



ARTIST'S IMPRESSION

VISION

## Reaching new heights

The search is over. Enjoy the pinnacle of style and elegance with unmatched quality at Paramount on Parkes. It's a new outlook on Parramatta living, from the sweeping rooftop terrace views to the podium-level pool, lush gardens and function rooms. Hand selected finishes showcase quality inside and out, with each apartment designed to maximise light and space.

The best of Parramatta lifestyle is now within easy reach – from multicultural foodie hotspots to trains, schools, shops, entertainment and more. There's no need to compromise on the home you have always wanted, because we've made luxury the standard.

IT'S ALL POSSIBLE AT PARAMOUNT ON PARKES





## LOCATION

# Live, work and play your way

Parramatta is pulsing with life, and it's all within an easy walk from your home at Paramount on Parkes. You can walk to Parramatta station in 5 minutes, where regular express services will have you in the Sydney CBD in less than 30 minutes. For a more leisurely commute, the Parramatta Ferry service cruises down the Parramatta River and can be reached in about 10 minutes on foot.

The upcoming Light Rail will connect Parramatta's CBD with Bankwest Stadium, the new Powerhouse Museum and cultural precinct, Westmead Health Precinct, Rosehill Gardens Racecourse and three Western Sydney University campuses – making this community even more connected as it thrives into the future.















## LIFESTYLE

# A head start

As the geographical centre of greater Sydney, Parramatta is a hub of connectivity. Express trains can get you to the CBD in 30 minutes, while frequent bus services to the Hills District and Norwest Business Park provide plenty of options for a stress-free commute. For those who prefer to drive, upgrades to the M4 give you direct access to the city or further west to Penrith and the Blue Mountains. The planned Metro West line will make it even easier to connect with Sydney CBD, Homebush and Westmead.

Parramatta offers endless opportunities for lifelong learning, with a wide choice of public, private, independent schools and university campuses within easy reach. This includes NSW's first public high-rise high school Arthur Phillip High School in the CBD, the prestigious King's School and Tara Anglican School for Girls in North Parramatta and James Ruse Agricultural School in nearby Carlingford. And when it comes to taking the next step, Western Sydney University has campuses nearby, and its joint Engineering Innovation Hub with the University of NSW in the city centre will be completed in 2021.



## APARTMENTS

# Affordable luxury

Floor-to-ceiling windows frame stunning city and district outlooks, capturing natural light to open up your living spaces. A neutral colour palette provides an elegant canvas to add your own signature style, complementing the hand-picked finishes that are a statement in style and quality. Sliding doors seamlessly extend the indoors outside to your generous covered balcony or terrace, where you can enjoy year-round entertaining or private moments of reflection. Each apartment's aspect has been carefully designed to maximise natural air flow, and provide shading in summer. With ducted air conditioning included as standard in all one, two and three bedroom apartments, you'll be comfortable all year-round.

The option of a study nook or additional storage adds even more versatility to your home. Set it up for after school study or when you're working from home, and then close the doors on work at night. With the space to configure your home to suit your lifestyle, you'll be happy and proud coming home to Paramount on Parkes.







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FINISHES

GENERAL

FLOORS	Stone-look porcelain tiles throughout entire unit excluding bedrooms
WALLS	Quality low sheen acrylic finish
SKIRTING AND ARCHITRAVES	Moulding timber paint finish
CEILINGS	Plasterboard and quality low sheen acrylic finish
BLINDS	High quality blinds
INTERNAL DOORS	Hollow core timber doors
INTERNAL DOOR HARDWARE	Premium door handles
EXTERNAL WINDOWS	Aluminium framed powder coated
BALCONIES	Glass/aluminium/concrete (balustrading)
BALCONY FLOORS	Porcelain paver tiles
LIGHTING	Recessed down lights in all areas, quality lights to balconies
AIR CONDITIONING	Ducted air-conditioning to all lots
EXTERNAL BUILDING WALL	Render, paint, precast, panels and a face brick with articulated details
INTERNAL PARTITION WALL	Hebel, stud and track finished with plasterboards

APPLIANCES

DISHWASHER	Fisher & Paykel or equivalent
OVEN	Fisher & Paykel or equivalent
RANGE HOOD	Fisher & Paykel or equivalent
COOK TOP	Fisher & Paykel or equivalent
MICROWAVE	Fisher & Paykel or equivalent
HOT WATER SERVICE	Centralised hot water system
CLOTHES-DRYER	Fisher & Paykel or equivalent

KITCHEN

FLOORS	Stone-look porcelain tiles throughout entire unit excluding bedrooms
BENCH TOPS	40 mm edge marble
SPLASH BACK	Glass splash back
SINK	Undermount dual bowl brushed gold
TAPWARE	Designer one handle flip mixer
JOINERY	Polyurethane and premium compact laminate
SKIRTINGS/KICKBOARD	Finished brushed gold laminate
CUPBOARDS	Premium compact laminate
PANTRY	Premium compact laminate







FINISHES

BEDROOM ROBES

ROBES  
Walk in robe with drawers, shelves and hanging rods, or built-in robe with drawers, shelves and hanging rods with premium compact laminate sliding doors.

BATHROOM / ENSUITE

FLOORS  
Stone-look porcelain tiles  
VANITY  
Ceramic wall hung basin  
WALLS  
Stone-look porcelain tiles in full height  
WC  
Floor standing back to wall with soft close seat covers  
MIRRORS  
Shaving cabinet with mirrors  
TAPWARE  
Designer brushed gold tapware  
SHOWER  
Frameless shower screen with gold brackets  
(1 Bed - shower only), (2 Bed/3 Bed - shower and acrylic bathtub)  
FLOOR WASTE  
Tile insert floor wastes  
VENTILATION  
Built-in ventilation exhaust system

LAUNDRY

TUB  
Stainless steel tub with white metal cabinet  
TAPWARE  
Chrome to tub and washing machine locks

FACILITIES

MECHANICAL SERVICE  
Common areas and car park mechanically ventilated where required by law  
SECURITY SERVICE  
Video intercom  
CAR PARKING  
Underground security car spaces  
COMMUNICATION  
Television connections to main bedroom and living room  
Two phone lines, Pay TV provisions, Data access cabling,  
Fibre optic broadband provisions  
LIFT  
"KONE" lifts with security key coded to all levels including the basement









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## COMMUNITY

# Always committed

ALAND is committed to delivering state-of-the-art contemporary residential projects that represent best in class for both quality and value for money. A specialist builder and developer with great knowledge of the Western Sydney market, ALAND is committed to creating communities that will grow and thrive over the coming decades. Our developments make a positive contribution to the local urban landscape, creating outstanding places to invest and live in.

A trusted Australian-owned family company with 20 years of experience, ALAND is dedicated to the future vision of Parramatta and its people. As major sponsor of the Parramatta Eels since 2018, ALAND continues to work with the club to support the broader local community through charities including Ronald McDonald House and the Thomas Kelly Youth Foundation.





