

VICINITY



2-10 COTTONWOOD CRESCENT
MACQUARIE PARK



MERITON

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 tranquility, Viciniti is Meriton's latest Macquarie Park masterpiece.



INSPIRING ARCHITECTURE IN YOUR VICINITI

Experience
visionary design

Designed by Award-winning architectural firm, Scott Carver.

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 12 storey buildings encompass a luxurious collection of 1, 1+MPR, 2, 3 and 4 bedroom residences.

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

- Fully or semi-enclosed balconies provide the perfect environment for year round alfresco enjoyment
- Generous floor plans enhanced by floor-to-ceiling glass in all main rooms, with superior thermal and sound protection courtesy of acoustically engineered glazing
- Many apartments boast dual aspects, flooding them with natural light and fresh air
- Most residences face Wilga Park or Shrimptons Creek, others enjoy prime corner positions with just one common wall
- Impressive double height lobby creates a sense of arrival



Artist's Impression

East

South

West

North



View from level 12

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 VICINITY

Entertain in style

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

Characterised by high quality design, immense privacy and expansive floor plans, 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, 3 and 4 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 67sqm, 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 an 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.

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 dishwasher, 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 polytec wood-inspired barback with additional storage
- Choose from matt black or polished chrome kitchen mixer complemented by undermounted sinks
- Mirror splashback and LED strip lighting
- Water line fridge connection provided



Artist's Impression



Artist's Impression

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 onto 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 connection
- Luxurious loop pile carpet

Pamper yourself

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

- Choose between 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 ample storage, CaesarStone® tops and undermounted sink
- Mosaic 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

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



Artist's Impression

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 short walk to Macquarie university and 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
- Eastland Shopping Centre 5km

Transport & Medical

- Macquarie University Metro Station 300m
- Maquarie 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
- Ryde Secondary College 6km
- TAFE NSW – Ryde 4.3km
- Marist College 6.7km
- Pymble Ladies College 7.5km
- St Ignatious College, Riverview 9.6km

Employment

- Macquarie Business Park 450m
- 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

