

THE GALLERY

25-55 Rothschild Avenue, Rosebery





Australia's apartment leader in quality and design



**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 only specialise in building apartments with over 50 years of history under the same name and founder.
- ~ 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.
- ~ We only use the best architects and engineers.

WHY BUY FROM MERITON

- ~ We pride ourselves on building some of Australia's tallest residential towers showcasing breathtaking views.
- ~ We offer a complete and tailored solution when it comes to finding your perfect apartment, and help you sell when the time is right!
- ~ We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns.
- ~ We offer Australia's most competitive management rate of 4% and an on-site building manager to be with you all the way.
- ~ Meriton has translators available on request to assist you with your purchase



Over 70,000
apartments across
Sydney Brisbane and
Gold Coast



2,000
apartments were
sold in 2015



100%
construction
completion on
every project



An architectural rendering of a modern, multi-story apartment building. The building features a mix of white, grey, and dark blue facades with large glass windows and balconies. Some balconies have glass railings, while others are open. The building is set against a clear blue sky with a few wispy clouds. In the foreground, there is a street with a few cars and pedestrians, and some trees and landscaping. The overall style is contemporary and urban.

Welcome to The Gallery, Meriton's newest luxury residential community complete with lush green parklands and the largest new apartments in the area.

PERFECTLY POSITIONED ONLY PACES FROM GREEN SQUARE'S GUNYAMA PARK AND AQUATIC CENTRE, THIS REMARKABLE COLLECTION OF RESIDENTIAL APARTMENTS CAPTURES THE ESSENCE OF OPULENT CITY LIVING IN THE STYLISH HEART OF ROSEBERY, ONLY 5KM TO SYDNEY'S CBD.

Mint Collection, Stage 1 - 25 Rothschild Avenue

This four-stage master planned community brings together a true ‘gallery’ of competition-winning buildings.

The Gallery’s outstanding collection of contemporary buildings with superior finishes and resort-style amenities that Meriton is renowned for, together with a childcare centre on your doorstep, represents city living at its best.

Designed by an award-winning quartet of leading architectural firms - SJB, Hannah Tribe, DKO and Fox Johnston, each stage has been individually tailored to display the ultimate in considered architecture and interior design.

Epitomising the remarkable urban renewal of Sydney’s ‘city of villages’, a collection of unique low-rise towers, terrace homes and gorgeous penthouse apartments encircle a series of lush garden courtyards and communal parks.



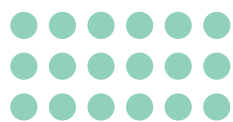
Spear Collection, Stage 3 Townhouses -
55 Rothschild Avenue



Coco Collection, Stage 2 - 13 Rosebery Avenue



Spear Collection, Stage 3 - 55 Rothschild Avenue



A rare urban oasis

At ground level, 3,000sqm of large lawns, shady groves, playgrounds and paths weave around the buildings, creating an oasis of landscaped spaces to gather and relax.

The grand 5,300sqm communal park embracing The Gallery's southern edge comes complete with a multi-use sports lawn and fitness area, barbeque and picnic area, and extensive play equipment for children including sandpit, swing set, climbing structure and an aquatic play area.

Connected to everything, pedestrian and bike-friendly paths and streets lead you to the visionary new Green Square retail, leisure and transport hub linking you to the CBD in under 10 minutes.



