

# EDDING *Park*

*Live life at the top*



## The Meriton Difference

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Meriton has been building quality brand new luxury apartments for nearly half a century throughout Sydney, Brisbane and the Gold Coast. During that time, through our dedication to our customers, 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, property management, financing 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 our rich history and stability, buying a Meriton property is like taking insurance out on your purchase! Unlike many other residential developers, Meriton is both the developer and builder, together with our familiar team of long serving and experienced sub-contractors.

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.

## *Introducing Epping Park's Second Release, Buildings 7 & 8*





## Welcome to Epping Park

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After the successful completion of our first release in Epping Park, where all of the apartments were sold out prior to completion, we are excited to announce the latest release of luxury spacious apartments within the Epping Park development. Located within buildings 7 & 8, these apartments offer the largest internal floor plans of all the 2 bedroom apartments within Epping Park.

Set amongst peaceful leafy surrounds, within a complex that enjoys the highest point in the region, offering breathtaking views. A combination of superb apartment designs, spacious layouts, gracious communal areas and first class resort facilities make Epping Park the ideal place to invest or establish a modern life of convenience and leisure.

Epping Park residents have access to outstanding facilities and features, including:

Tennis Courts

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Lap Pools

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Gymnasium

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Spa and Sauna

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Onsite Security

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Onsite Building Management

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3.1 Acres of parklands  
with children's playgrounds

*On the highest position in the area sits Epping Park,  
with stunning vistas to all directions of Sydney*



# Everything you crave in a modern lifestyle

The oversized, luxurious one and two bedroom apartments have been carefully designed to maximise space, comfort and the scenic surrounds.

In this latest release you have the largest choice of apartment configurations from single to split level layouts and corner positions with dual or tri aspects, providing an abundance of natural light and sense of space.

Almost all apartments face north to enjoy the sun for longer and overlook stunning district views, some also with city skyline views. The 2 bedroom apartments are the largest in the Epping Park development, with multiple entertaining options including private level courtyards and generous balconies.

Cross-flow ventilation is a feature of most apartments, streaming fresh air through the expansive windows of your new home.

Top floor apartments feature the stunning architectural element of high cathedral ceilings with incorporated sky windows to allow the natural light to flood in and enhance the feeling of space.