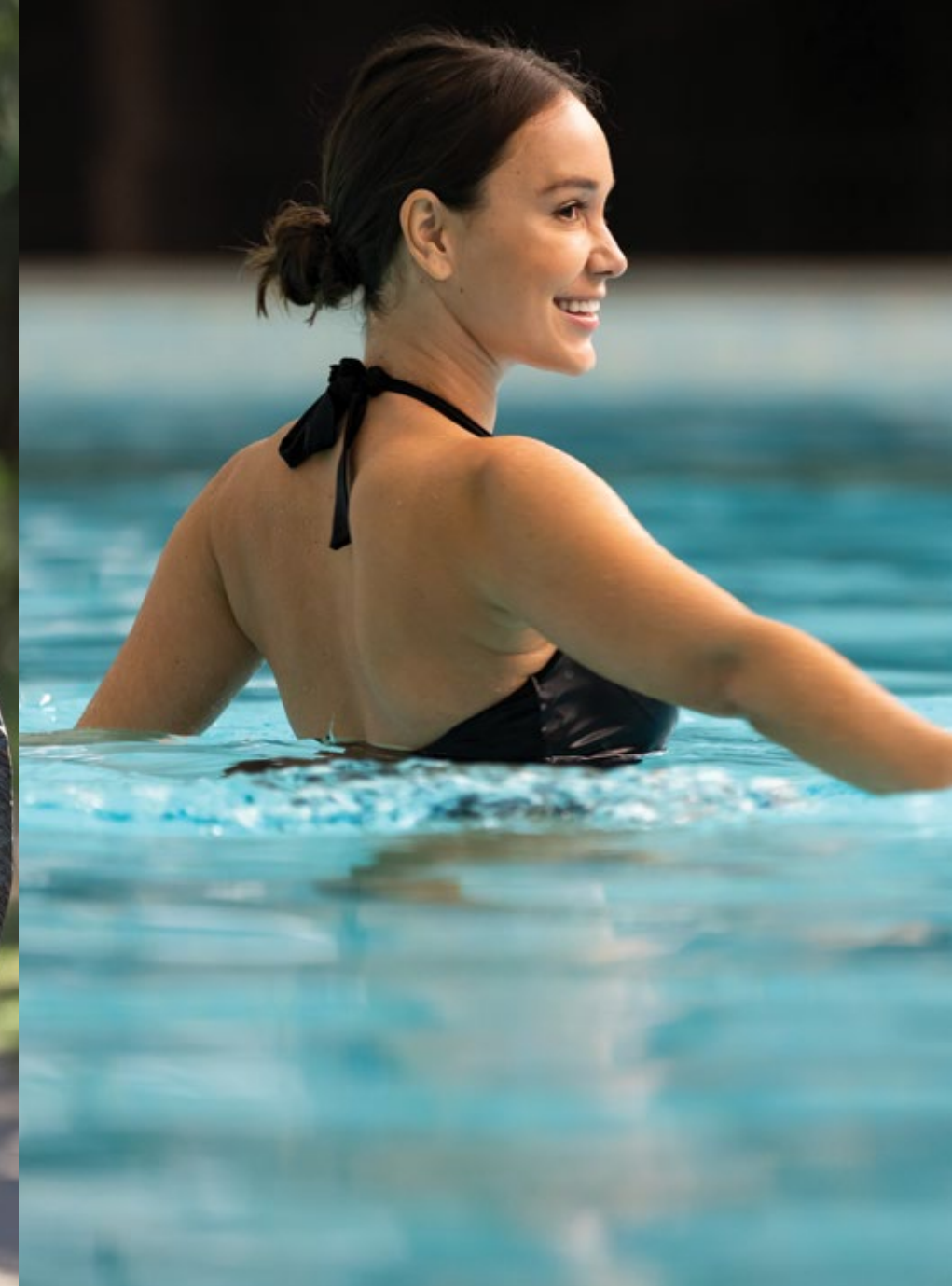
VICINITY

LIFESTYLE, LUXURY & TRANQUILLITY 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

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

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: transportnsw.info

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

A SMART INVESTMENT

MACQUARIE PARK BY 2036

32k


More than 32,000 residents

\$14bn

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

4th largest


By 2030 Macquarie Park is master planned to double in size making it the 4th largest CBD in Australia behind Sydney, Melbourne and Brisbane

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 every 4 minutes during peak hour



39 bus routes serving Macquarie Park



Australian headquarters 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 m² current office floor space with potential to double to 2 million m²

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

TOP 1%

Macquarie University ranked in the top 1% of world universities

SUSTAINABLE LIVING

COMFORT AND LIFESTYLE

AVERAGE NATHERS STAR RATING: 7.1 STARS

- The Development has an average thermal comfort rating of 7.1 stars, average heating loads are 66.4% below allowable BASIX targets and average cooling loads are 8.7% 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.
- The roof top communal facility provides residents with a functional outdoor space enhancing inner-city lifestyle.

WATER INITIATIVES

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 toilets which use 3 litres or approximately 45% less water per flush than an average toilet.
- They have dual flush mechanisms.
- All dwellings have 5 star water efficient kitchen and bathroom taps which use 6 litres or approximately 33% 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.
- 4.0 star dishwashers to be installed to all units. Modern water efficient appliances significantly reduce possible excess water consumption in comparison to old non-efficient appliances.

ENERGY INITIATIVES

BASIX ENERGY SCORE: 25/25

- 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.
- Bicycle parking allows residents to have a healthy and cost effective transportation alternative.
- Regenerative drive lifts to be installed which utilize the stored potential energy in the lift system and diverts it back to useful electricity to be used by the building facilities.
- 20kW Photovoltaic system to be installed on roof to produce on site low emissions electricity to offset energy requirements from the grid.
- The roof top communal facility provides residents with a functional outdoor space enhancing inner-city lifestyle.



These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software. 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 Viciniti, Macquarie Park 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. **Developer:** Karimbla Properties (No. 51) Pty Limited ABN 92 168 601 250 **Builder:** Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809

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