



THE
Retreat



MERITON

Australia's apartment leader in quality & design

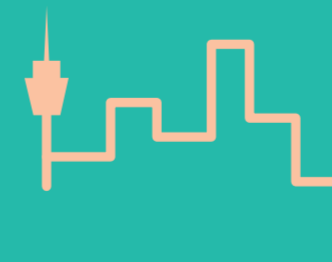


WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER:

- We only develop in the best locations; close to employment, education and transport hubs
- We have over 50 years of history under the same name and founder, and 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 alongside 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 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%
- We can also help you should it come time to sell your apartment
- Dedicated on-site building management to lease properties, inspect grounds, facilities and conduct all maintenance



Over **70,000**
apartments
across Sydney



100%
construction
completion on
every project



\$1.3 billion
in apartment
sales in 2016



Over **50**
years of history



Your paradise awaits

Meriton's vision for The Retreat creates a sculptural and significant green landmark in the rapidly evolving lifestyle hub of Sydney Olympic Park, a vibrant destination for cultural, entertainment, recreation and sporting events.

The seamless, curved structure of the two glazed towers frame spectacular panoramas of the surrounding precinct through to the Sydney CBD and over Bicentennial Park and Parramatta River. Wrap-around floor-to-ceiling glass windows also ensure each apartment is bathed in natural light.

The Retreat is Sydney's newest and most iconic resort-style master planned community equipped with its very own childcare and centrally located in the corridor between Sydney CBD and Parramatta CBD, one of Australia's fastest growing cities.

Just 650m to Olympic Park Train Station, the location is impeccable. It offers easy access to leading schools and universities, just a short walk to an array of parks and sporting facilities. Without doubt, The Retreat will emerge as the new investment hotspot of Sydney's Inner West.



Connected to everything

With so many amenities at hand, The Retreat is a great place to call home. Just 7km to Parramatta CBD, 15km to Sydney CBD and 18km from Sydney Airport, this thriving suburb within the Sydney Olympic Park precinct is enhanced by its easy connections.

SHOPPING & DINING

Sydney Markets	1.6km
Direct Factory Outlet (DFO)	1.8km
Costco	2km
Newington Village	2.5km
Rhodes Waterside Shopping Centre	5.7km
Westfield Burwood	5.7km
Westfield Parramatta	7km
Top Ryde City Shopping Centre	8km

TRANSPORT & MEDICAL

Olympic Park Train Station	650m
Lidcombe Train Station	2.5km
Olympic Park Ferry Wharf	3.6km
Auburn Hospital	4.8km
Concord General Hospital	6km
Westmead Hospital	11km
Sydney Airport	17.5km

EDUCATION

Newington Public School	1.9km
Lidcombe Public School	2.3km
Australian Catholic University	4km
Meriden School	4.6km
MLC Sydney	4.7km
Santa Sabina College	5km
Trinity Grammar School	5.5km
University of Western Sydney	7.3km
James Ruse Agricultural High School	9.3km
Macquarie University	11km
Sydney University	13km
UTS	14km

SPORT & LEISURE

ANZ Stadium	100m
Qudos Bank Arena	100m
Sydney Olympic Park Aquatic Centre	500m
Urban Jungle Adventure Park	500m
Monster Skate Park	900m
Bicentennial Park	1.5km
Newington Armory	3km
Concord Golf Club	4km
Rosehill Racecourse	5.8km

Superior planning and design gives each tower its own individual view lines over the sweeping urban and natural landscapes.



Two glass towers light up the skyline

Soaring 22 storeys alongside idyllic landscaped parklands, The Retreat will be home to an unrivalled collection of 278 oversized apartments crowned by split-level luxury penthouses and superbly crafted townhouses below.

The Retreat's impressive first stage architectural design is skilfully created by SJB, an award-winning firm with 39 years' experience in architecture, urban planning and design. At ground level and in the skies, The Retreat's creators are delivering a visionary new living quarter and focal point in perfect harmony with its environment.

The two curvaceous towers form powerful landmarks on The Retreat's beautiful skyline. Inside, the luxury residences are meticulously designed to capture spectacular city and parkland views, offering optimal sunlight hours in the winter months. Ideal north-facing aspects mean you awake to morning sun, streaming through your floor-to-ceiling windows.

"The imposing glass towers create a remarkable presence, while the raised podium gardens extend the park-like ambiance into the private realm."

NICK HATZI, SJB



Artist impression.

The Retreat's very own Central Park

A grand 2,500sqm central park woven with a rich network of walkable green spaces and pathways shapes a focal point for your new family friendly neighbourhood.

Featuring seating pods, children's play equipment, landmark public art features and both pedestrian and cycle pathways, this beautiful central park brings a sweeping flush of green and a sense of openness to the edges of your wonderful new home at The Retreat.

Keep in touch with the natural world, embraced by lush open green space at your doorstep.



Artist impression.

Where nature and architecture come together

Residents will step straight into luxury as they walk through the extravagant, double height lobby and ascend to their oversized apartment. The sophisticated lobby is a welcoming place of outstanding detail and design which will announce The Retreat as an address of superior style.



Artist impression.