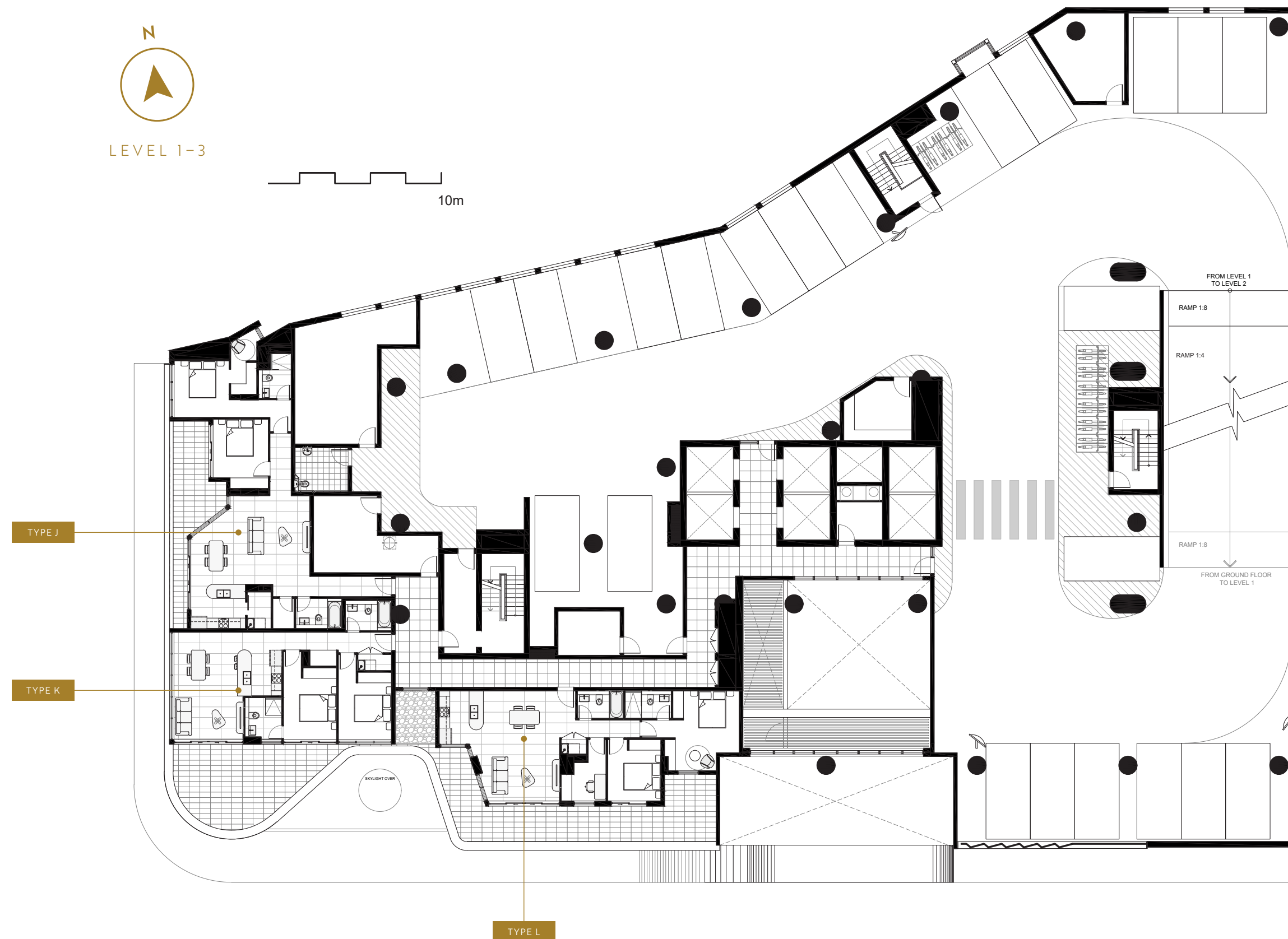


# Floor Plates



# Level 1–3





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# Level 4





LEVEL 4

0 10m



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# Level 5–31





LEVEL 5-31



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# Level 32–38





LEVEL 32-38

0 10m



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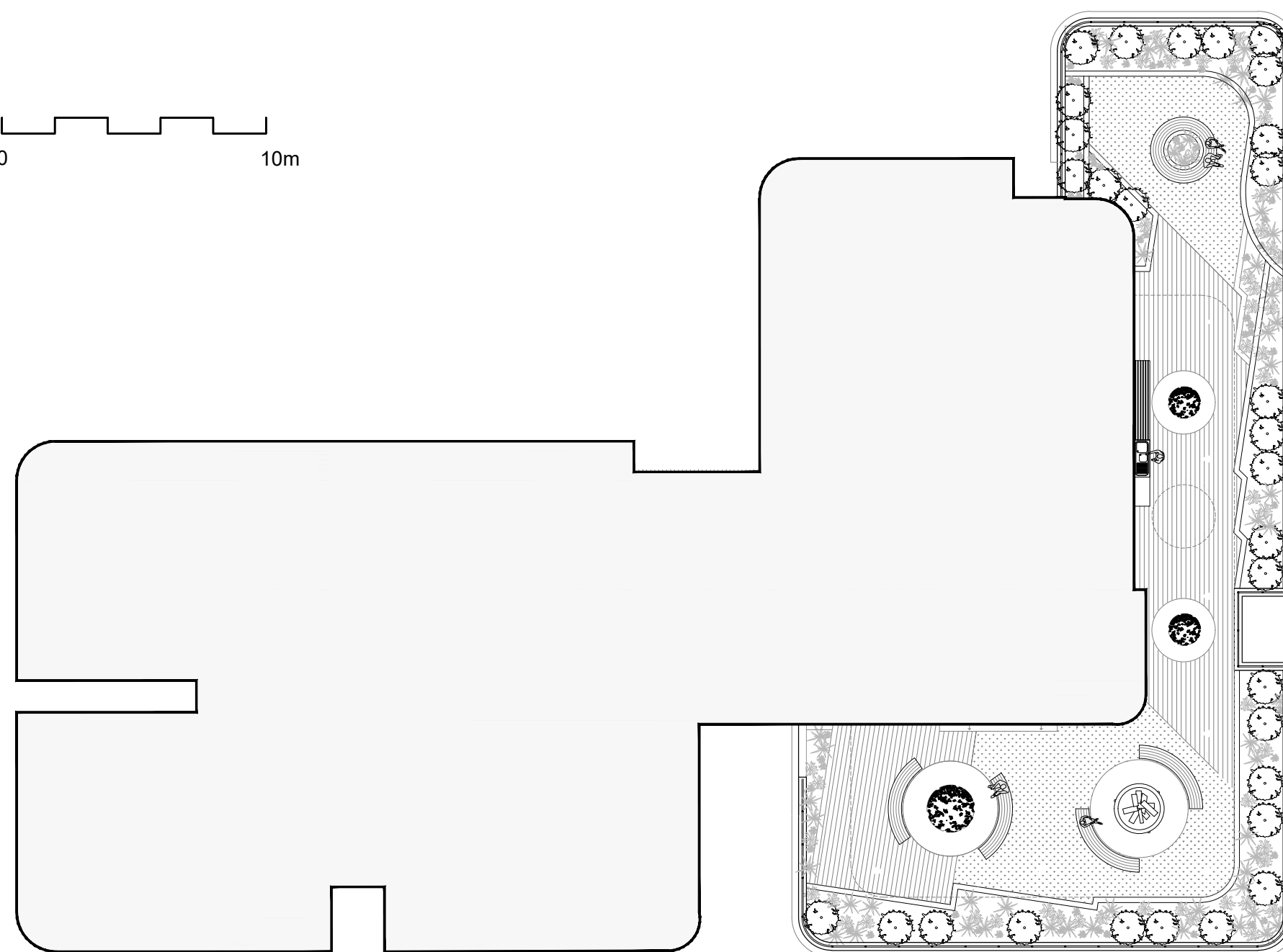
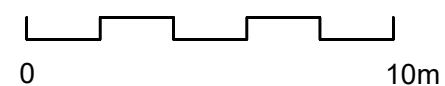


# Level 40





LEVEL 40



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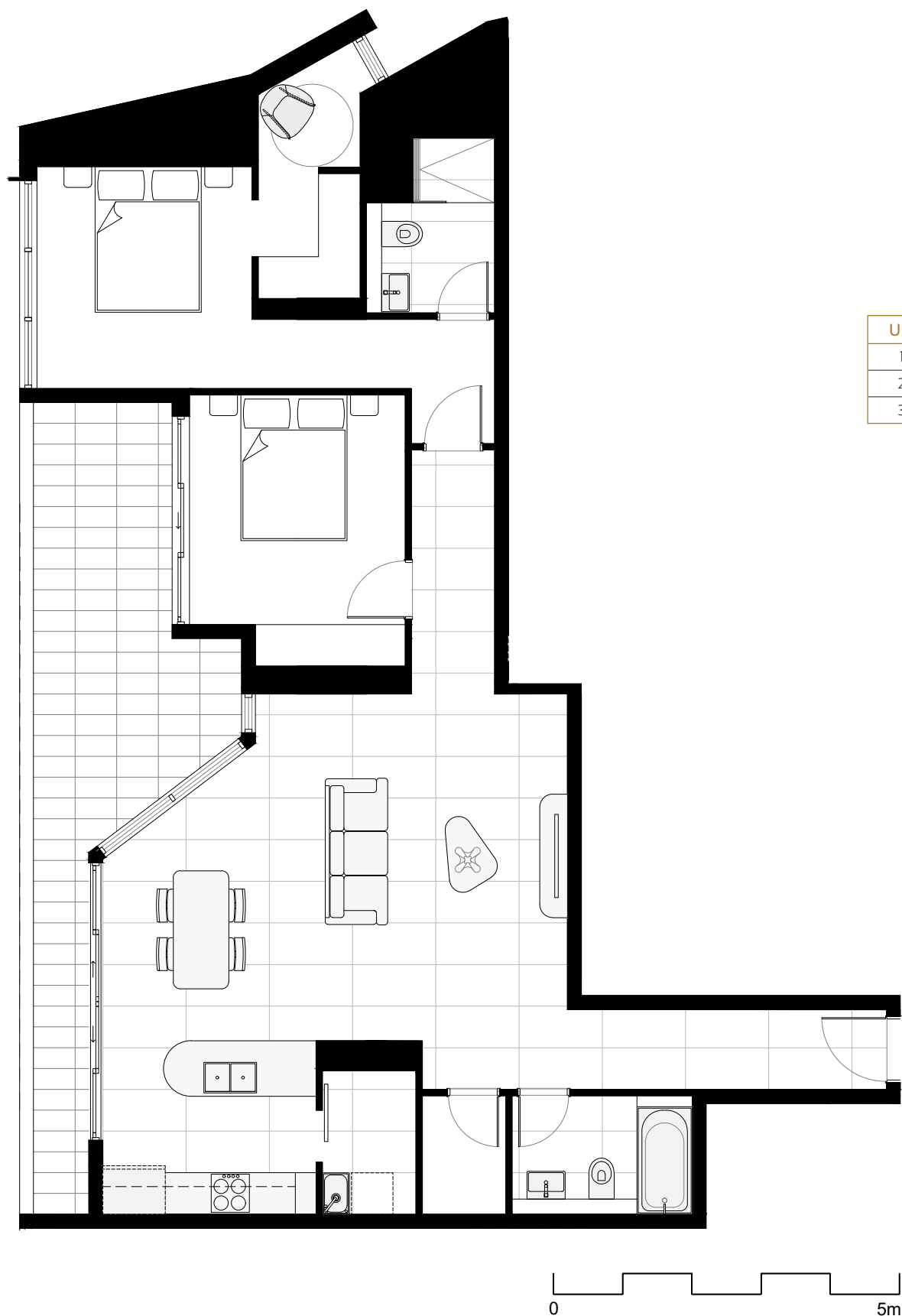


