



THE  
HOXTON  
LIVERPOOL



MAKE YOUR DREAMS A REALITY

## LIVE LARGE

The Hoxton exudes quality, livability and convenience. Constructed with high grade, durable materials it has been thoughtfully designed to fit in with your lifestyle.

Whether it's entertaining at home or exploring everything that Liverpool has to offer, The Hoxton is designed to give you the life you've been dreaming of.

LIVERPOOL



AFFORDABLE ASPIRATION

## THE LIFE YOU'VE BEEN LOOKING FOR

With meticulous attention to detail and the use of superior materials and finishes, The Hoxton brings you the desirable lifestyle you crave.

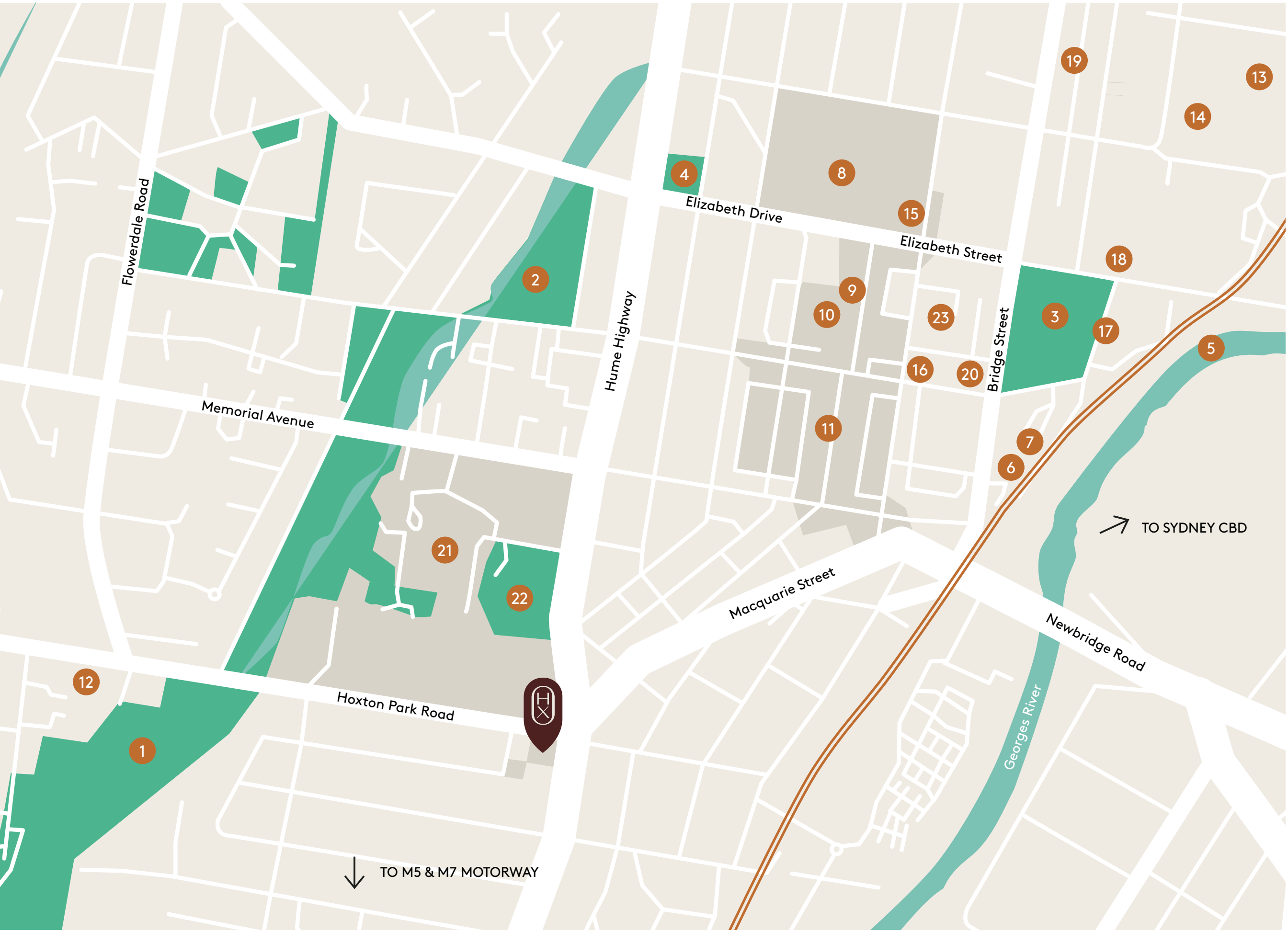
The apartments feature bright airy layouts which present an attractive canvas ready for you to add your personal style. Coming home to your sanctuary will be a moment to look forward to every time you open the door.