Designer living with spectacular views

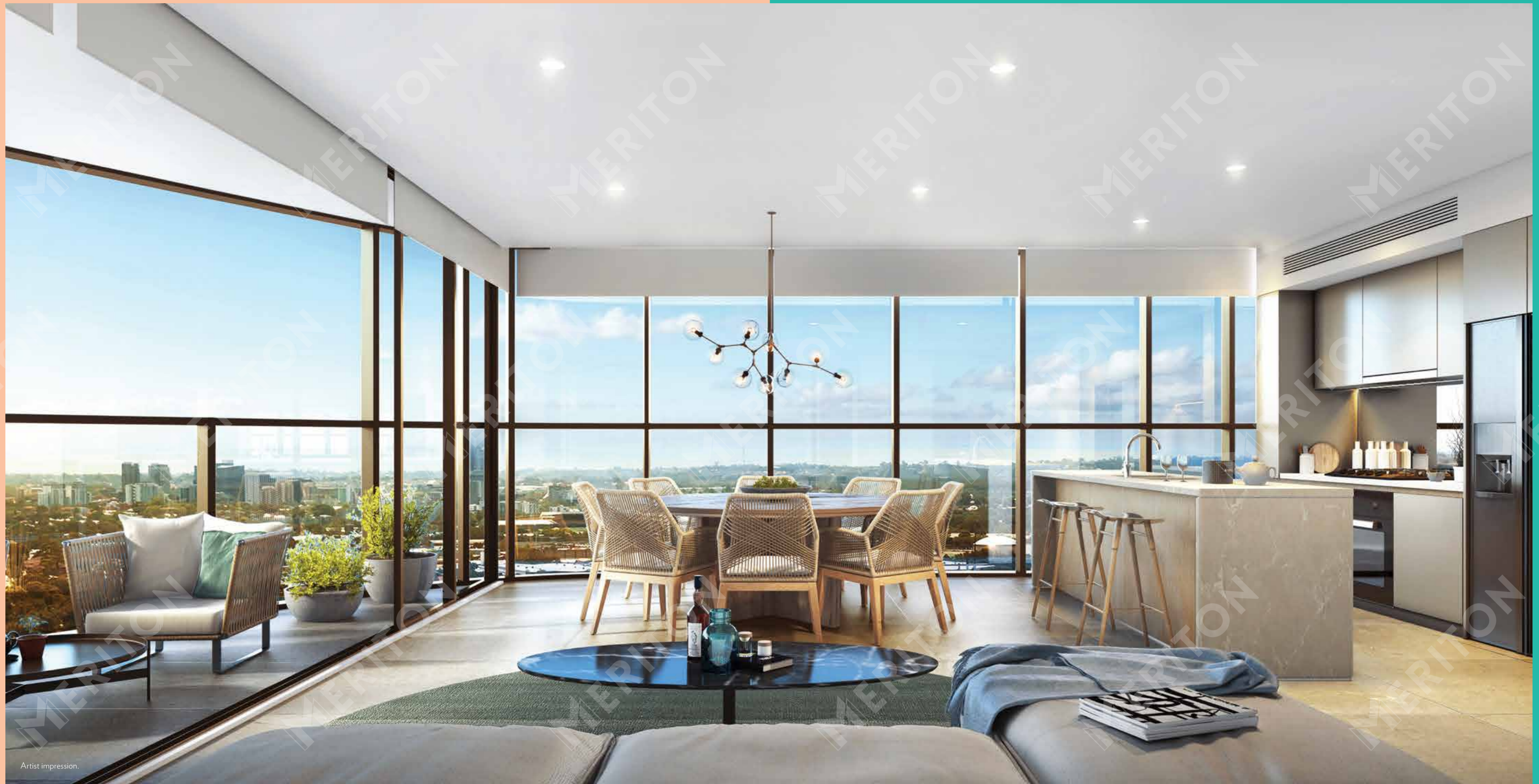
Meriton is renowned for its attention to detail, innovative design and finishes of the highest standard. Every Meriton residence is built for a lifetime of comfort. The Retreat is no exception.

Timeless design and functional layouts deliver both enduring beauty and a practical sense of home. Outlooks are spectacular. More than 70% of apartments capture flawless north and east aspects with views from level six upwards.

For easy living, beautiful large format tiles flow throughout the open plan living and kitchen areas, leading to a generous balcony, garden courtyard, entertaining terrace or rooftop podium.

INSPIRING INTERIORS:

- Neutral palettes, luxe materials and finely crafted joinery
- Many apartments feature a media or study room
- Integrated reverse-cycle air-conditioning
- LED downlights
- Provisions for super-fast broadband and pay TV with fibre optic cabling



Artist impression.

