



SPECTRUM

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, 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, subject to approval ensuring more people can purchase their dream apartment.



Over **75,000**
apartments built by Meriton
across Sydney, Gold Coast
and Brisbane



100%
construction
completion on
every project



\$1.1 BILLION
in apartment sales
in 2020



13,000+
10,000+ rental
apartments and 3,000
hotel suites owned,
managed and
operated by Meriton



OVER 58
years of
history



EXPERIENCE LIFE IN FULL COLOUR

Spectrum presents 367 spacious apartments across four boutique residential towers enjoying north and east views towards the Sydney city skyline, and internally over the vast landscaped gardens.

Secluded from busy roads on a prime corner position and surrounded by

beautiful parks and gardens, Spectrum's generous and functional layouts ensure these homes provide a sanctuary-like feel at every turn.

Just 100m to Mascot Train Station, Bus services and the Meriton Retail Precinct at Mascot Central, which includes a full line Woolworths and

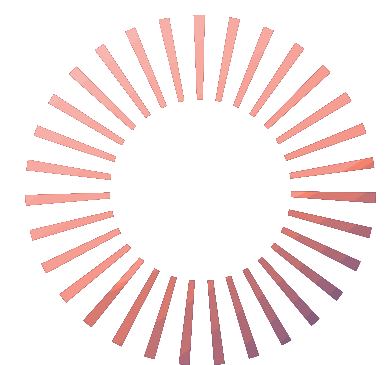
childcare centre. Spectrum lies at the centre of an increasingly vibrant innercity neighbourhood only 5km from Sydney CBD, 1km to Sydney Airport and close to leading schools and universities.

Spectrum will continue to capitalise on strong rental growth, low vacancy rates and steady capital growth.



A GRAND NORTH FACING 1,200SQM CENTRAL PARK

Arrive home to a grand, north facing 1,200sqm central park lined with trees, native plants, and leafy walkways linking each of the buildings. This lush landscaped park brings a wonderful burst of green to the heart of Spectrum. It's your oasis retreat within city limits offering tranquillity and an inviting sense of community and connection.





GROUND FLOOR RETAIL PRECINCT

FULL HEIGHT GLAZED WINDOWS

GOLD FEATURE WINDOW PORTALS

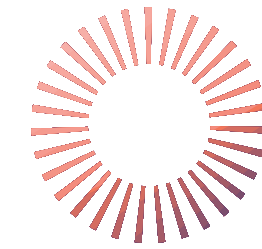
TEXTURED PANELS

POP OUT BALCONY FEATURES

CENTRAL PARK

ARCHITECTURAL ROOF FEATURE

DISTINCT ARCHITECTURAL DESIGN



AWARD WINNING TEAM OF ARCHITECTS AND DESIGNERS

Spectrum's award-winning teams of architects, landscape architects and interior designers have collaborated to create a series of beautiful homes and communal spaces. The natural landscaped setting is central to the development with 2,000sqm of north facing gardens and parklands offering a sweeping green backdrop.

The distinct design is highlighted by striking metallic façade elements including bronzed balconies and an architectural roof feature. With a contemporary palette of materials and forms, each of the Spectrum buildings bring character to the urban fabric of the area.

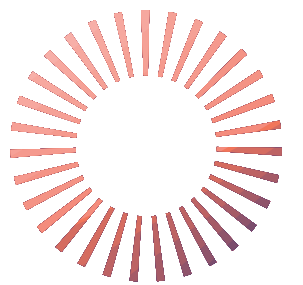
YOUR VIBRANT LIFE AWAITS

SPACIOUS APARTMENT LAYOUTS

Select from a vast variety of luxuriously appointed one, two and three bedroom layouts with over 75% enjoying ideal north and east aspects over the lush central park towards Sydney CBD.

- Functional layouts with dual aspects, corner positions and expansive two and three bedroom split level apartments
- Boasting floor-to-ceiling glazed windows and colour-backed glass to maximise the natural light
- Many apartments feature study nooks or study rooms as big as a bedroom complete with windows
- Provisions for super-fast broadband and pay TV with fibre optic cabling
- Internal laundry with dryer and cabinetry
- Sustainable features such as LED downlights and water saving fixtures
- Fully intergrated reverse cycle air-conditioning in all apartments





