

ASTON

MASCOT



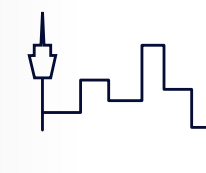


QUALITY APARTMENTS BUILT FOR A LIFETIME

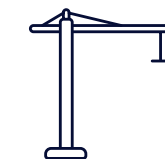


Why buying a Meriton apartment should be your only choice

- Over 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 to 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, subject to approval 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

MASCOT'S MOST DESIRABLE NEW ADDRESS

An ideal marriage of design innovation and a vibrant setting, Aston presents an exceptional lifestyle purchase for lovers of urban living. Two boutique buildings of seven and eight storeys encompass a collection of 109 intelligently designed 1, 1+MPR, 2 and 3 bedroom residences, with many one bedroom+MPR apartments featuring full-size study rooms, providing the perfect space to work from home.

Sweeping views are captured from a variety of aspects, many residences gazing North to the CBD, East over the district or South towards Botany Bay. Two ground-floor retail spaces bring life and vitality to the street frontage, while communal gardens and rooftop entertaining terraces grace both buildings, providing the perfect environment for your alfresco enjoyment. Only the most necessary yet luxurious facilities have been incorporated, ensuring strata fees remain low.

Only 5 km to the Sydney CBD and an easy stroll to both the Mascot Train Station and Mascot Central thriving retail hub. Aston offers an astute investment opportunity in an area of increasingly strong demand, all backed up by the strength and reliability of Australia's most reputable developer - Meriton.





Artist's impression

URBAN DESIGN INGENUITY

Clever design means that half of the apartments have dual or tri aspects, flooding them with natural light and fresh air, while many layouts on primed corner positions feature just one common wall. Cross-flow ventilated designs enjoy the benefit of dual balconies, while ground-floor apartments boast courtyards of up to 41sqm with private entries off the communal gardens.

Both buildings are crowned by beautifully landscaped communal rooftop entertaining areas, providing a sanctuary from the world below. Dotted with shady trees and sheltered seating areas, Aston's landscaped communal gardens achieve an air of calm and an oasis-like feel.

Details such as an on-site building manager and a comprehensive security network including CCTV surveillance and intercoms reflect the superior calibre of the development.

Appearing as if to float, Aston has a striking luminosity, characterised by the extensive use of glass.



ENTERTAIN IN CONTEMPORARY STYLE



Artist's impression

Floor-to-ceiling, wall-to-wall sliding glass doors harness sunshine and amplify views while creating a seamless flow to the private balconies or courtyards. An elegant interior palette of neutral tones provides the perfect backdrop to suit any décor.

- Many Aston apartments enjoy cross flow ventilated designs, boasting dual or tri aspects and some with dual balconies
- Each apartment will be fitted with electronic smart meters allowing you to keep a close eye on your energy usage via a smartphone app
- All apartments feature reverse cycle A/C in all rooms
- Glass doors and windows in all rooms have superior thermal and sound protection via acoustically engineered glazing
- Provisions for super-fast broadband and pay TV with fibre optic cabling in the living area & bedrooms
- Many apartments enjoy secure parking with direct lift access

Intelligent layouts and stylishly appointed interiors create a wonderfully welcoming ambience that makes you feel right at home.



Expansive views north to the city skyline, creating a magical backdrop





Artist's impression

CAREFULLY CONSIDERED KITCHENS

As the focal point of the apartments, they provide an inviting space in which to gather with friends and family. Details such as soft-closing drawers and hardwearing CaesarStone benchtops are complemented by premium stainless steel European Bosch appliances including a gas cooktop, integrated dishwasher and microwave and a ducted rangehood.

- 5 year warranty on all BOSCH kitchen appliances
- Full height polyurethane cabinetry
- Bronze mirror splashback
- 20mm marble inspired Caesarstone® benchtops
- Single or double undermount sink
- Water line behind fridge enclosure

Exhibiting exceptional craftsmanship, the meticulously designed kitchens harmoniously balance flawless functionality with a sleek, streamlined aesthetic.

METICULOUS ATTENTION TO DETAIL

Floor-to-ceiling tiles, frameless glass shower screens and wall-hung vanities enhance the sleek minimalism, while recessed LED lighting creates ambience and mirrored cabinetry provides ample storage space. Many ensuite feature an impressive freestanding bath as their centrepiece, where you can luxuriate after a long day.

- Contemporary marble inspired 600x600 gloss porcelain floor tiles
- Wall hung toilet with concealed cistern
- Polished chrome tapware and fixtures
- Pendant lighting above vanity

Bathrooms exude modern luxury, characterised by clean lines, beautiful finishes and superb workmanship.



