

THE CARLING



MERITON

263-281 Pennant Hills Road
Carlingford





EVERYTHING YOUR HEART DESIRES

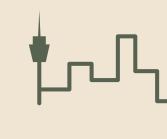


QUALITY APARTMENTS BUILT FOR A LIFETIME



WHY BUYING A MERITON APARTMENT SHOULD BE YOUR ONLY CHOICE

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



100%
construction completion
on every project



Over \$3 billion
in apartments
sales over 3 years



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



Over 60 years
of history

THE NEW HEART OF CARLINGFORD

The Carling is a boutique master-planned community comprising seven luxury residential towers and a vibrant new retail precinct built around an enchanting Central Park.

As The Carling's beautiful green epicenter, the 4,700m² Central Park forms a welcoming environment where residents can enjoy interactive playgrounds, an outdoor gym and calming green spaces for relaxation. As Carlingford's new civic hub, the retail precinct offers lively cafes, restaurants, a national supermarket and on-site childcare centre.

This exclusive first release soars 17 levels, commanding never-to-be-built-out panoramic views over the local district towards Sydney's glittering CBD, Rhodes, Macquarie Park and Parramatta. A collection of just 60 expansive apartments, presents a unique opportunity to live a life of discerning quality, uniting intelligent design, exceptional craftsmanship and inspiring vistas.

On-site amenities offer a world class resort experience with exclusive access to luxuries including a residents-only pool, spa, sauna and state-of-the-art gym, while stunning rooftop gardens feature barbeque pavilions and a breathtaking district outlook.

Exceptionally well connected, The Carling boasts easy access to the M2 and has a direct link to Carlingford Light Rail Station, connecting you to major precincts, hubs of employment and all of Sydney's wonders. For families, a short walk or a few minutes drive is all it takes to arrive at Australia's highest ranking schools including James Ruse Agricultural High School & Carlingford West Public School.

We welcome you to become part of this outstanding new community, where you'll discover everything.



AN INSPIRING ARCHITECTURAL VISION

A collaboration between Meriton and award-winning architects Fender Katsalidis, The Carling's visionary masterplan is focused on bringing vibrant new amenity to the Carlingford area, curating open spaces to create a welcoming new community focal point. Carefully selected facade materials play on light and shade to achieve an architecturally remarkable building designed to capture dazzling city vistas.

- 🏠 Spacious 1+MPR, 2, 2+MPR and 3 bedroom residences
- 🏠 Just three to five apartments per floor
- 🏠 Most apartments enjoy desirable corner positions, enhancing views, light and privacy
- 🏠 Double-glazed glass in all rooms, providing superior thermal and sound protection for privacy, comfort and energy efficiency
- 🏠 Apartments are designed with an effective natural ventilation system, ensuring fresh air circulation even with windows closed
- 🏠 Direct lift access to secure underground parking with separate lock-up storage
- 🏠 Impressive double-height lobby heralds a grand arrival for you and your guests
- 🏠 State-of-the-art technology reaffirms The Carling as a market-leading development, boasting EV car charging provisions. All car spaces are designed to be fitted with an EV charger at an affordable cost, future-proofing your investment.





VIEWS THAT WILL TAKE YOUR BREATH AWAY

From your superb vantage point, you'll be rewarded with sweeping views from a variety of aspects, gazing from Macquarie Park around to Rhodes, the Sydney CBD and Parramatta, creating a backdrop that's mesmerising by day or night.



Artist's impression

FALL IN LOVE WITH YOUR NEW ABODE

Wonderfully generous living areas are orientated to harness sweeping views and abundant natural light.

- Larger-than-average layouts make furniture placement effortless
- Sleek designer tiling throughout all living areas with seamless level access out to generous balconies
- Abundant storage space including a well-appointed pantry and linen closet
- Many apartments boast a fully functional multi-purpose room, complete with an operable window, A/C, and built-in robe providing the perfect space to work from home or accommodate guests
- Each laundry is equipped with an 8-star energy-rated heat pump dryer with steam and a front load washing machine
- Integrated reverse-cycle air-conditioning with individual controls in all rooms
- Sustainable features such as LED downlights and water saving fixtures
- Block-out roller blinds in all rooms providing complete privacy and light control
- Provision for super-fast broadband and pay TV with fibre optic cabling to all rooms
- Comprehensive security including video intercom and CCTV cameras

Open-plan Spaces

THE HEART OF YOUR HOME

Impeccably designed, light-filled kitchens are thoughtfully arranged for everyday use as well as elaborate entertaining. Finished with custom-crafted joinery and ambient over-bench lighting, they're graced with a suite of European appliances to elevate your culinary experience.

- 🏠 Premium BOSCH appliances including an integrated oven with black glass door, gas cooktop, undermount rangehood, integrated dishwasher and microwave, all backed by a 5-year warranty
- 🏠 Bespoke full-height cabinetry with soft-closing drawers
- 🏠 Island benches with additional storage and Cosentino Dekton stone benchtops with waterfall edge
- 🏠 Large undermount sink with brushed nickel or polished chrome tapware
- 🏠 Elegant feature pendant light over the island bench
- 🏠 Fridge waterline connection provided



Artist's impression



Artist's impression

SOPHISTICATED BATHROOMS

Stylishly appointed, bathrooms exude a refined minimalism, boasting premium finishes and elegant appointments.

