

# VICINITY



2-10 COTTONWOOD CRESCENT  
MACQUARIE PARK

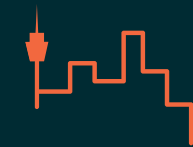


## QUALITY APARTMENTS BUILT FOR A LIFETIME

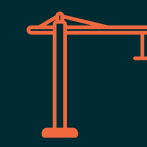


### Why buying a Meriton apartment should be your only choice

- More than 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 our purchases 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



**\$1.1 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

# A BRAND NEW VICINITI

Live it up

*Delivering luxury, convenience and tranquillity, Viciniti is Meriton's latest Macquarie Park masterpiece.*

Live in a secluded sanctuary in the heart of vibrant Macquarie Park, Viciniti presents an exceptional opportunity to reside in one of Sydney's most liveable and in-demand lifestyle hubs.

A stand-out address beside Wilga Park, Cottonwood Reserve and Shrimptons Creek, Viciniti's two dramatic 12 storey buildings encompass a luxurious collection of 1, 1+MPR, 2 and 3 bedroom residences. Capturing sweeping parkland and city views, all apartments boast fully or semi-enclosed, light and airy balconies.

A suite of superb amenities and a state-of-the-art childcare centre create a wonderful resort lifestyle that you'll never want to leave, all just footsteps from Macquarie Centre, Macquarie University Metro Station, Macquarie University, Macquarie Hospital, and the second largest business district in NSW.

OPTION 01



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OPTION 03



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VICINITI

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OPTION 04



# INSPIRING ARCHITECTURE IN YOUR VICINITI

Experience  
visionary  
design

*Award-winning  
team of architects  
and designers.*

Viciniti has a striking façade that follows a distinctive stepped language. The terrace apartments start from Level 6, with the stepped-in design affording them expansive entertaining terraces of up to 60sqm, commanding incredible parkland views. All apartments enjoy fully or semi-enclosed balconies for year-round enjoyment and the ground-floor apartments on Cottonwood Crescent have their own private street access, giving them a unique identity.

Floorplans are generous and perfectly planned, enhanced by floor-to-ceiling glass in all main rooms, with superior thermal and sound protection courtesy of acoustically engineered glazing. Viciniti's two buildings are connected by a podium garden – one of three beautifully landscaped communal areas that residents have the luxury of enjoying. An impressive double-height lobby creates a grand sense of arrival.





# A BEAUTIFUL BACKDROP TO YOUR VICINITI

## Lush leafy views

*From its lush parkland setting, Viciniti captures gorgeous green vistas from a variety of aspects.*

Framed by floor-to-ceiling windows that harness light and views, a number of apartments gaze north over neighbouring Cottonwood Reserve to the treetops of the Lane Cove National Park. Others overlook recently transformed Wilga Park, a wonderful recreational resource at your doorstep. East-facing apartments take in views over Shrimptons Creek, with its tranquil walking tracks and cycleway while many higher floor apartments capture wonderful outlooks to the CBD skyline.



# EXCEPTIONAL DESIGN IN YOUR VICINITI

## Entertain in style

*Generously proportioned living spaces and balconies play to our love of entertaining.*

Characterised by high quality design, immense privacy and expansive floorplans, all apartments enjoy seamless level access onto semi or fully enclosed balconies that become extensions of the living areas.

- Choose from a diverse selection of 1, 1+MPR, 2 and 3 bedroom residences, many boasting a full size study room with a window, providing the perfect space to work from home
- A selection of 2 and 3 bedroom residences flow to oversized terraces of up to 60sqm, creating a wonderful environment for indoor/outdoor entertaining with an idyllic outlook over Wilga Park
- Large marble inspired tiles throughout all living areas
- Comprehensive security including video intercom and CCTV cameras
- Provisions for super-fast broadband and pay TV with fibre-optic cabling in the living areas and bedrooms
- Sustainable features such as LED downlights and water-saving fixtures
- Integrated reverse cycle air-conditioning in all rooms
- Secure resident and visitor undercover car parking with direct lift access to each level





## Fully enclosed balconies

*Many apartments enjoy fully enclosed balconies that are ingeniously designed with a clear electric drop-down dividing screen, meaning that the spaces can be opened up for seamless access or separated for a more intimate environment.*



## A gastronomic delight

*Kitchens are flawlessly designed and appointed for both ultimate functionality and aesthetic appeal.*

**Original**

You'll adore entertaining in your new kitchen, which forms the welcoming heart of each apartment. A showcase of meticulous workmanship and careful planning, they combine elegant finishes and state-of-the art appliances.