# Floor Plans



Level 1–3





LEVEL 1-3

UNIT	PT	LEVEL
101	1	1-3
201	4	1-3
301	7	1-3



## Unit Type J



## Area

INTERNAL	95M <sup>2</sup>
EXTERNAL	18M <sup>2</sup>
TOTAL	113M <sup>2</sup>

\*For parking refer the Parking Schedule

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## Unit Type K



### Area

INTERNAL	78M <sup>2</sup>
EXTERNAL	32M <sup>2</sup>
TOTAL	110M <sup>2</sup>

\*For parking refer the Parking Schedule

**ALAND**



LEVEL 1-3

UNIT	PT	LEVEL
102	2	1-3
202	5	1-3
302	8	1-3

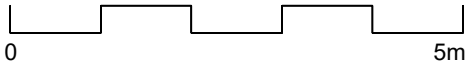
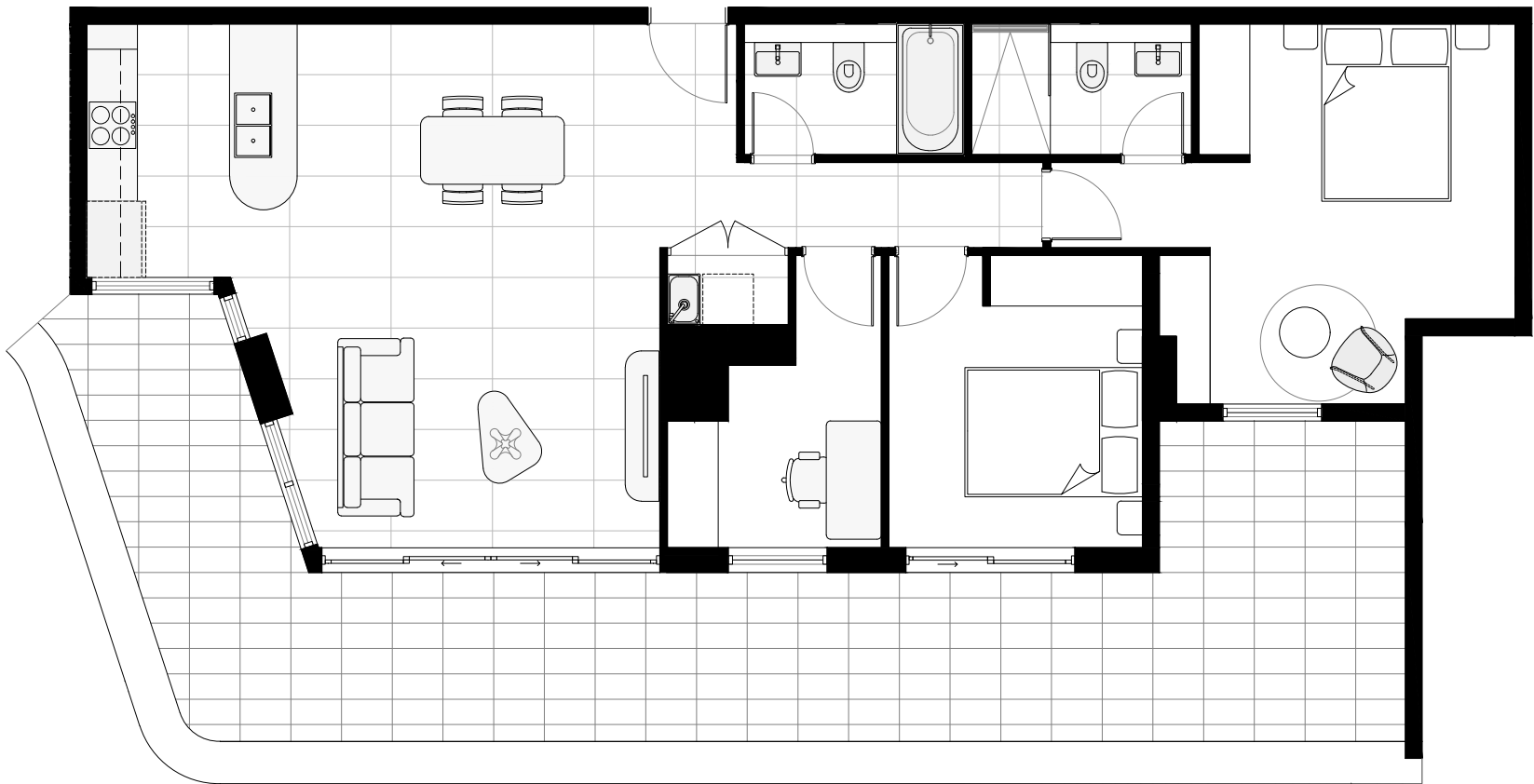
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LEVEL 1-3

UNIT	PT	LEVEL
103	3	1-3
203	6	1-3
303	9	1-3



# Unit Type L



## Area

INTERNAL	87M <sup>2</sup>
EXTERNAL	41M <sup>2</sup>
TOTAL	128M <sup>2</sup>

\*For parking refer the Parking Schedule

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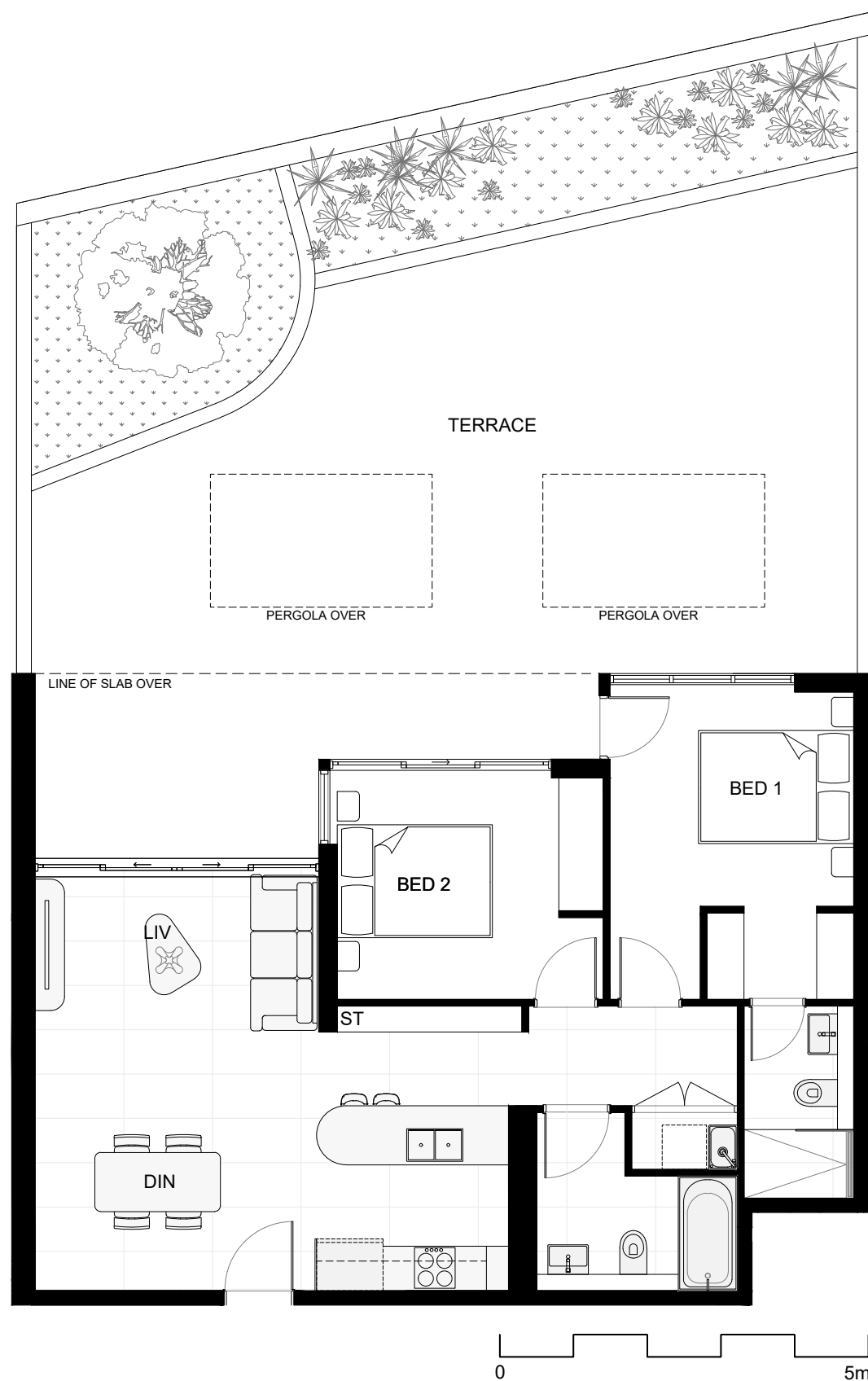
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Level 4





