



Granville Place

GRANVILLE'S NEW URBAN VILLAGE



Granville Place

3 INTRODUCTION

A whole new urban village a stone's throw from Sydney's second CBD.

6 A BRIGHT FUTURE

Granville Place marks a new chapter bringing new life to the beating heart of this growing family-friendly neighbourhood.

10 OASIS GARDENS

Explore the lush neighbourhood park and Granville Place's own spectacular elevated private gardens – ideal for growing families.

12 MODERN ARCHITECTURE

Designed by leading architects, this unique residential lifestyle village creates a true community where people instantly feel at home.

16 INTERIOR STYLE

Beautiful designs are filled with natural light, air and space offering the latest in contemporary indoor-outdoor living.

22 DOORSTEP RETAIL

Duck downstairs and enjoy the neighbourhood café culture or pick up your groceries at the onsite supermarket on your way home.

27 ABOUT GRANVILLE

One of the best value suburbs in the whole Sydney metropolitan area, Granville is the place to be.

28 CONNECTED LIFESTYLE

Live central with seamless proximity to Parramatta CBD, Granville Station, great schools, universities, and major employment hubs.

34 MEET THE TEAM

SHOKAI Ausbao, Develotek and Marchese Partners have created a special village home that offers new benchmarks in destination living, quality and affordability.





Your happy place



Welcome to Granville Place, a destination and home filled with colour, energy, happiness, and vitality. This sensational new village precinct will shape the new lifestyle, retail and residential heart of Granville.

Beautiful architecture rises above a dynamic new neighbourhood; a whole new urban village a stone's throw from Sydney's second CBD. Create your dream life in

Granville Place's beautiful designer family apartments. Experience green parkland and spectacular landscaped leisure zones unlike anything else in the area.

Wake to the aroma of freshly brewed coffee. Duck down for groceries in the full-line supermarket. Take the kids out to play and feel real grass beneath your feet.

Granville Place is one of a kind.



Granville's bright future



YOUR CHANCE TO SHARE IN THIS REMARKABLE UNFOLDING STORY

A new focus for Granville. A new hub for suburban city living. Granville Place marks a new chapter bringing new life to the beating heart of this growing family-friendly neighbourhood.

Granville is coming into its own as major regeneration and infrastructure projects in and around the suburb are shaping a vibrant hub for Central Western Sydney.

Its leading-edge fusion of architecture, imaginative oasis landscapes and amenity is sure to set new standards for Australian residential design.

The time is now to invest in a place with a rising reputation for liveability, affordability and growth potential; a rare opportunity for well-priced, brand new homes in Sydney.

Granville Place is your chance to share in this remarkable unfolding story.



