

# ARCHIBALD

BY ALAND





## WELCOME TO PLAY

Brought to you by trusted and award-winning Australian developer ALAND, Archibald presents a rare balance of affordable coastal lifestyle and cosmopolitan living with easy accessibility to both Sydney and Newcastle.

This amenity-rich concept is set to become Gosford's most vibrant and dynamic urban village, combining exemplary architecture, design-led apartment living, a premium hotel and an exciting dining and bar precinct at your doorstep.

Surrounded by stunning landscape, Archibald is situated in one of the Central Coast's most connected locations with a full range of business, retail, dining, cultural, entertainment, transport and recreational activities – the perfect place to live, work and play.



*Gosford's most vibrant,  
dynamic urban village*



# CLOSE CONNECTIONS WITHIN WALKING DISTANCE AND LOCAL LANDMARKS



ST PATRICK'S  
CATHOLIC PRIMARY  
SCHOOL, ST JOSEPH'S  
CATHOLIC COLLEGE,  
ST EDWARD'S COLLEGE

GOSFORD OLYMPIC  
SWIMMING POOL

GOSFORD  
BOAT RAMP

CENTRAL COAST  
LEAGUES CLUB AND PARK

PALM BEACH

PITTWATER

LION  
ISLAND

HAWKESBURY  
RIVER

GOSFORD TAFE



GOSFORD HOSPITAL

BRISBANE WATERS

IMPERIAL CENTRE

BRISBANE WATERS

GOSFORD  
TRAIN STATION

CENTRAL COAST STADIUM

GARNET ADCOCK  
MEMORIAL PARK



RUMBALARA  
RESERVE

GOSFORD  
LIBRARY



WATERVIEW  
PARK

GOSFORD  
HIGH SCHOOL

UNIVERSITY OF  
NEWCASTLE CENTRAL  
COAST CLINICAL SCHOOL

ARCHIBALD

GOSFORD



# WHY GOSFORD?

Gosford has been earmarked as a vital CBD spine under the NSW Metropolitan Strategy. By 2040, the Central Coast will welcome nearly 88,000 new residents, generate over \$21 billion for the economy and create over 72,000 new jobs.

With relaxing beaches, tranquil rivers and access to the Central Coast's best restaurants, cafés, fresh seafood and laidback social community, Archibald offers a haven of coastal living and a community to eat, live, play and restore.

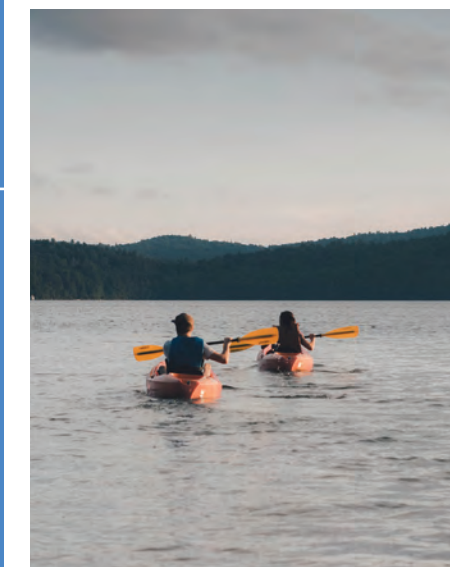
Rich in natural assets, economic possibility, culture, community and leadership, Gosford is a destination for living, business, investment, innovation and recreation. Nestled within Gosford's CBD, Archibald is part of the Central Coast's fastest growing social and economic hub.



## THE SUBURB *in a snapshot*

### NATURAL ELEMENTS

The NSW Central Coast has a variety of natural assets. National parks, state forests, bushland, sandy beaches, lakes and waterways occupy over half of the region.



### EMPLOYMENT & GROWTH

The growth of the digital economy foresees diverse career opportunities for emerging generations in education and training. This supports the considerable existing employment opportunities within healthcare, social assistance, retail, construction and hospitality industries.



### GAME ON

Archibald is within walking distance to Central Coast Stadium, Gosford Tennis Club, Golf Club, Olympic Swimming Pool, Race Club and Adcock Park velodrome, showcasing Gosford as an immersive hub for sports enthusiasts, athletes and fans.