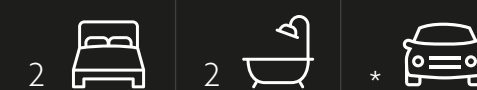
LEVEL 4

UNIT	PT	LEVEL
401	10	4

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## Unit Type A1



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	92M <sup>2</sup>
TOTAL	164M <sup>2</sup>

\*For parking refer the Parking Schedule

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ALAND





## Unit Type B1



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	152M <sup>2</sup>
TOTAL	224M <sup>2</sup>

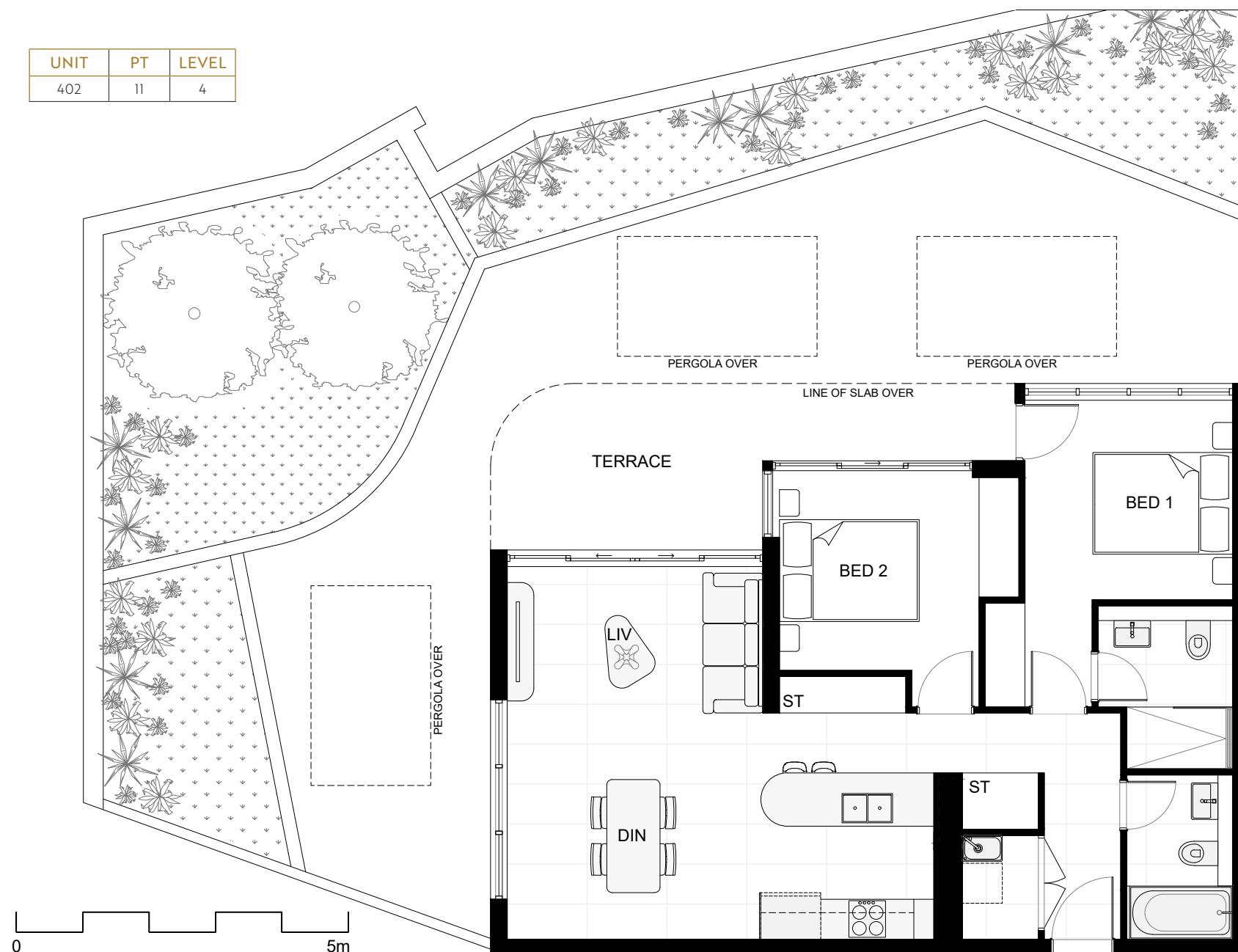
\*For parking refer the Parking Schedule

ALAND



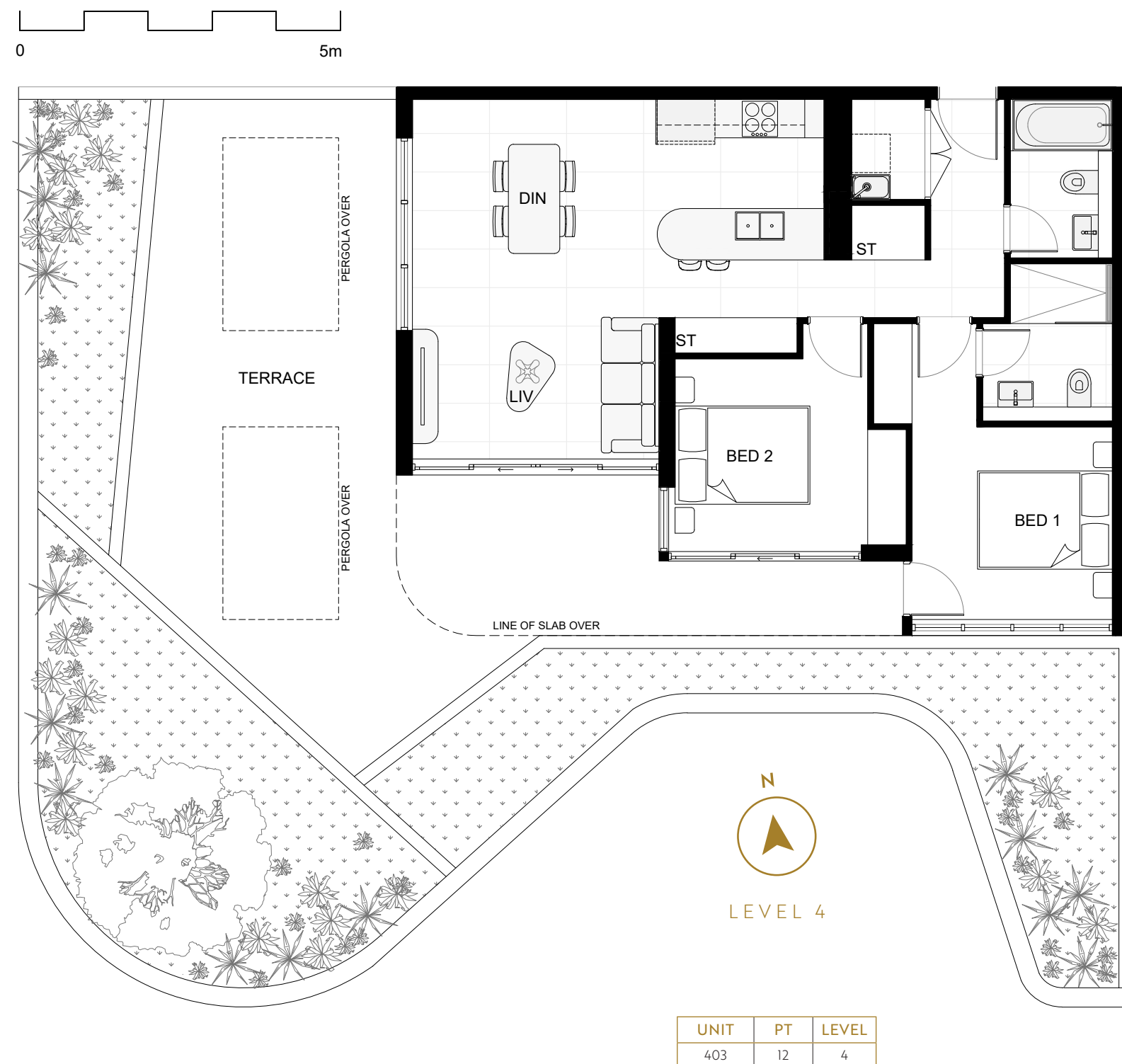
LEVEL 4

UNIT	PT	LEVEL
402	11	4



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## Unit Type C1



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	113M <sup>2</sup>
TOTAL	185M <sup>2</sup>

\*For parking refer the Parking Schedule

**ALAND**



## Unit Type D1



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	116M <sup>2</sup>
TOTAL	188M <sup>2</sup>

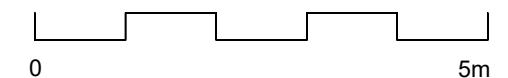
\*For parking refer the Parking Schedule

