

The logo is centered on a background of blue, wavy, abstract patterns. It features a large white circle with a dashed border. Inside the circle, the word "oceanvale" is written in a white, lowercase, sans-serif font. Below it, a white, stylized wave graphic flows from the left and underlines the word. To the right of the wave, the word "WARRIEWOOD" is written in a smaller, white, uppercase, sans-serif font.

oceanvale

WARRIEWOOD



## *about meriton*

Meriton has been building quality brand new luxury apartments for nearly half a century throughout Sydney, Gold Coast and Brisbane. During that time, through our dedication to our clients, Meriton has become one of the largest property developers in Australia. At Meriton, we do just about everything in house from buying the land, planning projects, building, selling, financing, property management and strata management.

What separates Meriton from its competition is that we take an interest in each and every development well after it has been completed by placing experienced on-site building managers to manage the day to day running of the development. This ensures we maintain a high standard of quality in all developments by looking after landscaped grounds, communal areas and resort facilities while keeping costs low.

For those seeking a prime investment, Meriton's experienced property management department has been set up to ensure the management of your property is stress free, while a strict tenant selection criteria places only the highest quality tenants in your apartment.

With Meriton controlling the building project from beginning to end, we constantly assess the market and are always improving the quality of our finishes. Meriton's proven track record of completing every single development ensures our purchasers have complete peace of mind, something no other developer can offer.

# *Oceanvale*

In a breathtaking location between the forest and the sea sits Oceanvale Warriewood, an exclusive resort-style residential community that takes its inspiration from the beauty of its surroundings.

Within this tranquil enclave, set at the gateway to the Northern Beaches and the location of some of Australia's most exclusive and expensive suburbs, Oceanvale presents a rare opportunity to invest in a life of luxury and convenience. Here you will experience the serene calm of nature at your doorstep, with parklands and beaches just minutes from your door. A superb selection of public and private schools, shops including Warriewood Shopping Square, cafes, sporting facilities and golf courses are all close by. Corporate parks and the Sydney CBD are a comfortable commute from home.

At home you'll enjoy the advantages of landscaped gardens, swimming pool, spa and gymnasium, all carefully maintained by your own on-site building manager. Oceanvale is home to a range of spacious, light-filled 1, 2 and 3 bedroom apartments, many with studies as large as additional bedrooms.

Oceanvale is the heartbeat of the Northern Beaches. An investment in life, for life.





## *your exclusive beachside community*

Oceanvale has been designed in response to its environment, the apartments enjoying wide district views and a stunning outlook over the Warriewood Valley wetlands, forest and Fern Creek.

Three and four storeys in height, the first stage of Oceanvale is comprised of 226 superb apartments. The entire Oceanvale community will be spread across a vast 8.1 hectares. This abundance of open space leaves room for privacy, recreation and relaxation.

Most apartments feature dual and tri-aspects, while many are oriented to the north and north-east. These are homes designed to make the most of all seasons with tempting and spacious outdoor spaces to complement the comfort indoors.

The clean contemporary lines of Oceanvale sit well within this natural setting, unimposing yet striking with a playful palette of rendered finishes, accented by aluminium and floor to ceiling glass. Elegant curves soften the strong

linear form with frameless glass balconies on the upper levels to enhance the views and screening at ground level protecting the privacy of those within.

Landscaping of the private gardens and Fern Creek has been woven into the architectural framework, providing lush cover and tall trees complementing the bushland beyond.

*The apartments enjoy wide district views and a stunning outlook over the Warriewood Valley wetlands, forest and Fern Creek.*





## apartments

Set against the stunning backdrop of nature, quality and comfort are paramount to Oceanvale's one, two and three bedroom designs.

Oceanvale will provide the highest quality fixtures and fittings available, with the kitchens featuring stone benchtops, island kitchen bench, sleek glass splashbacks and stainless steel appliances including oven, microwave and integrated dishwasher. Luxurious bathrooms feature floor to ceiling tiles, frameless glass showers and the very latest look in wall-mounted toilet and basin suites.