### MAJOR MEDICAL PRECINCT

Located close by, Gosford Hospital is ensuring the stability of healthcare provision for the region. Additionally, the Gosford Medical School and Research Institute is a draw card for health professionals, and young people seeking training and employment.

### NEXT LEVEL EDUCATION

The University of Newcastle Ourimbah campus, halfway between Gosford and Wyong, as well as its Central Coast Clinical School in Gosford, are key education assets of the Central Coast. TAFE NSW – Gosford, Central Coast Community College and TLK Community College also provide further education and pathways to employment for youth.

### THE HEART OF THE CENTRAL COAST

With its central location, Gosford offers a perfect balance of lifestyle and amenity, without compromising on connectivity. The NSW train link and recently redeveloped major highways will have you in Sydney or Newcastle within an hour, while one quick 20-minute car trip will have your toes in the sand on some of the best beaches the Central Coast has to offer.

*Gosford*



# YOUR CENTRAL COAST GUIDE

*Go explore!*



## WORLD CLASS SURFING

The beach and surfing lifestyle are embedded in the Central Coast way of life – and there are epic waves all around! No need to worry if you're a beginner as Central Coast Surf Academy (CCSA) has surf lessons for all ages and levels at Copacabana Beach (17.2km).



## SCENIC BUSHWALKS

With a vast extent of native bushland around the coast, there are plenty of options to head to nature, from shorter walks suitable for children and longer well-signposted hikes. The nearby Brisbane Water National Park (12.4km) offers great walks and cycling trails that cross rainforest and rugged sandstone country.



## WONDERFUL MARKETS

From arts and crafts to food, you have several markets to choose from. For artisan and fresh produce, try Gosford Farmers Markets. Feast your eyes on high-quality stalls with stunning ocean views at Terrigal Beach Markets. In Avoca (16.9km), you'll find Beachside Markets with gourmet food and locally made craft.



## AUSTRALIAN REPTILE PARK

Experience hands-on wildlife shows at the hugely popular Australian Reptile Park (10.3km). This interactive zoo homes exotic reptiles and Australian animals you can meet and feed up close.



## HORSE RIDING

Explore 3,000 acres of unspoilt wilderness at Glenworth Valley (21.4km) – on a horse! Ride free or take a guided tour along the bushland trails. Glenworth Valley caters to riders of all abilities and ages. Add adrenaline with abseiling, quad biking or laser skirmish.

## WHALE WATCHING

The Central Coast is blessed with spectacular lookouts... perfect for watching the humpback whales' acrobatic displays as they migrate along the coastline (May-November). Best five spots: Captain Cook Lookout, Gerrin Point Lookout, The Skillion, Crackneck Lookout and Norah Head Lighthouse.



## FISHING AND CAMPING

The waters are teeming with fish! You can catch a wide variety of fish with a rod from the rocks in South Avoca Rocks or The Skillion. Or snag some big ones by net as the tides change at The Entrance (22.4km). Done fishing? Set up a camp in the bushland near the beach or deeper in one of the national parks.

## COASTAL BEACHES

Pick from over 40 different beaches along the coastline stretching for 80 kilometres. The closest ones are Terrigal (11.7km) and Ettalong (15.5km) beaches, however via waterways, you can even reach Sydney's Palm Beach in half an hour\*.



\* from Ettalong.  
Source: Visit NSW; iCentralCoast; Coasties Magazine.





# LIFE STYLE

## INTRODUCING GOSFORD'S FAVOURITE LOCAL SPOTS

Relish in the culinary delights that Archibald and the wider Gosford area has to offer. Take your taste buds on a journey from a vegetarian-friendly breakfast at Fahrenheit Cafe to homemade burgers at Eat Street, or Italian hand stretched pizza and wine at Pinocchios to full Korean BBQ at Mapo Galbi. Fine dining, easy-going eateries, cool cafés and bars are all at hand.

Enjoy the convenience of major retailers at the near next-door Imperial Centre or West Gosford Shopping Village just a 5-minute drive away and Erina Fair only 10 minutes by car, all in easily accessible locations.