From a modern open-plan kitchen that grants easy access to the dining area, to bedrooms featuring expansive windows bursting with light, every space has been thoughtfully crafted to combine quality with liveability. Each apartment also features ducted air-conditioning as standard, so you'll be comfortable year-round.

If you fancy outdoor entertaining, simply slide open the door to your balcony for a sunset cocktail, a barbecue with friends or just a chance to relax out in the open with your family.







# THE HEART OF INNOVATION



Open Spaces

- 1 Pearce Park
- 2 Collimore Park
- 3 Bigge Park
- 4 Apex Park
- 5 Georges River



Transport

- 6 Liverpool Train Station
- 7 Liverpool Bus Stop



Shopping

- 8 Westfield Liverpool
- 9 Macquarie Mall
- 10 Liverpool Plaza
- 11 Coles Arcade
- 12 ALDI Liverpool



Education

- 13 Liverpool Boys High School
- 14 Liverpool Girls High School
- 15 Western Sydney University - Liverpool
- 16 University of Wollongong - South Western Sydney
- 17 TAFE NSW Liverpool



Medical

- 18 Liverpool Hospital
- 19 Sydney Southwest Private Hospital
- 20 Liverpool Eye Surgery Hospital



Recreation

- 21 Whitlam Leisure Centre
- 22 Hillier Oval
- 23 Liverpool Library



LIFESTYLE

## LIVE IN THE SUBURB OF TOMORROW, TODAY



LIVERPOOL

Located a 50-minute train ride away from the Sydney CBD, Liverpool is ideally placed to balance your social life, study and career.

For those working in the city, there are a variety of public transport options available that can get you there in under an hour. If you prefer to drive, a trip down the M5 makes the journey in about forty minutes.

On the days when you're staying closer to home, The Hoxton is centrally located for everything Liverpool has to offer. You're within a stone's throw of Westfield Liverpool which provides an array of local and international brands and outlets. The vibrant restaurants and cafés that populate the area also provide an eclectic mix of coffee and dining options to explore.



PARKS AND OPEN SPACES

## PARKS AND RECREATION

Liverpool has over 250 parks and green open spaces to enjoy. Whether you're looking for a barbecue or picnic with friends and family or just a nice morning stroll, there's a place to do it not far from your front door. There are also sporting fields, a number of golf courses and cycle tracks plus the Michael Wenden and Holsworthy Aquatic Centre's for the more active lifestyle.

LIVERPOOL





## RETAIL AND DINING

## EVERYTHING AT YOUR DOORSTEP

Westfield Liverpool is a mere five minute drive away and features over 330 stores. From specialty outlets and markets to international brands, you'll find it offers retail options to suit any occasion. Westfield Liverpool also includes a new cinema, dining and entertainment complex.

For those moments when you want to grab a quick coffee, catch up with friends or just have dinner with the family there is a range of local restaurant and café options to cater for any occasion. As a multi-cultural hub, Liverpool offers a vibrant mix of cuisines and authentic choices from around the world.

## TRANSPORTATION AND EDUCATION

## CONNECTIONS FOR LIFE

The Hoxton has numerous convenient options for transport to the city. Reliable train services from Liverpool Station on the T2, T3 and T5 lines link to the Sydney CBD in just under an hour.

For those who like to drive, quick access to the M5 gets you there in approximately forty minutes. Other options include the numerous bus services and the Sydney Metro Southwest line which will soon be built linking the local area and the Sydney CBD.