WARM INVITING INTERIORS

- SMEG stainless steel appliances including an externally ducted rangehood, gas cooktop, oven and microwave with black glass, and semi-integrated dishwasher
- Natural stone inspired splashbacks, bronze mirror barback and 40mm polished pencil edge Caesarstone benchtops for lasting quality
- Some layouts feature kitchen windows that open onto oversized balconies
- Polished chrome tapware and fittings, with under-bench sink
- Water line behind fridge enclosure
- Full height satin finish polyurethane cabinetry and soft-closing drawers give a premium feel
- Ample storage provided by full height pantries



RISE AND SHINE

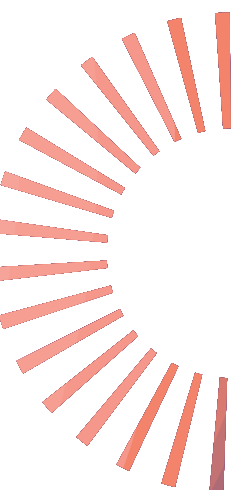
- Spacious bedrooms, many with ensuites and expansive balconies
- Oversized smokey mirror built-in wardrobes, plush carpet and air conditioning in all bedrooms
- Sophisticated neutral colour palette creates a truly relaxing backdrop
- Pay TV provision in master bedroom with wall mounted TV fittings



CONTEMPORARY BATHROOMS



- Luxurious freestanding bath as a centrepiece in most ensuites
- Frameless glass showers
- Wall-mounted floating basin and toilet suites with concealed cistern
- Large mirrored enclosed cabinetry with gloss black tile frame and polytec open shelving provides ample storage





Communal podium garden

FIVE STAR RESORT-STYLE FACILITIES



20m indoor pool and spa



Lobby

Raise your heart-rate in the gym or rejuvenate in the sauna. Whatever your lifestyle, enjoy the ultimate in health, happiness and wellbeing at Spectrum.

- Heated 20-metre indoor pool, relaxing sauna and spa
- Landscaped podium garden with BBQ facilities
- Superbly equipped indoor gymnasium
- Dedicated on-site building management to lease properties, inspect grounds, facilities and manage all building maintenance
- Secure resident and visitor car parking with direct lift access
- Comprehensive security including CCTV and apartment intercom

THE COLOURS OF MASCOT



Shopping and amenities

Meriton Retail Precinct at Mascot Central	100m
Homemaker Centre	1.5km
Saporium	2.1km
Sydney CBD	5km
Bondi Junction	10km

Education

Mascot Public School	1.5km
St Therese Primary School	1.7km
Newington College	4.3km
University of NSW	4.6km
University of Sydney	5km
Sydney Boys High School	5km
Sydney Girls High School	5.2km
University of Technology	5.3km

Sport and leisure

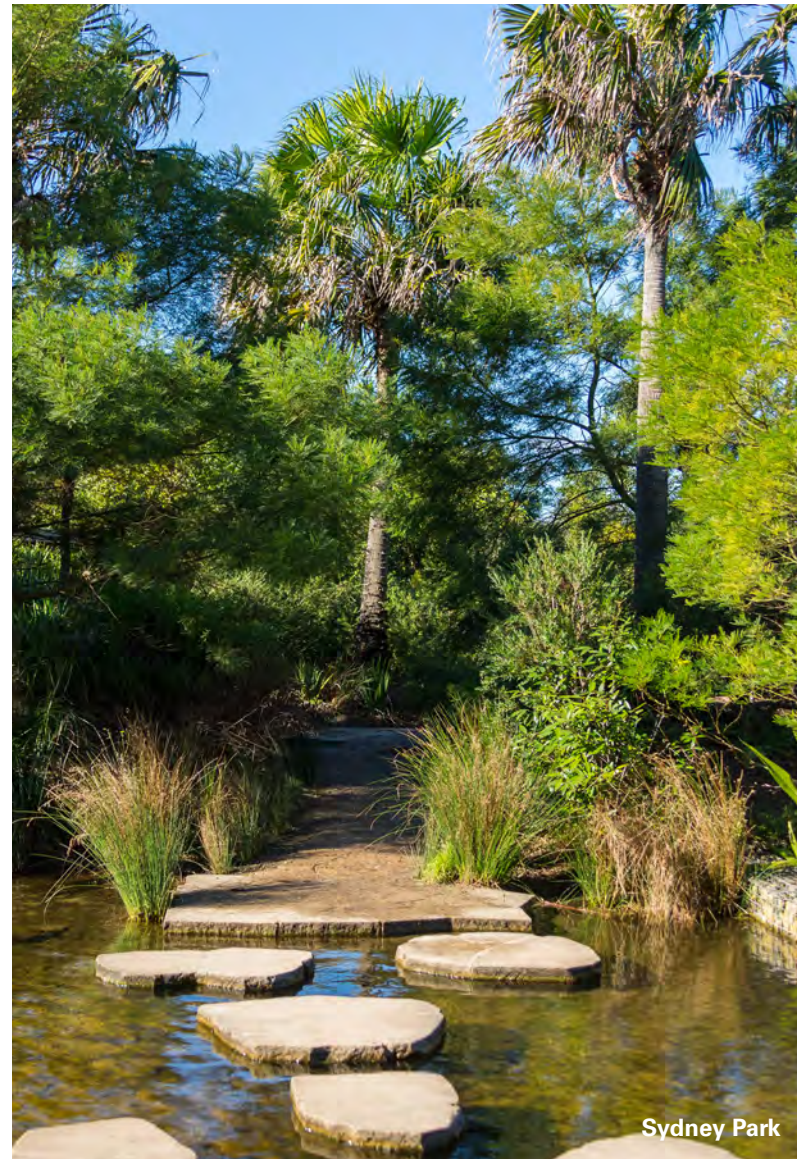
Mascot Oval	1km
Sydney Park	1.8km
East Lakes Golf Course	4km
Enmore Theatre	4.3km
Randwick Racecourse	6.2km
Sydney Cricket Ground	6.3km
Sydney Football Stadium	6.3km
Centennial Park	6.4km
Coogee Beach	7.7km