A well connected inner city village

SHOPPING & DINING

Allpress Espresso	🚶	400m
Mentmore & Morley	🚶	450m
Saporium	🚶	550m
Zeus Street Greek	🚶	550m
Black Star Pastry	🚶	700m
Gelato Messina	🚶	700m
The Grounds of Alexandria	🚗	1.3km
Supa Centre Moore Park	🚗	1.6km
Danks Street Coles	🚗	2.1km
Entertainment Quarter	🚗	4.2km
Sydney CBD	🚗	5.6km

TRANSPORT AND SERVICES

Green Square Train Station	🚶	1.2km
Sydney Airport	🚗	3.5km
St Vincent's Hospital	🚗	4.2km
Prince of Wales Hospital	🚗	4.8km

SPORT AND LEISURE

Future Gunyama Park & Aquatic Centre	🚶	300m
The Australian Golf Club	🚗	1.1km
Moore Park Golf Course	🚗	3.1km
Randwick Racecourse	🚗	3.2km
Centennial Park	🚶	3.3km
Hordern Pavilion	🚗	3.9km
SCG & SFS	🚗	4.0km
Sydney Opera House	🚗	6.5km
Coogee Beach	🚗	6.9km

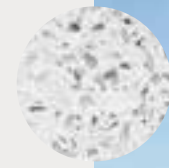
TOP SCHOOLS AND UNIVERSITIES

UNSW	🚶	2.8km
Sydney Boys High School	🚶	3.0km
Sydney Girls High School	🚶	3.0km
University of Technology Sydney	🚲	3.9km
Brigidine College	🚗	4.5km
Marcellin College	🚗	4.6km
Sydney University	🚲	4.8km
SCEGGS Darlinghurst	🚗	5.0km
Newington College	🚗	5.3km



MINT COLLECTION

Introducing Mint Collection, the first release within 'The Gallery'. Created by SJB, two masterpiece buildings with lush green space on the ground and in the skies, house 187 oversized apartments rising up to 7 storeys, showcasing magnificent views over the landscaped gardens or north/west to Sydney's remarkable skyline.



Mint Collection, Stage 1 - 25 Rothschild Avenue

VIEW FROM SPRING STREET

Dark metals contrast white concrete to the upper floors

Ribbons of herringbone tile are a feature of the facade and hint at wrapped candy boxes

Coloured soffits provide a pop of colour to the upper floors

Stone textured tiled walls 'book-end' each building

Brick lined portals provide secure individual addresses to the ground floor apartments



“Set around tranquil courtyards,
timeless contemporary architecture opens
up to abundant sun, light, air and views.”

NICK HATZI, SJB

Mint Collection's statement design pays homage to Rosebery's industrial past and its vibrant future. Inspired by the iconic 'Minties' sweets which were created on this site a century ago, the architecture is striking. Ribbons of herringbone tile hint at wrapped candy boxes, while the elegant contemporary façade reflects the new wave of urban life affirming Rosebery's reputation as a style hub.

A series of grand double-height lobbies draw you inside where you'll enjoy some of the largest apartments ever built in the area. From many dual aspect and corner apartments to expansive three bedroom plus-study options – some studies as big as bedrooms! Mint Collection's luxurious apartments offer more space, more style, and more for you.

Landscape retreats

Lush ground floor courtyard landscapes shape a haven of green at Mint Collection's heart while rooftop gardens are an uplifting sanctuary above – a space to relax or gather for barbecues while admiring elevated views.



FLEXIBLE LAYOUT



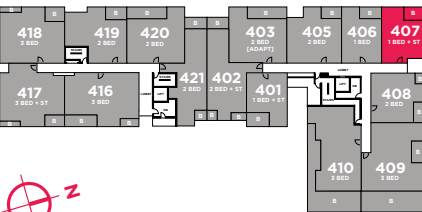
ONE BEDROOM

The thoughtfully designed squared one and one plus study apartments range in size with an average of 62sqm internally and 10sqm average balconies.

1 BEDROOM
+ STUDY

APARTMENTS:
207, 407

internal area:	71m ²
balcony area:	9m ²
total	80m²



SQUARED FUNCTIONAL LAYOUT



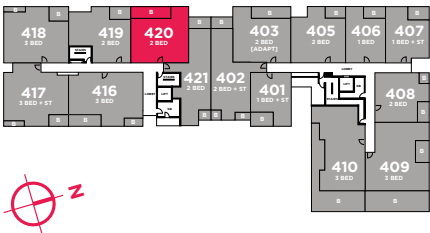
TWO BEDROOM

Exceptional two and two plus study apartments with an average internal area of 90sqm flow onto an outdoor entertaining terrace or balcony ranging in size up to 47sqm.

