, Parramatta.

180george.com.au