From pre-school through to university, Liverpool has plenty to offer students of all ages. There are nine public and private schools within the suburb, ranging from early education to high schools. Tertiary institutes include Western Sydney University, University of Wollongong and TAFE NSW campuses.



Employment growth by 2026



11,850

Liverpool Innovation Precinct



61,700

Parramatta CBD



Over 103,000

Western Sydney Aerotropolis

Source: Bureau of Transport and Statistics 2016

Population growth

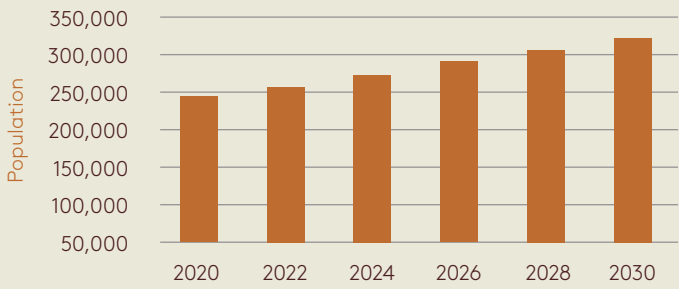


26%

population growth

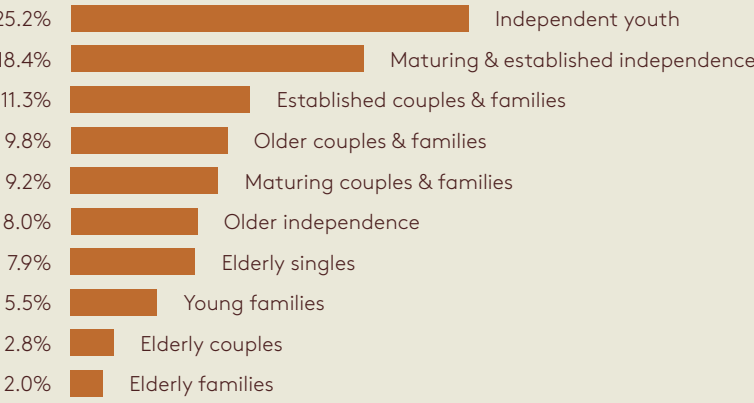
Forecasted for Liverpool between 2020 and 2030

Population growth by 2030 (Liverpool City LGA)



Source: NSW Government 2019. Note: Forecast is pre-COVID-19.

A breakdown of the Liverpool demographic



\$33  
BILLION

of investment into local and surrounding infrastructure by 2026

Source: Bureau of Transport and Statistics 2016

Infrastructure investment



\$12.5 billion

Sydney Metro Southwest



\$20 billion

Western Sydney Airport and Aerotropolis Precinct



\$740 million

Liverpool Innovation Precinct

6.2  
PERCENT

annual average increase in median unit price in Liverpool over the last decade vs 4.8% in Greater Sydney

Source: Pricefinder, Prepared by Urbis

Local investments in Liverpool



12%

increase in local investors from 2019-2020

Source: Urbis Apartment Essentials

Liverpool rental market

2.6%

vacancy rate vs 3.5% in Greater Sydney

4.4%

rental yield vs 3.7% in Greater Sydney

32%

rental growth vs 21% in Greater Sydney between 2019 and 2020

Source: SQM Research

INSIGHTS INTO LIVERPOOL

A GROWTH OPPORTUNITY

The Liverpool area is expected to grow rapidly over the next decade boosted by a slate of infrastructure projects that will bring employment opportunities and provide faster access to the Sydney CBD. It's no wonder then, that the Liverpool suburb population is expected to grow by 26% over the next decade.

The Liverpool Innovation Precinct which is due for completion in 2026 will bring a major health, education and research hub to the Liverpool Hospital area.

The Western Sydney Airport at Badgery's Creek will become a major new source of employment in the area and the NSW Government has pledged to build the Sydney Metro Southwest line to Liverpool providing high frequency access to the Sydney CBD.

Liverpool's strong population growth, growing employment opportunities and improving transport links make The Hoxton a robust investment for the future.