Mann Street, the main commercial and retail spine of Gosford, is right on your doorstep, with the best that shopping and dining has to offer.



TERRIGAL BEACH HOUSE

## THE KEY TO YOUR CURATED LIFE

Whether you're looking to soak up the sun, explore the latest in dining or make new connections – Archibald has it all. You're provided with the best of Gosford's relaxing atmosphere with the thrill of city luxury and opportunities.

Nearby beach locations further expand your lifestyle options with great food and buzzing bars. Immerse yourself in Caribbean island life at Mumbo Jumbo's, tucked away on a rooftop in Terrigal. Or, head to The Point Café, situated right on the point at Avoca Beach, with café comfort just steps away from the sand.

*Eateries at your fingertips*



MUMBO JUMBO'S, TERRIGAL



# PARKS AND WATERWAYS

The picturesque Brisbane Waters invites you to take the boat out for a day, explore secluded coves, cast a line, or swim and relax. Additionally, you can discover the beautiful waterways kayaking or let the seabreeze take you windsurfing on the harbour. If sunshine, sand and waves are more your thing, the beautiful Avoca and Terrigal beaches are just around a 20-minute drive away.



TERRIGAL BEACH, CLIFF WALK



CLOCKWISE FROM TOP: CENTRAL COAST STADIUM, GOLF COURSE, DRIFTERS WHARF, BUSH TRAILS

## Relax & Restore

Prefer to stay on land and get active? Grab a friend for a game of tennis or head to the golf course. There's also a velodrome to try your wheels, and an Olympic-size swimming pool for a few laps.

For walking vistas, stroll along the harbour waterside or choose from several nature reserve trails and stop to admire the views from the lookouts. With a vibrant array of urban parks and recreational spaces such as

Kibble Park, the green 'heart' of Gosford, and nature-inspired innovative play space, Leagues Club Park – you will enjoy the exceptional mix of playgrounds and flexible outdoor entertainment.

If spectator sports are your thing, the nearby \$30 million, 20,059-seat capacity Central Coast Stadium hosts major events including Rugby Union, National Rugby League and National A-League Football matches.





# TRANSIT CONVENIENCE

Gosford is an important commercial centre, close enough to Sydney (75km) with almost one quarter or 30,400 people commuting from the Central Coast to Sydney each day\*. Rail, bus and nearby aviation services link you to local, state, national and international areas. Gosford Train Station is only a three-minute walk away and bus stops can be found within a 100-metre radius. By car you can reach Hornsby in 35 minutes, and via NorthConnex, Sydney CBD in one hour and Parramatta CBD in 50 minutes.

While transit convenience assists your goals for better quality education and ease of access to employment elsewhere, there are also significant opportunities locally, enticing people to stay or move into the area. Since around half of the Gosford apartment market is occupied by renters, the Central Coast is an attractive, affordable option for investors and buyers driven out of the city due to soaring prices over the past decade.



GOSFORD STATION AND BUS INTERCHANGE

\* Source: Planning NSW, Regional Plans, Central-Coast.

*Affordability  
creates opportunity*

## INVESTING IN FUTURE EDUCATION

State Government's commitment of \$18 million to the University of Newcastle for a new health and business innovation Gosford Campus in Mann Street gives young people a chance to study at university – areas such as allied health, bioscience, digital transformation, law, business and innovation – without leaving the region.

In addition, a new \$100 million state-of-the-art TAFE NSW campus in the heart of Gosford CBD will support the creation of 1,000 local jobs and up to 3,000 tertiary education opportunities.

These, and other strategic education assets provide further education and pathways to employment, revitalising the Gosford CBD, as well as support life-long learning for the ageing population.

For families, the region offers a great range of education choices. Private as well as public schools are available throughout the Central Coast ensuring children a quality education.



**WHEN ACCESSIBILITY AND  
EDUCATION COMBINE, THE  
POSSIBILITIES ARE ENDLESS.**



THE UNIVERSITY OF NEWCASTLE

**EDUCATION**

GOSFORD



# EMPLOYMENT PROJECTIONS

Health Care and Social Assistance is the largest employment sector in the area and is expected to grow as Gosford Hospital undergoes a major expansion, including increased allied health services associated with the hospital. The hospital currently has 1,000 student nurses. With the redevelopment, the number is expected to double.

