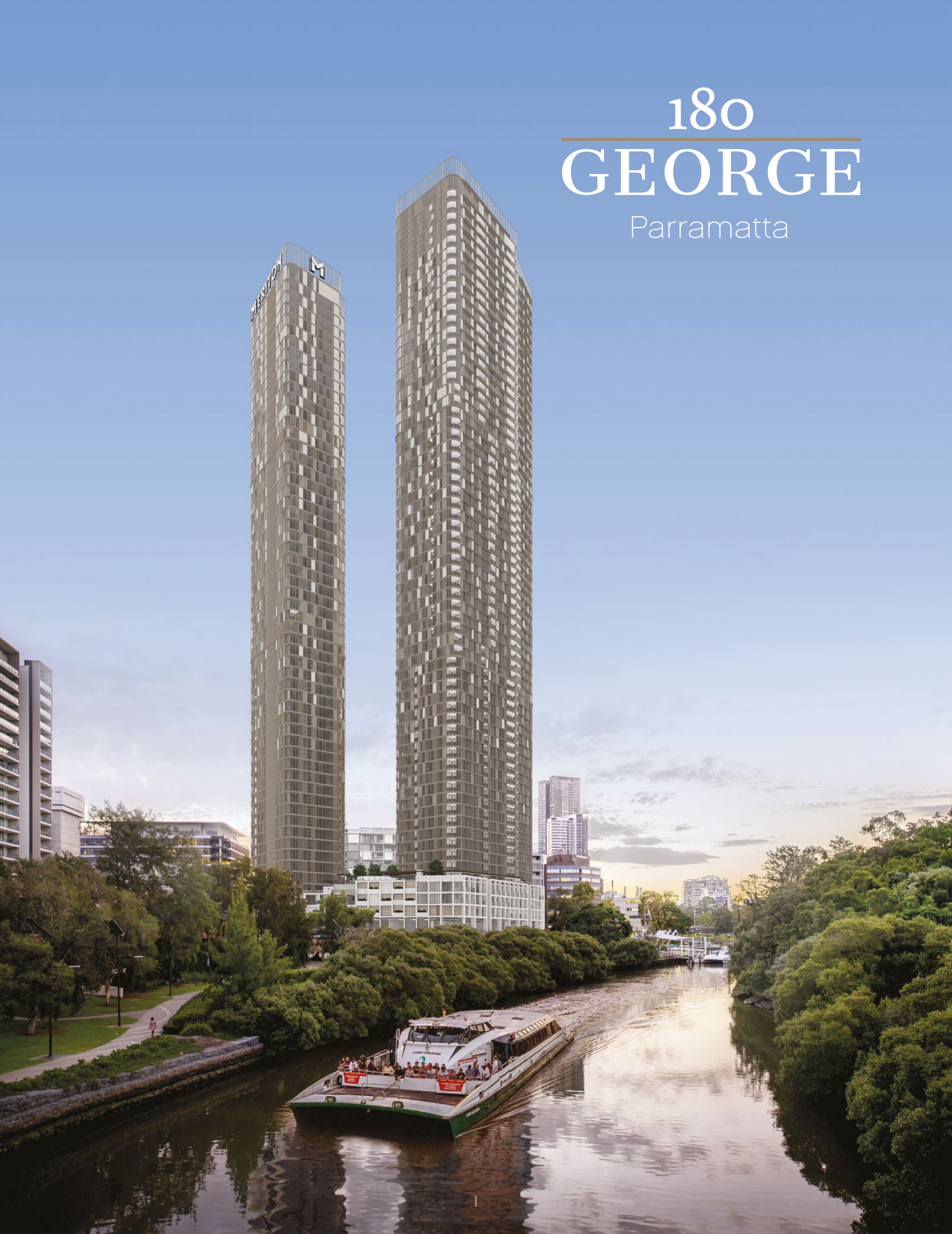


# 180 GEORGE

Parramatta



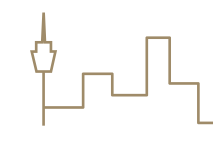


## QUALITY APARTMENTS BUILT FOR A LIFETIME

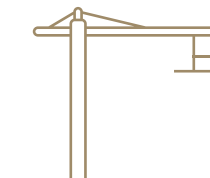


### WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER:

- 58 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 a bespoke product for our purchasers.
- 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