- Premium BOSCH appliances include fully integrated dish washer, gas cooktop, oven, microwave and undermounted rangehood, all backed by a 5 year warranty
- Bespoke full-height cabinetry with push touch doors
- Caesarstone® 20mm benchtop and timber look laminate barback with additional storage
- Black matt or polished chrome kitchen mixer and single or double undermounted sinks
- Mirror splashback and LED strip lighting
- Water line behind fridge enclosure



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aligned text  
smaller kitchen image

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## A sense of sanctuary

*Designed as havens of rest and relaxation, you'll look forward to retreating to your suite at the end of each day.*

- Spacious master bedrooms are pure indulgence, with sophisticated ensuites and walk-in wardrobes, some even opening to their own private balconies
- Generous built-in wardrobes with smokey mirrored doors
- Blockout roller blinds for privacy in all rooms
- All bedrooms enjoy air-conditioning and include provisions for a wall mounted TV, pay TV and broadband internet
- Luxurious loop pile carpet

## Pamper yourself

*Classic premium finishes and elegant appointments create a luxurious setting to relax and unwind.*

- Matt black or polished chrome tapware and accessories
- Timeless travertine or marble inspired floor-to-ceiling tiles and feature walls
- Bespoke floating timber look vanities with with ample storage, CaesarStone® tops and undermounted sink
- Mosaic tiled feature wall with wall mounted mirrored cabinetry and LED feature light
- Frameless glass showers
- Luxurious freestanding bath in most ensuites
- Wall-mounted floating toilet suites with concealed cistern

**Text alignment slightly adjusted**



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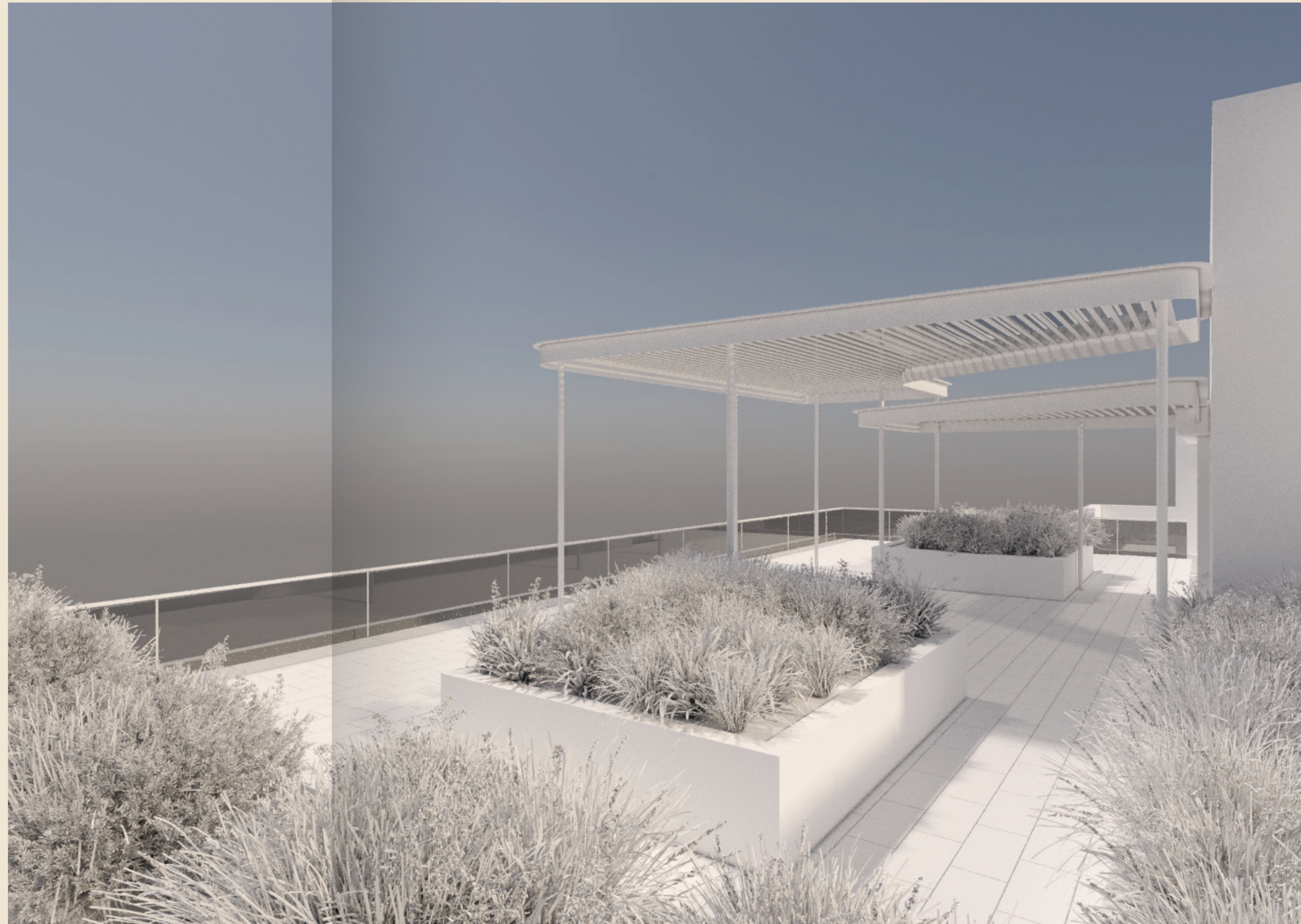
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Shorter image.**