2 BEDROOM

APARTMENTS:
220, 320, 420

internal area:	90m ²
balcony area:	15m ²
total	105m²
	+ carspace



SKYLINE VIEW CORNER APARTMENTS

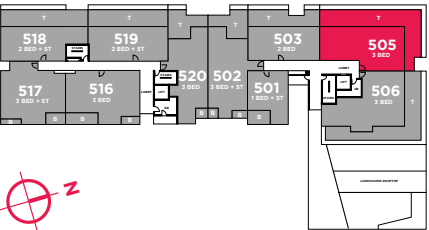


3 BEDROOM

APARTMENTS:

505

internal area:	109m ²
balcony area:	75m ²
total	184m ²
+ carspace	



THREE BEDROOM

If size fits your criteria, then you cannot surpass the large selection of three bedroom apartments with impressive internal areas and oversized external entertaining terraces up to 75sqm.

GARDEN VIEW CORNER APARTMENTS

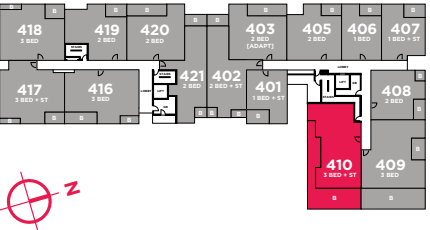


3 BEDROOM
+ STUDY

APARTMENTS:

410

internal area:	121m ²
balcony area:	61m ²
total	182m ²
+ carspace	



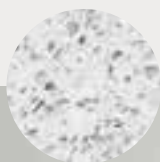
THREE BEDROOM PLUS / PENTHOUSE

Mint Collections three bedroom plus study apartments and one exclusive four-bedroom penthouse apartment with an outstanding total of 249sqm capture the essence of opulent Sydney living. Enter a world of luxury where vast terraces and free flowing indoor-outdoor space combine. This is your sanctuary in the sky to entertain, relax and live beautifully.

light, air and space

These beautiful apartments capture the best in contemporary architectural and interior design. Timber look tiles throughout the living and kitchen areas, considered planning and square, functional layouts make seamless use of space. Natural light and abundant air stream in through floor-to-ceiling glass while flowing indoor-outdoor terraces or garden courtyards work to expand your living options.

Some upper level apartments also feature substantial entertaining terraces offering up to 75sqm of alfresco space and a selection of top floor apartments include skylights and ceilings up to 3m high.





space to create

Designed for easy entertaining and family life, the streamlined kitchens are the stylish hub of the homes. Stunning mirrored splashbacks, durable Caesarstone benchtops and thoughtful touches such as soft-closing drawers ensure lasting quality and a premium feel.

Premium SMEG stainless steel appliances including microwaves, integrated dishwashers and wide ducted undermount rangehoods provide beauty, form and functionality.

Peaceful nights

Tranquil bedrooms are your private world. Feel the warmth of wool blend carpet underfoot in a space designed around peace and comfort. Spacious built-in robes ensure everything is in place while understated neutral palettes create a calm and relaxing backdrop. For ultimate comfort, air conditioning keeps things cool on warm summer nights.

Oversized floor plans with many featuring stand alone study rooms enjoying bedroom like proportions with floor to ceiling windows or sliding doors flowing seamlessly out onto your own private balcony.





Bathed in luxury

The perfect space to relax and unwind at the end of a busy day. Light and airy bathrooms and ensuites in the main bedroom are beautifully detailed blending crisp, clean lines with luxurious finishes.