The heart of your home

STYLISH KITCHENS:

- Premium SMEG stainless steel appliances including a ducted rangehood, gas cooktop, microwave and semi-integrated dishwasher
- Glistening smokey mirror splashback, Caesarstone benchtop and under-bench sink
- Polyurethane, full height cabinetry and soft-closing drawers complete the design for a premium feel
- Clean-edged polished chrome tapware and fittings
- All two and three bedroom layouts feature an island bench

Level 21

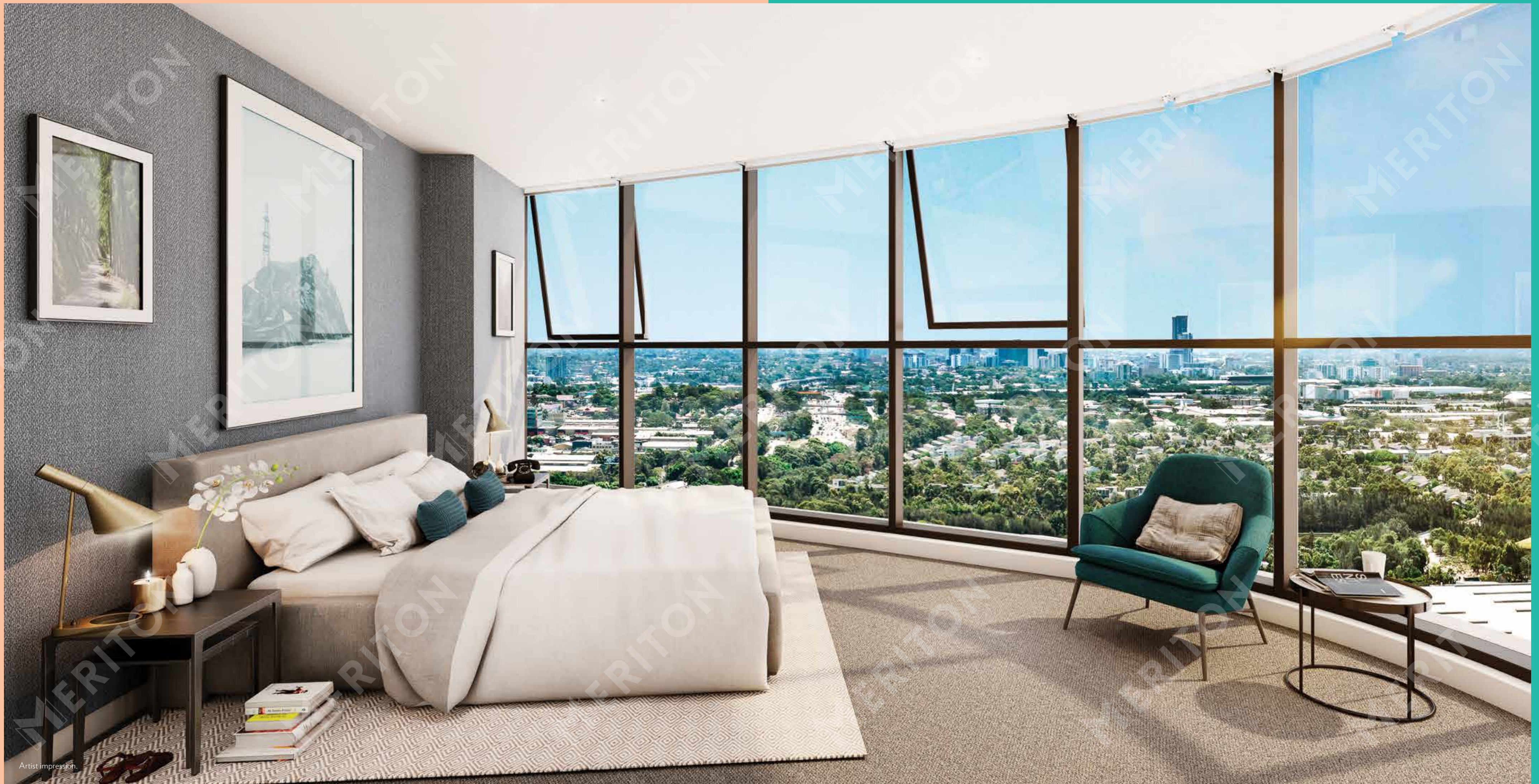


Level 9



Spectacular
views

An unrivalled address in the heart of the Sydney Olympic Park precinct, with breathtaking, never-to-be-built out views across Bicentennial Park and Parramatta River to the Sydney CBD skyline.



Artist impression.

Peace and tranquility

EXPANSIVE BEDROOM:

- Mirrored built-in wardrobes with ample storage in all bedrooms
- Luxurious wool-blend carpet
- Sophisticated neutral colour palette creates a truly relaxing backdrop

ONE BEDROOM RESIDENCES

Thoughtfully designed one bedroom residences are perfect for first home buyers, busy professionals, or investors. Rising up to level 20, they offer 55m² of interior space flowing to oversized alfresco balconies that range from 9m² or larger.