ARTIST IMPRESSION



Your own garden oasis

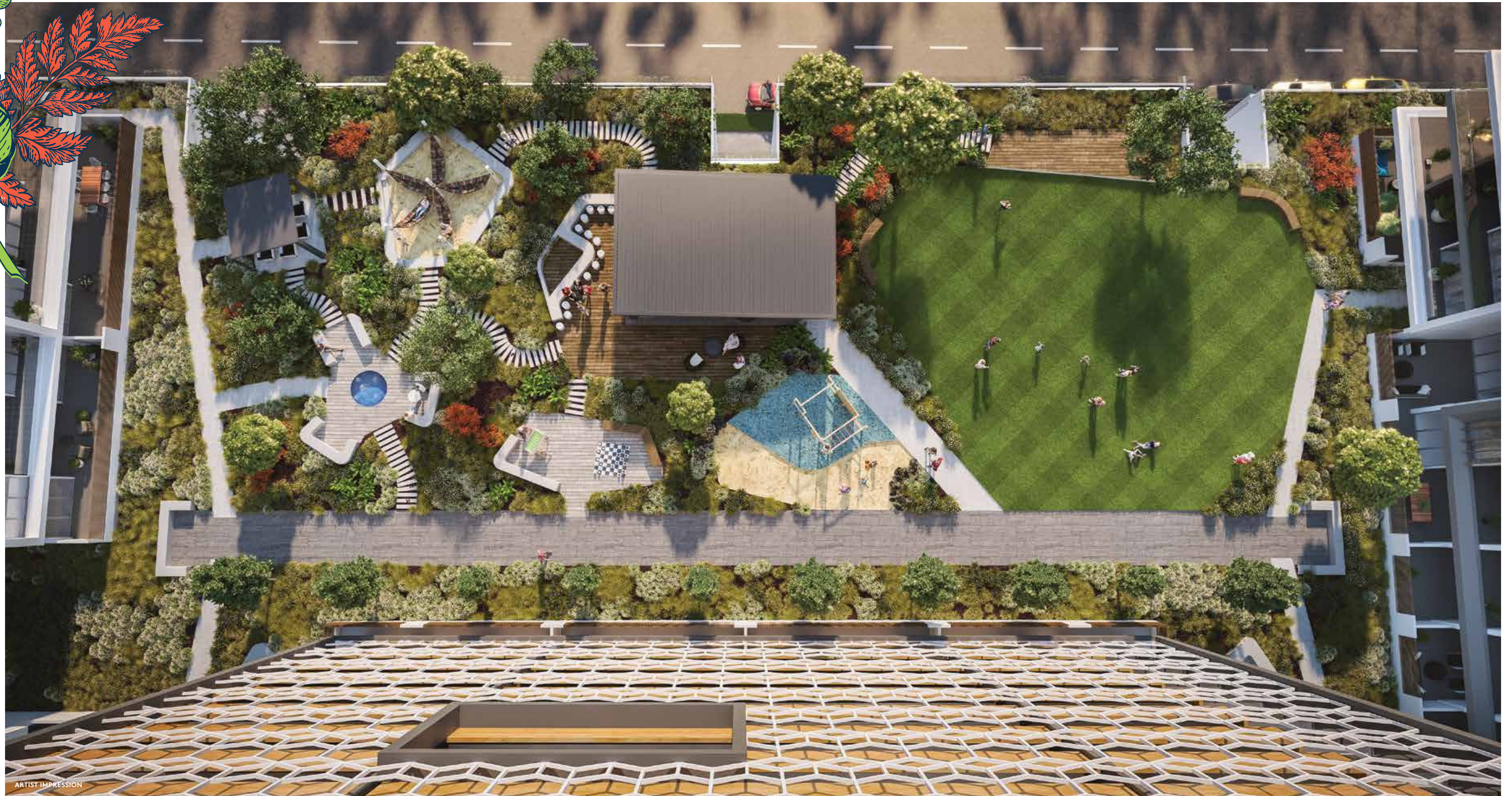
SUNSHINE, WARM SUMMER NIGHTS, SANCTUARY, AND FAMILY

Granville Place brings exuberance, vitality and enjoyment into every aspect of its design. This is your sprawling residents-only oasis at the heart of a welcoming community. It radiates well-being.

Host summertime gatherings with friends and neighbours, watch over playing children, sunbathe, have a picnic, or enjoy quiet time in the open air.