\$1.1 billion in apartment sales in 2020



10,000+ rental apartments and 3,000+ hotel suites owned, managed and operated by Meriton



Over 58 years of history



# PARRAMATTA'S TALLEST RIVERFRONT TOWER

## RIVERFRONT ADDRESS

Soaring to unprecedented heights, 180 George will set a new standard of riverfront living in Parramatta. The 67 level glass tower is the tallest riverfront building ever to grace Parramatta's skies offering panoramic views from almost every apartment. 522 landmark tower homes looking out over Parramatta River to the Sydney CBD skyline and beyond. It stands tall as a soaring symbol of a capital city that is reinventing itself as the ultimate lifestyle address at the epicentre of Western Sydney.

## EDUCATION & HEALTH

Enjoy close proximity to several of **Australia's top educational and medical facilities**. 180 George is minutes' walk to all of Western Sydney University Parramatta Campuses which boast state-of-the art facilities and an international student campus a mere 300m away, while the University of New England campus is just a 6 minutes' walk. A short drive to the Westmead precinct unlocks one of the largest health, education, research and training precincts in Australia including four major hospitals, three world-leading medical research institutes, two university campuses and the largest research-intensive pathology service in NSW.

## WORLD CLASS DEVELOPMENT

This world-class development offers five-star amenities including a **major supermarket spanning over 1000sqm**, a **75 place childcare** centre with its own lift and lobby, **1200sqm of lush podium gardens** which will enjoy a BBQ area and a resort-style outdoor pool, fully equipped gymnasium, indoor aquatic centre with heated pool, spa and sauna, complimented by an adjoining 58 level hotel suites tower.

## TRANSPORT

The Parramatta free shuttle bus service is located on your doorstep and the soon to be upgraded Parramatta Ferry Wharf offering express services to the Sydney CBD. 500m to the future **Light Rail** stop, 650m to Parramatta Station and moments to new multi-billion dollar transport networks including WestConnex and the new Metro West fast train.

## SYDNEY'S SECOND CBD

Parramatta is rapidly transforming into a buzzing metropolitan hub with over **175,000 working professionals** making it **Sydney's second CBD**. 180 George places you in the centre of it all, paces from the \$2 Billion Parramatta Square redevelopment which will boast the **country's largest office tower and house major tenants such as National Australia Bank and the NSW Government**.

## A NEW STANDARD OF LIVING

In collaboration with award-winning firm Woods Bagot, Meriton has once again raised the bar in apartment living, from the luxury amenities to the meticulously designed residences, 180 George's towering form announces the arrival of the **most spectacular homes ever created on the city's prized river edge**.



# ULTIMATE RIVERFRONT LIVING

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In its incredible river setting, no other tower more clearly defines the gateway to this transforming CBD. With the city to the east and the river to the north, the life of the city lives and breathes all around you.

From here you're footsteps to the heart of Parramatta CBD, Parramatta Ferry Wharf, the riverside arts precinct, a far-reaching transport network, vibrant metropolitan stores, fine dining, a thriving café culture and leading universities and healthcare facilities.



# SOAR TO NEW HEIGHTS

The tower's dramatic curved architecture begins with your grand arrival in the striking residential lobby and continues above in the impressive view-filled sky homes.

The sheer glass tower's floor-to-ceiling glazing capitalises on its dramatic views while the pre-cast gridded podium creates a human scale and rhythm at street level.

Vertical lights travel up the tower to the pinnacle of the building where an illuminated crown accentuates its soaring proportions creating a cloud-scraping beacon that will light up the CBD's river edge.

This is where leisure lives.