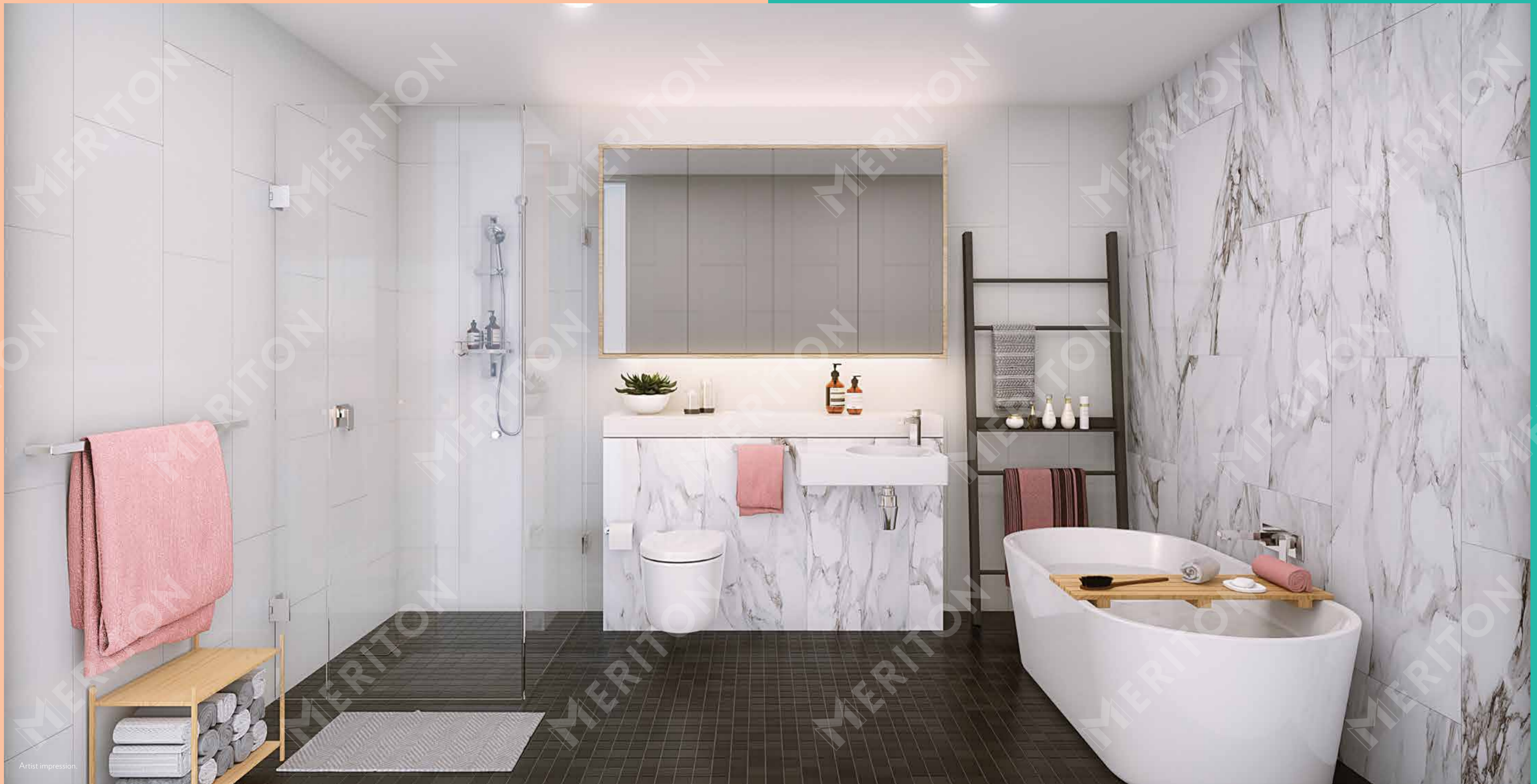
TWO BEDROOM RESIDENCES

Choose from a vast selection of spacious two bedroom layouts, including loft style apartments with direct street access or designs with wonderful private rooftop landscaped terraces. These seamless residences provide between 85m² to 100m² internally with generous entertaining areas up to 70m².

The majority of apartments are ideally positioned on the Eastern side of the tower to capture stunning views of the Sydney CBD skyline, Parramatta River and the Sydney Olympic Park precinct.

THREE BEDROOM RESIDENCES

Make yourself at home in the largest apartments in the area, perfectly located in the tower to command 270 degree views to the north and east. Averaging around 115m² of internal space, these substantial apartments are a very rare offering.