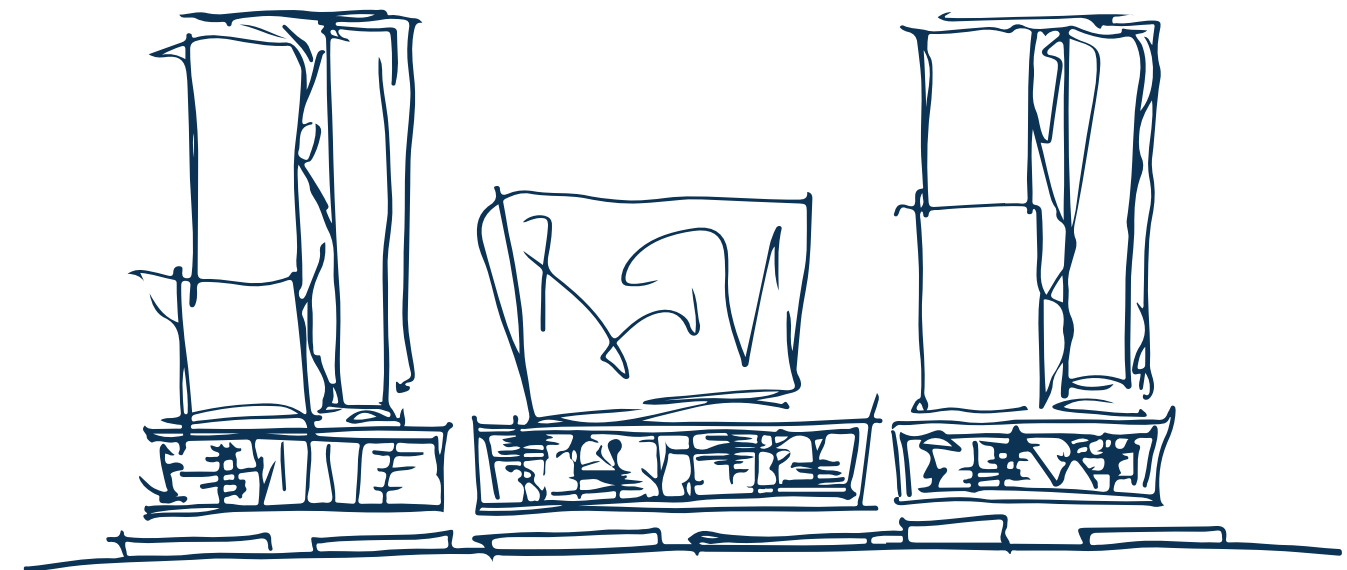
Designed as a focal point, this playful and imaginative podium landscape has something for everyone.

With a sun-drenched grassy lawn, outdoor lounging zones, barbecues, playground and hammock grove, the podium oasis is a joyous space that forms the living, natural heart of Granville Place.



ARTIST IMPRESSION

A genuine urban village



ROOM TO BREATHE AND SPACE TO GROW

Without doubt, Granville Place is the best designed and greenest precinct in Western Sydney. Its creators have sought to deliver something truly special.

A sculptural centrepiece building sits like a jewel in the podium garden while elegant towers form landmarks above. This family of beautiful apartment buildings offer a

multitude of living options from streetfront and podium apartments to elevated urban tower residences in the skies.

Pedestrian links to the station and marketplace retail, a sensational oasis podium and new public park create a harmonious yet distinct home with a wonderful traditional village feel.





A home as individual as you are



ARTIST IMPRESSION

LIGHT, AIR, SPACE AND VIEWS

Floating above Granville Place's village hub, experience a space that's both exhilarating and relaxing every time you step inside. Superior planning and practical layouts ensure every home flows brilliantly, from the largest three-bedroom to the simplest one-bedroom home.

Generous storage solutions deliver superior everyday liveability. Living spaces are easily furnished and the beautifully finished interiors offer durable, low-maintenance style.

Dual aspect designs and picture windows really open the spaces up to your leafy village precinct or the panoramic citywide views beyond.

Granville Place's acclaimed design team has succeeded in creating a wonderful sense of home that sets new benchmarks for the area

▲ Enjoy expansive views to Parramatta, Sydney Olympic Park, The Blue Mountains and Sydney skyline or lovely vistas over the lush communal gardens and park.



ARTIST IMPRESSION

Open hearted living



ARTIST IMPRESSION

YOUR BEAUTIFUL FAMILY HOME

Enjoy a sense of natural comfort, luxury and security that instantly makes you feel at ease. Great proportions, open plan spaces and plentiful light create stylish and fluid family living.