- 🏠 Premium floor-to-ceiling tiles
- 🏠 Bespoke wall-mounted cabinetry and ambient LED lighting
- 🏠 Freestanding baths in most ensuites
- 🏠 Frameless glass shower screens
- 🏠 Polished chrome or brushed nickel tapware and accessories
- 🏠 Wall-mounted floating toilet suites with concealed cistern



BEDROOMS THAT DREAMS ARE MADE OF

Spacious, functional and bathed in light, the ambient bedrooms feature roomy built-in wardrobes, with master suites encompassing luxury ensuite bathrooms. Most bedrooms are framed by full-height, wall-to-wall windows which maximise the view and create a strong connection to the outdoors.

Artist's impression

THE VIBRANT NEW CENTRE OF CARLINGFORD

The joy of The Carling lies in the convenience of enjoying all life's pleasures and necessities at your door.

A beautifully designed retail plaza and village forecourt create a sense of vibrancy and a welcoming environment where you can catch up for coffee with friends, enjoy evening drinks or get the kids together for play dates in the playground. Specialty stores including a major national supermarket cater for all your daily needs while upmarket cafes and restaurants with outdoor dining bring life and energy to the precinct. Dotted with trees, landscaped pedestrian links connect you to the Central Park, where you'll find active and restful leisure areas and a direct link to the Light Rail station.





Artist's impression



THE RESORT LIFE

World-class amenities deliver a sensational resort-style experience for residents. A host of recreational attractions and open spaces allow you to relax, meet up with friends and keep fit.

- 🏠 Indoor wellness centre equipped with a lap pool, spa, sauna and state-of-the-art gym
- 🏠 Stunning rooftop gardens feature a barbeque pavilion and breathtaking district views
- 🏠 4,700sqm Central Park where residents can enjoy interactive playgrounds, an outdoor gym and calming green spaces for relaxation

- 🏠 Families are afforded the convenience of an on-site childcare centre
- 🏠 Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance
- 🏠 My Parcel locker systems so residents can fulfil their online shopping need

CONVENIENCE IS KEY



Well serviced by bus, rail and road networks, this thriving location will become even more accessible upon completion of the Parramatta Light Rail. Stage 1 of this significant infrastructure project will connect Carlingford to Parramatta and Westmead with services every 7 minutes, while Stage 2 will connect Parramatta to Sydney Olympic Park.

 Future stages



A LIFESTYLE TO BE LOVED

Wonderfully central, The Carling is conveniently close to everything you need to enjoy life, from transport and renowned schools to leading retail centres, beautiful national parks and recreational attractions.

Highly regarded local educational institutions make The Carling a popular choice for families and young couples, with a number of high ranking public and private primary & secondary schools nearby and Macquarie University a short bus ride away.

AN ASTUTE INVESTMENT OPPORTUNITY

As part of the City of Parramatta, Carlingford will benefit from multimillion dollar ongoing infrastructure investment in one of Sydney's most rapidly growing areas.



Direct access to The Carling's Retail Precinct anchored by a national supermarket



On your doorstep
Bus services to Macquarie Park & Parramatta every 15 minutes



150m
Short walk to Carlingford Light Rail Station with services every 7 minutes to Parramatta & Westmead



300m
Carlingford Court Shopping Centre



2km
John Wearne Reserve



4 min
Drive to M2



7km
Parramatta CBD
Sydney's second CBD where over 185,000 people work



8km
Macquarie Park where over 70,000 people work, projected to become the 4th largest CBD in Australia over the next 20 years



10km
Westmead Health Precinct \$1 billion investment in Westmead biomedical precinct and hospital upgrade



Unit rents in Carlingford have increased 18.2% over 12 months (May 2023 - April 2024 source: REA)

1%

Meriton residential vacancy rate



Meriton average tenancy is 18 months

TOP RANKING SCHOOLS

Carlingford Public School - #36 in the top Sydney Government Primary School rankings in 2023	750m
James Ruse Agricultural High School - Australia's highest academically ranked school	900m
Carlingford West Public School - #8 in the top Sydney Government Primary School rankings in 2023	1.3 km
Cumberland High School - #44 in the top Sydney Government High School rankings in 2023	1.5 km
The King's School - #18 in the top Sydney Non-Government Secondary School rankings	2.8 km
Tara Anglican School for Girls - #10 in the top Sydney Non-Government Secondary School rankings	4km

SUSTAINABLE LIVING



The Carling has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options including the Light Rail



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



High-performance double glazed window systems designed to achieve exceptionally high thermal performance and reduce reliance on mechanical heating and cooling



New generation 'heat pump condensing' 8-star energy-rated dryers and front load washing machines are provided to reduce energy consumption and minimize moisture penetration into apartments



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



Bicycle parking allows residents to have a healthy and cost-effective transportation alternative

At The Carling your apartment has been specially designed to meet stringent heating, cooling and energy efficiency standards. This ensures that residents and visitors experience enhanced comfort while benefitting from lower energy bills.



learn more about The Carling's energy efficient designs



Artist's impression



263-281
Pennant Hills Road
Carlingford

meriton.com.au/thecarling

Disclaimer: The publication is intended as a general introduction to The Carling 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. 51) Pty Limited ABN 92 168 601 250 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809