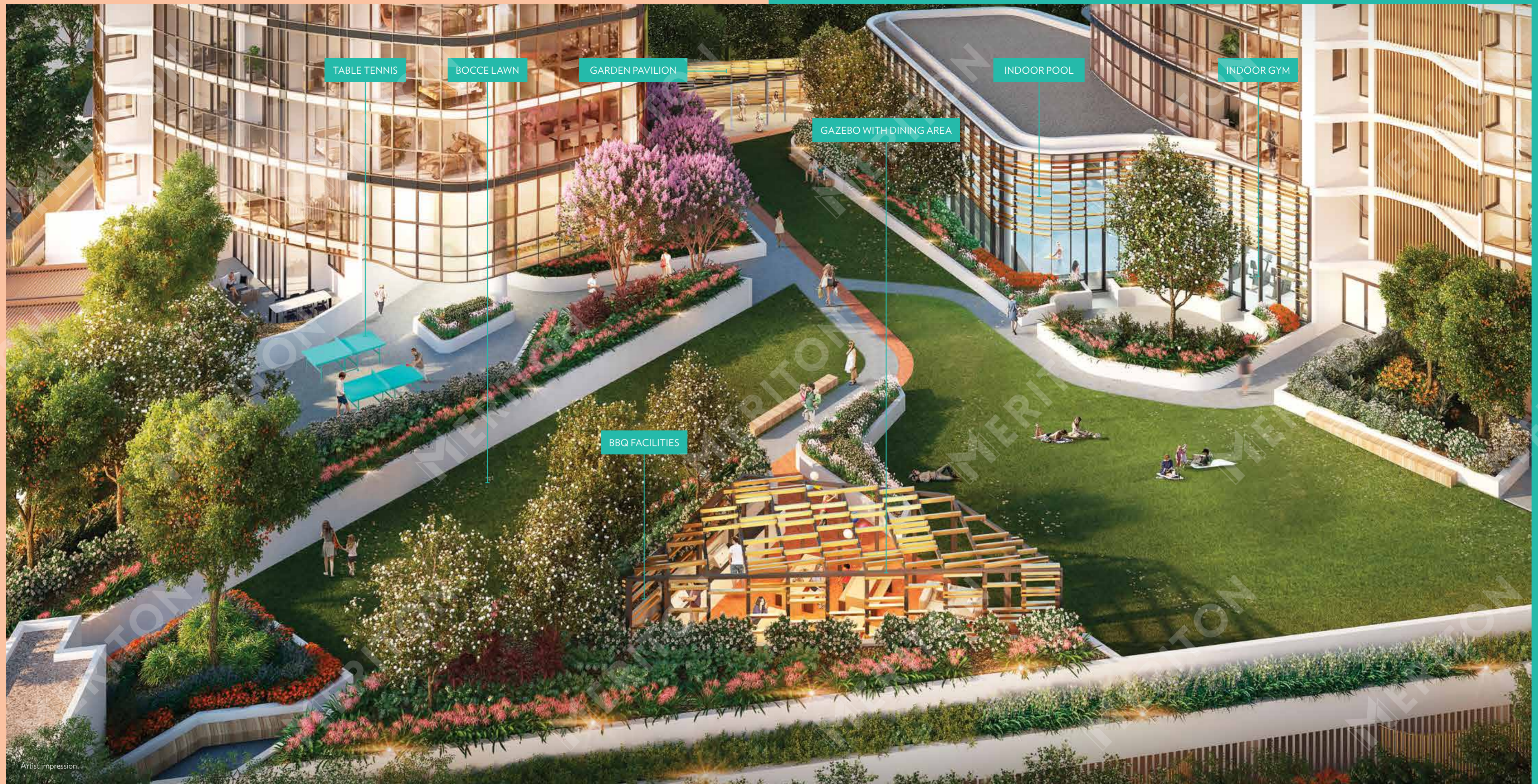
Artist impression.

Bathed in luxury

Rejuvenate mind, body and soul at the end of your busy day. Clean, uncluttered lines create an elegant, contemporary backdrop while the relaxing neutral colour palette gives your bathroom a luxurious and inviting spa-like quality.

LUXURY BATHROOMS:

- Frameless glass showers with polished chrome fixtures
- Plentiful mirrored cabinetry and concealed storage
- Caesarstone vanity top and floor-to-ceiling feature wall tiles
- Wall-mounted floating basin and toilet suites with concealed cistern
- A freestanding ceramic bath serves as a centrepiece in all ensuites



Landscaped podium gardens

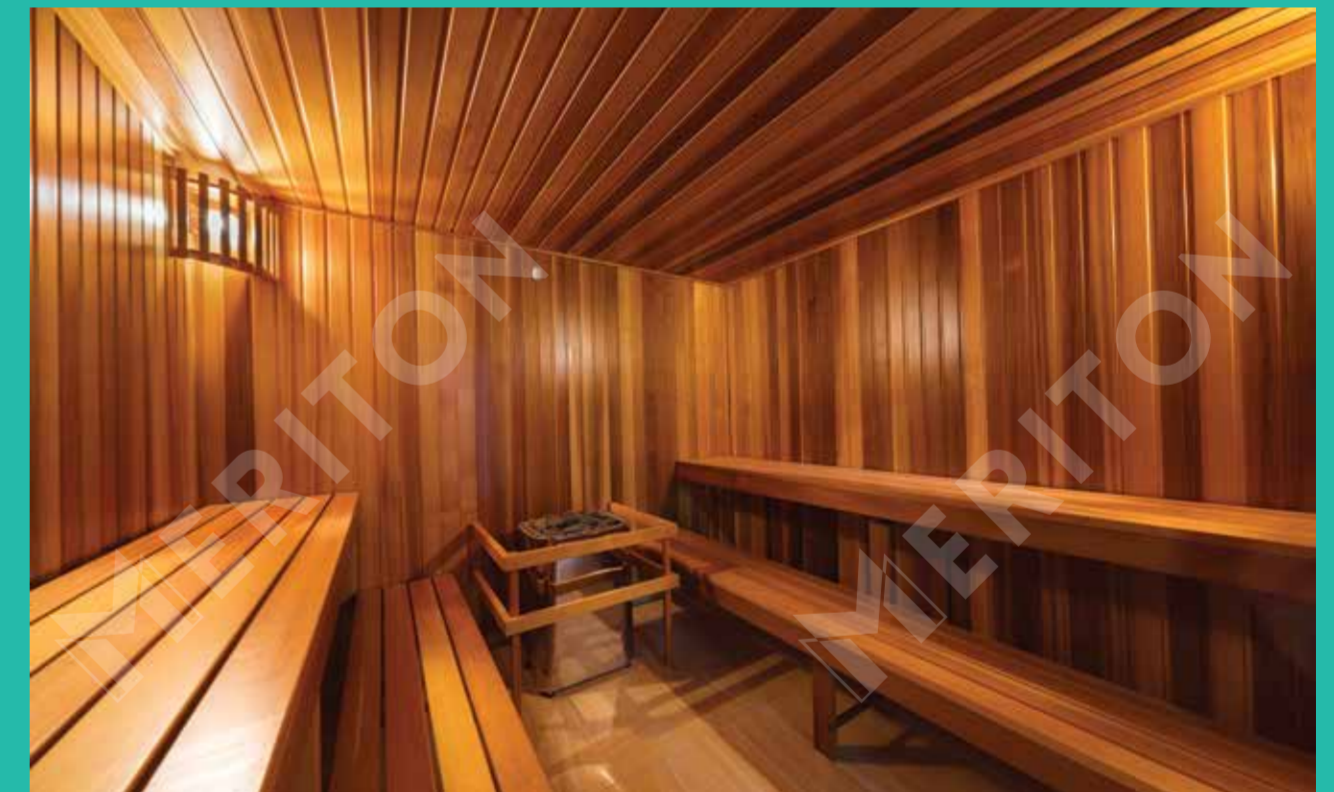
Elevated in the sky, beautiful podium gardens and recreation zones create an uplifting green oasis at The Retreat's heart.