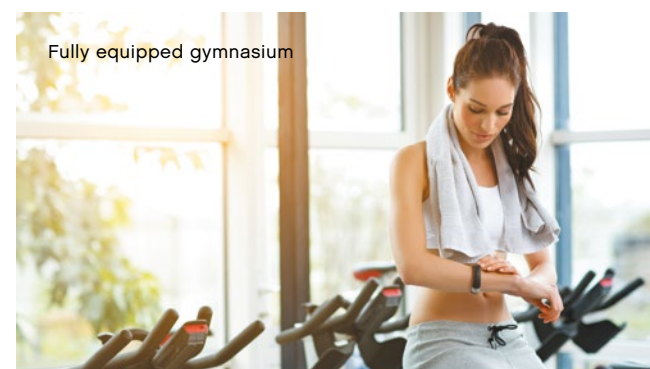


Artist impression of the indoor aquatic centre

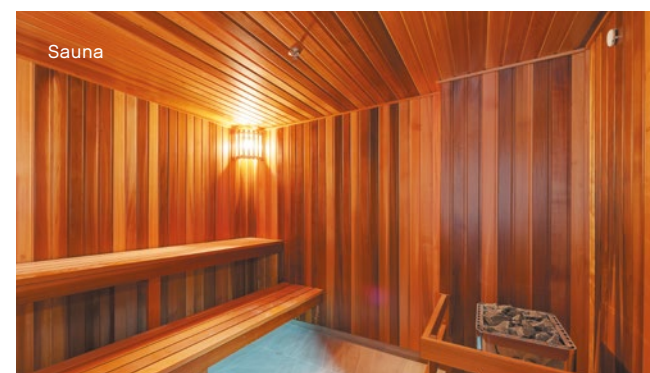


Artist impression of the exclusive resident podium garden and outdoor pool

# YOUR EXCLUSIVE FIVE-STAR ESCAPE



Fully equipped gymnasium



Sauna

Exclusive luxury amenities and a new destination precinct beats at your doorstep.

Immerse yourself in the sweeping resort landscapes on the podium gardens, blessed with stunning views over the river and a luxury outdoor pool.

A new public thoroughfare from George Street to the riverfront is a beautifully landscaped and designed open space for ease of movement around your new river precinct.

- Ground level retail with riverfront cafés, and a major national supermarket spanning over 1,000sqm
- Beautifully landscaped public domain connecting 180 George to the riverfront and Ferry Wharf
- A 1126sqm, 75 place Childcare centre with its own lift and lobby
- 1200sqm of sun drenched podium gardens with an outdoor resort-style pool and BBQ area
- Indoor aquatic centre with heated pool, spa and sauna
- Fully equipped gymnasium
- Dedicated onsite Building Manager



Artist Impression

# RESIDENCES

LUXURIOUS HOMES IN THE SKY

Step inside and discover a diverse selection of oversized residences, each designed to capture the beauty and drama of their stunning riverside and CBD setting.

Choose from spectacular dual level and dual aspect apartments, many with large entertainer terraces, media rooms and study rooms with bedroom sized proportions for those seeking versatile extra space.

- Large semi-enclosed balconies or entertainer terraces with uninterrupted views
- Floor-to-ceiling glass in all rooms
- Large 600x600mm tiles throughout all living areas
- Internal laundry with dryer included
- Integrated split system air conditioning
- LED downlights
- Security network, video intercom & CCTV cameras
- 6 state-of-the-art, high-speed smart lifts traveling at 7m per second
- Provisions for broadband internet and pay TV
- Secure resident and visitor undercover car parking with direct lift access to each level



# 360° VIEWS

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Breathtaking vistas reach out to the horizon in every direction, capturing stunning outlooks to the Sydney CBD. Gaze out over Parramatta and the winding river to the Sydney skyline to the east, the National Park and the Blue Mountains to the west.

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An elegant glazed tower maximising never-to-be built out views from almost every apartment.





Artist Impression



# ATMOSPHERIC DINING

Sleek kitchens, some taking in the tower's signature views, are created around easy entertaining and modern family life.

