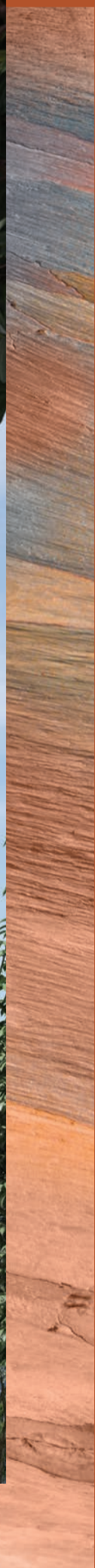


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D E S T I N A T I O N
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Awake in Tranquillity

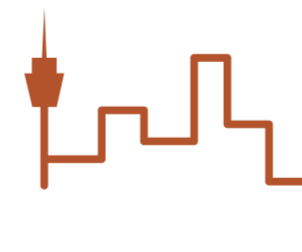


Quality apartments built for a lifetime

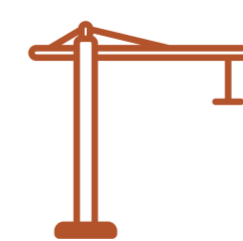


Why buying a Meriton apartment should be your only choice

- More than 57 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, unlike our competitors who are yet to receive DA approval let alone finance approval which is required for construction to commence
- 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
- 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 **75,000** apartments built by Meriton across Sydney, Brisbane and the Gold Coast



100% construction completion on every project



\$1.2 billion in apartment sales in 2019



Over **8,000** apartments owned and managed by Meriton



Over **57 years** of history



Tallest tower in Macquarie Park

Exquisite penthouses with rooftop terrace

Floor-to-ceiling glass

Frameless glass balustrades

Sleek curved façade

Resident only podium gardens on level 6

Tri-level apartments with rooftop terraces

Grand double height lobby

Direct access for townhouse style apartments

Artist impression

Architecture that delivers true spirit of place

When complete, Destination will boast the tallest buildings in Macquarie Park, with the first stage, Orana, soaring 27 levels. Orana will comprise of 219 premium apartments, many with never-to-be-built-out views of Lane Cove National Park and out towards the Sydney CBD.

Cleverly designed and set away from the M2 motorway above a landscaped podium, Orana apartments will enjoy a tranquil setting.

The location is impeccable. You are footsteps to Macquarie Shopping Centre, University, Hospital and 400m to Macquarie Station.

The prized address that is Orana, designed by the acclaimed DKO Architecture, is a brilliant blend of design and consideration. No detail has been overlooked, ensuring comfort, style and status for those fortunate enough to call Orana their home.

Orana's striking architecture, full-height glazing and elegant curved form captures breathtaking views with its dynamic multi-faceted façade commanding the skies.

Inside, choose from a luxurious collection of one, two and three-bedroom apartments and penthouses offering stunning view-filled retreats high above the precinct buzz. Each oversized residence achieves an exceptional design standard, with floor areas ranging from 54sqm internally for a one-bedroom apartment and up to 105sqm internally for a three-bedroom apartment.





Artist impression

Introducing a new era in masterplan living

Destination ushers in a new and unique style of living. It presents an oasis of tranquillity within vibrant and cosmopolitan Macquarie Park.

Destination is being developed over four stages, creating an iconic master-planned community that will rank among the best in the world to live, work and thrive in. It offers a flourishing parkland setting for residents, retailers and visitors alike to enjoy the entire community.

Once complete, Destination will be home to luxury residences, a bustling retail scene and a state-of-the-art childcare centre accommodating 80 children.

In its standout address, Destination will emerge as the new investment hotspot of Sydney's Northern Suburbs, delivering greater rental returns for future investors.

Spectacular views

Inside, the luxury residences are meticulously designed to capture spectacular city and parkland views, offering optimal sunlight hours streaming through your floor-to-ceiling windows.

West

North

East

South





Level 17



Luxury taken to another level

Every Orana apartment is a statement in quality and design. Expansive floorplans create true open-plan living. Frameless glass balconies become an extension of living rooms and bedrooms.

A wide range of apartments will feature uninterrupted, never-to-be-built-out views of the stunning Lane Cove National Park and out towards the Sydney CBD skyline.