Bedrooms have been designed as private zones that are bright, airy and alluring.



Artist's impression

YOUR PRIVATE RETREAT

Master suites encompass designer ensuite bathrooms, some with freestanding baths, along with walk-in wardrobes and often balcony access so that you can lie back and enjoy the view.



1 BEDROOM

Internal 50 sqm
External 12 sqm

North facing, top floor apartment with a generous sized balcony.



1 BEDROOM + MPR

Internal 51-60 sqm
External 8-21 sqm

Spacious open-plan layouts boasting bedroom sized multi-purpose rooms with a window.



2 BEDROOM

Internal 72-85 sqm
External 10-41 sqm

Impeccably designed, these homes feature square functional layouts ensuring they take advantage of the views and cross flow ventilation.



3 BEDROOM

Internal 96-103 sqm
External 12-17 sqm

A limited selection of large light-filled three bedroom homes, many boasting dual and tri aspects.

A DRAMATIC CITYSCAPE VISTA

From their superb vantage point, Aston apartments command a broad arc of glorious views.



Almost half of the residences enjoy a northerly orientation, with many taking in uninterrupted vistas of the majestic city skyline. Others face east, capturing views over the districts while those that face south are afforded a leafy view with glimpses of Botany Bay.

Level 7 North



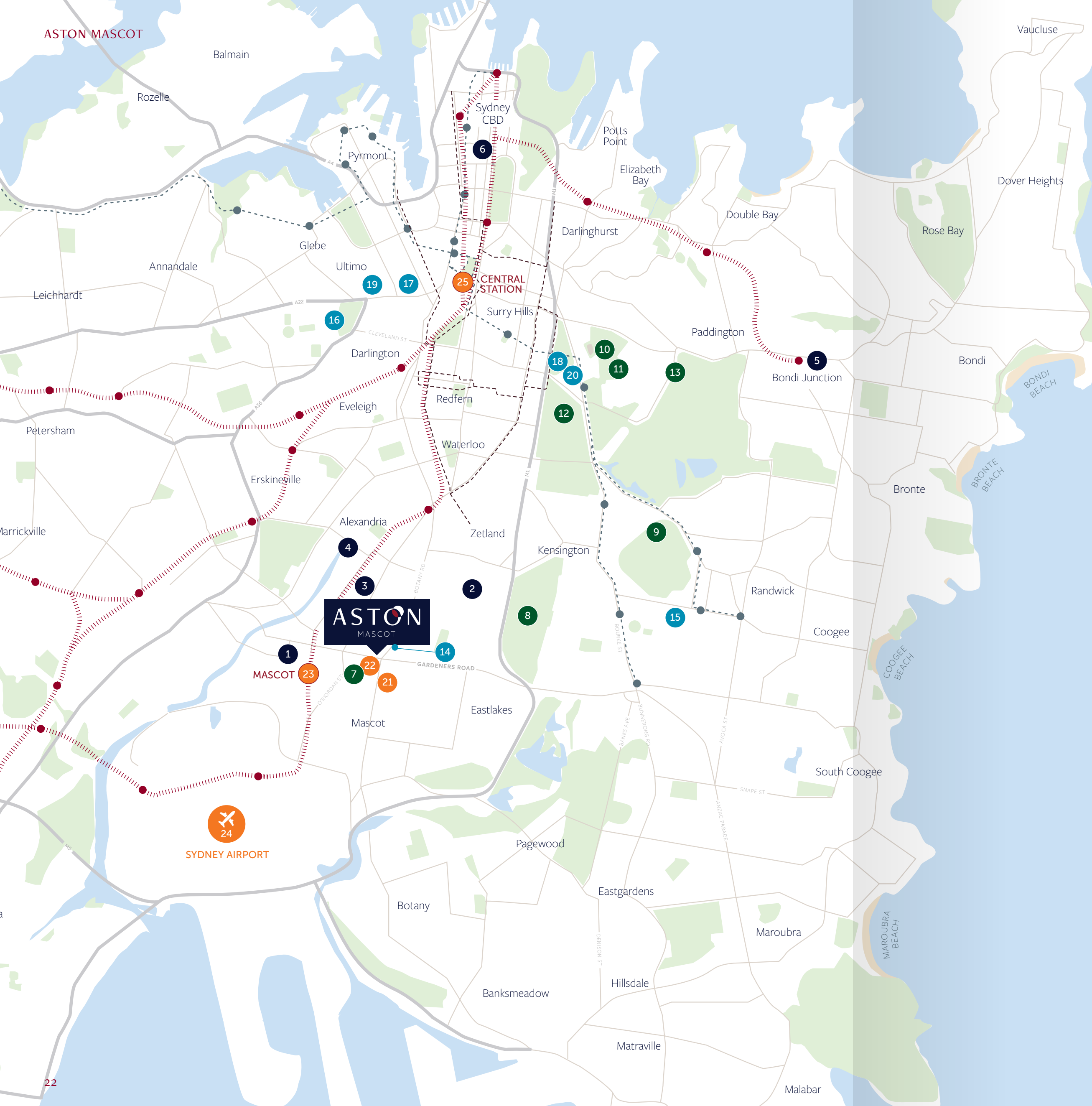
Level 7 South East



ESCAPE TO A ROOFTOP SANCTUARY

Barbeque facilities and seating areas under an arbour create a soothing space where you can host your guests, soak up the sun and kick back and unwind. The rooftop captures sweeping views north to the city skyline, an outlook that's dramatic by day and magical at night.

Communal rooftop entertaining terraces grace both buildings, providing the perfect environment for your alfresco enjoyment.



Shopping and dining

- 1 Meriton Retail Precinct Mascot Central 900m
- 2 The Cannery 1.1km
- 3 Alexandria Homemaker Centre 1.4km
- 4 The Grounds of Alexandria 1.9km