Contemporary design, luxury finishes, plentiful storage and premium quality European appliances make the perfect setting for gourmet home chefs.



- Premium BOSCH stainless steel appliances including oven, gas cooktop, ducted rangehood, fully integrated dishwasher and Beumatic microwave
- Dual coloured soft-closing, polyurethane full height cabinetry
- 40mm Caesarstone benchtops and splashbacks.
- All 2 and 3 bedroom apartments feature an island bench or a galley style kitchen, some with a serving window opening onto the balcony



Artist impression

## A PLACE TO PAMPER

Pairing attention to detail and a heightened sense of luxury, the bathrooms and ensuites make an elegant statement.

- Luxurious baths
- Marble inspired feature wall
- Frameless glass showers
- Floor-to-ceiling large format tiles
- Wall-mounted basin and toilet suites with concealed cistern
- Crafted mirrored cabinetry with ample storage
- Polished chrome tapware and fixtures



Artist impression

## SLEEP AMONGST THE STARS

Find peace and tranquillity in the luxuriously appointed bedrooms, some with balconies to expand the flow of space and bring the outdoors in.

- Built-in wardrobes in all bedrooms, some with walk-in robes
- Master bedrooms with luxury ensuites
- Many bedrooms feature balconies
- Plush carpet and block-out roller blinds
- Integrated split system air-conditioning in every room



Parramatta Rivercat on your doorstep



Eat Street, Church Street Parramatta (Meriton Altitude)



Western Sydney University, 169 Macquarie Street



Artist impression of Future Parramatta Square



Westfield Parramatta



Prince Alfred Park

Day and night, Parramatta's glittering new towers, luxury stores, chic bars, restaurants and cultural offerings make it a one-of-a-kind address with a growing vibrancy and status.



# ASPIRE TO THE ULTIMATE LIFESTYLE

180 George offers a city lifestyle like no other, a stellar location alive with a vibrant culinary, retail and creative scene powered by booming commerce, education, leisure and infrastructure investment. The bustling CBD, the lively riverside, entertainment, and fine dining – it's all on your doorstep.

Walk to work or university, stroll along the riverbank to Church Street's renowned Eat Street and Meriton Dining Precinct, indulge in the city's celebrated culinary scene as new venues by star chefs create a destination foodie hub.

Nearby the future Powerhouse Museum will bring new vitality to the neighbouring riverside theatres and art precinct.



SYDNEY CBD

WESTERN SYDNEY UNIVERSITY

ROSEHILL GARDENS RACECOURSE

**180 GEORGE**  
Parramatta

M4 MOTORWAY

WESTFIELD PARRAMATTA

## TRANSPORT

The second largest CBD in Sydney has its advantages and Parramatta proves it with business booming across key sectors including medical, legal, financial and educational fields. With nearby business precincts so close, you'll always feel connected.



PARRAMATTA FREE SHUTTLE BUS STOP  
**77m, 1 min WALK**



PARRAMATTA RIVERCAT WITH EXPRESS SERVICE TO CIRCULAR QUAY **ON YOUR DOORSTEP**



FUTURE LIGHT RAIL STOP & METRO WEST STATION  
**500m, 5 min WALK**



PARRAMATTA TRAIN STATION  
**650m, 9 min WALK**



WESTCONNEX ON-RAMP  
**5 min DRIVE**



CLOSE TO M4 MOTORWAY  
**3km, 5 min DRIVE**

PARRAMATTA FERRY WHARF

FUTURE POWERHOUSE MUSEUM

MERITON ALTITUDE

CHURCH STREET "EAT STREET"

WESTERN SYDNEY UNIVERSITY PARRAMATTA CAMPUS

TRAIN AND BUS STATION

FUTURE LIGHTRAIL AND METROWEST STATION

PARRAMATTA SQUARE

PARRAMATTA PARK

PRINCE ALFRED SQUARE

BANKWEST STADIUM

# UNRIVALLED CONNECTIVITY

At the epicentre of Sydney, Parramatta's vast transport network ensures seamless citywide connectivity. Parramatta Ferry wharf sits on your doorstep offering express services to the Sydney CBD while Parramatta Station, the Future Light Rail stop and Metro West Station are minutes' walk from home.