Employment in Retail Trade, including small bespoke retailers rejuvenating town centres, as well as jobs in Accommodation and Food Services continue to grow due to population growth. The Central Coast being one of the fastest growing regions and third largest Local Government Area (LGA) in NSW, jobs in Public Administration and Safety are also on the rise.

The Central Coast has attracted a strong, innovative Manufacturing sector that has grown in the last year against the national trend largely due to the location, access to markets and a highly skilled workforce.

Modern and advanced manufacturing is driven by innovation, hence people with new technology expertise are sought after.

While the employment numbers in the Construction sector have marginally fallen, it is still set to boom in the area with many millions worth of building approvals in the last financial year.

The industry forecast to have the highest annual growth rate is Education and Training. This reflects the greater proportion of education professionals in the area with the construction of the Central Coast Medical School and Health and Medical Research Institute and the new TAFE NSW campus. As the population grows, higher skills are also needed for sustainable economy.

The region's unique and productive natural environment – including its coastline – will support growth in the tourism, lifestyle housing, agriculture and resource sectors.



Source: Planning NSW, Regional Plans, Central-Coast; Regional Development Australia Central Coast.

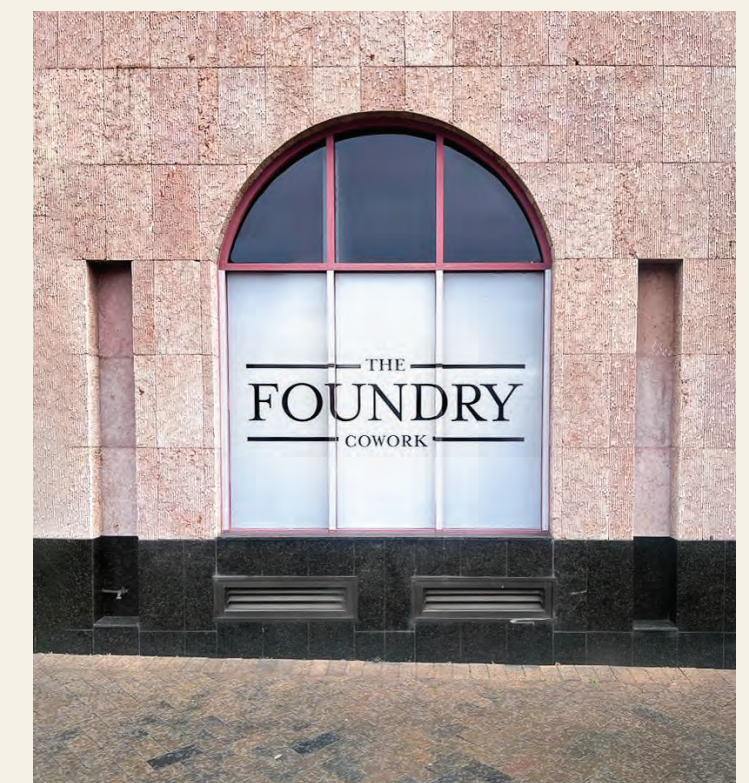
TO MEET THE NEEDS OF EXPANDING POPULATION, HEALTH SECTOR WORKERS ARE IN DEMAND.



## WFH & COWORK

Working from home (WFH) phenomena favoured regional markets and locations with high levels of recreational amenity and lifestyle advantages. Archibald offers an optional space to continue working from home comfortably.

However, there are alternatives such as The Foundry Cowork for a shared workspace where you can become part of a small and collaborative business community and escape the isolation of working from home.





## INTRODUCING ARCHIBALD

Comprising two buildings of one, two and three bedroom apartments, as well as three and four bedroom penthouses, all with access to a resort-style pool, Archibald residences offer the chance to live at the pinnacle of a highly sought-after urban destination. An architecturally exceptional building, complete with striking sail-like curves, echoes the boats on nearby Brisbane Waters and cuts an iconic figure on Gosford's skyline.