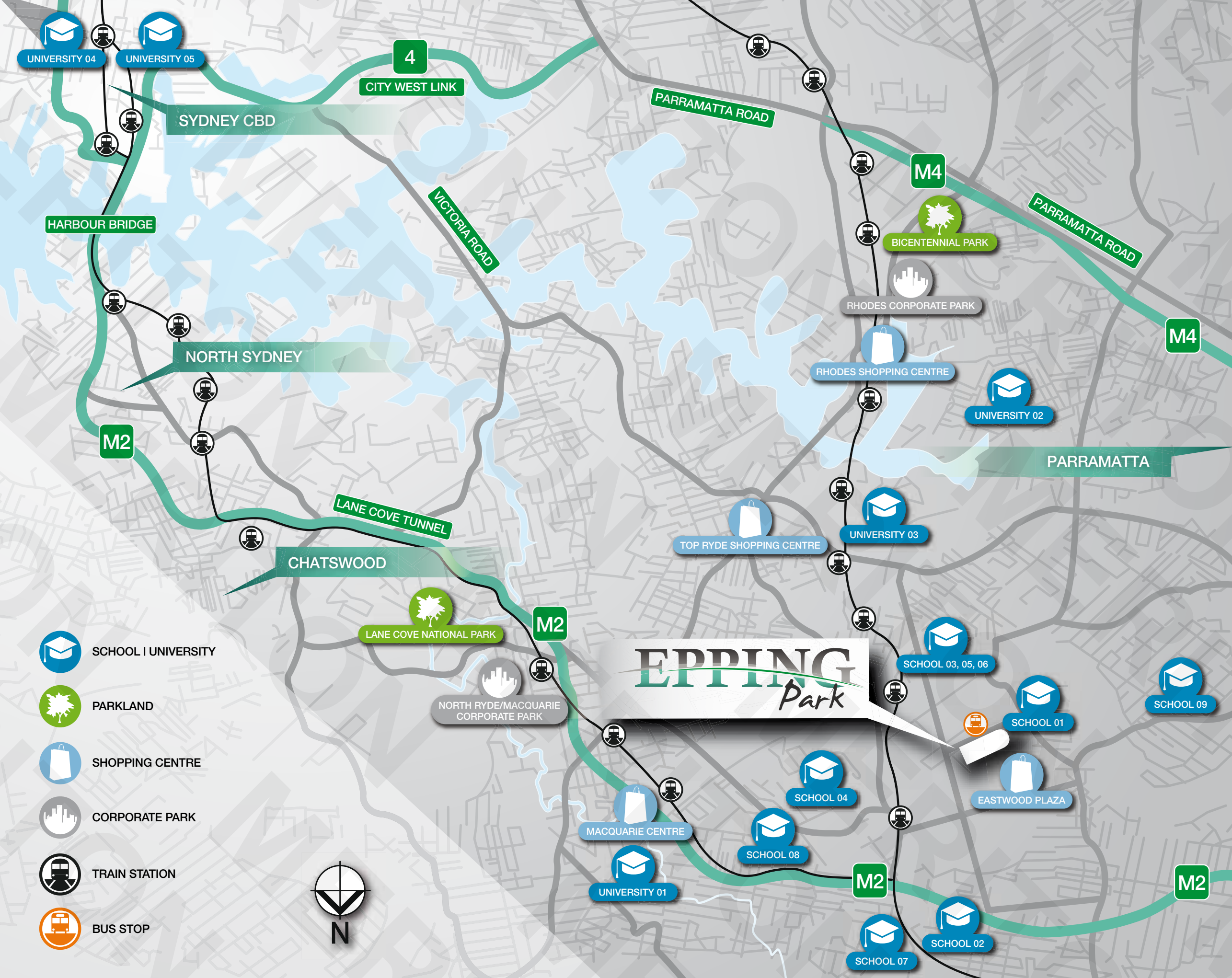
All apartments include the finest finishes and features that Meriton is renowned for. Incorporating stainless steel kitchen appliances that include microwave, oven, gas cooktop and integrated dishwasher, as well as stone bench tops and glass splashbacks in kitchens.

Bathrooms and ensuites feature contemporary wall mounted basin and toilet suites, frameless glass showers and floor to ceiling tiles.

All apartments have split system air conditioning units, internet and pay TV capabilities, intercoms and built-in wardrobes.

Secure parking with direct lift access to each level is allocated to all apartments, some with double spaces and extra storage is available.





UNIVERSITY 04 UNIVERSITY 05

4 CITY WEST LINK

SYDNEY CBD

PARRAMATTA ROAD

HARBOUR BRIDGE

M4

VICTORIA ROAD

BICENTENNIAL PARK

PARRAMATTA ROAD

M4

NORTH SYDNEY

RHODES CORPORATE PARK

RHODES SHOPPING CENTRE

UNIVERSITY 02

M2

PARRAMATTA

LANE COVE TUNNEL

TOP RYDE SHOPPING CENTRE

UNIVERSITY 03

CHATSWOOD

M2

LANE COVE NATIONAL PARK

EPPING Park

SCHOOL 03, 05, 06

NORTH RYDE/MACQUARIE CORPORATE PARK

SCHOOL 01

SCHOOL 09

SCHOOL | UNIVERSITY

PARKLAND

SHOPPING CENTRE

CORPORATE PARK

TRAIN STATION

BUS STOP



MACQUARIE CENTRE

SCHOOL 04

EASTWOOD PLAZA

UNIVERSITY 01

SCHOOL 08

M2

SCHOOL 02

M2

SCHOOL 07

# *A stones throw from anything you could possibly need*

Epping Park is ideally positioned, providing residents with parkland and open space unlike any other development in the area.