ALAND



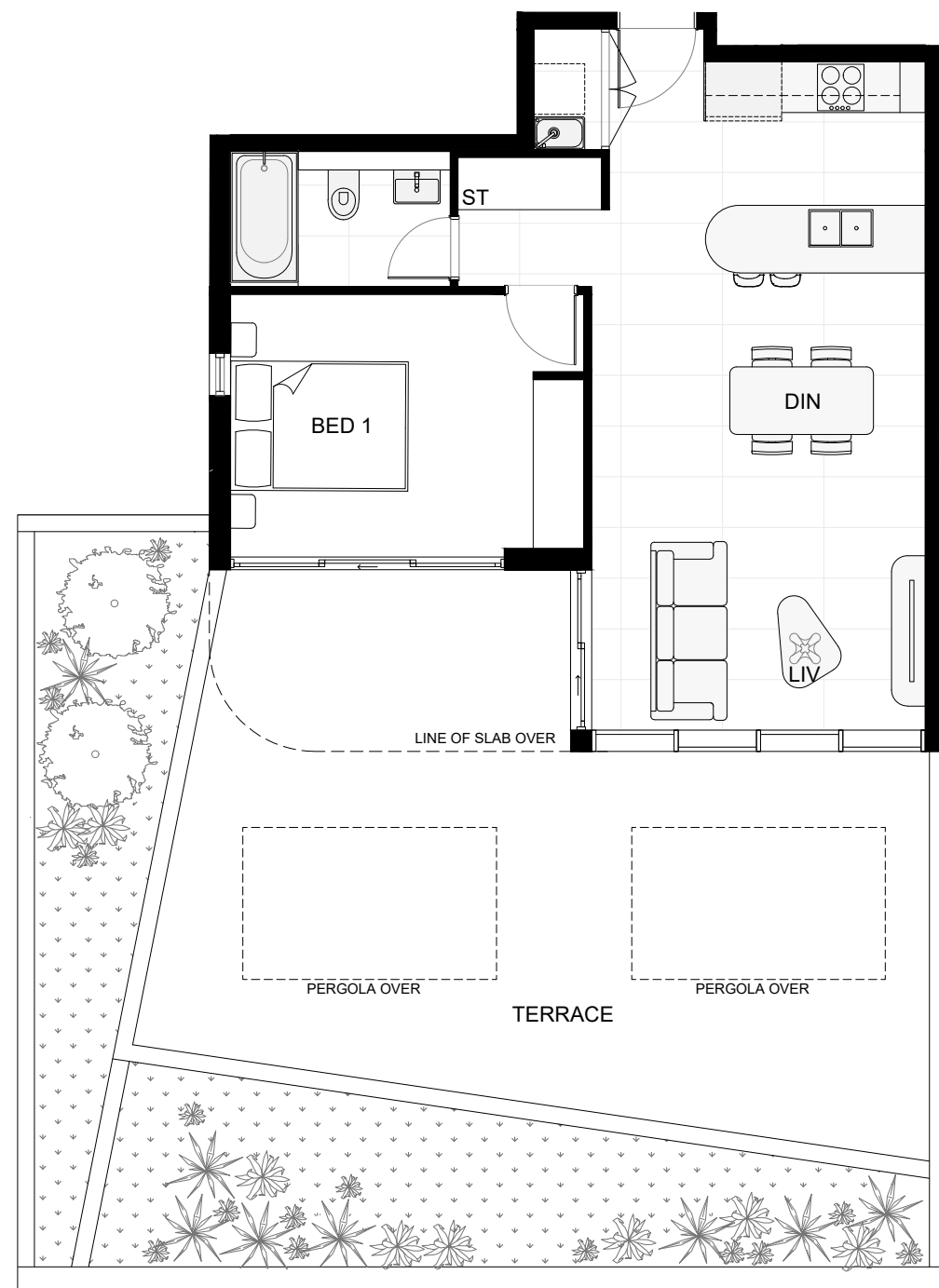
LEVEL 4

UNIT	PT	LEVEL
404	13	4



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LEVEL 4

UNIT	PT	LEVEL
405	14	4



## Unit Type E1



### Area

INTERNAL	52M <sup>2</sup>
EXTERNAL	75M <sup>2</sup>
TOTAL	127M <sup>2</sup>

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**ALAND**



## Unit Type F1



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	94M <sup>2</sup>
TOTAL	166M <sup>2</sup>

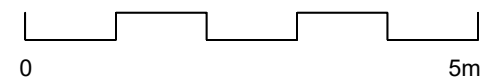
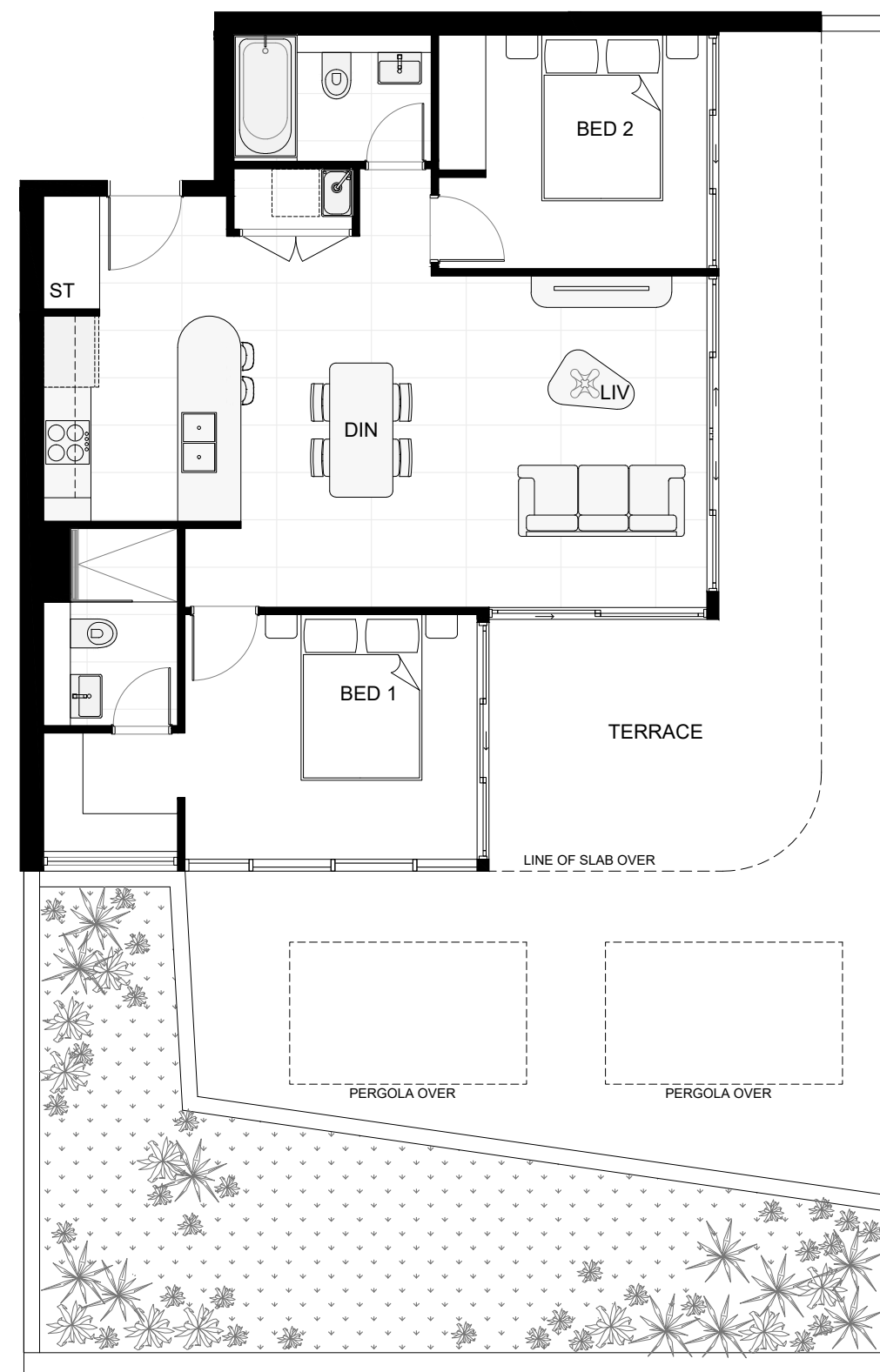
\*For parking refer the Parking Schedule

