

79 - 87 Beaconsfield St
Silverwater NSW 2128

OVER
67%
SOLD!

Silver Square



View from Asquith Street

CHOOSE FROM:

**1, 2, 3 OR 4 BED
APARTMENTS**

The team at GPS Guardian Property Specialists are proud to introduce the Final Exclusive Release of Silver Square Apartments – Silverwater NSW.

Silver Square is part of a new trend in project development relating to clever floor plan layouts, which maximise your rental returns and offer healthy capital growth potential. Purchasing TODAY off the plan also means you may qualify for government grants (subject to applicants).



The Project

Silver Square consists of 118 residential apartments and 23 retail space suitable for a childcare facility, convenience store, doctor's surgery, beauty salon and other retail opportunities subject to council approval.

Lifestyle facilities include well-manicured lush green gardens and a specified area for lawn bowls, communal indoor and outdoor entertainment areas.

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Common facilities will be made available to tenants and owner-occupiers at low cost and low maintenance to ensure strata levies are kept to a minimum without compromising the appeal of the development.

The layouts of all apartments have been cleverly designed to be comfortable homes for both owner occupiers and tenants in mind.

- Pioneering project in size and design for the Silverwater Area.
- Well thought of concept by a prominent developer, making it a truly iconic development.
- Bringing much needed new life and high calibre of projects to the area.
- Possibility of a Convenience store, Childcare facility, cafés and a restaurant (subject council approval), these are just some of the lifestyle amenities that are sure to impress.
- NO swimming pools or gyms, keeping building maintenance to a minimum and maximising returns.

EXTERNAL FINISHES

EXTERNAL WALLS & PARAPETS Painted and face brickwork / painted concrete / colorbond metal cladding / painted blueboard cladding / colorbond cappings to masonry and concrete parapets.

WINDOWS & SLIDING DOORS Powdercoated aluminum framed, clear, or white or obscured glass

ROOFS Colorbond Metal deck on insulation blanket/tiles on sand cement bed on concrete terraces.

BALCONIES Floors Tiles on concrete, Balustrades are clear glass panels in powdercoated aluminum framing, Wall mounted gas bayonet (bbq point) to most balconies.

CORRIDORS & LIFT LOBBIES Passenger Electric lifts serving basement carpark, ground and level 3; Walls ground & upper levels are texture painted / face brickwork; Fire and acoustic rated, metal stud and plasterboard lined, set and painted to upper levels.

APARTMENT FINISHES

Note: All rooms itemised below may not be provided within each unit. Refer to plans for apartment layouts and actual rooms provided.

FLOOR SLABS Reinforced concrete

WALLS External (general) Facebrick and painted Masonry external skin with plasterboard lined masonry or plasterboard lined metal stud internal skin of cavity. Intratenancy (common) Fire and acoustic rated, metal stud framed and plasterboard lined both sides, set and painted intertenancy (internals) Metal stud plasterboard lined both sides, set and painted

CEILINGS Acoustic rated multi layered plasterboard drop ceilings where necessary to conceal overhead drainage

CORNICE Set square edge / cornice, set and painted

LIGHTING Unit internals architectural oyster fittings to all rooms and stairwells except bathrooms, ensuites & laundries having low voltage downlights in ceilings not required to be acoustic and or fire rated

ELECTRICAL Communications Wired for free to air and IQ pay TV, CAT5e cabling for broadband and telephone to living room, bedroom 1 and study. Security Audio intercom connecting unit with ground floor lobby doors.

WINDOW FURNISHINGS Vertical blinds

AIR CONDITIONING Electric wall mounted split systems to living / dining - 1 x 1.5hp

BEDROOMS

FLOOR COVERING Carpet.

BUILT IN WARDROBE Sliding mirrored glass doors in satin aluminum frames complete with single and double hanging rail, white melamine top shelf, most with drawer unit.

LIVING / DINING

FLOOR COVERING Carpet with painted timber skirting.

KITCHEN

FLOOR COVERING Ceramic tiles.

CABINETS Melamine carcass, laminated doors, panels and draw fronts with PVC edging, satin chrome handles to floor cupboards only, 850mm nominal wide fridge space. Benchtop are 20mm re-constituted stone. Splashback ceramic tiles / re-constituted stone or pre finished laminate or glass. Sink and tapset - 1 ½ bowl Satin stainless steel sink, AAA rated flickmixer

APPLIANCES:

- **COOKTOP** stainless steel 600mm gas cooktop with wok burner and heavy duty cast iron trivets
- **UNDERBENCH OVEN** stainless steel multi function electric oven
- **RANGEHOOD** stainless steel 600mm slideout, recirculating
- **DISHWASHER** stainless steel underbench

BATHROOM

FLOOR COVERING Ceramic tiles on sand cement bed

WALL COVERING Ceramic tiles to nominal 2100mm high Vanity unit 760mm long, complete with moulded poly resin basin and top,

BATHTUB 1500mm nominal, white with AAA rated shower rose over Shower screen over bath Clear glass

SHOWER / BATH AAA rated combination flickmixer with diverter.

ACCESSORIES Stainless steel items including double towel rail, soap dish and toilet roll holder

COMMUNAL SERVICES

HOT WATER Individual gas instantaneous located on each balcony

FREE TO AIR TELEVISION Centralised and communal antenna system

PAY TV CAT5E cabling provided connecting each apartment to proposed receptor position to be installed by others

UTILITIES & SERVICE Electricity, gas and water meters to be provided by builder.