There is an abundance of local restaurants, cafes and retail, including major shopping complexes such as Macquarie Centre, Rhodes Shopping Centre and Top Ryde City Shopping Centre. Providing you with everything you need, from fashion, electronics to groceries and services.

Mobbs Lane local shops, Eastwood Plaza and Epping shops are only a short walk away. Mobbs Lane Reserve borders the development providing an area for children and families, while across the road is Fred Spurway Reserve, and Terry's Creek which combine to create a relaxed parkland environment. Ryde Parramatta Golf Course, Pennant Hills Golf Course and Muirfield Golf Club are all easily accessible.

Nearby you will find a host of educational options including quality public and private schools, Sydney's top universities and tertiary colleges. The area is also well serviced by child care centres and pre- schools, catering for all ages.

## Schools

- 01 West Epping Public
- 02 Epping Heights Public
- 03 Eastwood Public School
- 04 Eastwood Heights Public School
- 05 St. Kevins Catholic School
- 06 Marist College
- 07 Cheltenham Girls
- 08 Epping Boys High
- 09 James Ruse Agricultural High School

## Universities

- 01 Macquarie University
- 02 University of Western Sydney - Parramatta Campus
- 03 Northern Sydney TAFE - Ryde and Meadowbank
- 04 The Australian Film and Radio and Television School
- 05 University of Technology Sydney



# Sustainable living

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Working closely with councils, governments and suppliers, we're able to offer luxury apartment living with the smallest of carbon footprints so you'll enjoy reduced strata levies and utility bills, Epping Park features NaTHERS and BASIX ecologically sustainable elements including:

## Comfort and Lifestyle

Epping Park proudly holds a 6 star average thermal comfort rating, coming in well above current building standards.

All apartments feature:

- Improved indoor comfort and reduced reliance on air conditioning.
- Solar tinted glass windows and doors that reduce heat gain, keeping apartments cool in summer.
- Covered balconies which provide shade.
- Bicycle parking stations allow residents to enjoy the outdoors, car-free.

## Water

Rain water is used in on-site car washing bays and to water gardens in common areas.

All apartments feature:

- 4 star water efficient toilets, using around 75% less water per flush\*.
- 4 star water efficient taps, using around 66% less water per minute\*.
- High quality water smart showers to reduce water and still deliver an enjoyable shower.