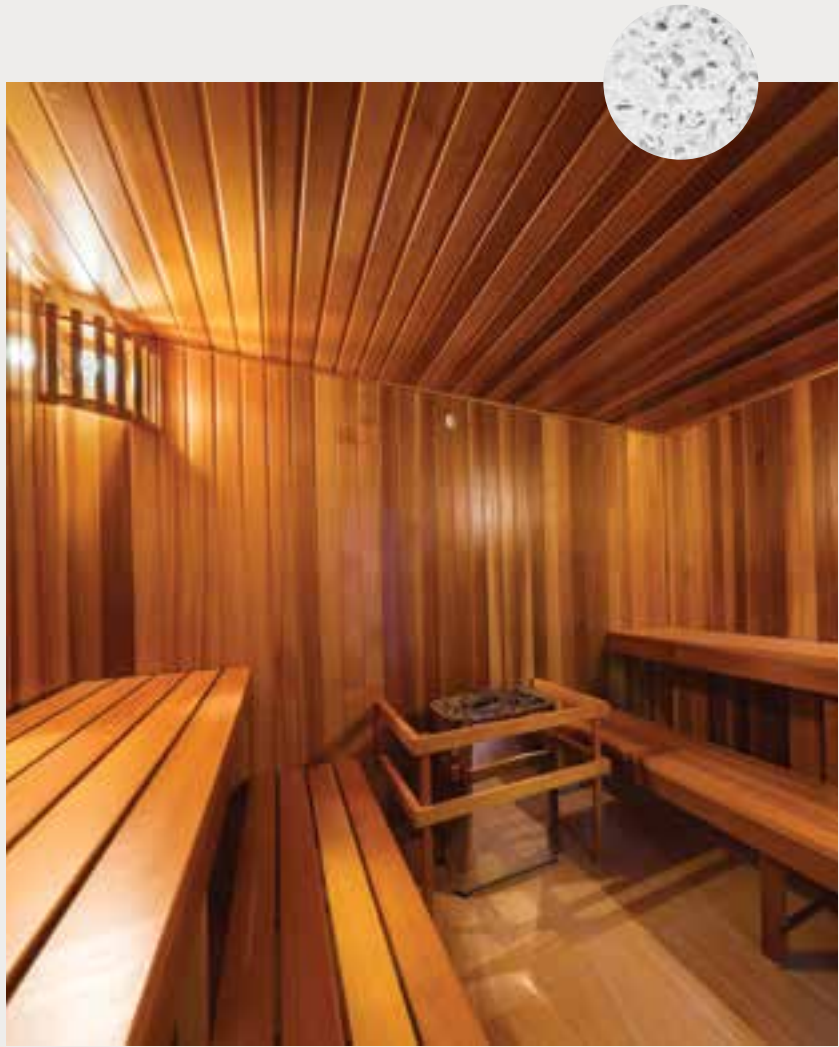
Freestanding baths create a centrepiece while frameless showers and wall-hung basins keep the space uncluttered. Full-height tiles and the latest in quality fixtures create a fresh contemporary mood. Plentiful concealed and mirrored storage places all your bathing essentials on hand.



Resort facilities

Dive into your new resort-style life at The Gallery. 25m indoor swimming pool, spa, sauna and resident-only gyms are just some of the five-star amenities on offer.

Secure resident and visitor car parking with direct lift access, comprehensive security network including apartment intercom, onsite childcare centre and a dedicated Building Manager's office complete your luxury escape in the city.



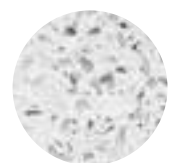


Rosebery -
location is everything
when choosing your
investment property

OUTSIDE, A NEW GENERATION OF CULINARY, DESIGN AND RETAIL STARS ALONG WITH THE GLOBALLY INSPIRED GREEN SQUARE MASTERPLAN PLACES THE BEST OF SYDNEY AT YOUR DOOR.