- Penthouse apartments complete with their own rooftop terraces featuring turfed areas and barbecue facilities
- All apartments enjoy seamless level access from living and dining areas to balconies
- Provisions for super-fast broadband and pay TV with fibre optic cabling in the living area and bedrooms
- In-built media area or full-size study
- Internal laundry with dryer and cabinetry plus ample storage cupboards off corridors
- Integrated reverse cycle air-conditioning
- Comprehensive security including video intercom and CCTV cameras
- Sustainable features such as LED downlights and water-saving fixtures
- Superior thermal and sound protection via acoustically engineered glazing throughout the whole development
- Security carpark and storage facilities with ample visitor parking

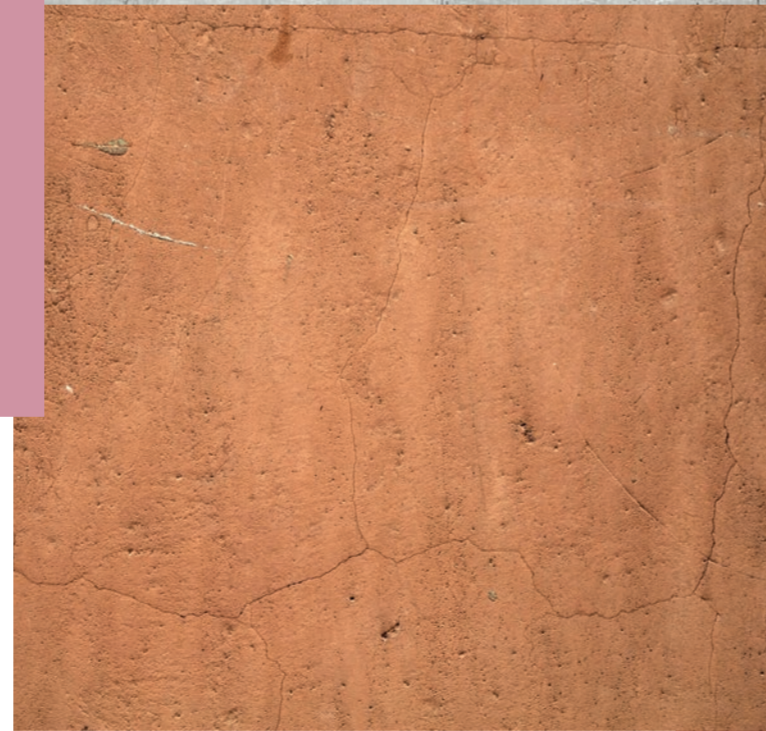




Artist impression

The high life

Entertainers will delight in stylish and superbly appointed gourmet kitchens.



Featuring:

- Premium BOSCH stainless steel appliances including a ducted rangehood, gas cooktop, oven, microwave with black glass and fully-integrated dishwasher
- Polished chrome tapware and fittings with a double under-bench sink
- 600x600mm marble-inspired tiling throughout
- Full-height satin finish polyurethane cabinetry with soft-closing drawers
- Marble-inspired splashback with gloss polyurethane barback and LED strip lighting
- Linear pendant light above kitchen island benchtop
- Polished pencil-edge Caesarstone benchtops
- Waterline for fridge

Elegant bathrooms

For your comfort, bathrooms are finished with an impressive range of premium features including:

- Frameless glass showers
- Wall-mounted floating toilet suites with concealed cistern
- Contemporary marble-inspired feature wall with concrete-look wall tiles
- Luxurious bath as a centrepiece in most ensuites
- Generous mirrored wall-hung cabinetry with vanity for added storage, finished with a Caesarstone top



Artist impression



Artist impression

A place to relax

The warm and inviting bedrooms are peaceful retreats with premium finishes, including plush carpet with a neutral palette creating a luxurious backdrop. Stylish and generously-sized smokey mirrored built-in wardrobes with Polytec wood-inspired shelving offer ample yet concealed storage, while block-out roller blinds provide added privacy and sun control.



INTERNAL
54SQM – 68SQM

ONE BEDROOM RESIDENCES

Meticulously designed one-bedroom configurations, some enjoying studies as large as bedrooms with a window and balconies up to 27sqm. Many also enjoy district views.



INTERNAL
77SQM – 106SQM

TWO BEDROOM RESIDENCES

Thoughtfully conceived spacious two-bedroom apartments offering open-plan designs flowing onto an entertaining balcony, up to 23sqm. 80% of apartments enjoy breathtaking city or district views. Choose from six exceptionally designed townhouse style apartments with rooftop terraces and direct courtyard access to the podium gardens.



INTERNAL
88SQM – 91SQM

TWO BEDROOM + STUDY RESIDENCES

Only three expansive two-bedroom plus study apartments, offering open-plan designs flowing onto an entertaining balcony, up to 34sqm.