# INTERIORS

## THE SHAPE OF THINGS TO COME

Designed to harmonise with the environment allowing for complete immersion in understated style, Archibald apartments are a relaxed balance of natural textures, open spaces and modern touches. Architecturally tailored floorplans offer light-filled and tranquil canvases for coastal living with bespoke design elements making the most out of every space.

Floor-to-ceiling windows frame the views to the outside world while balconies invite in pleasant coastal breezes. White timber-look tiles further enhance the feeling of light and space throughout. The quality fixtures and finishes ensure your residence remains a source of pride long after moving in.





ARCHIBALD

COSFORD

**SIMPLICITY  
AND COMFORT**

Spacious bedrooms flood with light as the sun rises to ease you into the day. All windows come fitted with ceiling-to-floor blinds, so you can choose a little or a lot of shade. The soft-carpeted rooms feature walk-in or built-in robes and ducted air conditioning to keep you or your tenant comfortable year-round.

*Rest & Recharge*



## A KITCHEN DESIGNED FOR CHIC TASTES

Every kitchen at Archibald is a perfect union of form and function, ideal for cooking or sharing the space with friends and family. Quality Fisher & Paykel appliances, Grohe tapware, Caesarstone benchtops and a smart layout combine with tinted mirror splashback and timber finishes to make this an inviting heart of the home.



COSFORD

ARCHIBALD





## ELEGANT, LUXE BATHROOMS

The bathrooms are carefully considered to provide calmness and relaxation while ensuring effortless maintenance – the peace of mind that comes with a commitment to quality.

Enjoy the interplay between the white herringbone-patterned subway and floor-to-ceiling porcelain tiles. Adding to the light walls, a frameless shower screen, elegant lighting, and a built-in ventilation exhaust further elevate the airiness of the space.

Sleek, chic touches are enhanced by mirrored cabinets, polished chrome Grohe tapware and wall-hung timber face vanities.



## A PLACE TO *Relax*

Residents will have full access to a cosmopolitan dining precinct and hotel managed resort-style amenities. There is a luxury swimming pool on the podium level with a swim-up bar designed for relaxation, as well as the upmarket Skybar & Lounge on level 28 – the highest cocktail bar on the Central Coast.



ARCHITECTURE

COSFORD



# A SMART INVESTMENT

Archibald is a thriving investment opportunity with many investors taking advantage of the growing population, and new economic ventures in education, retail and health innovation in the area. Gosford delivers strong rental returns, making it a particularly attractive investment prospect with a high gross rental yield.

Strong drivers of demand in the Gosford apartment market are higher than average amenity and liveability offerings.

A growing population forecasts increasing demand for housing. The compounding supply and demand issue facing this region sets purchasers within Gosford to see above-average capital growth rates over the next 10 years.

Archibald also benefits from increased value attached to locations near water. More broadly, there is a value attached to all amenities a property has access to, including schools, retail, entertainment, public transport and health.

Gosford has outperformed the Sydney market by a substantial margin in terms of the apartment market. Apartment markets in Gosford have benefitted from the work-from-home (WFH) phenomena whereas apartments in Greater Sydney have been hampered by it. The Gosford apartment market saw prices rise 45% (32% in real terms), compared to the Sydney market's rise of 9%. Notably, approximately 50% of the Gosford apartment market is occupied by renters with a vacancy rate positioned at 0.6% as of March 2022.

The cost of land will continue to push the market towards higher density and apartments. As the prices are relatively low compared to Newcastle and Sydney, one vital area for investors to look for is buying off the plan apartments. New apartments are expected to carry a premium over old stock.

Gosford and the Central Coast are experiencing declining vacancy rates and increasing rents, providing the ideal environment for investors. Gosford is highly attractive for tenants looking for a laid-back, comfortable lifestyle with convenient access to transport, employment, facilities, and entertainment. Long-term growth in the area combined with ALAND's 0.5% vacancy rate provides a growing rental return on your investment.