This expansive landscaped sanctuary is available exclusively for use by residents and your guests. It's a wonderful place to relax, socialise with friends or get to know your neighbours.

Active residents can play a game of table tennis with the kids or bocce on the manicured lawns. Sheltered dining pavilions with state-of-the-art barbecues provide perfect leisure moments and a welcome space for social gatherings.



Artist impression.



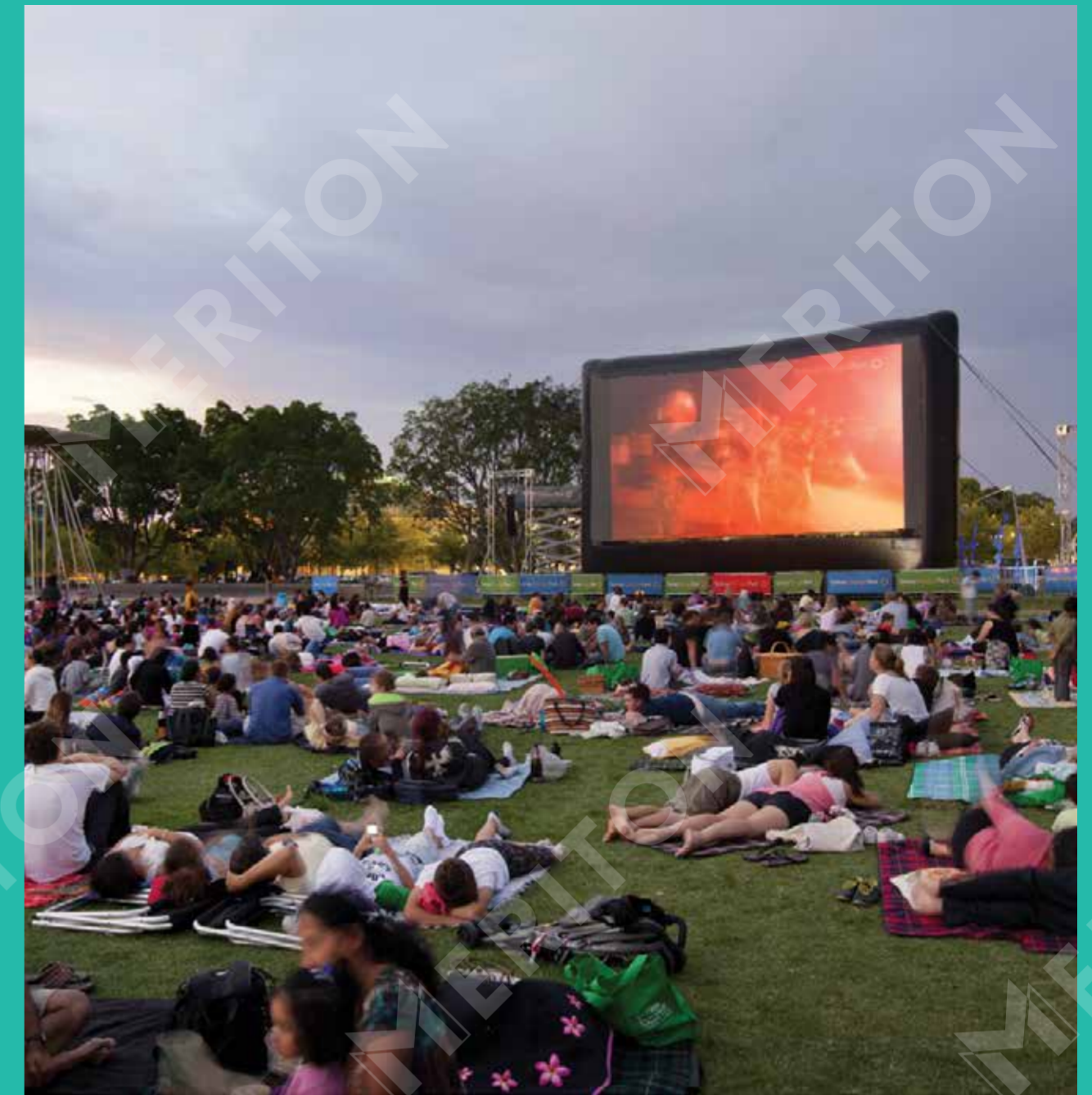
Five star resort-style facilities

Come home to a true oasis with superb resort-style amenities creating a relaxed ambiance to enjoy throughout the year.