## A SPACE TO CALL YOUR OWN

Whether it's visiting friends or just a night in with the family, your living area is the perfect space to entertain. Expansive windows flood the room with light during the day with perfectly positioned recessed lighting taking over at night. Ducted reverse-cycle air-conditioning means that you and your guests are comfortable year-round.

Artist's impression only

## KITCHEN

## NOW YOU'RE COOKING

Featuring a reconstituted Calacatta Stone island benchtop complete with designer Grohe tapware, it's the perfect spot to prepare a meal. The open plan layout makes it an ideal space for entertaining and cooking for guests.

A Fisher & Paykel gas stove and oven make your time in the kitchen a pleasure while wood appointed cabinets and room for an oversized refrigerator ensure plenty of storage.



Artist's impression only

## BATHROOM

## REFRESH YOURSELF

A hint of hotel luxury and a sophisticated colour scheme with finishes such as designer Grohe tapware lend an air of elegance and sophistication. Sliding glass shower doors add a practical touch with white porcelain tiles on the walls and wood timber-look tiles for the floors.



Artist's impression only

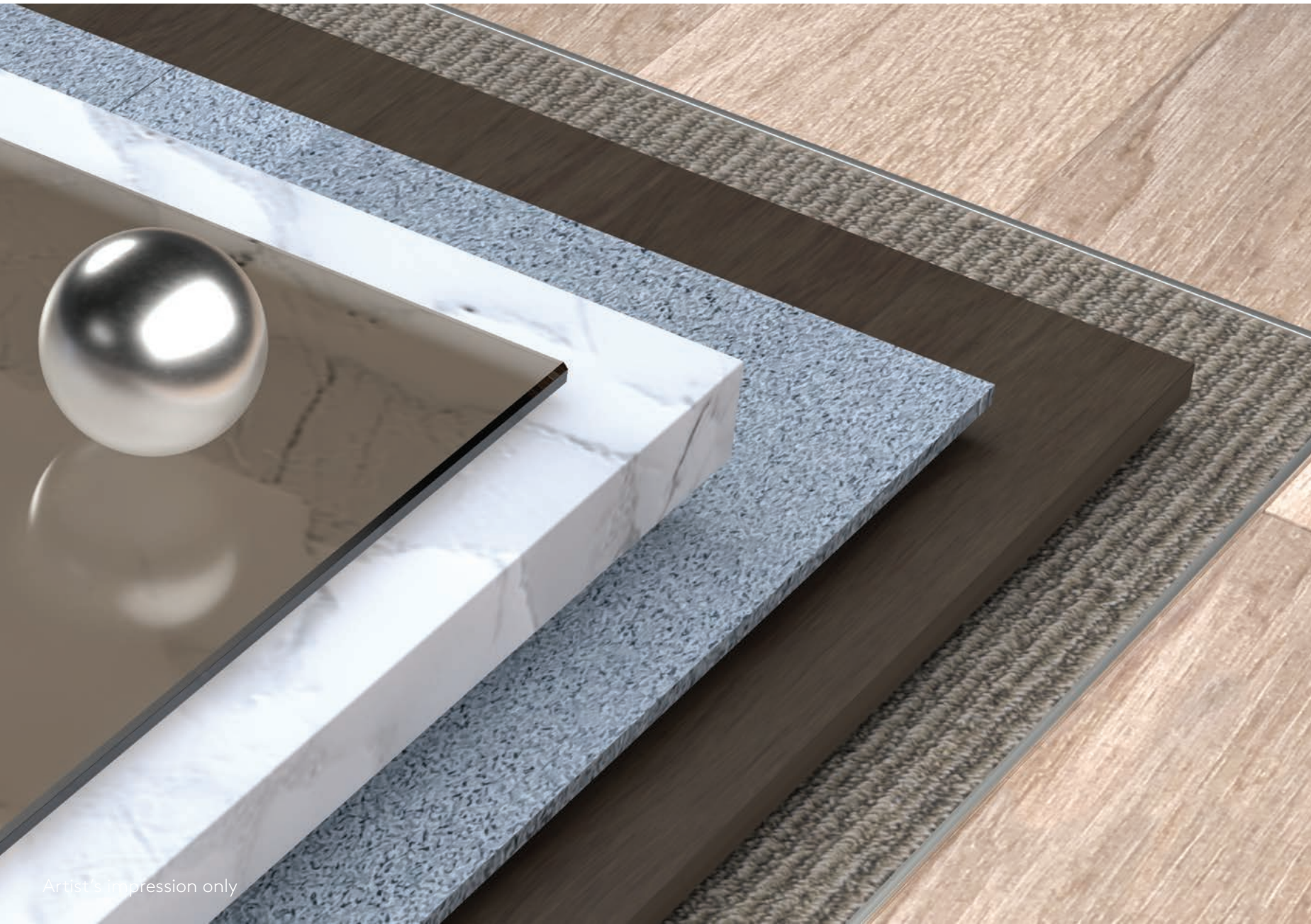
## BEDROOM

YOU'LL THINK  
YOU'RE DREAMING

Expansive windows achieve an airy, spacious feeling so that waking up every day is a joy no matter if it's getting up to go to work or just a lazy morning in bed with a book. The soft carpeting under your feet makes walking to your large wardrobe or en-suite bathroom a pleasure as you refresh and get ready for the day.



Artist's impression only



Artist's impression only

DESIGN FOR ALL

PREMIUM  
AS STANDARD

ALAND prides itself on providing high quality, attainable apartments by using its buying power to offer premium materials and finishes as standard.

This allows you to enjoy the finer things in life in every single apartment they build.



Artist's impression only



Artist's impression only



COMMUNITY COURTYARD

A SPACE TO SHARE



Nestled between the three buildings that make up The Hoxton, this lovely area features shops and cafes that residents can use to relax and enjoy themselves in their downtime. This open airy area is the perfect place to meet for a morning coffee, afternoon tea or even just quickly pick up some things when guests swing by. But no matter what you need it for, you have the peace of mind of knowing that it's all right by your front door.

The Hoxton features a serene rooftop garden on each tower that is perfect for socialising and relaxing. With spectacular views of the surrounding Liverpool area, the landscaped gardens offer you a sanctuary to enjoy a quiet moment or to entertain family and friends. Be it a barbecue, sunset drinks or just a breath of fresh air, the rooftop garden is there for you to enjoy.