Transport and business

Mascot Train Station	100m
Mascot Business Park	550m
Sydney Domestic and International Airport	1.5km
M5 and Princes Highway	2km
Sydney CBD	5km
North Sydney	11km



LIVELY LOCAL LIFE



Sydney Park



Mascot Central Leisure Precinct



The Cannery, Rosebery



Onsite retail within this development

A RESIDENTIAL AND LIFESTYLE HUB

Mascot grows more vibrant by the day. The area's culinary and retail scene is flourishing as former warehouses and corner stores are transformed into bustling cafés, organic bakers and homeware stores.

Directly opposite, the brand new Meriton Retail Precinct at Mascot Central puts superb village shopping paces away. This new retail hub includes a full line Woolworths supermarket, specialty stores and eateries in a modern alfresco-style atmosphere.



Mascot Central Retail Precinct

CONNECTED TO EVERYTHING

Living at Spectrum, you'll have your pick of top education options – from childcare to schools to Sydney's premier universities. It's the perfect setting for families with numerous high-performing schools sitting within a 5km radius and local primary schools just a few minutes' walk from home. You're also close to the University of NSW, University of Technology Sydney and Sydney University, making Spectrum a desirable address for students, young and old.



8 MINUTES TO SYDNEY CBD

100M TO MASCOT TRAIN STATION

4 MINUTES TO DOMESTIC AND INTERNATIONAL AIRPORTS

THE EVOLUTION OF MASCOT



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



Meriton has invested over \$1.5 billion in developing the Mascot Precinct



WestConnex St Peters interchange



46% population growth projected over the next 20 years



22,000 new local jobs projected by 2030



4 minutes to Domestic & International Airports



Just 2 minutes to Mascot Train Station

ELEGANCE MEETS SUSTAINABLE LIVING

Meriton is serious about conservation and environmental impacts. We've worked closely with local councils, governments and suppliers to ensure that all Spectrum apartments tread lightly on the earth. These measures not only contribute to public good, but will also significantly reduce your strata levies and utility bills.

- Spectrum has a 5-star average thermal comfort rating*
- Rain water is collected from the rooftops and used to water the garden and lawns throughout the development
- Parking for 72 bikes is provided to allow residents to have a healthy and cost effective transport alternative
- 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 glass windows and doors are fitted with weather seals reducing heat losses and gains
- Apartments are fitted with energy efficient LED globes and a central hot water system reducing your bills and greenhouse gas emissions

5 STAR

AVERAGE
NatHERS
RATING



40%

REDUCTION IN WATER
CONSUMPTION



7X SWIMMING POOLS



20%

REDUCTION IN ENERGY



REMOVING 105 CARS
FROM THE ROAD



* These figures are averaged out across all apartments. The star performance is assessed on approved house energy modelling 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 'SPECTRUM' only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquirers and information provided in the Contract for Sale. 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. 45) Pty Limited ABN 166 206 551 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 16 166 206 551.





SPECTRUM
42 CHURCH AVENUE MASCOT
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