## DEMOGRAPHICS

<b>\$1,460</b>	Average Weekly Household Income
<b>2.2</b>	Average People Per Household
<b>47.7%</b>	Currently Renting Apartments
<b>39 yrs</b>	Average Age (Study Area)
<b>10.4%</b>	Population Growth 2020-21 exceeded the 7% projection



## YIELD AND RETURN

<b>4.4%</b>	Average Rental Yield of Apartments (Compared to 3.5% in Sydney)
<b>0.6%</b>	Gosford Vacancy Rate
<b>\$500</b>	Gosford Current Median Rent



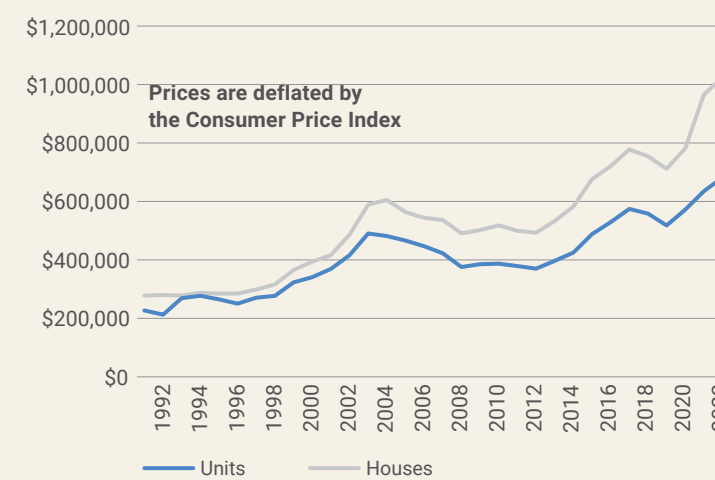
## EMPLOYMENT

### Top four industries projected to have the most growth 2021-36:

<b>+2,301</b>	Health Care and Social Assistance Jobs
<b>+1,232</b>	Public Administration and Safety Jobs
<b>+883</b>	Accommodation and Food Services Jobs
<b>+856</b>	Professional, Scientific and Technical Services Jobs

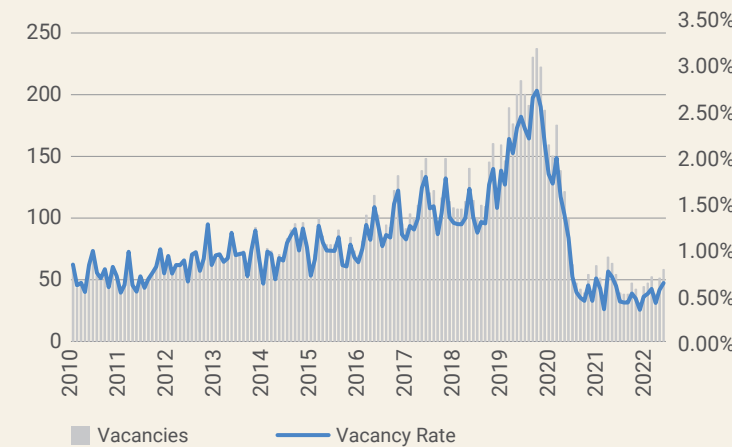
Source: Macroplan 2022; Realestate.com.au.

## GOSFORD HOUSE AND APARTMENT PRICES\* (1991-2022)



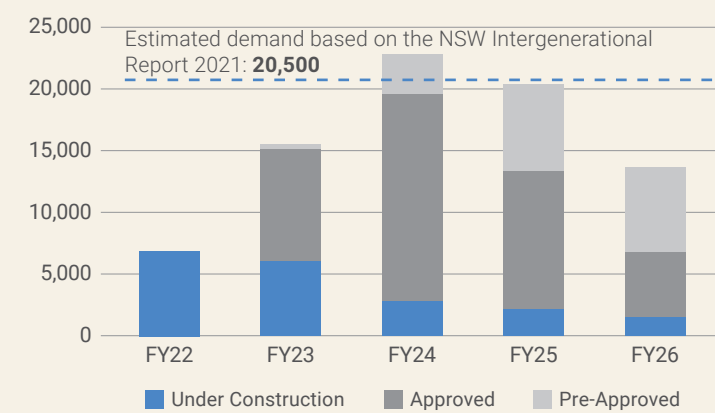
\* Real terms, June 2021 prices. Source: NSW Government (FACS) sales reports.