Spacious balconies and full-height glass bring natural views, sunshine and air inside. Slide back the doors and expand the interiors to create an atmospheric inside-out living environment. These sensational homes will change the way you live and feel.

◀ Large balconies flow from the main living areas while practical dimensions ensure the spaces are easily furnished.



ARTIST IMPRESSION

It's all in the detail

THE HUB OF FAMILY LIFE

Fresh ideas on how to put apartments together really set these homes apart from the routine. Sleek gourmet kitchens shape the working heart of the homes and are generously sized even in the one bedroom apartments. Clean-lined bathrooms are naturally luxurious, perfect for relaxing and unwinding. Open display shelving adds a stylish contemporary touch.

Inside, subtle geometric textures draw on the sculptural exterior architecture while soft neutral tones reflect the green landscaped setting. Choose from two colour palettes – pairing chic whites, bone greys and splashes of charcoal and slate. There's a beautiful use of timber and stone textures coupled with elegant lines and atmospheric lighting design.



ARTIST IMPRESSION

Doorstep retail

VIBRANCY AT YOUR FEET

Granville Place shopping centre will be the heartbeat of the community buzzing with alfresco cafés, iconic restaurants, retail stores, a major supermarket, medical suites and childcare centre.

This is neighbourhood design at its best – a people-friendly place to live, shop and play where everything you need is on your doorstep. Brunch with friends, stock your pantry and source beautiful blooms for your table in Granville's vibrant new social and retail hub.

"Brunch with friends, stock your pantry and source beautiful blooms for your table."

A 1,400 sqm Public Park has been designed for locals to gather and spend time enjoying a variety of recreational activities.

The communal open space, located on the eastern side of the project, will provide a great setting for residents and locals to experience their own urban oasis.



ARTIST IMPRESSION







Naturally connected living



LIVE THE SUBURBAN DREAM

It has long been an open secret: Granville is one of the best value suburbs in the whole Sydney metropolitan area. Families love its friendly suburban feel yet it's only five minutes from Parramatta CBD and a short 30 minute train ride to Sydney city. Close to business hubs, education and leisure, it's all so easy.

In and around Granville Place, there's plenty to amuse. Sample the diverse

cuisines. Enjoy a night at the theatre in Parramatta. Cool off at Granville's Swimming Centre, or keep the kids active with fun weekend team sports at one of the local clubs.

The future is even brighter. Granville is earmarked for major urban renewal with many improvements to the town centre and surrounds in the pipeline. Right now, Granville is the place to be.

◀ Stroll to Granville Swimming Centre with its three heated outdoor pools – a 50 metre Olympic pool, 25 metre pool and kids pool.

Central to everything



IT'S THE PLACE TO BE

Place yourself at the epicentre of Sydney. There's no better place to foster long-term professional and educational growth. Walk or cycle to work or university – Parramatta CBD, the University of Western Sydney and Sydney Olympic Park growth areas are all within a 10 minute radius. Major corporates and government departments are headquartered nearby as well as the expanding Westmead biomedical precinct, one of the largest and most innovative in the country.

Settle in. This is the perfect place for bright minds to grow and thrive.

Enjoy a world of opportunity. For school-aged children, you're conveniently close to The Kings School, Parramatta High Selective School, Tara Anglican School for Girls and James Ruse Agricultural High. Granville Place will also have its own onsite childcare centre, perfect for busy parents.



▲ Sample the world's flavours on a plate somewhere near or explore the sights, tastes and sounds of Parramatta's many cultural street festivals.

Love this life

LEISURE LIVES HERE

Whether you're a foodie, a movie buff, a festival-goer or a lover of boutique shopping, take time to explore your city home. From the array of retail and cinemas at Westfield Parramatta to the annual calendar of festivals and events, the city is alive with colour and energy year-round.