- 5 Westfield Bondi Junction 8.2km
- 6 Sydney CBD 5km



Leisure and Recreation

- 7 Mascot Oval 900m
- 8 The Australian Golf Club 1.7km
- 9 Royal Randwick Racecourse 4.3km
- 10 Sydney Cricket Ground 5.3km
- 11 Entertainment Quarter 5.5km
- 12 Moore Park Golf 5.7km
- 13 Centennial Park 6.6km



Education

- 14 Gardeners Road Public School 210m
- 15 UNSW Sydney 3.7km
- 16 University of Sydney 4.5km
- 17 University of Technology Sydney 4.9km
- 18 Sydney Boys High School 4.9km
- 19 Sydney International High School 5.1km
- 20 Sydney Girls High School 5.4km



Transport

- 21 Express Bus to Sydney CBD 100m
- 22 Bus to UNSW and Westfield Bondi Junction 100m
- 23 Mascot Train Station 900m
- 24 Sydney Airport 1.9km
- 25 Central Station 4.7km

A VIBRANT SENSE OF CONNECTION AND CONVENIENCE



Meriton Retail Precinct, Mascot Central

It's a colourful locale that's popular with everyone from young professionals to families. A thriving multicultural culinary scene has seen fashionable eateries pop up in former warehouses, offering everything from fine dining to bustling brunch spots and small bars. For your day-to-day needs, stroll to Meriton Retail Precinct – Mascot Central, an award-winning open-air lifestyle destination. Take a leisurely walk to Mascot Station, with the CBD an 8 minute ride away, Central Station two stops away and the Domestic Airport one stop away.

Aston is conveniently close to Rosebery's renowned dining precinct 'The Cannery', leading homewares stores and major retailers, and Gardeners Road Public School lies within 200m. In fact, Mascot enjoys easy access to the best that Sydney has to offer, including Centennial Park, Eastern Suburbs beaches, the Entertainment Quarter, Sydney Cricket Ground, Moore Park Golf Course and the prestigious Australian Golf Club. WestConnex has also significantly enhanced the area's connectivity.

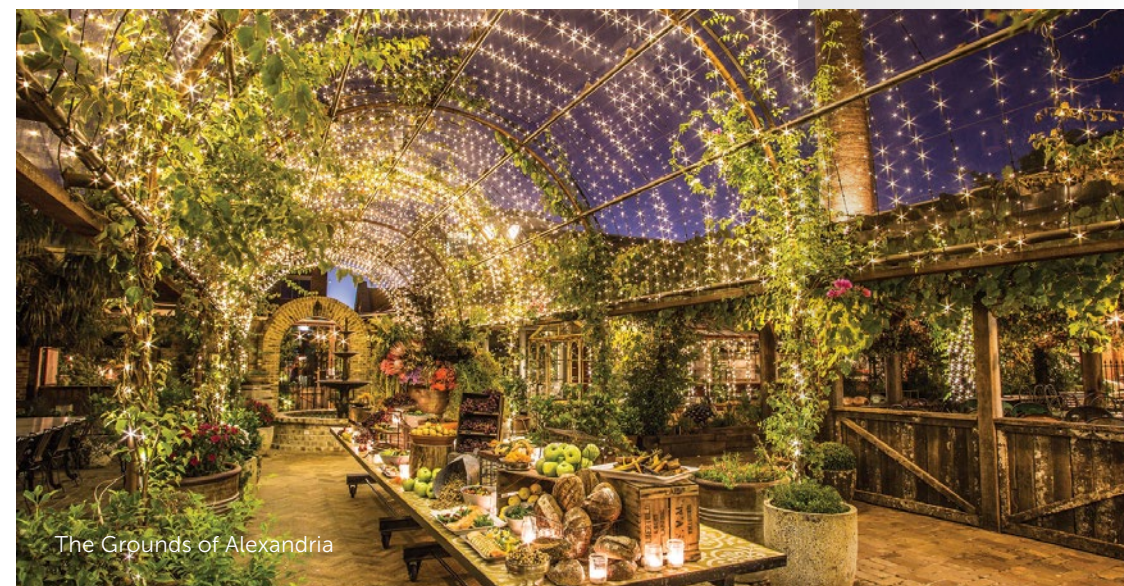
Mascot has emerged as one of Sydney's most flourishing and diverse urban villages.