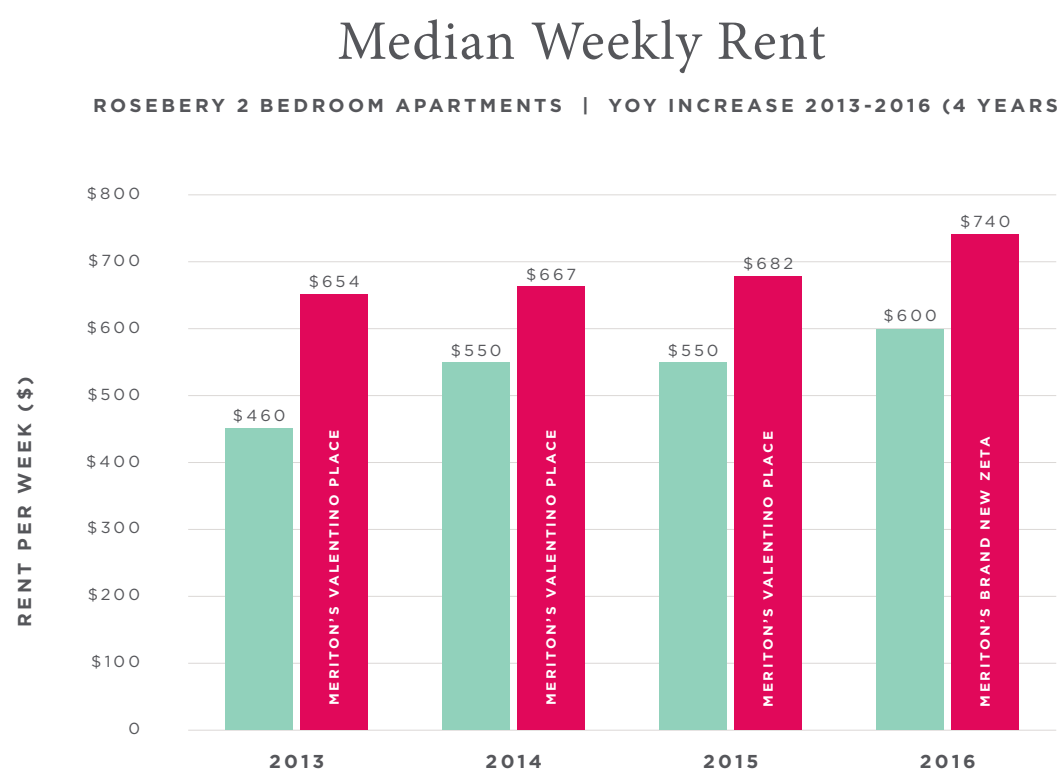
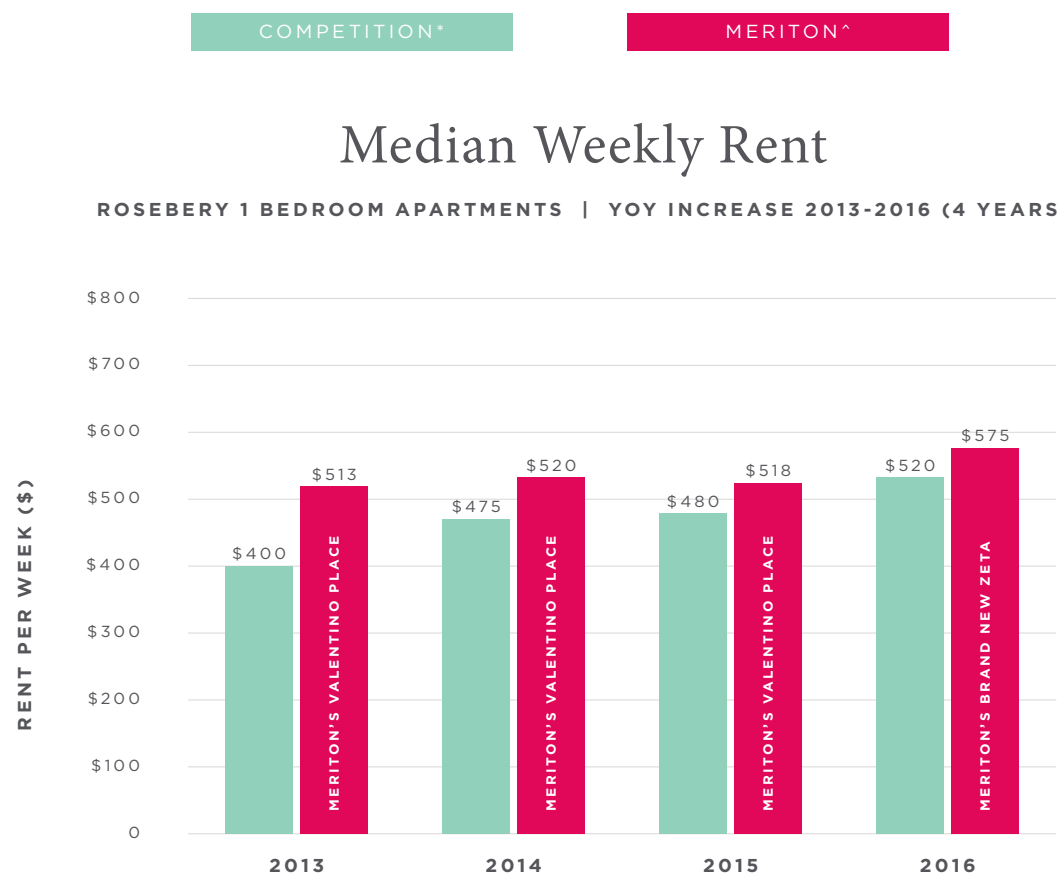
Once a hub of industry, the surrounding precinct is now abuzz with destination design and foodie café culture. Created by some of the world's best urban thinkers, Green Square's dynamic global village, the \$13 billion Green Square civic, retail and leisure hub will place the finest recreational facilities this city has ever seen right at your door.