Parramatta's game-changing infrastructure boom will also soon see new multi-billion dollar transport networks including WestConnex, the new Metro West fast train and the new airport further enhancing Parramatta's connectivity and growth.

## TOP SCHOOLS & UNIVERSITIES

- University of Western Sydney international-student campus **300m, 4min walk**
- Arthur Phillip High School **450m, 6min walk**
- University of Western Sydney Macquarie Street campus **500m, 6min walk**
- Macarthur Girls High School **600m, 7 min walk**
- University of New England **700m, 8min walk**
- Parramatta East Public School **1.6km, 4min drive**
- Parramatta Marist High **2km 5min drive**
- Our Lady of Mercy College **2km 5min drive**
- Future Sydney University, Parramatta Westmead campus **3.2km, 13min bike**
- The King's School **5km, 10min drive**
- James Rouse Agricultural High school **6.4km 15min drive**

## SHOPPING & DINING

- Future cafés and major supermarket within development
- Riverside Deli Bar café & Port Bar restaurant **160m, 3min walk**
- "Eat Street" Church Street **500m, 7min walk**
- Meriton Dining Precinct which includes Bay Vista Dessert Bar, Alex & Co, Holy Basil & Meat & Wine Co **700m, 9min walk**
- Westfield Parramatta **850m, 12min walk**
- Riverside theatre district **900m, 12min walk**
- Coles Parramatta North **1.1km, 5 min drive**

## SPORT & LEISURE

- Parramatta River walk **At the door step**
- River Foreshore reserve **500m, 8min walk**
- Future Arts Precinct with Powerhouse museum **700m, 9min walk**
- Riverside theatre **900m, 12min walk**
- Prince Alfred Square **1.1km, 14 min walk**
- Bankwest Stadium **1.6km, 7min bike**
- Parramatta Park **1.2km, 4min bike**
- Rosehill Gardens Racecourse **2.6km, 7 min drive**
- Oatlands Golf Club **3.7km, 8min drive**
- Westmead Hospital **3km, 9min drive**
- Lake Parramatta **4.8km, 17min bike**
- Sydney Olympic Park **8.9km, 15min drive**

## BUSINESS

- Parramatta Business Centre **1min walk**
- Parramatta Square redevelopment **550m, 7min walk**
- Macquarie Park **14km**
- Chatswood CBD **20km**
- Sydney CBD **24km**
- North Sydney **28km**

# PARRAMATTA'S BRIGHT FUTURE



**CURRENT POPULATION OVER 250K**  
And is forecast to grow to **389,017 by 2036**



**THE CITY OF PARRAMATTA** generates a **\$26 billion economy**. Projected to be a **\$30 Billion Economy by 2021**



**SYDNEY'S SECOND CBD** Over **175,000 people** work in Parramatta



**WESTMEAD PRECINCT** **\$1 billion** investment in Westmead biomedical precinct and hospital upgrade



**OFFICE SPACE** Parramatta's commercial floor space is estimated to **expand by over 235,000sqm by 2021**



**FERRY WHARF** **\$60 million** to ferry wharf upgrade



**PARRAMATTA INVESTMENT BOOM** **More than \$10 billion** is being invested in constructing roads, light rail, schools, hospitals, universities, offices, shops, accommodation, a museum and new public spaces



**PRIMED FOR TAKE-OFF** One million annual visitors expected at the **new Museum of Applied Arts and Sciences** in 2023, and the 2025 commissioning of **Western Sydney Airport**



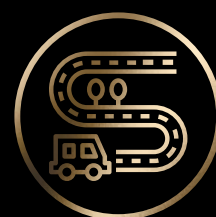
**EDUCATION** Parramatta is home to **Australia's top educational facilities**. A greater proportion of the population (26.2%) has received a bachelor or higher degree than across Greater Sydney (24.1%)