Bourke Street Bakery



Mascot Train Station



The Grounds of Alexandria

WITNESS MASCOT'S IMPRESSIVE GROWTH AND TRANSFORMATION

Meriton has invested over \$17 million in public infrastructure upgrades in the suburb of Mascot, delivering brand new parks, roads, and pedestrian links to improve amenity and accessibility around the evolving town centre.



3 MINUTE DRIVE
DOMESTIC &
INTERNATIONAL
AIRPORT



900M WALK
MASCOT TRAIN
STATION



10 MINUTE DRIVE
SYDNEY CBD



100M WALK
BUS STOP WITH
SERVICES TO
THE CBD & UNSW



900M WALK
MASCOT CENTRAL
RETAIL PRECINCT
BY MERITON



4 MINUTE DRIVE
WESTCONNEX
ST PETERS
INTERCHANGE



15MIN CYCLE
TO UNSW



Artist's impression

SUSTAINABLE LIVING

Comfort & lifestyle

Average NatHERS star rating: 6.0 stars

- The development has an average thermal comfort rating of 6.0 stars, average heating loads are 17% below allowable BASIX targets and average cooling loads are 25% below allowable BASIX targets 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.
- Air plenums are installed in all apartments, allowing for good ventilation and air quality throughout the development.
- Roof top communal facility provides residents with a functional outdoor space enhancing inner-city lifestyle

Energy

BASIX energy score: 30/25

- Meriton invest in high quality windows which allow them to achieve energy efficient targets, while still maintaining oversized windows. These windows give an apartment a sense of space and connection to the outdoors and they also significantly reduce the need for artificial lighting throughout the day.
- All apartments are fitted with energy efficient reverse cycle air-conditioning systems reducing energy consumption.
- All common areas and car parks are fitted with energy efficient lighting and ventilation technology, reducing energy consumption resulting in reduced strata costs.
- Energy efficient lighting has been selected throughout apartments, reducing energy consumption from artificial lighting.
- The central gas fired boiler hot water system 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
- On site dedicated Manager to operate the Building Management Systems, using data from energy meters and connected to a centralized monitoring system, resulting in increased energy efficiency and reduced strata bills
- Embedded Networks are available through Energy Monitoring Phone apps to all residents, resulting on significant reduced electricity and hot water rates, smart meters, energy concessions and savings through close monitoring and educational costs breakdown
- Bicycle parking allows residents to have a healthy and cost effective transportation alternative

BASIX Energy Savings

Achieved with score of 30%, target is 25%

- Total Complex Co2 savings per annum is approximately 215,099 kg
- Total Complex Co2 savings per annum is equivalent to 67 cars off the road (3186Kg CO2 is the average emissions per annum per car)

Water

BASIX water score: 40/40

- Water Sensitive Urban Design collecting water run off to service garden and lawns.
- All dwellings have 4 star water efficient dual flush toilets which use 3 litres or approximately 45% less water per flush than an average toilet.
- All dwellings have 4 star water efficient kitchen and bathroom taps which use 7 litres or approximately 22% less water per minute than non-restricted tap fittings.
- All dwellings are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower
- 4.5 star dishwashers been supplied to all units. Modern water efficient appliances significantly reduce possible excess water consumption via old non-efficient appliances.

BASIX Water Savings

Achieved with score of 40%, target is 40%

- Total Complex water savings per annum is approximately 7,870,421 L
- Total Complex water savings per annum is equivalent to 3 Olympic swimming pools (2,500,000L is the average capacity of Olympic swimming pool)



*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software.

^ACompared 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 Aston, Mascot 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.

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