Take in a show at the Riverside Theatre, head to Church Street for authentic street eats, celebrate the Lunar New Year or the Parramasala

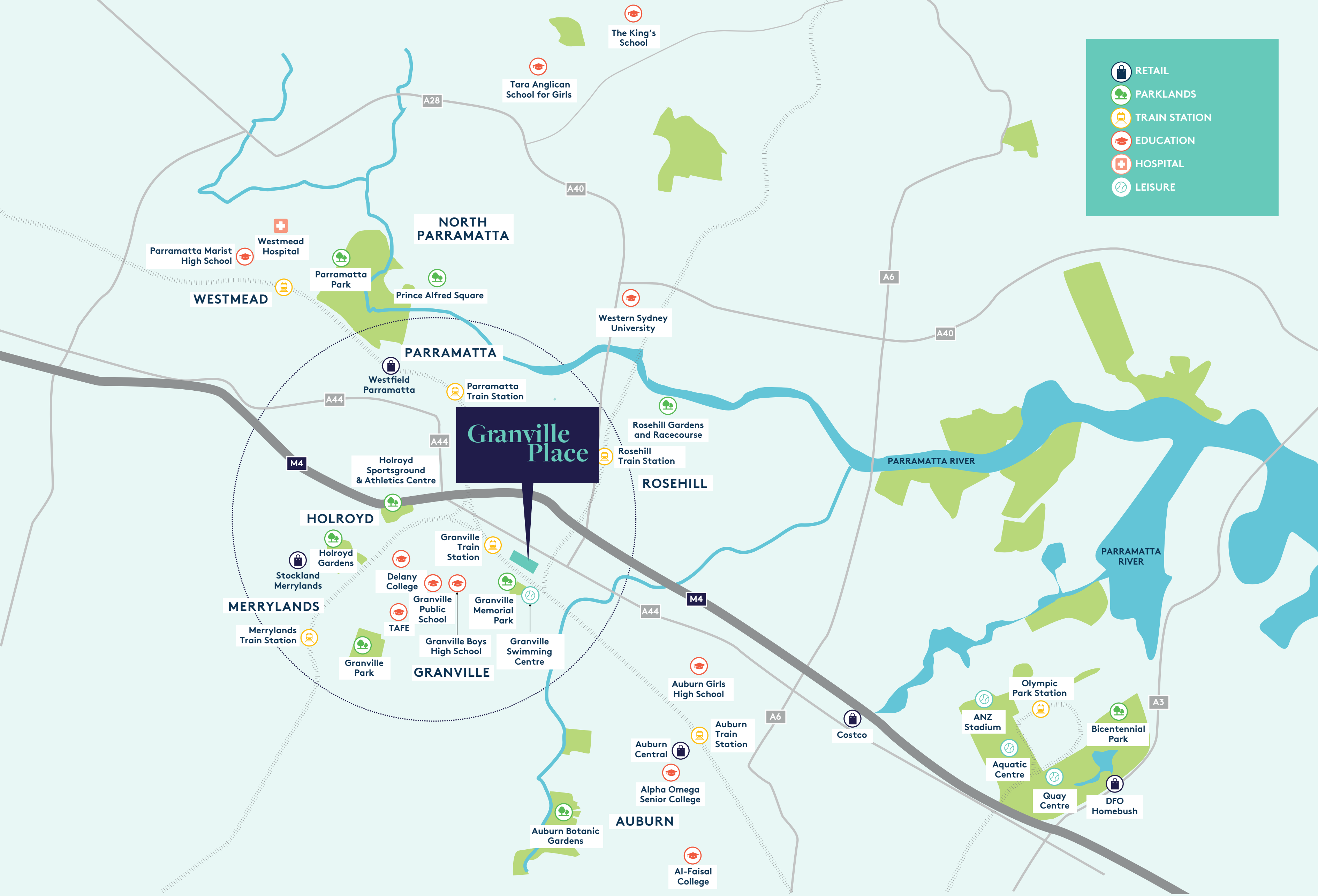
Festival. Watch a sporting match under bright stadium lights, get out on the golfing greens, or enjoy the celebrity racing at Rosehill Gardens.