## GOSFORD VACANCY RATE (Jan 2010 – Jun 2022)



Source: SQM Research.

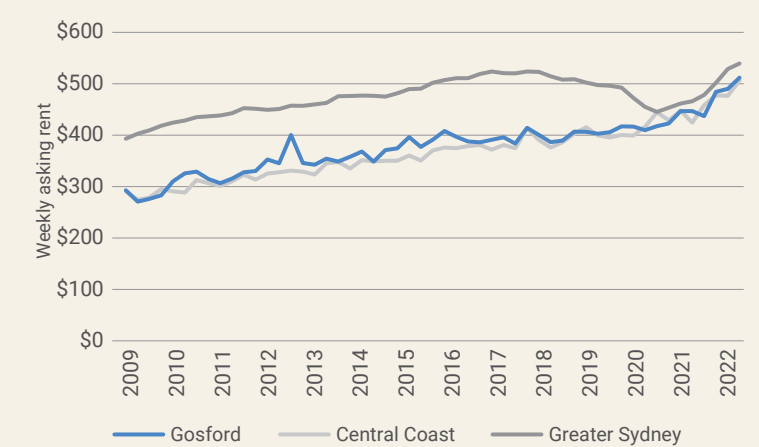
## FORECASTED APARTMENT COMPLETIONS\* (Greater Sydney)



\* by current project stage. Source: UDIA NSW; Corelogic; NSW Intergenerational Report 2021.

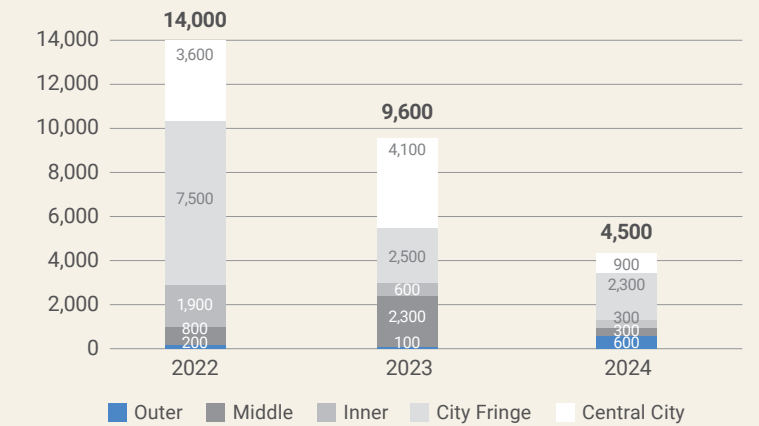
**LOW UNEMPLOYMENT AND GOOD GROWTH PROSPECTS IN EMPLOYMENT, WITH A CONCENTRATION OF BETTER-PAID JOBS IN OR NEAR THE GOSFORD CBD, SHOULD BE POSITIVE FOR THE MARKET.**

## GOSFORD ASKING RENTS FOR UNITS (Sep 2009 – Aug 2022)



Source: SQM Research.

## FUTURE COMPLETIONS (Regions of Metropolitan Sydney)



Source: Charter Keck Cramer.



# ALAND VISION AND OUTLOOK

**OUR VISION IS TO PROVIDE INDUSTRY LEADING, SUSTAINABLE, QUALITY PRODUCTS TO ENHANCE THE LIFESTYLE AND EVERYDAY CONVENIENCES OF OUR CUSTOMERS AND THE COMMUNITIES THEY LIVE IN.**

Founded in 2002, ALAND is an Australian-owned family orientated business with over 150 permanent employees.

Strategically we focus on Sydney's West, South West, North West and Inner Western corridors, targeting town centre residential apartment developments, often combined with, community offerings, retail and commercial elements.

Our reputation speaks for itself and our track record of developing innovative and sustainable residences has recently been recognised by the 2021 Urban Taskforce Development Excellence Awards, as well as being the winner of the Residential Development award at the 2021-2022 Asia Pacific Property Awards.

