



MERITON

AUSTRALIA'S LARGEST APARTMENT DEVELOPER



PURCHASE WITH CONFIDENCE, PURCHASE MERITON

Meriton are renowned for building large, luxurious apartments of the highest quality and we deliver what we promise – compare us to the competition! Designed by industry acclaimed architects and built by our highly skilled and experienced construction teams, we pride ourselves on the highest levels of workmanship to bring you award-winning developments.

WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER

- We only develop in the best locations close to employment, education and transport hubs
- We have over 50 years of history under the same name and founder and only specialise in building apartments
- Most of our developments are DA approved with construction underway prior to marketing. Many competitors are yet to receive DA approval let alone finance approval for construction to commence
- Each apartment development is an evolution in quality and design, driven by an understanding of future standards and the way people want to live
- Our in-house architects and engineers work along side the best firms in the country to deliver a bespoke product

WHY BUY FROM MERITON

- We pride ourselves on developing residential towers across Australia showcasing the best fixtures, finishes and on-site facilities
- We offer a complete and tailored solution when it comes to finding your perfect apartment
- We can help you finance your purchase and offer a low cost mortgage loan with a fixed interest rate for up to 2 years
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns
- We can help you manage your investment and offer Australia's most competitive management rate of 4% and an on-site building manager to be with you all the way
- We can also help you should it come time to sell your apartment

MERITON'S FOUNDER

As founder and Managing Director of The Meriton Group of companies, Harry Triguboff A.O has overseen the construction of over 70,000 residential dwellings, and has won numerous awards for his contribution to the Australian property industry.

Born in Dalian, China in 1933, Harry spent his early childhood in the Russian community of Tianjin south of Beijing. He came to Australia in 1948 and was educated at Scots College in Sydney, before attending Leeds University in England. He graduated with a degree in textile engineering and began his working life in the textile businesses in Israel and South Africa, returning to Australia in 1960.

Harry Triguboff became an Australian citizen in 1961. He drove a taxi and owned a milk run before building his first block of apartments and establishing Meriton in 1963 at just 30 years of age. Since then, he has become Australia's most successful residential property developer and a generous philanthropist, donating millions of dollars each year to many causes. Harry Triguboff is still passionately involved in the design and construction of all projects.



Meriton has been very fortunate in being able to secure a major site, 16.5 hectares in the heart of Pagewood. The land is a blank canvas on which Meriton will display the development panache that it has developed over more than 50 years. We have employed top architects to help us create a landmark project of which Pagewood and its residents will be proud.

Our family-friendly buildings, all with large apartments of superior quality, will be interspersed across a site that will be laced with parklands and will include recreation facilities, retail and dining areas and something from a bygone era – a town square.

I am excited to be creating a new community like Pagewood Green. There is immense satisfaction to be gained from delivering projects that are more than just apartment buildings but actually enrich residents' lifestyles. Pagewood Green will do just that.

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MR HARRY TRIGUBOFF A.O.

AN ICONIC NEW NEIGHBOURHOOD



Artist impression



A RELAXED, GREEN MASTER-PLANNED COMMUNITY

Pagewood Green is poised to offer an enticing and unique opportunity to step into luxury and lifestyle in Sydney's eastern suburbs. The park-like community's designer towers will be home to grand residences with superior finishes, in a premium location.

Developed in multiple stages with a design competition run for each stage, an esteem panel of experts within the property industry will judge each design submitted by various award-winning architects. The winning design will create this iconic new neighbourhood which will be among the best in the world to live, relax and thrive in, and will be designed to satisfy market demand, providing exceptionally large apartment layouts of house like proportions.

Redefining the traditional approach to property development, this new community by Meriton, will feature 10,000sqm of landscaped parklands and a retail civic plaza overlooking the park. At the heart of this exciting new community will be the expansive Central Park. With an abundance of plants and turfed areas, this versatile space will allow residents to reconnect with nature with multiple zones for both solitude and engagement.