Dive in for laps in your luxury 20m indoor pool. Raise your heartbeat in the gym. Rejuvenate in the spa and sauna.

As well as play areas for the kids, busy parents will also appreciate the development's handy on-site childcare centre. Whatever your lifestyle, enjoy the ultimate in health, happiness and wellbeing at The Retreat.

- Heated 20-metre indoor pool, relaxing sauna and spa
- Superbly equipped indoor gymnasium
- Dedicated on-site building management to lease properties, inspect grounds, facilities and conduct all maintenance
- Secure resident and visitor car parking with direct lift access
- Comprehensive security including CCTV and apartment intercom
- Podium landscaped gardens with table tennis and bocce lawn
- On-site childcare accommodating up to 113 children



Vibrancy on your doorstep

From your luxury residence, stroll to your Sydney Olympic Park neighbourhood, one of the liveliest and fastest growing precincts in the city.

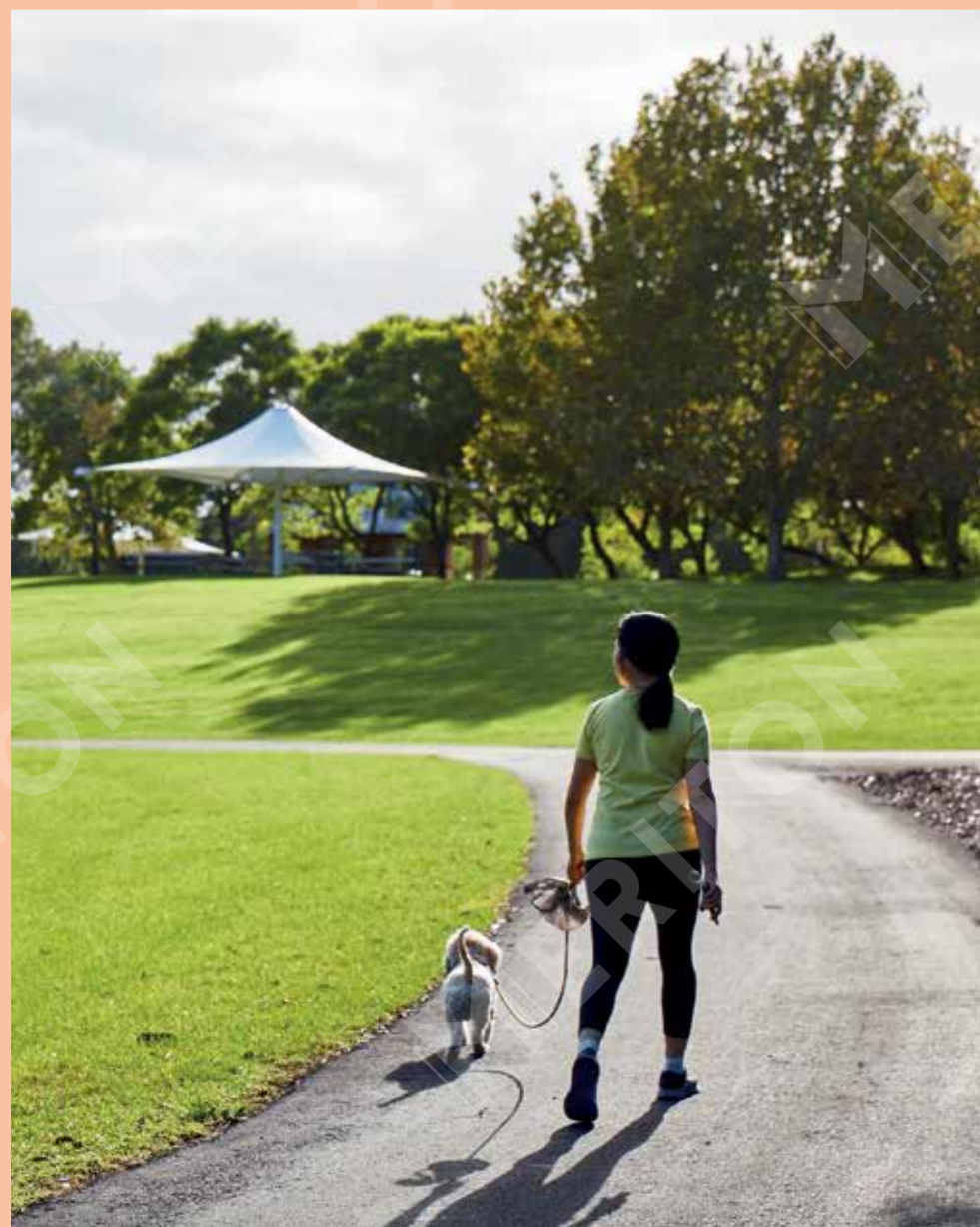
This is Sydney's premier destination for major national and international events and entertainment. Visitors flock here from all over the world to enjoy live events at its numerous world-class stadiums and showgrounds.