ALAND has grown to become one of Sydney's largest private multi-disciplinary development groups in the Western belt, and we are working towards continued sustainable growth for years to come.



# THE ALAND DIFFERENCE

We are a fully integrated Development Business with in-house; Acquisitions, Legal, Design, Planning, Construction, Sales, Marketing, Property Management, Building Management, funding, finance and investor services.

We partner with only the best suppliers that provide excellent quality as well as warranty assurances. From the moment you step foot in one of our display suites, to the day you receive the keys to your new home or investment, we ensure that expectations are met with friendly and personalised service.

Through our experienced in-house teams of architects, designers and project managers, we draw on our extensive knowledge, financial strengths and high standards to ensure success for each and every project we undertake.

**0.5%** ALAND VACANCY RATE

**4.9%** ALAND AVERAGE YIELD

**6.1%** ALAND AVERAGE PORTFOLIO GROWTH PER ANNUM (All projects)

**100%** ALAND COMPLETION RATE

## ALAND CARE

At our core, we believe in upholding the long-term maintenance of our buildings to the same standard as when they were first constructed. Our commitment to the longevity of our projects continues well after completion, with our in-house building management division ALAND Care, comprised of our expert team of builders, building managers and contractors. This holistic approach is what sets apart ALAND's projects on a point of longevity, capital growth, low vacancy rates and livability.

All residents and investors will have 24/7 access to the ALAND Care mobile app, providing a seamless experience to interact with your Building Manager or Concierge staff and property management services.



ALAND CARE APP



# QUALITY & EXCELLENCE

**WE PRIDE OURSELVES ON THOROUGH RESEARCH AND TESTING TO ENSURE EXCELLENCE IS ACHIEVED IN EVERYTHING WE DO.**



CAPITAL GROWTH **+ \$155,000**  
 VACANCY RATE **0%**  
 RENTAL YIELD **5.7%**

COMPLETED Q4 2020

BOTTLEBRUSH, SCHOFIELD GARDENS

Showcasing meticulous quality and attention to detail, we have delivered numerous acclaimed residential projects across Sydney, continually setting the highest quality standards and levels of trust among our community of clients, customers, co-workers and peers.

Currently, we have over 1,200 units under construction and a further 2,500 units actively working through planning, with additional projects secured for future pipeline still to go through planning. A selection of previous and ongoing projects are shown on this spread, and more can be found on our website at [aland.com.au/projects](http://aland.com.au/projects).

Our wealth of industry experience has seen several projects delivered and sold successfully. For example, The Hoxton was brought to market in January 2021 and 90% sold out by March 2022, with swift completion in October 2022. In addition, over 1,000 properties were 100% sold out prior to the completion of our Bottlebrush development in 2020. Both sites were acquired by ALAND from other developers that failed to deliver.



COMPLETED Q4 2022

THE HOXTON, LIVERPOOL



COMPLETED Q1 2019

LATITUDE, LIVERPOOL

## PARAMOUNT ON PARKES

Paramount is a mixed-use development that includes 331 apartments and around 3,000sqm of commercial space. ALAND's tallest tower, at 46 levels, boasts local views over the neighbouring park and district views of Sydney CBD. The development has a range of amenities for its residents including a swimming pool, a playground and a podium-level communal garden with BBQ facilities. Located within Parramatta CBD, residents have immediate access to local amenities, entertainment venues and eatery offerings. Construction is currently underway with apartments expected to sell out prior to completion.

## LATITUDE LIVERPOOL

Situated within close proximity to a major retail centre and public transport within walking distance to Liverpool railway station, Latitude is a mixed-use development comprising 162 residential apartments above commercial ground floor tenancies and basement parking. Completed in February 2019, this 23-storey, Mosca Pserras designed tower marked the beginning of ALAND's venture into high-rise residential development in the fast-growing region of south-western Sydney.



ESTIMATED COMPLETION Q3 2024

PARAMOUNT ON PARKES, PARRAMATTA CBD



PROUDLY MARKETED BY



**(02) 9099 4668**

**STTRINITY.COM.AU**

**ALAND**

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