Pagewood Green, just 8km from the CBD, is a flagship venture for Australia's largest apartment developer, Meriton, an award-winning and passionate company renowned for building large, luxurious apartments of the highest quality.

BE PART OF THE BEGINNING. WELCOME TO ALLIUM.

Pagewood Green's first stage, Allium, brings a unique offering of 487 grand residences in four designer towers soaring to 20 storeys and with views from every angle of the city, championship golf courses, surrounding parklands and the east coast.

Neighbouring Westfield Eastgardens and The Lakes Golf Course, this stunning collection of apartments is only moments from world-class beaches and entertainment amenities.

By virtue of its impeccable location, near top schools, universities and an array of parks and sporting facilities by the bus interchange and the future South East Lightrail, Allium will emerge as the new investment hotspot of Sydney's East delivering greater rental returns for future investors.

NORTH – CITY SKYLINE



EAST – WATER VIEWS TO EAST COAST



SOUTH – WATER VIEWS TO BOTANY BAY



WEST – GOLF COURSE & PARKLANDS



ALLIUM



Artist impression



INSPIRED LANDSCAPED RETREATS

Lush fifth floor podium gardens shape a haven of green at Allium's heart while rooftop retreats on level 16 are an uplifting sanctuary above – a space to gather for barbecues while admiring elevated views to Botany Bay and the CBD skyline.

Designed by award-winning landscape architects, Arcadia, these private sanctuaries are designed exclusively for use by residents and their guests. Completed with a state-of-the-art barbecue, dining area, extensive turfed area, ample shade and a cinema screen, this perfect space is created for relaxation in a beautiful garden setting.

Throughout the seasons, these expansive landscaped gardens will be wonderful spaces to entertain friends and family or simply soak up the sky-high atmosphere.



Artist impression

AN ARCHITECTURAL MASTERPIECE

The contemporary design at Allium has been skillfully created by SJB, a leading firm with 39 years' experience in architecture, urban design, planning and interior design. The collaboration of Meriton with SJB has enabled these experienced teams to work together to create a design vision which explores the dynamic effect nature has on the built environment through movement, colour and reflection.

The building towers consider the sunrise and sunset through the reflection of light on the unique materials featured on the exterior of the buildings such as the dynamic choice of warm colours gold, yellow and bronze.

The external aesthetic of Allium highlight the use of natural as well as robust materials like the metallic panels, deep steel frames and pristine glass inserts responding to the existing and future desired character of this emerging area.

**NICK HATZI, DIRECTOR,
SJB ARCHITECTS**

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BUILT FOR MODERN LIFE

Residents will step straight into luxury as they walk through extravagant lobbies and ascend to their exceptionally large one, two, three and four bedroom grand residences – apartments of house like proportions with large balconies or terraces that serve as outdoor rooms with sensational vistas.

Functional, uncomplicated floorplans provide uncluttered expanse for easy living and entertaining. A selection of apartments come with the addition of a full study room to maximise the use of space for your growing family. Choose one of the lower level loft apartments, providing you with the flexibility to orchestrate where and how the elements of your home can complement your living options.

The building's beautiful, clean lines are executed in only the highest quality materials, enhanced by ultra-modern design and technological details in every interior. The development showcases Meriton's consistently uncompromising vision of perfection.



ALLIUM
BUILDING B

Artist impression



Artist impression

DESIGNER LIVING

Every room of these expansive apartments sees the outdoors drawn inside while effortlessly maintaining its own sense of privacy. Oversized balconies serve as outdoor rooms with sensational vistas amplifying the sense of space.

Floor-to-ceiling glass windows sculpts the interiors with an abundance of natural light while creating seamless transitions for fluid indoor-outdoor living all year round.

