

MARRICKVILLE  
2204  
**WICKS PLACE**  
— ON THE PARK —

**PROJECT SUMMARY**



# MARRICKVILLE'S NEW URBAN VILLAGE.

ARTIST'S IMPRESSION

THERE'S SO MUCH TO LOVE  
ABOUT WICKS PLACE.



# PROJECT SUMMARY

## ABOUT TOGA

**TOGA HAS BEEN DEVELOPING, BUILDING AND ENRICHING COMMUNITIES FOR MORE THAN 57 YEARS. IN THAT TIME, WE HAVE ESTABLISHED OURSELVES AS ONE OF THE MOST EXPERIENCED, AUSTRALIAN OWNED, FULLY INTEGRATED PROPERTY DEVELOPERS.**

Founded in 1963, TOGA is the developer and builder behind a series of Australia's most beloved and award-winning precincts, including Harbourfront Balmain, Bondi Boheme, the Darwin Waterfront Precinct, the Adelaide Treasury building, the Jones Bay Wharf rejuvenation and the Crown Street Women's Hospital redevelopment, now the Adina Hotel.

Excellence, ownership, integrity, agility, and a genuine passion for creating meaningful spaces are the building blocks of TOGA. Our common values have helped us evolve throughout the years and are our commitment to you; our customers, communities, partners and team.

TOGA has built a reputation for creating high-quality properties and offering services that exceed our customers' expectations. We partner with our customers throughout their entire property journey, building open and transparent relationships. Our committed and dedicated team of property professionals are there with you from the very first moment you consider a TOGA property to the day we hand over your keys and beyond.

We offer you peace of mind, exceptional customer care and the reassurance that comes with buying from an established property company. Being part of the TOGA family is why our customers continue to choose and recommend us.

**SHAPING  
MEANINGFUL  
SPACES  
FOR LIFE.**



Harbourfront,  
Balmain



One Twenty Macquarie,  
Macquarie Park



Boheme, Bondi

 **TOGA**  
ESTABLISHED 1963

# WICKS PLACE

## PROJECT SUMMARY

PROJECT NAME	Wicks Place
ADDRESS	186 Victoria Road, Marrickville NSW 2204
DEVELOPER	TOGA
PROJECT MANAGER	TOGA
BUILDER	TOGA
ARCHITECTS	Turner and TOGA Design
INTERIOR DESIGN	Richards Stanisich
LANDSCAPE ARCHITECT	Black Beetle
LAND AREA	7,262m <sup>2</sup>

## DWELLING MIX FOR SALE

BUILDING	BUILDING FRONTAGE	NO. APARTMENTS
Building A - Stage 1	Victoria Road	30
Building B - Stage 1	Victoria Road	30
Building C - Stage 1	Hans Place	111
Building D - Stage 2	Chalder Avenue	57
Building E - Stage 2	Chalder Avenue	44
TOTAL		272

## DWELLING MIX AND SIZE BY APARTMENT TYPE

TYPE	AVERAGE INTERNAL AREA (m <sup>2</sup> )	AVERAGE EXTERNAL AREA (m <sup>2</sup> )	AVERAGE TOTAL AREA (m <sup>2</sup> )	APARTMENT MIX
1 Bedroom	54	13	67	26
1 Bedroom + Study	55	9	64	75
2 Bedroom 2 Bathroom	80	13	93	89
2 Bedroom + Study	85	16	101	71
3 Bedroom	110	17	127	11
TOTAL				272

# PROJECT SUMMARY

## LEVELS AND CAR SPACES

TYPE	AMOUNT
Residential Levels	11
Retail Levels	1
Basement Levels	2
Residential Car Spaces	214
Accessible Car Spaces	55
Residential Motorbike Parking Spaces	16
Visitor Car Spaces	27
Retail Car Spaces	65
Car Wash Bay	1

## RESIDENTIAL CAR PARKING

Parking spaces are provided in the basement level. Parking at Wicks Place is generally allocated in the following manner:

TYPE	CAR SPACE
1 Bedroom	no car space
1 Bedroom + Study	0 - 1 car space
2 Bedroom	1 car space
2 Bedroom + Study	1 car space
3 Bedroom	2 car spaces