Explore the open-air civic plaza, the incredible sunken library, the cultural offerings, and artisan stores. Stroll to the spectacular new Gunyama Park and Aquatic Centre with its state-of-the-art beach pool, outdoor fitness circuit, and all-purpose sports field.



Investing with Meriton

STRONG DEMAND IN THE SUBURB OF ROSEBERY HAS DRIVEN
SIGNIFICANT PRICE AND RENTAL GROWTH SINCE 2013*
MERITON'S BRAND NEW APARTMENTS ARE PROVEN TO ACHIEVE
HIGH RENTAL RETURNS THANK THE COMPETITION



*Source: <http://www.housing.nsw.gov.au/about-us/reports-plans-and-papers/rent-and-sales-reports>
^ Source: meriton.com.au/thegallery

Investing in property should be exciting, stress free and profitable when done well. We believe strongly in the area of Rosebery having retained close to 1000 apartments as part of our in-house portfolio.

24% increase*

ON ONE-BEDROOM RENTS
OVER A FOUR YEAR PERIOD

30% increase*

ON TWO-BEDROOM RENTS
OVER A FOUR YEAR PERIOD

9% increase^

ON THREE-BEDROOM RENTS
OVER A FOUR YEAR PERIOD

Already established as a leader in property management in South East Sydney, we boast above average rental returns^ up to 15% more than the competition, and vancacyy rate of below 1%.

It is our aim to ensure standards are kept high and rents remain strong while offering a competitive property management rate of 4%.

Our highly skilled property management team currently manage over 2000 apartments in Rosebery ensuring our investors receive the highest possible rental returns and maximise the asset via a strict tenant selection criteria. Once we have selected the best tenant we make sure that they also enjoy a quality experience inside the property.

We guarantee to look after your property as if it were our own. We are exceedingly particular when it comes to tenant selection, regular inspections and our maintenance team will assist with the upkeep of your property.