- Two beautiful colour schemes create the perfect backdrop – Neutral and Contrast
- Timber-finished tiles flow throughout the living, dining and kitchen areas
- Integrated reverse-cycle air conditioning keeps the apartment cool in summer and provides warmth in the winter months
- A media hub features in most apartments
- LED downlights shimmer throughout the entire apartment
- Provisions are provided for broadband internet and pay TV
- An enclosed internal laundry with dryer comes with cabinetry for extra storage needs



SCULPTURED KITCHENS

The intuitive design of the kitchens at Allium puts everything at your fingertips. These inspiring spaces are the heart of the apartments and your place to gather and share a meal with friends and family. Kitchens are fully equipped with:

- MIELE stainless appliances include an integrated dishwasher, four burner cooktop, microwave and oven with black glass and ducted rangehood
- Glass splashbacks and Caesarstone benchtops
- Polyurethane cabinetry, soft-closing drawers and polished chrome fittings complete the design for a premium feel



RELAXING BATHROOMS

Take time to pamper and step into your relaxing bathroom that allows you to replenish and renew.

- A luxurious free-standing bath serves as a centerpiece in most ensuites
- Frameless glass showers with polished chrome fixtures
- Floor-to-ceiling tile feature wall
- Wall-mounted floating basin and toilet suites with concealed cistern
- Mirrored wall-hung cabinetry provides ample storage



Artist Impression

TRANQUIL BEDROOMS

Natural textures and hues make these spacious private rooms supremely restful. Frameless, smoky mirrored built-in wardrobes in all bedrooms provide ample storage for personal necessities while elegant ensuites have ample concealed and open storage for your bathing essentials and create stylish havens in which to unwind.

Down to the last detail these sophisticated residences highlight beautiful design and grand proportions, being some of the largest in the area. Over 50% of the two bedroom apartments, and all of the three and four bedroom apartments come with two security car spaces.



77m² – 108m²

ONE BEDROOM RESIDENCES

Thoughtfully conceived one bedroom configurations of 65m² to 93m², with an 12m² average entertaining terrace or balcony.



96m² – 138m²

TWO BEDROOM RESIDENCES

Choose from a vast range of spacious two bedroom apartments, all with 2 bathrooms. Offering 85m² to 115m² internally with their open plan designs flowing onto an entertaining balcony, up to 39m².



125m² – 190m²

THREE BEDROOM RESIDENCES

Surpassing anything that's ever been done, Pagewood Green presents a selection of three bedroom apartments with two bathrooms and two car spaces, many with studies, ranging in size from 110m² to 127m² with external entertaining areas up to 53m².



194m²

FOUR BEDROOM RESIDENCES

Offering an impressive 160m² internal area over a split level floorplan with three bathrooms and an open plan design flowing onto an entertaining balcony, up to 34m².

All areas do not include car spaces.

RESORT-STYLE FACILITIES

With easy access to Allium's ultimate resort facilities, you can ensure your family and friends will be entertained with a variety of leisure activities all year round. On-site facilities include:

- Secure building access and a warm welcoming lobby in each tower
- Lush landscaped parklands and a podium rooftop retreat
- Podium level cinema and BBQ facilities bordered by luscious green gardens
- Indoor aquatic centre including heated lap pool, spa and sauna
- Fully equipped gymnasium
- A superior level of service with a dedicated on-site building manager
- Secure undercover resident and visitor parking with lift access
- On-site childcare, accommodating over 90 kids
- Future shopping and dining precinct





PARKLANDS, SPORT & RECREATION

SPORTS AND LEISURE

- 1 Hensley Athletic Field 650m
- 2 David Phillips Sports Complex 1.1km
- 3 Matraville Sports Centre 1.1km
- 4 Maroubra Beach 3.2km
- 5 Randwick Ritz Cinema 3.5km
- 6 Wylies Baths 4.7km
- 7 Coogee Beach 4.7km
- Moore Park Golf 4.7km
- Centennial Park 4.9km
- Randwick Race Course 5km
- Hordern Pavilion 5.6km
- Australian Technology Park 7.2km

TRANSPORT

- 8 Westfield Interchange 50m
- 9 Future Light Rail Station 1.7km
- Sydney Airport 5km
- Mascot Train Station 5.4km
- Green Square 6km