INTERNAL
100SQM – 105SQM

THREE BEDROOM RESIDENCES

The largest selection of three-bedroom apartments many enjoying corner positions with dual aspects, two bathrooms and external entertaining areas up to 80.4sqm.

All areas do not include car spaces
Many apartments come with single or double car spaces



Expansive maisonette style homes

Experience the timeless elegance of Orana's select collection of dual and tri-level homes, offering breathtaking views of the surrounding landscape.

- A range of ground floor terraces all with oversized entertaining courtyards
- Ranging from 99sqm internally with 20-27sqm of external space, and rooftop terraces up to 50sqm, each versatile home is designed to exceed expectations
- A selection of uniquely designed two-storey homes that enjoy dual entries and outdoor spaces
- Choose from six beautiful fourth floor homes with multiple outdoor spaces. Orana's unique designs enjoy tri-entries and private rooftop terraces complete with turfed area and skylight



Artist impression

Artist impression

Experience 360° vibrancy

Destination sits within striking distance of the very best Sydney has to offer. The rapidly growing live-work-play hub, just 13km north of the CBD and close to one of the largest business and technology precincts in Australia.

The Macquarie Shopping Centre, amongst the largest in the Southern Hemisphere, is literally across the road and features flagship retail stores, a renowned fresh-food market, indoor ice-skating rink, cinema complex and a thriving café and dining scene.

Proximity to some of Sydney's most highly regarded educational institutions is unparalleled. Macquarie University is only a six-minute walk and the University of Technology's Ku-ring-gai campus is a short drive away.

Easy access to arterial roads, bus networks and the newly upgraded metro station getting you to the city in 15 minutes.



Artist impression

Shopping & Dining

GG Lobby Bar 110m
Macquarie Centre 300m
The Ranch Hotel 1.3km
The Governor Hotel 2.3km

Transport & Medical

Macquarie University Hospital 250m
Macquarie University Station 400m
Macquarie Park Station 1.7km
Macquarie Hospital 3.8km
Royal North Shore Hospital 9.7km
Sydney Airport 27km

Education

Macquarie University 500m
Epping Boys High School 3km
North Ryde Public School 3.3km
Truscott's Public School 3.6km
Ryde East Public School 5.2km
Ryde Secondary College 5.7km
Marist College 6.3km
Pymble Ladies College 7.6km
Knox Grammar 9.4km
Ku-ring-gai Creative Arts High School 14km

Employment

Macquarie Business Park 500m
Macquarie Technology Park 800m
Lane Cove Business Park 6.2km
Chatswood 8.7km
North Sydney 12.5km

Sport & Leisure

Christie Park 450m
Macquarie Ice Rink 450m
Elouera Reserve 600m
Macquarie University Art Gallery 600m
Wilga Park 1km
Macquarie University Sport and Aquatic Centre 1km
Ryde Community Sports Centre 2.1km
North Ryde Golf Club 4.4km
Sydney Olympic Park 11.7km
Balmoral Beach 16km

A new wave of luxury

Destination's Orana exclusive resident-only 800sqm podium gardens on level 6 creates a spectacular resort lifestyle with abundant space to thrive.

Set within a unique master-planned community that is focused on inclusion and wellbeing, fully embracing the natural environment that flourishes all around.



Artist impression



Artist impression

The outstanding suite of luxury residents' facilities, framed by a tranquil garden backdrop, means you may never want to leave.

- 20m indoor heated pool
- Gymnasium
- Spa and sauna
- Lush landscapes intertwined with paved walkways

Feel safe and secure with Destination's high-quality security inclusions that ensure complete peace of mind.

- Dedicated on-site building management
- Secure underground carpark with additional car wash bays
- Security card lift access



The place to be

Take your place in Sydney's most liveable, high-demand address where world-class education, business, retail and dining precincts create a lively and immersive environment.

Right next door, the magnetic Macquarie Centre is a celebrated destination for luxury brands, leisure and culinary delights offering lifestyle and convenience that are second to none.

Meanwhile, the great outdoors is never far from home, with the area's vast national parklands perfect for picnics or picturesque walks.

Destination marks a new chapter in luxury urban living in the highly-desirable Macquarie Park suburb. From its engaging lifestyle and prestige retail offerings to its renowned technology parks and celebrated natural assets, it brings together all you need and desire in one iconic address.

Why Macquarie Park is Sydney's emerging hot spot

Australia's "Silicon Valley"

Macquarie Park is Sydney's second largest office market, surpassing North Sydney in 2013. It has witnessed the fastest growth in stand-alone office employment of all major centres over the last two decades, growing by an estimated 6.6% per annum and far outpacing rates of growth across the metropolitan area.