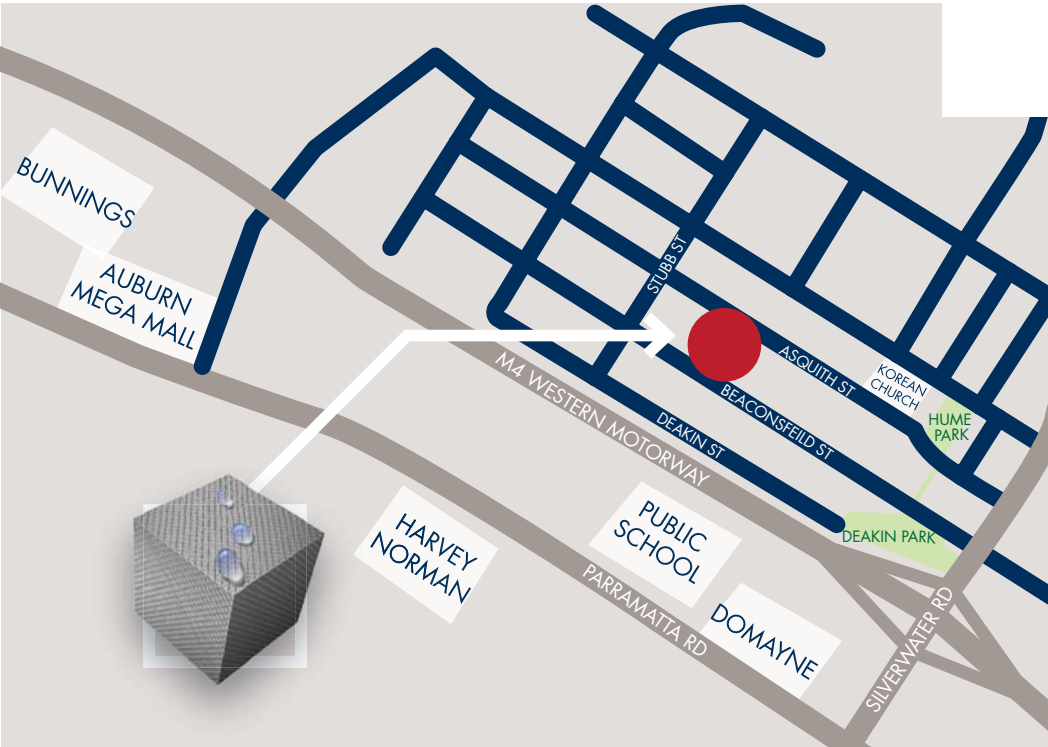
Application for and account details shall be supplied to the individual utility provider by owners.



Pictures used are indicative of the schedule of finishes, please refer to the contract for details.

VIEW SOUTH FROM BALCONY





Silverwater is located only 20 kilometres west of the Sydney CBD and 7 kilometres east of Parramatta CBD. Very Close to Sydney Olympic Park.

The Location: 79 - 87 Beaconsfield Street, Silverwater NSW 2128

The project is located in the geographical centre of Sydney NSW. Silverwater sits on the southern bank of the Parramatta River within very close proximity to Newington, Sydney Olympic Park and Homebush Bay. The M4 Western Motorway runs along the southern border of Silverwater with entry and exit ramps to Silverwater Road. Silverwater Bridge crosses the Parramatta River north into Ermington and Rydalmere.

Silverwater is serviced by several bus services including routes to Parramatta Chatswood and Sydney CBD.

- Silverwater is the geographical centre of Sydney, 20km to Sydney CBD and 7km to Parramatta CBD.
- Located within very close proximity to Newington, Sydney Olympic Park and Homebush Bay Area; with immediate access to M4 motorway and Bus services to Parramatta and Sydney CBD.



SYDNEY OLYMPIC PARK



HOMEBUSH BAY



BICENTENNIAL PARK





Upper Landscaped Area

Asquith St - North East



Exclusive Opportunity:

This is your final chance to be a proud owner in Silver Square Apartments and choose from an exclusive pre-qualified and well researched development by GPSnetwork directly from a reputable developer.

- Silver Square has been well accepted by local buyers with more than 67% sold prior to start of construction.
- Buy at today's price and enjoy capital gains until completion.
- 10% Cash, Bank Guarantee or Deposit Bond is accepted.
- Remaining apartments won't last long, great choice of floor plans still available:
1 bedroom from \$385,000 with expected rent of \$400 per week and
2 bedrooms from \$425,000 with expected rent of \$440 per week;

Making this a Great Investment with strong rental returns or a Comfortable First Home with low entry prices.

Expected Time Frame:

- Purchase Now
- Building Commences by approximately Feb 2013
- Building Completion by approximately December 2014

Contact Us:

For more information on this exciting opportunity, please go to:

WWW.SILVERSQUARE.COM.AU



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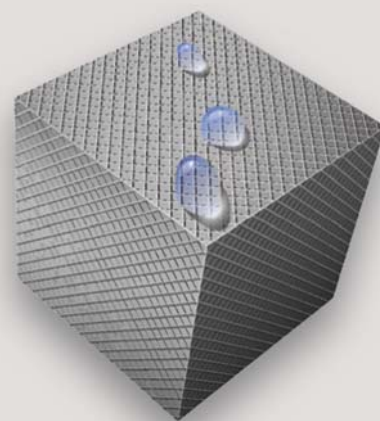
To reserve these apartments, contact exclusive agent GPS via email: info@gpsnetwork.com.au or call us on 1300 558 001

www.gpsnetwork.com.au

LIVE OR INVEST

1 bedroom
from
\$385,000

2 bedrooms
from
\$425,000



Disclaimer: Silver Square is being promoted off plan, and prior to construction. The features and financial returns set out in this brochure are forecasts of future potential based upon our past experience in other similar types of development, and may be affected by the personal circumstances of individual purchasers and future events. Purchasers are cautioned to obtain independent legal and financial advice and to rely only upon terms of contract for sale entered into with the developer.