# WORLD-CLASS FACILITIES IN YOUR VICINITI

## Relax and unwind

*Viciniti's exclusive resident-only amenities and natural surroundings create a spectacular resort lifestyle that you will never want to leave.*

- Three beautifully landscaped communal gardens with barbeque pavilions and open lawns
- 20m indoor heated pool
- Spa and sauna
- Fully equipped gymnasium
- Street level 69-place childcare centre
- Dedicated onsite building manager





# EVERY CONVENIENCE IN YOUR VICINITI

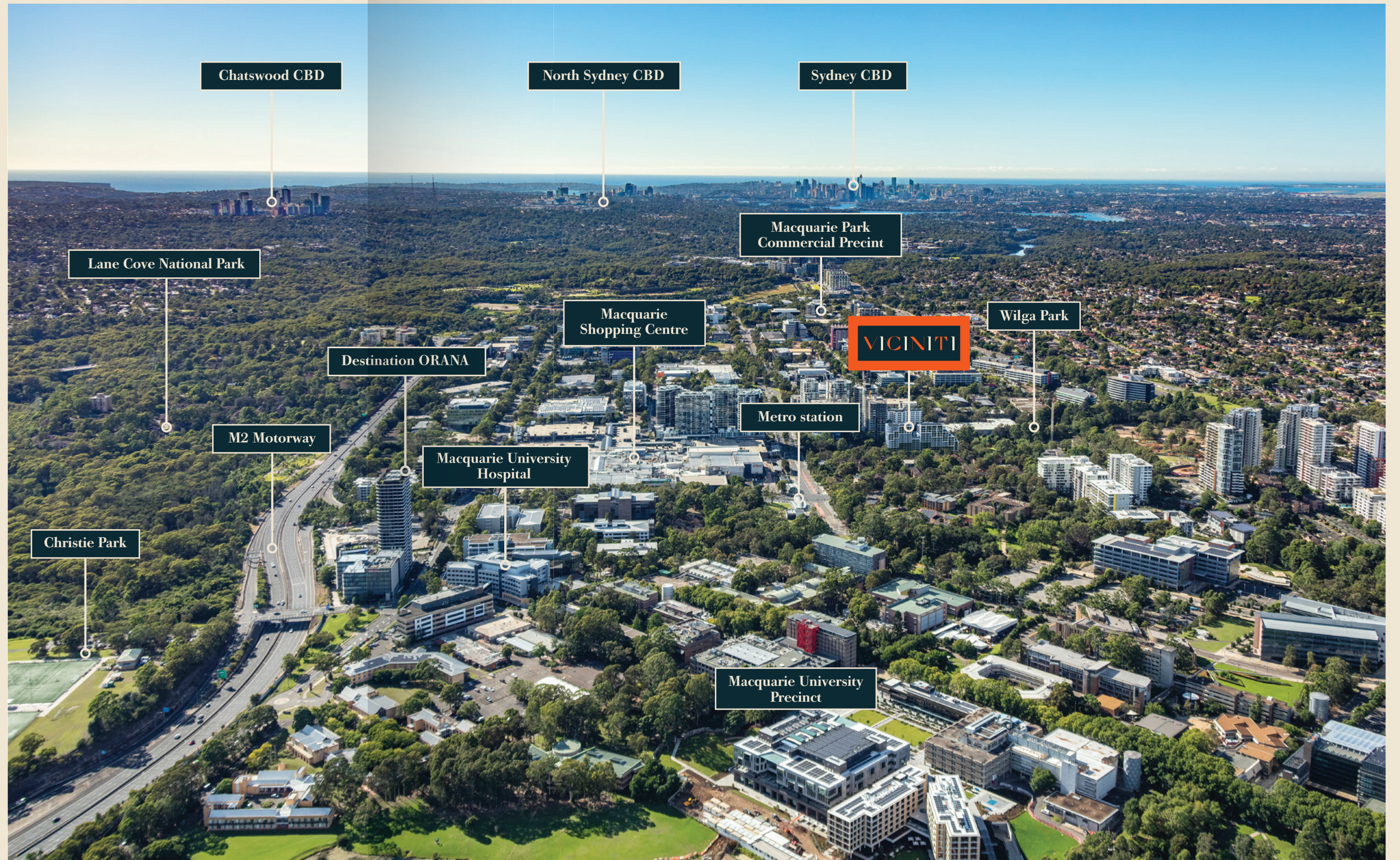
Live  
Work  
Play

*Macquarie Park is one of Sydney's most liveable, in-demand and accessible lifestyle hubs.*

Macquarie Park is a rapidly growing live-work-play hub, it offers everything from business parks to excellent transport connections, world-class university, entertainment and shopping. The area's significant growth makes Viciniti both a desirable place to call home and an astute investment opportunity.

Proximity to some of Sydney's most highly regarded educational and medical institutions is unparalleled. A 5 minute walk to Macquarie university and a short drive to the Macquarie University hospital.

Easy access to the M2 Motorway, bus networks and a 5 minute walk to the Macquarie University Metro Station where it's only 3 stops to Chatswood and 5 stops to Norwest. When the City & Southwest Metro line is completed in 2024, you'll be just 6 stops to the CBD and Barangaroo.



### Shopping & Dining

- Macquarie Centre 150m
- Top Ryde Shopping Centre 4.5km
- Chatswood Chase 9.5km

### Transport & Medical

- Macquarie University Metro Station 300m
- Macquarie Park Bus interchange 350m
- Macquarie University Hospital 800m
- Sydney Airport 27km

### Education

- Onsite Childcare Centre
- Macquarie University 400m
- Kent Road Public School 1.6km
- Epping Boys High School 2.3km
- North Ryde Public School 3.1km
- TAFE NSW - Ryde 4.3km
- Marist College 6.7km
- Pymble Ladies College 7.5km

### Employment

- Macquarie Business Park 450m
- Macquarie Technology Park 850m
- Lane Cove Business Park 6.9km
- Chatswood 7.9km
- North Sydney 14.9km
- Sydney CBD 19km