Join the crowds at a major sporting game, catch a touring international concert, or dine out in the precinct's ever-expanding café and restaurant scene.

Start the day with a jog through Sydney Olympic Parklands or cycle the picturesque trails that run for kilometres around your home. The globally renowned precinct's multiple leisure facilities such as its first-rate aquatic centre, tennis centre and adventure parks, offer something for all the family.



Artist impression.



The future of the Carter Street precinct

The NSW Government Carter Street Precinct Development Control Plan has been developed as an integral part of the broader Sydney Olympic Park Strategic Centre. It will see the transformation of this precinct into a premier commercial and residential district with Meriton's The Retreat at the heart.

The Carter Street precinct will create a walkable urban community comprising a vibrant main street at Uhrig Road with generous footpaths for outdoor café seating, a 1,200sqm village square, and high quality landscaping. A new primary school with playing fields and 2.98 hectare park for recreation will provide extensive open space that retains existing mature trees in addition to the extensive new plants being introduced to this area.

This lively new community will also become an employment hub. The area is set to be home to corporate offices, business and technology parks, retail and light industrial uses with access to Parramatta Road and the M4 Motorway.

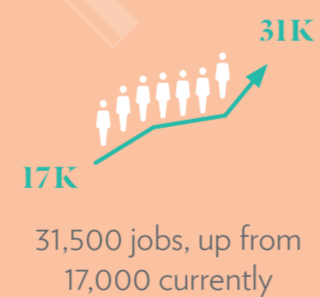
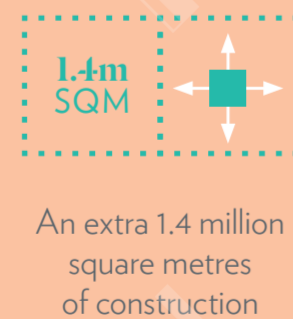
The precinct will also be joined by the groundbreaking mass-transit Sydney Metro West that will link the Sydney CBD and Parramatta. The proposed stage 2 Parramatta light rail will see a new station built at Sydney Olympic Park connecting the area to Parramatta and Strathfield. Nearby, the fast-tracked WestConnex Motorway project is set to substantially reduce travel time to the Sydney CBD with widening of the M4 motorway and the creation of twin motorway tunnels from Homebush to Haberfield with three lanes in each direction.

Source: ABS Census 2011; BTS Population Projections 2014

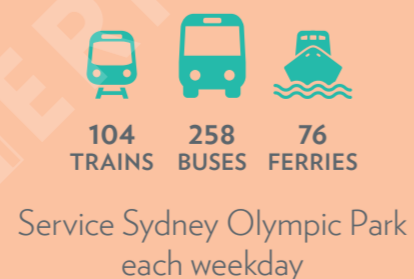
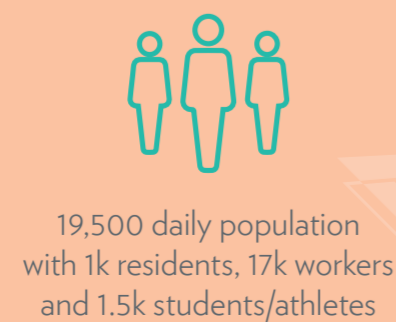


Sydney Olympic Park

BY 2030, SYDNEY OLYMPIC PARK WILL HAVE:



THIS PRECINCT IS FAST BECOMING THE HEART OF A NEW, MODERN COMMUNITY



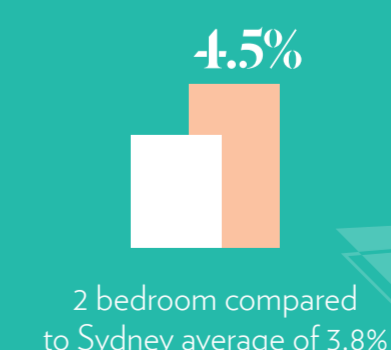
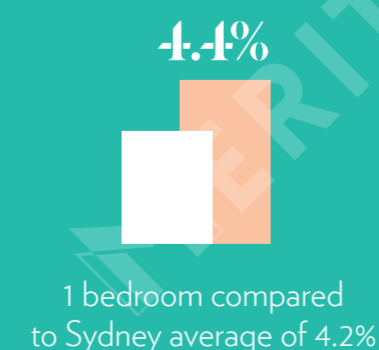
The implementation of Master Plan 2030 will make Sydney Olympic Park not only a premium destination for major events, recreational and entertainment activities, but also a world-class urban centre where people work, live, learn and play.

PRICE GROWTH



Price increase of apartments per annum over a 5 year median compared to Sydney average.

RENTAL GROWTH





Sustainable living

COMFORT AND LIFESTYLE

- The Retreat 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 home owner'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



*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software. **Compared to the average pre-BASIX building. †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 The Retreat 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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theretreatapartments.com.au