## RENTAL ESTIMATES

TYPE	AMOUNT
1 Bedroom	\$600 - \$660 per week
2 Bedroom	\$750 - \$850 per week
3 Bedroom	\$1,050 - \$1,200 per week

## OUTGOINGS - PER QUARTER + GST

TYPE	STRATA LEVIES	COUNCIL RATES	WATER RATES
1 Bedroom	\$930	\$325	\$180
2 Bedroom	\$1,500	\$325	\$180
3 Bedroom	\$2,050	\$325	\$180

# WICKS PLACE

ARCHITECT - TURNER

## WICKS PLACE IS CREATED WITH DEEP RESPECT FOR ITS SURROUNDS AND GREAT THOUGHT FOR THE NEEDS OF ITS RESIDENTS, PROMISING AN INDIVIDUAL RESPONSE TO MARRICKVILLE'S HUMAN SCALE AND FABRIC.

“Just as Marrickville gains strength in diversity, there’s real diversity in the design layouts here too. There are triple and dual aspect apartments in one, two and three-bedroom homes. Even better, everyone gets an outlook. The upper levels capture sweeping city, district and park views while others enjoy vivid green backdrops over your landscaped communal gardens and across the public Wicks Park.

“Internally, the planning has been rigorously fine-tuned so that each apartment flows effortlessly, with materials chosen for both beauty and longevity. From the larger residences to the simplest one bedroom, every space has a great layout and wonderful features. “We’ve strived to create homes that will age well and where people can see themselves living for many years to come.”

*“Our vision for Wicks Place draws upon Marrickville’s longstanding community spirit and its dual residential and industrial past. We’ve sought to create a place that brings delight to those who live and visit, and leave a lasting legacy for the evolving suburb.”*

STEPHEN COX, TURNER

**TURNER**



# PROJECT SUMMARY

## INTERIOR DESIGNER - RICHARDS STANISICH

### THE SPACES ARE IMBUED WITH THE SERENE FEEL OF NATURE WHILE TACTILE FINISHES ADD AN ORGANIC QUALITY THAT WILL AGE WITH GRACE AND CHARACTER.

“Like the unique village of Marrickville itself, we’ve sought to give these homes their own voice. We wanted to give them house-like utility enhanced by the clarity of plentiful light and air.

We’ve taken cues from the building’s architecture, the people who’ll live here, and the natural environment.

“Nature shapes the interior palette, a great counterpoint to our increasingly urban

lives. The multi-hued natural stone on the benchtops and the beautiful soft colouration across the two palette choices lend a welcome feeling of calm to the spaces.

“The design is simple, contemporary yet beautifully detailed, with layered finishes bringing luxurious texture and warmth. We’ve steered away from fads and trends and really sought to capture the unaffected spirit of the neighbourhood.”

*“We believe in doing things well – no shortcuts, novelty solutions, or rushed decisions. We craft spaces with integrity and intention – qualities that are critically important in bringing a project like Wicks Place to life.”*

KIRSTEN STANISICH,  
RICHARDS STANISICH

RICHARDS STANISICH

## LANDSCAPE ARCHITECT - BLACK BEETLE

### OUR LANDSCAPE DESIGN FOR WICKS PLACE MELDS NATURE AND ARCHITECTURE, CREATING SPACES THAT WILL BE INSPIRATIONAL AND FRESH FOR MANY YEARS TO COME.

“The landscapes provide green respite and outlooks from within the homes as well as spaces where people can escape or actively participate in the social life of Wicks Place. They will really enhance the experience of living here.

“The playful geometry of the podium gardens capitalises on natural connections to the lush parkland setting. A pergola covered in climbing plants and an extensive canopy of palm and native trees lend shade while the palette of timeless

materials responds to the warehousestyle architectural principles.

“Designed as a focal point for the family of beautiful buildings, these landscapes are places to catch up with friends and family, enjoy some quiet time in the open air, or watch over children playing. They give residents a series of informal areas to sit, converse, dine, or share a barbecue lunch, circled by pathways that skirt a wonderful open lawn.”

*“Everyday connections to nature and greenery make a real difference in how we feel. Beautiful gardens, sweeping park and district views let residents retreat to breathe in the atmosphere or join in the social life of the building”*

GISELLE BARRON AND  
ILIAKO KALEVSKI, BLACKBEETLE.

black beetle



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