Macquarie Park has an economic output of \$9.1 billion and ranked as Australia's tenth biggest location for economic output, behind North Sydney and Adelaide CBD.

Source: www.infrastructure.gov.au

6.6%

The Eastern Economic Corridor from Macquarie Park to Sydney Airport is the State's greatest economic asset – contributing two-thirds of NSW's economic growth in the 2015–16 financial year. It will build on its credentials and leverage its strong financial, professional, health, education and innovation sectors. The well-connected Eastern Economic Corridor from Macquarie Park to Sydney Airport is of national significance and currently contains approximately 775,000 jobs.

Source: Greater Sydney Commission, Greater Sydney Region Plan 2018

Macquarie Centre

In 2014, Macquarie Centre became the largest suburban shopping centre in Sydney with a \$440 million re-development and host of new retailers.

Source: www.ryde.nsw.gov.au

\$440M

Proposed \$195 million upgrade to Macquarie Centre that will include new retail podium, publicly accessible civic space, public domain improvements delivering an expanded night time dining, leisure activities, exciting leisure and entertainment stores as well as increasing the key connections between the centre and the train station, Macquarie University and bus interchange.

\$195M
380 Over 380 stores in Macquarie Centre

Upgrades to Wilga Park

Amphitheatre terracing, a new amenities building, improved path lighting and new access paths, entries to the park that provide a direct connection to Quandong Reserve, a picnic area, a new landscaped boundary and public artworks.

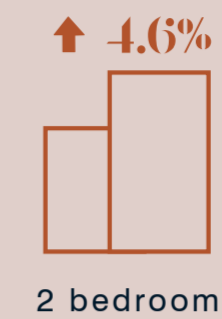
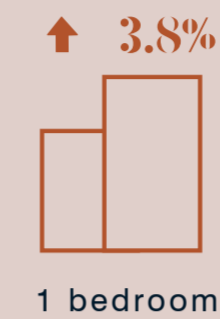
Bus priority & road infrastructure boost

The Macquarie Park precinct will get a \$60 million bus priority and road infrastructure boost to improve travel times, increase public transport reliability and improve pedestrian safety.

\$60M

A bright investment

Rental growth



66% of households are renters in Sydney's Macquarie Park

Source: Meriton Rental Apartments

Price growth

Compound annual growth rate over 5 years



5%

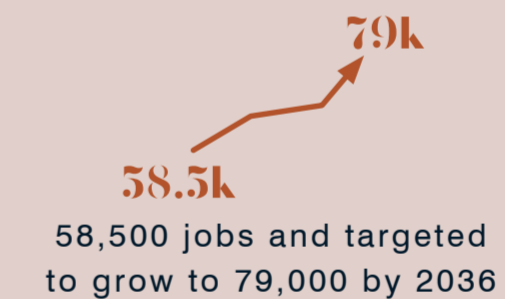
1 bedroom apartment

16.8%

2 bedroom apartment

Source: realestate.com.au

By 2036, Macquarie Park will have:



This precinct is fast becoming the heart of a new, modern community



\$5 million for Ryde Council to enhance open space parkland along Shrimpton Creek



New North West Metro turn-up-and-go services between Epping and Chatswood every 6 minutes during peak



30 bus routes serving Macquarie Park



Macquarie Park is home to many world-class businesses such as Optus, CSIRO, Microsoft, Johnson & Johnson, Cochlear and Foxtel



30 minutes to Sydney Airport

4 mins

2025 the frequency of train services will reduce to 4 minutes linking Central Station to Macquarie Park



Sustainable Living

Comfort and lifestyle

- The development has an average thermal comfort rating of 6.2 stars with the average cooling loads 42% and heating loads 15% 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†
- Covered balconies provide shade, extra living space and reduce solar heat gain in the warmer months
- 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 system
- Total complex CO₂ savings per annum is 330,352kg
- Total complex CO₂ savings per annum is equivalent to 103 cars off the road (3186kg CO₂ is the average emissions per annum per car)

Water

- Rainwater is collected from the rooftops 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
- Total complex water savings per annum is 14,504,990L
- Total complex water savings per annum is equivalent to 5 Olympic swimming pools (2,500,000L is the average capacity of an Olympic swimming pool)

sustainable
living



Platinum Partner

Explore the Tranquillity

*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software. †The listed savings are benchmarked against a typical 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 Destination 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.



MERITON

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