Energy, optimism, culture and creativity are an essential part of this vibrant growing city.

A short Rivercat ride is perhaps the most scenic route to reach all the entertainment at Sydney Olympic Park, or continue on for a leisurely trip to Sydney Harbour, Circular Quay and Barangaroo.

For travel further afield, Parramatta Road, the M4 motorway and upcoming WestConnex place greater Sydney within easy reach.

-  RETAIL
-  PARKLANDS
-  TRAIN STATION
-  EDUCATION
-  HOSPITAL
-  LEISURE



Granville Place

NORTH PARRAMATTA

Parramatta Marist High School
Westmead Hospital
Parramatta Park
Prince Alfred Square

WESTMEAD

PARRAMATTA

Western Sydney University

Westfield Parramatta

Parramatta Train Station

Rosehill Gardens and Racecourse

Rosehill Train Station

ROSEHILL

HOLROYD

Holroyd Sportsground & Athletics Centre

Holroyd Gardens

Stockland Merrylands

MERRYLANDS

Merrylands Train Station

Delany College

Granville Public School

TAFE

Granville Boys High School

GRANVILLE

Granville Park

Granville Train Station

Granville Memorial Park

Granville Swimming Centre

Auburn Girls High School

Auburn Train Station

Auburn Central

Alpha Omega Senior College

AUBURN

Auburn Botanic Gardens

Al-Faisal College

PARRAMATTA RIVER

PARRAMATTA RIVER

Olympic Park Station

ANZ Stadium

Aquatic Centre

Quay Centre

DFO Homebush

Bicentennial Park

A3

Costco

A6

A44

M4

A44

A44

A40

A6

A40

A28

Meet the team



ARTIST IMPRESSION

Developer

SHOKAI AUSBAO

Established in June 1991, SHOKAI Ausbao is the Australian arm of the SHOKAI Group. The company prides itself in developing quality yet sustainable apartments that maximise both functionality and amenity. With more than 27 years' experience, SHOKAI Ausbao has established itself as a developer of distinction with a successful track record. Having a high sense of responsibility, SHOKAI Ausbao is committed to seek the best in every detail of our projects and offering the highest level of service to our customers.



ARTIST IMPRESSION

Developer

DEVELOTEK

Develotek is an Australian property development and investment group specialising in the design and development of apartment living throughout Sydney. For many years our team have specialised in consolidating property and applying our design expertise to create pleasant and enjoyable living experiences. Designing to encourage social interaction in our communal spaces and creating healthy living experiences for residents and families as they evolve contributes to the idea that a great place makes people proud and a desire to be part of community.



ARTIST IMPRESSION

Architect

MARCHESE PARTNERS

Marchese Partners are a leading Australian-based architecture practice, responsible for the masterplan of Granville Place. Established in 1995, Marchese Partners continue to be recognized as leaders in the design and delivery of innovative large-scale urban developments in Australia, New Zealand, Britain, the USA and China. As one of the only full service architecture and engineering firms in Australia, Marchese Partners focuses on delivering excellence in design, innovation and environmental sustainability.



ARTIST IMPRESSION



Live your best life

To create a home, to fulfil your dreams and live a happy life. Granville Place brings heart, soul and a real sense of neighbourhood to the centre of Granville.

The creative minds behind Granville Place have envisaged a unique and engaging new destination and home where beautiful contemporary apartments are enlivened by café culture, essential supermarket shopping and the most generous open-air landscape in the area.

There's something for everyone from view-filled tower apartments, parkside living, or podium apartments with urban street appeal. Choose from a wide range of one, two and three bedroom options with varied layouts including studies, corner positions and secure parking.

At Granville Place, you don't have to compromise on quality, space or lifestyle to live your best life.





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