**HOME TO OVER** **20,000** small businesses



**LIGHT RAIL** **\$2 billion** light rail and a proposed fast rail to Sydney CBD that will **take 15 minutes**



**THE ACCESSIBLE HEART OF SYDNEY** The Parramatta LGA is accessible to **2.3 million people** within **45 minutes** by either car and/or public transport

Now is the time for owner occupiers and investors to reap the rewards of a city that is truly on the rise. Notably for investors, 180 George's prime CBD location delivers competitive rental returns. Some of the largest renewal projects in Australia's history are underway in and around Parramatta.

Landmark revitalisation is reinventing the city's streetscapes and lives of its residents, now and into the future. Sydney's second CBD and Australia's sixth largest economy are in the midst of a tremendous growth phase that is reinvigorating Parramatta's entire architectural, social and residential landscape all just paces from 180 George Street door.

Source: City of Parramatta Council; City of Parramatta 2021 Report: [economy.id.com.au/parramatta](http://economy.id.com.au/parramatta);

## 1. PARRAMATTA SQUARE

The \$2 billion Parramatta Square redevelopment is one of the largest urban renewal projects in the country. It includes the construction of at least five major commercial, and civic buildings and the country's largest office tower which will house major tenants such as National Australia Bank and the NSW Government. It is anticipated that Parramatta Square will open in stages and be completed by 2022.

## 2. FUTURE LIGHT RAIL (UNDER CONSTRUCTION)

The Parramatta Light Rail will link Westmead and Carlingford to Parramatta, Camellia, Olympic Park, Homebush and Strathfield. The light rail is due for completion by 2023.

## 3. BANKWEST STADIUM

The new Bankwest 30,000 seat stadium will turbo charge Parramatta CBD and inject millions of dollars into the Western Sydney economy.

## 4. WESTCONNEX

WestConnex Stage 1 involves widening the M4 Motorway between Parramatta and Homebush, and extending the M4 with underground tunnels from Concord to City West Link at Haberfield.

## 5. NEW METRO WEST LINE STATION

The new multi-billion-dollar Sydney Metro will offer rapid turn-up-and-go commutes every 4 minutes.

## 6. FUTURE CIVIC LINK

The Civic Link Framework is a plan to create a green, pedestrianised public space and cultural spine which will connect Parramatta CBD's primary civic and riverfront spaces.

## 7. CITY RIVER FORESHORE

The City River Foreshore is a revitalisation along the river corridor that includes a number of projects, namely a major upgrade to Parramatta Quay which involves a new weir, wharf and the proposed 'Charles Street Square Strategy' include upgrades to Parramatta Wharf with a new boardwalk, garden terrace, an amphitheatre and public amenities.