**ALAND**



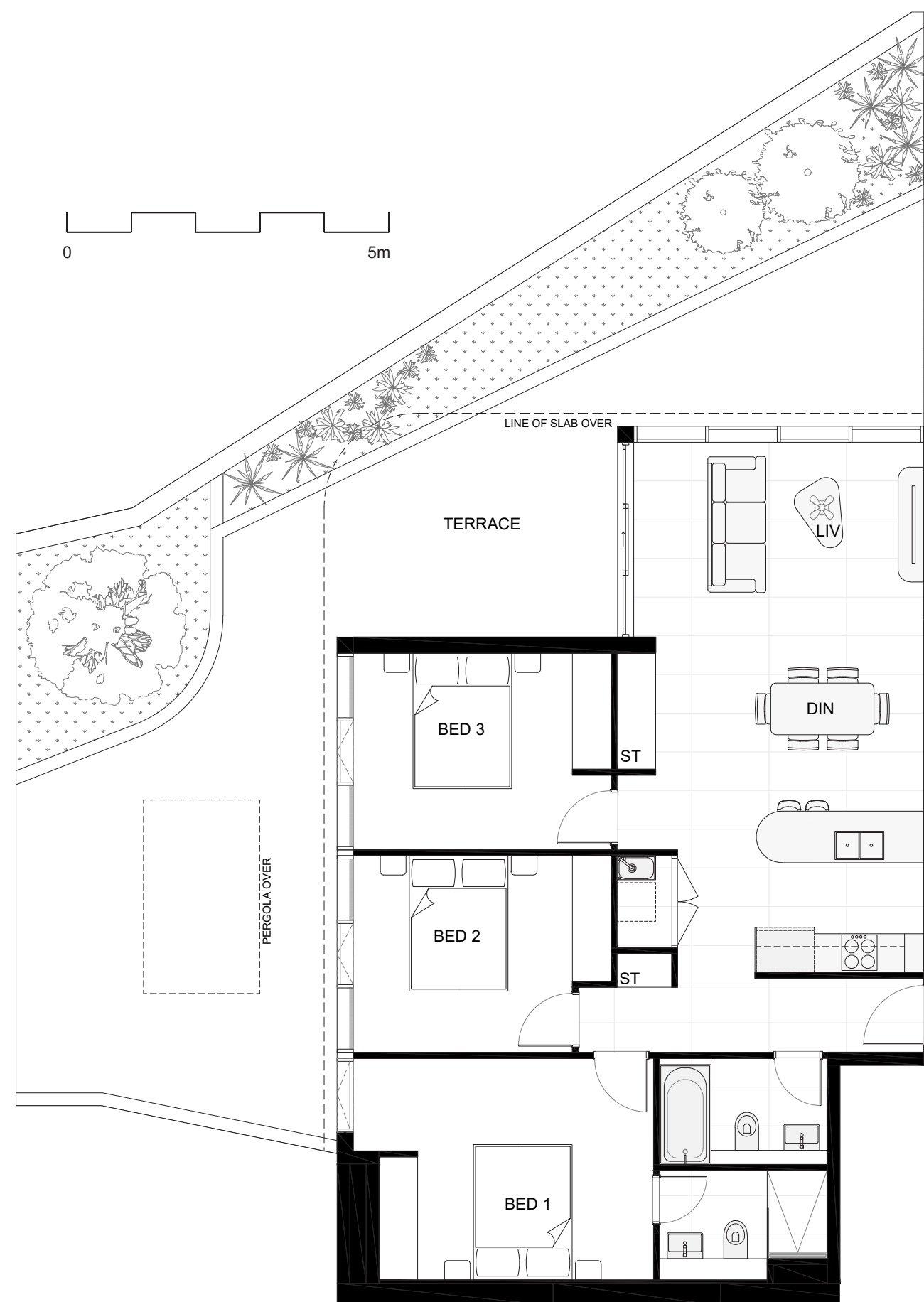
LEVEL 4

UNIT	PT	LEVEL
406	15	4



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LEVEL 4

UNIT	PT	LEVEL
407	16	4

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## Unit Type G1



### Area

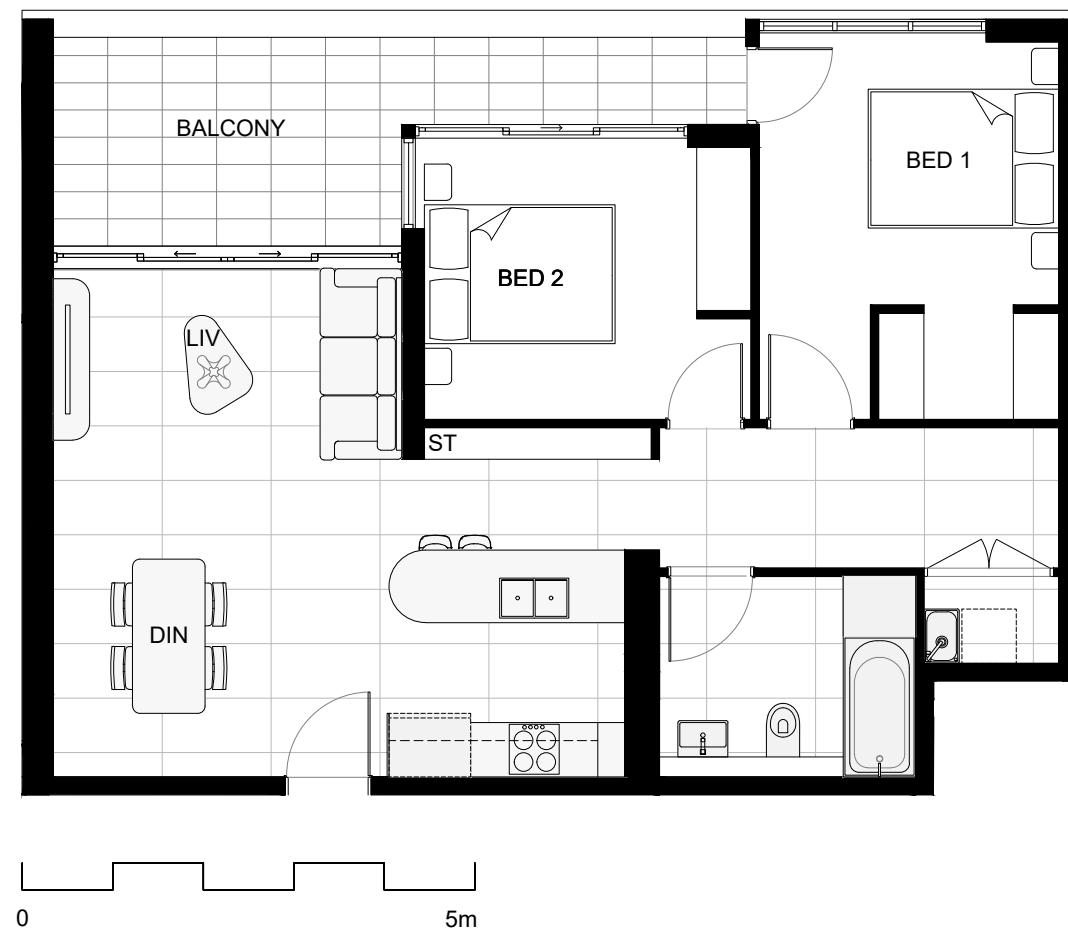
INTERNAL	93M <sup>2</sup>
EXTERNAL	94M <sup>2</sup>
TOTAL	187M <sup>2</sup>

\*For parking refer the Parking Schedule

**ALAND**

Level 5–38



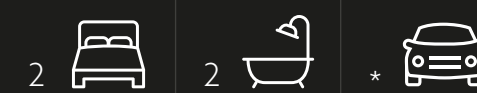


LEVEL 5-38

UNIT	PT	LEVEL
501	17	5
601	26	6
701	35	7
801	44	8
901	53	9
1001	62	10
1101	71	11
1201	80	12
1301	89	13
1401	98	14
1501	107	15
1601	116	16
1701	125	17
1801	134	18
1901	143	19
2001	152	20
2101	161	21
2201	170	22
2301	179	23
2401	188	24
2501	197	25
2601	206	26
2701	215	27
2801	224	28
2901	233	29
3001	242	30
3101	251	31
3201	260	32
3301	269	33
3401	278	34
3501	287	35
3601	296	36
3701	305	37
3801	314	38



## Unit Type A



### Area

INTERNAL	72 M <sup>2</sup>
EXTERNAL	12 M <sup>2</sup>
TOTAL	84 M <sup>2</sup>

\*For parking refer the Parking Schedule

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## Unit Type B



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	12M <sup>2</sup>
TOTAL	84M <sup>2</sup>