EDUCATION

- 10 Pagewood Public School 1km
- 11 Daceyville Public School 1.2km
- 12 Matraville Public School 1.4km
- 13 Randwick Boys High School 2.2km
- 14 Randwick Girls High School 2.3km
- 15 UNSW 2.4km
- 16 Brigidine College 3.6km
- UTS 8km
- Sydney University 8km

AMENITY

- 17 Westfield Eastgardens 50m
- 18 Randwick City Library 1.2km
- 19 Maroubra Junction 1.2km
- 20 Prince of Wales Hospital 3.3km
- Sydney CBD 8km



CONNECTED TO EVERYTHING

At Pagewood Green you couldn't be more central to Sydney life with quick and easy access to the CBD and Eastern Suburbs.

Pagewood Green has immediate access to both Southern Cross Drive and Bunnerong Road which are both main arterial roads for the area. From these roads you'll be able to access the CBD and Eastern Beaches or head south to another coastal paradise at Cronulla Beach.

Mascot train station is a five minute drive or short bus ride away, providing an eight minute trip to the CBD and fast services to many other areas in Sydney. Leave the car at home in your security garage and walk to the bus interchange at Westfield Eastgardens.

THE FINEST EDUCATIONAL INSTITUTES

At Pagewood Green you're within easy reach of Sydney's best colleges, schools and universities, as well as numerous pre-schools and primary schools for the little ones.

Take a leisurely 15 minute walk each morning to the local primary school, Pagewood Public School, or drive five minutes to Matraville Public School or St Aidan's Catholic Primary School.

Right on your door step are numerous top performing senior schools including Marcellin College, Brigidine College, Waverley College and St Catherine's. Travel a bit further afield through the eastern beaches to find Cranbrook, Ascham, Kambala, Moriah College, Scots College, and St Vincent's College amongst many.

You're also conveniently close to the University of NSW, UNSW Australian Art and Design, University of Technology Sydney, University of Notre Dame and Sydney University, making Pagewood Green a desirable address for all people no matter what stage of their educational life they are at.





EVERY NECESSITY & INDULGENCE

From fashion to essential daily services, everything is always close at hand. Head out for an espresso, a morning gym session, browse the numerous specialty shops, or source farm fresh produce moments from your doorstep. Pagewood Green, by virtue of its unrivalled location, will emerge as the new investment hot-spot of Sydney's south-east, promising greater rental returns for investors.

Pagewood Green is ideally located directly across the road from Westfield Eastgardens, an iconic shopping destination in the area with over 300 specialty stores and services including three supermarkets, department stores and a HOYTS cinema.

Nearby in Maroubra Junction is Pacific Square, a major shopping centre hub only a five minute drive or bus ride. The shopping centre offers a selection of retailers including a major supermarket, medical centre and numerous specialty shops.

Future stages of the Pagewood Green master planned design will provide an accessible retail precinct in the center of the development offering alfresco dining options and specialty stores. This precinct will hum with the sound of espresso machines, on-trend providores and essential daily services overlooking the 8,000sqm Central Park.

Nowhere in the eastern suburbs will buyers be able to acquire brand new apartments of grand proportions in a tranquil and green environment, apartments that are affordable for growing families and close to the city. Just compare Pagewood Green to the competition!

GLISTENING BEACHES

Coogee and Maroubra Beaches, two of Sydney's favourite seaside playgrounds and a magnet for surfers and swimmers, are only minutes away. Further around the bays, take the little ones for a splash at Clovelly, a snorkel at Gordons Bay or marvel at the views on the stunning Bronte to Bondi coastal walk. Take your time and stop for a swim or a cool drink as you make your way along the coast.

Pagewood Green is less than a 10 minute drive from the best kept secret in the Eastern Suburbs; Yarra Bay. Hidden away from the crowds at the most southern point of the Eastern beaches, this pristine beach is the perfect spot to enjoy some fishing, have a picnic or take a casual swim. On Sunday head to Yarra Bay Sailing Club and enjoy a light meal and a drink by the water with friends at their beach bar and kiosk.