Bourke Street Bike Path

Spend less time travelling and more time enjoying life. From Green Square station, it's 5 minutes to the CBD, the harbour and Sydney airport.



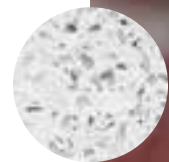
Green Square Train Station

One train stop to Central and two stops to Town Hall, this is now one of Sydney's most connected inner-city villages. Future light rail will soon add to the mix with direct links to top schools and universities and the city. Green Square and Rosebery also sit at the epicentre of a growing network of cycle paths so you can pedal through the precinct exploring the diverse neighbourhood offerings close by.

A short distance from your doorstep you will find Sydney's finest schools and universities including Sydney Boys/Girls High, Sydney University, UTS and UNSW. In addition, only a short commute away is Sydney Grammar, Scots College, Ascham, Kambala, Kincoppal and an array of primary schools and TAFE institutions.



University of New South Wales



5th Earl



The Australian Golf Course

From peaceful parklands, nearby beaches and major sporting arenas to fashionable village neighbours at Alexandria, Surry Hills and Waterloo, The Gallery showcases the best inner city leisure spots.



Coogee Beach



Koskela



Sydney Park

Spend mornings at Bondi Beach, afternoons in the stores at Westfield, and evenings out at the Entertainment Quarter. Practise your golf swing at Moore Park. Ramble through sprawling Sydney Park. Or watch an international sporting clash at the SCG.





Messina Gelato



Archie Rose



Koskela

All around you old warehouses, factories and back streets are giving way to stylish cafés, micro-breweries, artisan providores and design stores.



Koskela

Get to know the blossoming Rosebery scene. Just around the corner you can experience a delicious day out with Saporium satisfying all of your culinary desires. Here, greengrocers, butchers, bakers, coffee roasters, restaurateurs and many other proud purveyors put their finest produce on show. Housed in a revived warehouse in The Cannery Rosebery, Saporium is a place where producers and shoppers come together. A place where everyone shares their passion for great-tasting food and drink.

The list grows daily as a cluster of star venues and retailers reinvent Sydney's former industrial heartland. Find your inner designer at Koskela. Sample the best in organic 'seed-to-cup' espresso at Allpress, Eden Cafe or The Grounds of Alexandria. From the icy delights of Gelato Messina to hip brews at Archie Rose, your home is now Sydney's most sought-after retail hub.

Living a sustainable life

MERITON IS SERIOUS ABOUT CONSERVATION AND ENVIRONMENTAL IMPACTS. WE’VE WORKED CLOSELY WITH LOCAL COUNCILS, GOVERNMENTS AND SUPPLIERS TO ENSURE THE GALLERY’S 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.



WATER

- ~ All apartments have 4 star water efficient toilets which use 3 litres or approximately 45% less water per flush than an average toilet.
- ~ Total Complex water savings per annum is 13,442,592 L.

40/40
BASIX
water score

COMFORT & LIFESTYLE

- ~ The development has an average thermal comfort rating of 5 stars.
- ~ Parking for 207 bikes is provided to allow residents and visitors to have a healthy and cost effective transportation alternative.

Average
NatHERS
rating
5★

ENERGY

- ~ The development has an average thermal comfort rating of 5 stars with the average cooling loads 58% and heating loads 35% below allowable thermal comfort caps which will improve indoor comfort and reduce the homeowner’s reliance on air-conditioning.
- ~ Total Complex Co² savings per annum is equivalent to 5 Olympic swimming pools.

20/20
BASIX
energy score



Disclaimer: The publication is intended as a general introduction to 'THE GALLERY' 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: Karimba Properties (No. 49) Pty Limited ABN 72 067 606 302 Builder: Karimba Constructions Services (NSW) Pty Limited ACN 152 212 809.



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meriton.com.au/thegallery