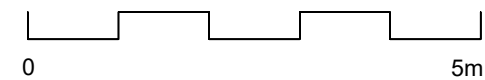
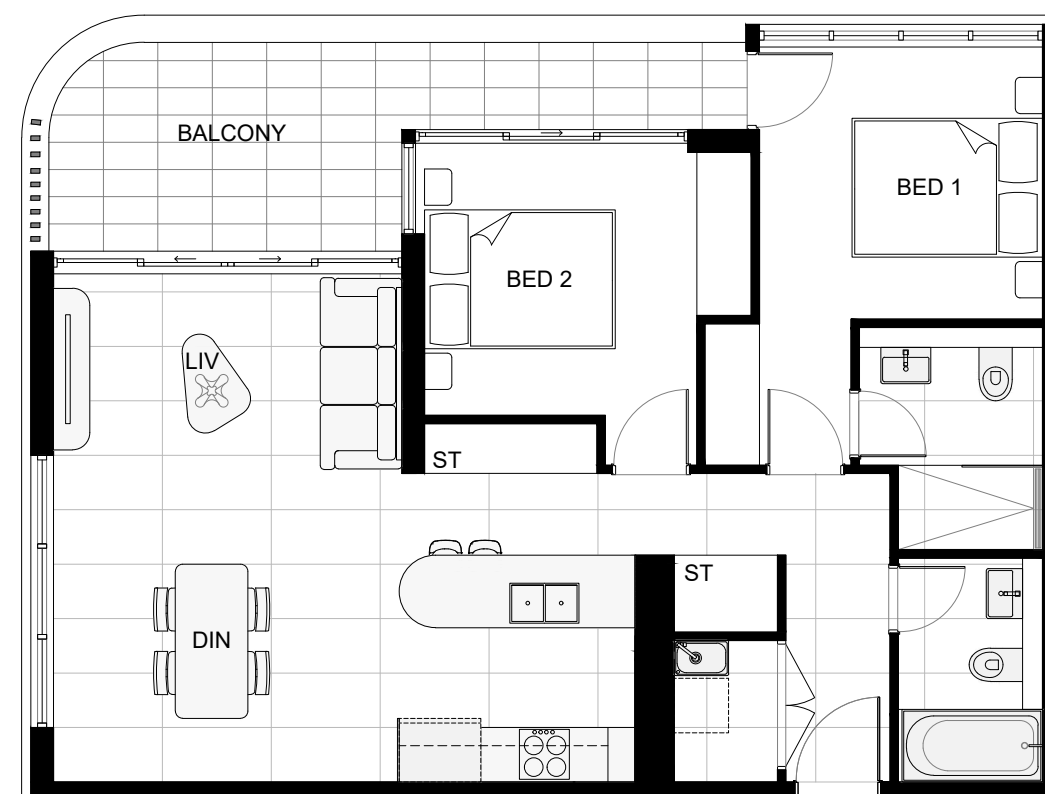
\*For parking refer the Parking Schedule

**ALAND**



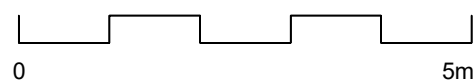
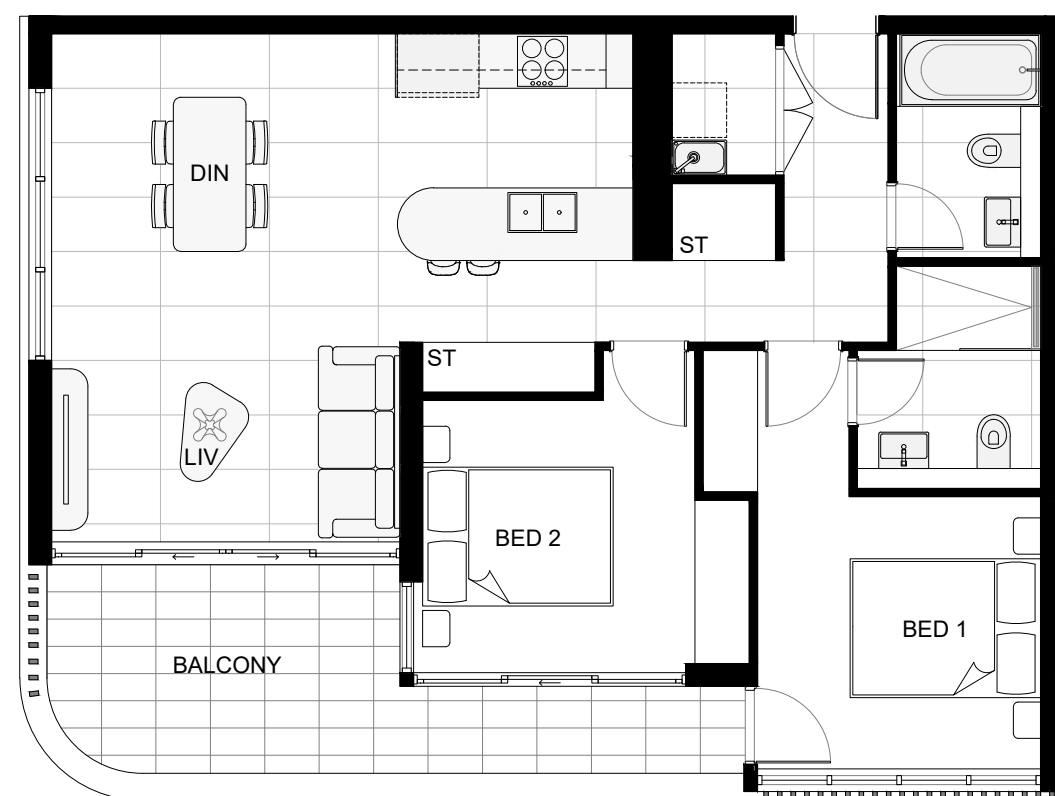
LEVEL 5-38

UNIT	PT	LEVEL
502	18	5
602	27	6
702	36	7
802	45	8
902	54	9
1002	63	10
1102	72	11
1202	81	12
1302	90	13
1402	99	14
1502	108	15
1602	117	16
1702	126	17
1802	135	18
1902	144	19
2002	153	20
2102	162	21
2202	171	22
2302	180	23
2402	189	24
2502	198	25
2602	207	26
2702	216	27
2802	225	28
2902	234	29
3002	243	30
3102	252	31
3202	261	32
3302	270	33
3402	279	34
3502	288	35
3602	297	36
3702	306	37
3802	315	38



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LEVEL 5-38

UNIT	PT	LEVEL
503	19	5
603	28	6
703	37	7
803	46	8
903	55	9
1003	64	10
1103	73	11
1203	82	12
1303	91	13
1403	100	14
1503	109	15
1603	118	16
1703	127	17
1803	136	18
1903	145	19
2003	154	20
2103	163	21
2203	172	22
2303	181	23
2403	190	24
2503	199	25
2603	208	26
2703	217	27
2803	226	28
2903	235	29
3003	244	30
3103	253	31
3203	262	32
3303	271	33
3403	280	34
3503	289	35
3603	298	36
3703	307	37
3803	316	38



## Unit Type C



### Area

INTERNAL	72 M <sup>2</sup>
EXTERNAL	12 M <sup>2</sup>
TOTAL	84 M <sup>2</sup>

\*For parking refer the Parking Schedule

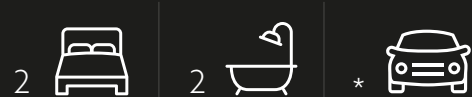
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ALAND



## Unit Type D



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	12M <sup>2</sup>
TOTAL	84M <sup>2</sup>

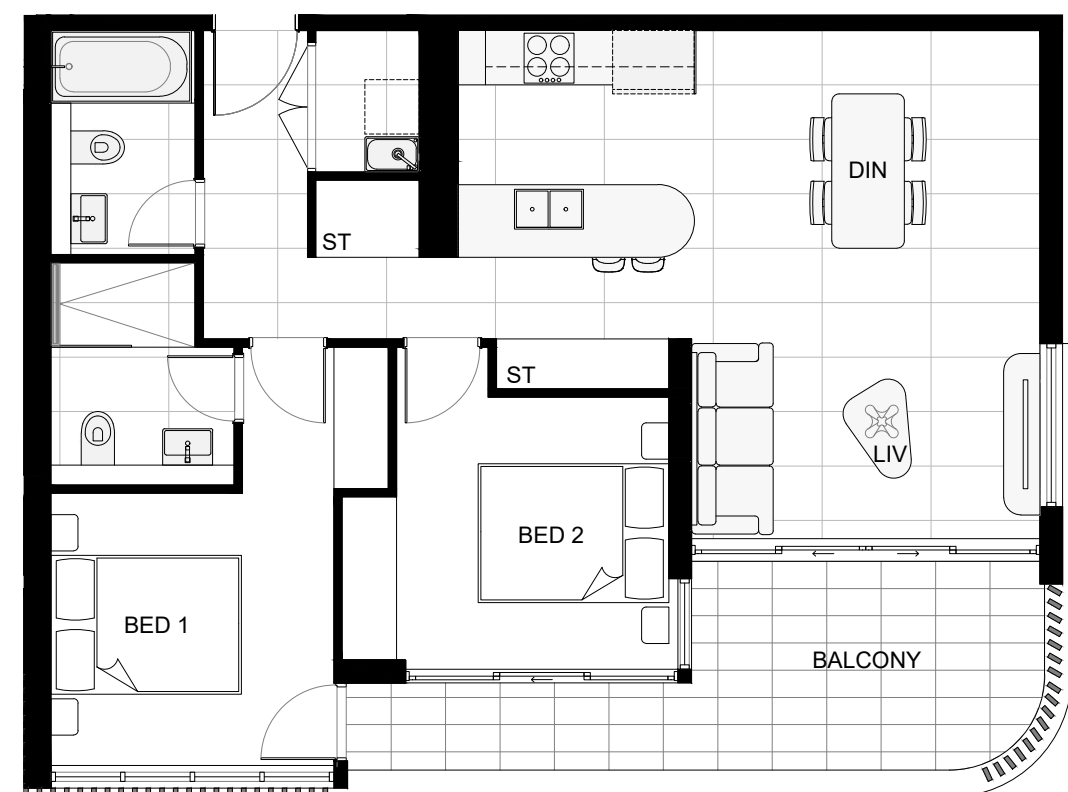
\*For parking refer the Parking Schedule