*Set against the stunning backdrop of nature, quality and comfort are paramount to Oceanvale's one, two and three bedroom designs.*

Oceanvale's apartments showcase open plan living at its best, with light filled and spacious living and dining areas. Oversized bedrooms offer a sanctuary of calm, clearly separated from the living zone, and include fully fitted built-in wardrobes. All two and three bedroom apartments feature ensuites. The option of either a media room or full-size study is offered for all apartments, with studies the size of an additional bedroom.

All apartments come with a generous balcony, oversized courtyard or roof terrace, while some also feature personal sunshades and outdoor louvres to easily control sunlight and ventilation to the balcony and indoors.

Every apartment enjoys split system air-conditioning throughout, an internal laundry with dryer included, abundant storage, high speed internet and pay TV provisions.

Feel safe and secure with your own single or double underground car space, security card access and lifts straight to your door from the carpark.





## *lifestyle*

With its outstanding resort facilities and location, Oceanvale offers the perfect backdrop to a beautiful life, whether you are starting out or starting to wind back.

An oasis of luxury and comfort; the swimming pool, gymnasium, walking and cycle tracks encourage a healthy active lifestyle for all ages. The on-site childcare centre, within the grounds but removed from apartments, resolves the conflict of work and family demands while proximity to a fine selection of public and private schools caters for older children.

Minutes away you can sit beachside or al fresco in any one of the many inviting cafes of Avalon, Narrabeen or Dee Why, or treat yourself to the fine fare of the award-winning restaurants at Palm Beach.

Shop local at Warriewood or Warringah where you can find everything from fashion to food, do your banking or simply take in a movie.

Enjoy kayaking, sailing, fishing and water skiing on the still waters of neighbouring Narrabeen Lakes or explore the deeper waters of the Hawkesbury.

Take your pick of the beaches along this extraordinary coast-line, a haven for sitting and sunning, surfing and swimming. There's Palm Beach and Newport, Mona Vale, Bungan, Narrabeen and Collaroy. And of course your own home beach, Warriewood, with a 500 metre arc of golden sand and a beach break that's perfect for surfing and swimming.

## *location*

Oceanvale is located at the gateway to the Northern Beaches, Australia's most prized coastal peninsular with golden sand and rolling surf to the east and the beautiful bushland and bays of Pittwater to the north. At the tip of the peninsular lies Palm Beach, the preferred weekend destination of Sydney's power elite.

The close-knit communities of the Northern Beaches enjoy the best of all worlds; less than an hour from the Sydney CBD, blessed by the natural wonders of Narrabeen Lakes, Garigal National Park and the local beaches, with the essentials of education, shopping and business still close at hand.

From Oceanvale you can take a bus directly from your doorstep to the nearest retail centre, Warriewood Shopping Square, and on to the major business districts of North Sydney and Sydney City, or connect by bus to Chatswood Rail.

If your destination is simply a place in the mind, the boardwalks and cycle tracks at Oceanvale will transport you to the natural wonders of the wetlands, Warriewood Beach and Shopping Centre.



# gateway to the northern beaches

## Leisure

- Garigal National Park
- Warriewood Wetlands
- Surf beaches: Warriewood, Newport, Mona Vale, Bungan, Narrabeen, Collaroy, Curl Curl
- Narrabeen Lakes
- Warriewood Cinema Centre
- Royal Motor Yacht Club
- Royal Prince Alfred Yacht Club
- Pittwater Marina
- Mona Vale Golf Club
- Bayview Golf Club
- Palm Beach Golf Club
- Jonah's Restaurant
- Barrenjoey House Cafe

## Education

- Mona Vale Primary School
- Pittwater High School
- Narrabeen Sports High
- Mater Maria Catholic College
- Elanora Heights Primary School
- Wenona Girls School
- Shore Grammar School
- Queenwood School for Girls
- SCEGGS Redlands
- Loreto College for Girls
- Knox Grammar School
- St Aloysius