EVERYTHING YOU NEED

## BUILDING COMMUNITY

Commercial spaces on the ground floor are sure to help to build a community within The Hoxton. Retail and restaurant outlets provide a place to shop or enjoy a meal with friends without having to go far. You and your neighbours will enjoy the sense of community that comes from always having the essentials close at hand.

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Artist's impression only

## COMMITTED TO VALUE



### Growing communities

ALAND is committed to building Australian homes and communities of exceptional quality, with over 20 years of research, development and building experience in the industry. ALAND is a market leading developer, and their buildings are the heart and soul of their reputation. In addition to building market leading developments, ALAND take an active role in the broader local community through charities including Ronald McDonald House and the Thomas Kelly Youth Foundation in addition to their main sponsor partnership with the Parramatta Eels NRL Team.

### Always here for you

ALAND believes in maintaining their buildings to the same standard that they are built. Their commitment to care does not stop after you move into your new apartment, ALAND

Care was founded with the intent and desire to maintain their developments long after the construction stage and well into the lifecycle of each building. ALAND Care is a team of experienced builders, building managers and contractors who are dedicated to maintaining the value of your investment and keeping your building looking its best.

### A well-rounded team

ALAND's experienced internal team of architects, designers and project managers understand the needs of the local market. Working together, they conceived, planned and built this project to be the best that Liverpool has to offer. This collaborative approach allows the engagement of well-honed leadership skills, industry knowledge and meticulous attention to detail to achieve exceptional results and deliver high quality projects that are consistently best in.



Disclaimer: The information and images in this brochure are intended as an introduction to the general content of the project only and interested parties should rely on their own enquiries. The developer, its officers, employees, agents and related body corporate organisations expressly disclaim any liability and responsibility (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on the information contained within this document. All images in this document are artist's impressions and are indicative only, the final form of the project is subject to change.

# THE HOXTON LIVERPOOL

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**ALAND**

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