## Energy

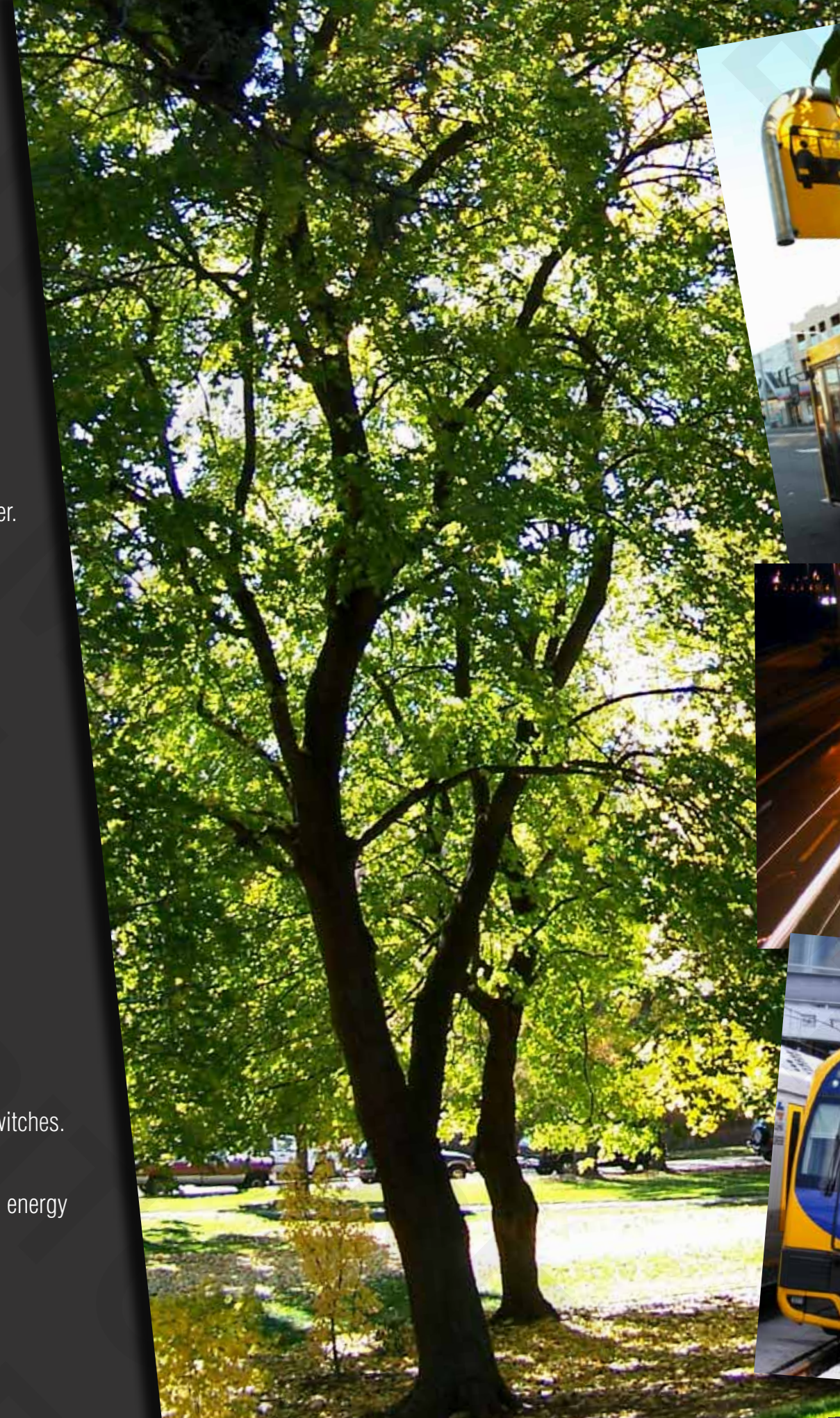
Energy efficient lighting is used in common areas, reducing strata costs.

All apartments feature:

- Energy efficient reverse cycle air-conditioning systems.
- Hebal wall systems in-between neighbouring apartments improve energy efficiency.
- Large windows that allow natural light, reducing the need for artificial lighting.
- Bathroom and laundry exhaust fans duct directly to the external wall and are fitted with timer switches.
- Central hot water systems.

Meriton's sustainability initiatives represent a 40% reduction in water use and a 22% reduction in energy use compared to the average Pre-BASIX building.

\*than average







## *Transport everywhere*

The recently modernised Eastwood and Epping train stations are within walking distance and provide easy access to Sydney CBD along the Northern Rail Line. A bus route runs by the development connecting Epping Park with Parramatta and Eastwood, and links with interchanges providing connections to metropolitan and regional areas. By car, the M2 and M4 Motorways ensures getting around is easy.

Plans to link Epping train station to the North West Line will further connect commuters to major employment centres in the future, including Norwest Business Park, Macquarie Park, St Leonards, Chatswood, North Sydney and the CBD.

Epping is one of the most sought after residential areas of Sydney. North of the Parramatta River and surrounded by natural parklands, with easy access to public transport and major highways, Epping is ideally located for a modern lifestyle.



MARRIOTT

# Something for everyone

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## Investors

Epping Park is in much demand for its convenient location and luxurious living standard. Entry level price points together with strong rental demand and capital growth potential make Epping Park 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.

## First Home Buyers

First home buyers seeking a suburban, convenient 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 transfer duty on homes valued up to \$500,000 and concessions for homes from \$500,000 to \$600,000. From January 2012 the benefit will apply only to new homes under \$600,000, with no stamp duty payable. 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 apartment 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.



**MERITON**  
SUPERIOR QUALITY AND VALUE  
SINCE 1963

*[eppingparkmeriton.com.au](http://eppingparkmeriton.com.au)*

All information and images contained within this publication are intended as a general introduction to Epping Park 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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