### Sport & Leisure

- Wilga Park 10m
- Cottonwood Reserve 10m
- Shrimptons Creek Trail 20m
- Macquarie Ice Rink 400m
- Quandong Reserve 400m
- Elouera Reserve 400m
- Macquarie University Art Gallery 1km
- Christie Park 1.2km
- Macquarie University Sport and Aquatic Centre 1.5km

VICINITI

# LIFESTYLE, LUXURY & TRANQUILITY IN YOUR VICINITI

## Your local playground

*You're spoilt for choice when it comes to scenic natural beauty, retail and recreational attractions.*

At the heart of Macquarie Park lies the Macquarie Centre, Sydney's largest suburban retail centre, a mere 150 metres from Viciniti's door. Shop for the latest fashion and discover a vibrant multicultural culinary scene with endless options for wining, dining and entertainment. Neighbouring Wilga Park is a beautiful green open space in which to relax, or take a leisurely walk to the idyllic sanctuary of the Lane Cove River and its surrounding National Park - a natural treasure trove where you can bushwalk, mountain bike, kayak and so much more.



# WHY MACQUARIE PARK IS SYDNEY'S PREMIER LIVE-WORK-PLAY DESTINATION

## AUSTRALIA'S "SILICON VALLEY"

Macquarie Park is the second largest business district in NSW. The strategic centre of Macquarie Park is a health and education precinct and an economic and employment powerhouse. 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 is master planned to double in size over the next 20 years to 2.5 million square metres of commercial space making it 4th largest CBD in Australia behind Sydney, Melbourne and Brisbane.

Source: [www.macquariepark.com.au](http://www.macquariepark.com.au)

## MACQUARIE CENTRE

Macquarie Centre is the largest suburban shopping centre in Sydney with over 380 stores. A \$1billion redevelopment is currently taking place which will provide more retail, leisure and entertainment space, and 5,000 square metres of dedicated community space, including a library and public creative hub.

Proposed upgrades will further transform it into a world-class leisure and entertainment precinct, the centrepiece of which will be an Olympic-sized ice rink to replace the existing rink.

Source: [macquariecentre.com.au](http://macquariecentre.com.au)

Over 380 stores in Macquarie Centre

## WILGA PARK UPGRADE

Wilga Park has been transformed into a dynamic outdoor space with first-class facilities right on the doorstep of Viciniti. These include amphitheatre terracing, a new amenities building, improved footpaths that provide direct access to Quandong reserve, a picnic area with barbeque facilities, new landscaping and public artworks.

## SYDNEY METRO NORTHWEST

Viciniti is only a short walk to the new Sydney Metro North West offering a "just-turn up-and-go" experience. Operating at every 4 minutes peak and 10 minutes off-peak.

Source: [rms.nsw.gov.au](http://rms.nsw.gov.au)

## MACQUARIE PARK BUS INTERCHANGE UPGRADE

Each week day, approximately 1440 buses and 10,700 bus passengers use the Macquarie Park bus interchange, located on Herring Road between the Macquarie University and the Macquarie Centre.

The planned construction of a new bus interchange connecting Macquarie University and the Macquarie Centre will result in faster and smoother transitions which will reduce travel times and delays.

Source: [rms.nsw.gov.au](http://rms.nsw.gov.au)

# A SMART INVESTMENT

BY 2036, MACQUARIE PARK WILL HAVE:

32k  


More than 32,000 residents

16k

16,000 residents to double to more than 32,000

\$14bn

Forecast to be a \$14bn economy employing 75,000

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



39 bus routes serving Macquarie Park



Australian head quarters for 10 of the world's top 100 companies



30 minutes to Sydney Airport



Macquarie Park is home to one of the largest shopping centres in New South Wales



1 million m<sup>2</sup> current office floor space with potential to double to 2 million m<sup>2</sup>

4 mins

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



1,950

Home to 1,950 businesses and 62,400 employees

40K  


Macquarie Park is home to 40,000 students



Top 10 contributor to the Australian economy, 9.5bn in economic output

1%

Macquarie University ranked in the top 1% of world universities

# SUSTAINABLE LIVING

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## COMFORT AND LIFESTYLE

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**MERITON**

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