## Essentials

- Mona Vale Hospital
- Warriewood Medical Centre
- Royal North Shore Hospital
- Warriewood Shopping Square
- Warringah Mall
- Chatswood Shopping Precinct



Warriewood Beach

Warriewood Medical Centre

Warriewood Cinema Centre

North Narrabeen Reserve

Boondah Reserve

Northern Beaches Indoor Sports Centre

Warriewood Shopping Square

Narrabeen Lakes

Lakeside Park

Narrabeen Sports High

Narrabeen North Primary School

Warriewood Wetlands







## sustainability

In this pristine wetland environment, Meriton has taken special care to design and build in a way that has the least possible impact upon the environment. It is a matter of pride and good conscience that we have led the drive towards sustainable building practices in Australia and set a design standard that reduces our carbon footprint.

We work closely with council, governments and suppliers to deliver on our commitment to environmental best practice and have taken this to a new level at Oceanvale. These measures not only represent a public good but result in significantly reduced strata levies and utility bills.

Building height has been limited to just four storeys, eliminating the potential for overshadowing and maximising the number of ground floor apartments with their own private courtyards.

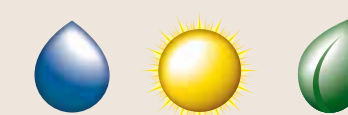
*Oceanvale has a 6.0 star average thermal comfort rating, well above current building standards.*

With skylights, sun shades and louvred shutters residents are able to respond to weather variables allowing maximum light penetration in winter and protection from the heat in summer.

Oceanvale's outstanding environmental features include:

- Energy efficient lighting, appliances and split system air-conditioning
- Water efficient fixtures in kitchen, bathrooms and laundry
- Rainwater harvesting for irrigation and car wash bays
- Solar panels on rooftops to assist in naturally powering common area lights
- Louvres and sun shades to protect balconies and living spaces
- A Hebel wall system is used between neighbouring apartments
- Floor to ceiling glass windows to maximise light penetration
- Drought tolerant landscaping
- New cycleways and boardwalks linking to existing tracks
- Enhancements to creek and wetland water quality

*Rest assured your new home will be in harmony with the environment.*







## *something for everyone*

Oceanvale presents the long-awaited opportunity to buy into a brand new luxury apartment development in the Northern Beaches. Offering something for everyone at a different age and stage in their life;

*Oceanvale captures the very essence of the Australian dream.*

## *investors*

Oceanvale is one of few brand new apartment developments on the Northern Beaches, an area in much demand for its relaxed lifestyle yet nearby to every convenience. Entry level price points together with strong rental demand and capital growth potential make Oceanvale an extremely attractive prospect for investment. The NSW Home Builders Bonus offers eligible investors savings of up to \$22,490 and is available to local and international buyers on off-the-plan purchases not exceeding \$600,000.

Investors will also be rewarded by the large depreciation benefits available, maximised when purchasing a brand new apartment. Meriton's expert leasing team will ensure your apartment is tenanted upon settlement, earning you guaranteed rental income from day one.

## *first home buyers*

First home buyers seeking a beach lifestyle and a home that will provide a solid foundation for the future can still enjoy substantial Government assistance, with potential savings up to \$29,490. The First Home Plus Scheme provides eligible purchasers with exemptions on stamp duty for homes valued up to \$600,000. In addition the First Home Owner Grant Scheme provides for a \$7000 grant when buying a property valued at less than \$835,000.

## *empty nesters*

In the transition from family home to a more luxurious low-maintenance lifestyle, every dollar counts. The Seniors Principal Place of Residence Exemption provides full stamp duty exemption for people over 55 who sell their existing home to purchase a new home valued at no more than \$600,000.

For more details visit [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au).  
Information correct as at 13/12/11.





# MERITON

SUPERIOR QUALITY AND VALUE  
SINCE 1963

[www.oceanvalewarriewood.com.au](http://www.oceanvalewarriewood.com.au)

All information and images contained within this publication are intended as a general introduction to Oceanvale only and do not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and the information provided in the Contract for Sale.

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