## 8. RIVERBANK PRECINCT

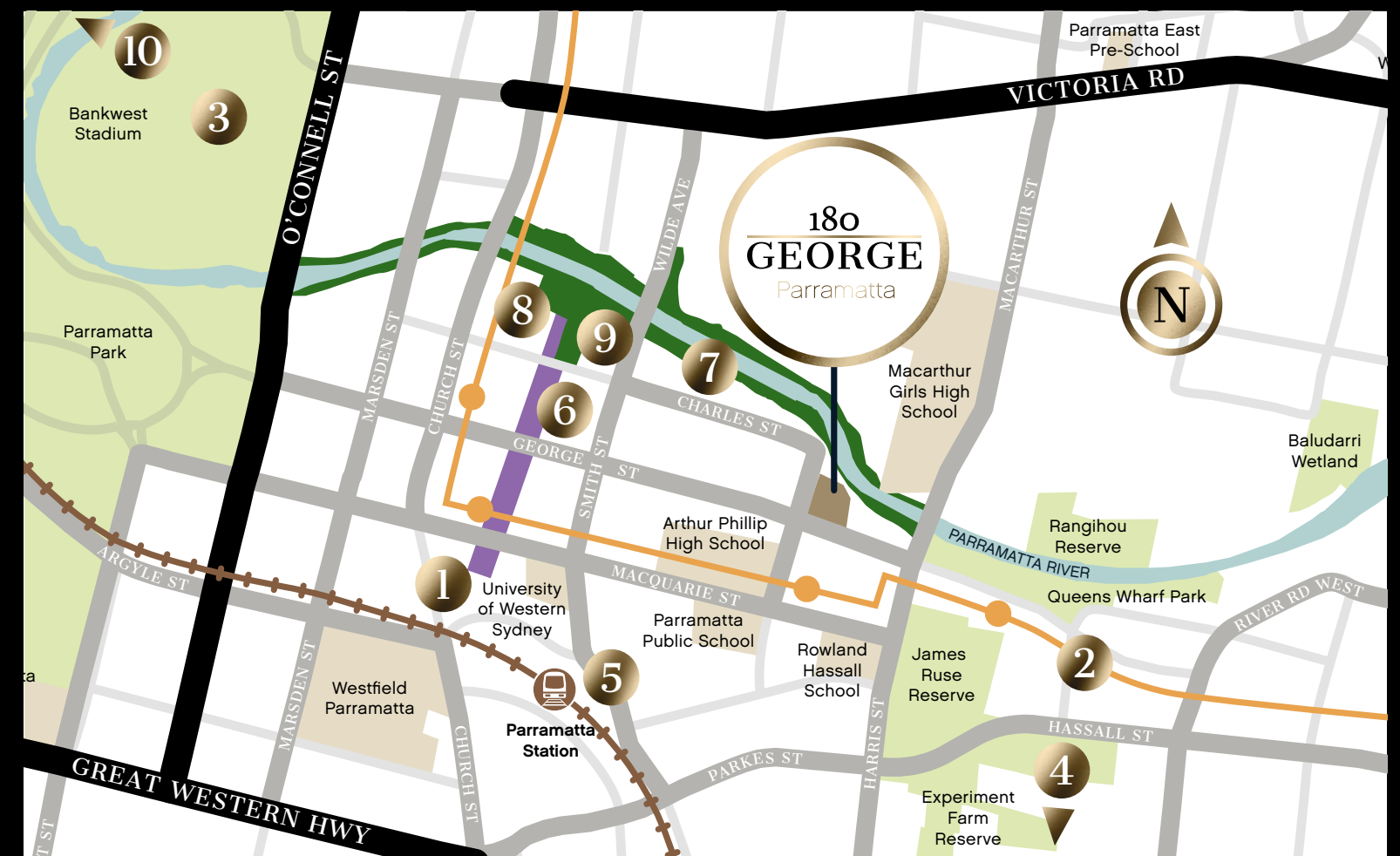
The Riverbank precinct will be an architectural landmark and key destination for workers, residents and visitors alike, binding the river together with history, culture, and entertainment.

## 9. NEW POWERHOUSE MUSEUM

The acclaimed Powerhouse Museum is being relocated from Ultimo to the Parramatta riverfront, enlivening the city's cultural offerings. Construction is expected to be completed by 2022, displaying 40 percent more exhibits than the current museum.

## 10. WESTMEAD REDEVELOPMENT

Spanning 75 hectares, the Westmead precinct comprises over 400,000m2 of high-end health-related developments, including four major hospitals, four world-leading medical research institutes, two university campuses and the largest research intensive pathology service in NSW. By 2036 the number of full-time staff working across Westmead will increase to more than 30,000 and the number of students will expand to more than 10,000.



# SUSTAINABLE LIVING



## COMFORT AND LIFESTYLE

- The development has an average thermal comfort rating of 6.2 stars with the average cooling loads 29% and heating loads 19% 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 systems

## WATER

- Rain water is collected from the roof tops 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

\*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software. \*Compared to the average pre-BASIX building. \*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 180 George only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own inquiries 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.



180 George Street, Parramatta.

[180george.com.au](http://180george.com.au)