ALAND



LEVEL 5-38

UNIT	PT	LEVEL
504	20	5
604	29	6
704	38	7
804	47	8
904	56	9
1004	65	10
1104	74	11
1204	83	12
1304	92	13
1404	101	14
1504	110	15
1604	119	16
1704	128	17
1804	137	18
1904	146	19
2004	155	20
2104	164	21
2204	173	22
2304	182	23
2404	191	24
2504	200	25
2604	209	26
2704	218	27
2804	227	28
2904	236	29
3004	245	30
3104	254	31
3204	263	32
3304	272	33
3404	281	34
3504	290	35
3604	299	36
3704	308	37
3804	317	38



0 5m

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LEVEL 5-38

UNIT	PT	LEVEL
505	21	5
605	30	6
705	39	7
805	48	8
905	57	9
1005	66	10
1105	75	11
1205	84	12
1305	93	13
1405	102	14
1505	111	15
1605	120	16
1705	129	17
1805	138	18
1905	147	19
2005	156	20
2105	165	21
2205	174	22
2305	183	23
2405	192	24
2505	201	25
2605	210	26
2705	219	27
2805	228	28
2905	237	29
3005	246	30
3105	255	31
3205	264	32
3305	273	33
3405	282	34
3505	291	35
3605	300	36
3705	309	37
3805	318	38



## Unit Type E



### Area

INTERNAL	52M <sup>2</sup>
EXTERNAL	8M <sup>2</sup>
TOTAL	60M <sup>2</sup>

\*For parking refer the Parking Schedule

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**ALAND**



## Unit Type F



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	21M <sup>2</sup>
TOTAL	93M <sup>2</sup>

\*For parking refer the Parking Schedule

ALAND



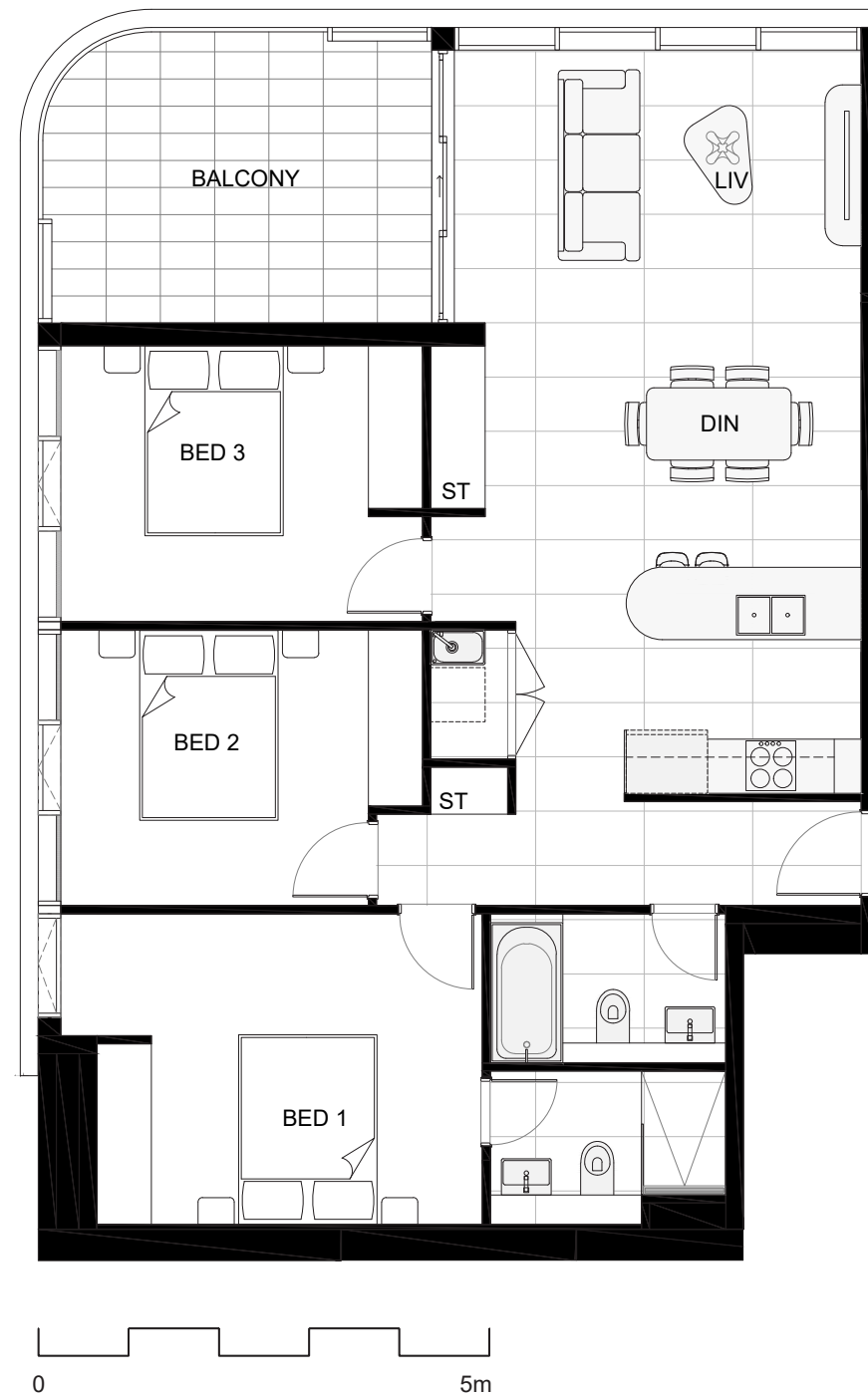
LEVEL 5-38

UNIT	PT	LEVEL
506	22	5
606	31	6
706	40	7
806	49	8
906	58	9
1006	67	10
1106	76	11
1206	85	12
1306	94	13
1406	103	14
1506	112	15
1606	121	16
1706	130	17
1806	139	18
1906	148	19
2006	157	20
2106	166	21
2206	175	22
2306	184	23
2406	193	24
2506	202	25
2606	211	26
2706	220	27
2806	229	28
2906	238	29
3006	247	30
3106	256	31
3206	265	32
3306	274	33
3406	283	34
3506	292	35
3606	301	36
3706	310	37
3806	319	38



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LEVEL 5-38

UNIT	PT	LEVEL
507	23	5
607	32	6
707	41	7
807	50	8
907	59	9
1007	68	10
1107	77	11
1207	86	12
1307	95	13
1407	104	14
1507	113	15
1607	122	16
1707	131	17
1807	140	18
1907	149	19
2007	158	20
2107	167	21
2207	176	22
2307	185	23
2407	194	24
2507	203	25
2607	212	26
2707	221	27
2807	230	28
2907	239	29
3007	248	30
3107	257	31
3207	266	32
3307	275	33
3407	284	34
3507	293	35
3607	302	36
3707	311	37
3807	320	38



## Unit Type G



### Area

INTERNAL	93M <sup>2</sup>
EXTERNAL	13M <sup>2</sup>
TOTAL	106M <sup>2</sup>

\*For parking refer the Parking Schedule

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## Unit Type H



### Area

INTERNAL	74M <sup>2</sup>
EXTERNAL	12M <sup>2</sup>
TOTAL	86M <sup>2</sup>

\*For parking refer the Parking Schedule

ALAND



LEVEL 5-38

UNIT	PT	LEVEL
508	24	5
608	33	6
708	42	7
808	51	8
908	60	9
1008	69	10
1108	78	11
1208	87	12
1308	96	13
1408	105	14
1508	114	15
1608	123	16
1708	132	17
1808	141	18
1908	150	19
2008	159	20
2108	168	21
2208	177	22
2308	186	23
2408	195	24
2508	204	25
2608	213	26
2708	222	27
2808	231	28
2908	240	29
3008	249	30
3108	258	31
3208	267	32
3308	276	33
3408	285	34
3508	294	35
3608	303	36
3708	312	37
3808	321	38



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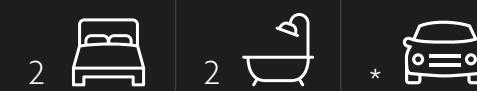
LEVEL 5-38



UNIT	PT	LEVEL
509	25	5
609	34	6
709	43	7
809	52	8
909	61	9
1009	70	10
1109	79	11
1209	88	12
1309	97	13
1409	106	14
1509	115	15
1609	124	16
1709	133	17
1809	142	18
1909	151	19
2009	160	20
2109	169	21
2209	178	22
2309	187	23
2409	196	24
2509	205	25
2609	214	26
2709	223	27
2809	232	28
2909	241	29
3009	250	30
3109	259	31
3209	268	32
3309	277	33
3409	286	34
3509	295	35
3609	304	36
3709	313	37
3809	322	38



## Unit Type I



### Area

INTERNAL	72M <sup>2</sup>
EXTERNAL	13M <sup>2</sup>
TOTAL	85M <sup>2</sup>

\*For parking refer the Parking Schedule

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