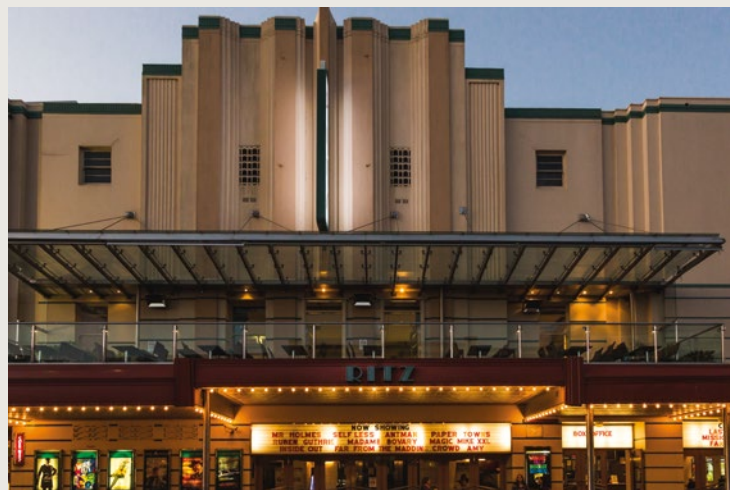




ART, CULTURE & ENTERTAINMENT

Head to a game of soccer, rugby league, rugby union or AFL at Sydney's best sporting arenas, the SCG and SFS. Catch a premier movie at the Entertainment Quarter, enjoy a game of bowling or see a concert at the famous Hordern Pavilion.

Enjoy a day in a marquee with a glass of champagne and pick the winning horse at Royal Randwick Racecourse. A compelling theatre of sport, culture, fashion and cuisine, Australia's premier racecourse will entertain you with the extraordinary.



PARKLANDS, SPORT & RECREATION

Pagewood Green is surrounded by an abundance of natural beauty all within a 5km radius, including up to three hectares of rolling green parklands, sporting fields and some of Sydney's finest beaches and coastline just a ten minute drive from your front door.

Find a quiet spot in sprawling Centennial Park and relax under the shade of a tree. Try tennis or a game of netball amidst the lush urban bushland at Moore Park. Compete in a soccer game or touch football at Heffron Park. Have a round of golf on the 18-hole championship green at The Lakes Golf Course. All of this and more is at your fingertips when living at Pagewood Green.



SUSTAINABLE LIVING

Highlighting a commitment to both sustainability and interaction, Pagewood Green will be in touch with the rural amongst the residential with an environmentally considered community.

COMFORT AND LIFESTYLE

- The development has an average thermal comfort rating of 5 stars with the average cooling loads 67% below allowable thermal comfort caps which will improve indoor comfort and reduce the homeowner's reliance on air-conditioning
- All glass windows and doors have a solar tint to reduce heat gain in summer months
- All external walls have been insulated to keep indoor temperatures cool in summer and warm in winter
- Covered balconies provide shade, extra living space and help keep the apartments cool in summer
- 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 windows and doors are fitted with weather seals reducing heat losses and gains
- Parking for 121 bikes is provided to allow residents and visitors to have a healthy and cost effective transportation alternative

ENERGY

- All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/night zoning to further reduce their energy consumption
- All lighting systems in the common areas are fitted with energy efficient globes, reducing strata costs significantly
- Apartments are fitted with energy efficient globes reducing individual energy bills
- Large windows allow natural light into the apartments reducing the need for artificial lighting
- Modern energy efficient dishwashers and clothes dryers have been supplied to all units to reduce possible excess energy consumption via old inefficient appliances (dishwasher energy rating is 3.5 stars and clothes dryers are 2 star energy)
- Bathroom and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems
- The central hot water system reduces your bills and greenhouse gas emissions

WATER

- Rain water is collected from the roof tops and used to water the gardens and lawns throughout the development
- All apartments have 4 star water efficient toilets which use 3 litres or approximately 45% less water per flush than an average toilet
- All apartments have 4 star water efficient kitchen and bathroom taps which use 9 litres or approximately 40% less water per minute than average tap fittings
- All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower

