



PARAMOUNT

ON PARKES

WELCOME

Reaching new heights

The search is over. Enjoy the pinnacle of style and elegance with unmatched quality at Paramount on Parkes. It's a new outlook on Parramatta living, from the sweeping rooftop terrace views to the podium-level pool, lush gardens and function rooms. Hand selected finishes showcase quality inside and out, with each apartment designed to maximise light and space.

The best of Parramatta lifestyle is now within easy reach – from multicultural foodie hotspots to trains, schools, shops, entertainment and more. There's no need to compromise on the home you have always wanted, because we've made luxury the standard.

IT'S ALL POSSIBLE AT PARAMOUNT ON PARKES



NEXT LEVEL LIVING



LOCATION

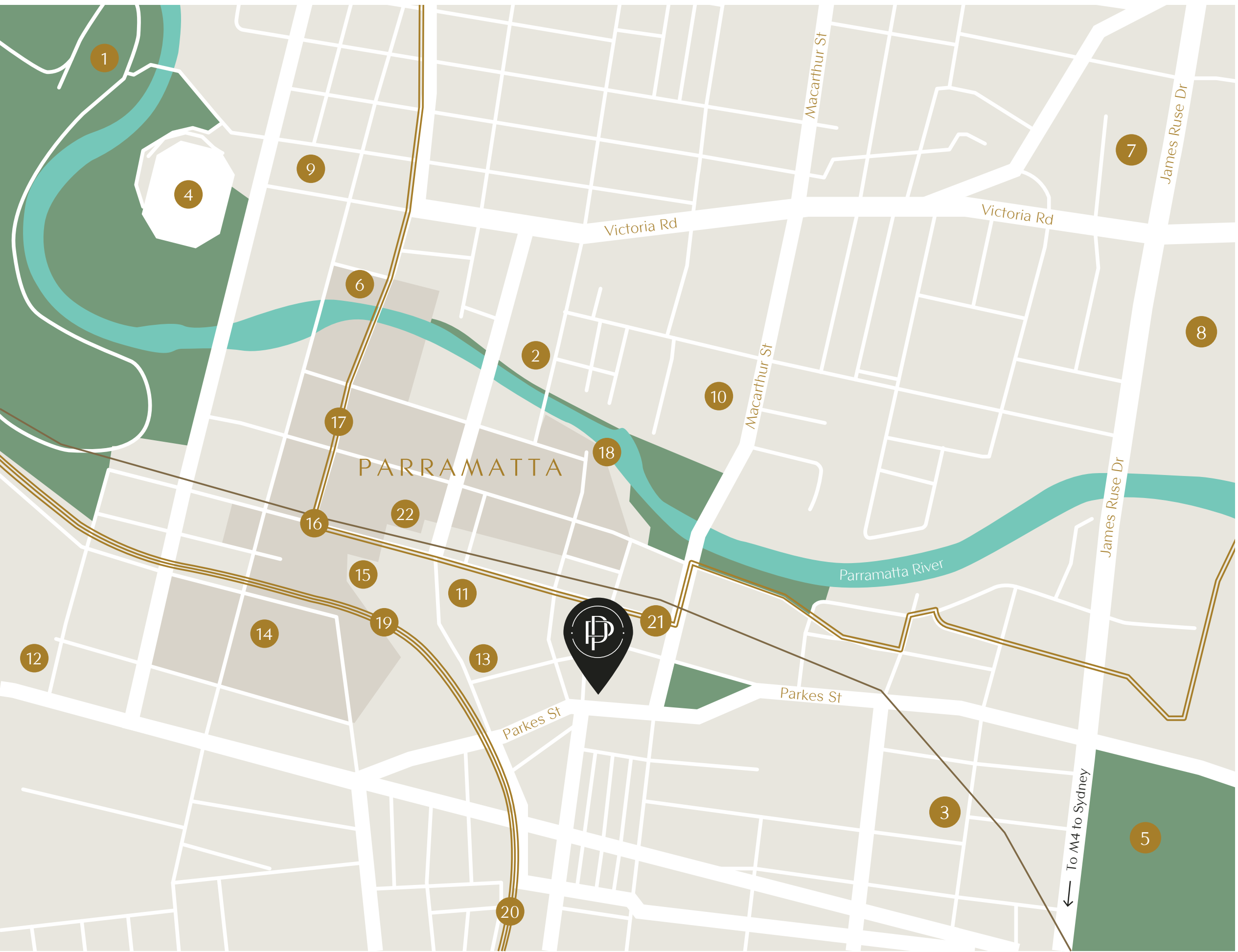
Live, work and play your way

Parramatta is pulsing with life, and it's all within an easy walk from your home at Paramount on Parkes. You can walk to Parramatta station in 5 minutes, where regular express services will have you in the Sydney CBD in less than 30 minutes. For a more leisurely commute, the Parramatta Ferry service cruises down the Parramatta River and can be reached in about 10 minutes on foot.

The upcoming Light Rail will connect Parramatta's CBD with Bankwest Stadium, the new Powerhouse Museum and cultural precinct, Westmead Health Precinct, Rosehill Gardens Racecourse and three Western Sydney University campuses – making this community even more connected as it thrives into the future.







The perfect position



Open Spaces

- 1 Parramatta Park
- 2 River Foreshore Reserve
- 3 Elizabeth Farm



Entertainment

- 4 Bankwest Stadium
- 5 Rosehill Gardens Racecourse
- 6 Riverside Theatres



Education

- 7 Western Sydney University Parramatta (North Campus)
- 8 Western Sydney University Parramatta Campus
- 9 Our Lady of Mercy College, Parramatta
- 10 Macarthur Girls High School
- 11 Arthur Phillip High School
- 12 Parramatta High School
- 13 Engineering Innovation Hub (2021)



Retail and Dining

- 14 Westfield Parramatta
- 15 Parramatta Square
- 16 Church Street (Eat Street)
- 17 Parramatta CBD



Transport

- 18 Parramatta Wharf
- 19 Parramatta Station
- 20 Harris Park Station
- 21 Harris St Light Rail Station (2023)
- 22 Proposed Metro Station

- Sydney Trains Line
- Parramatta Light Rail (2023)
- Proposed Sydney Metro West Line



LIFESTYLE

It's all at
your doorstep



Immerse yourself in a world of shopping, dining and entertainment – all at your doorstep. Westfield Parramatta is only 600 metres away, home to a range of local and international retailers, department stores, supermarkets and Event Cinemas. Nearby Eat Street is a foodie haven, where you have the widest selection of cuisine to indulge in from day to night.

You'll never be short of entertainment as a Parramatta local with culture, heritage and recreation at the core of the precinct's development. Whether it's a Parramatta Eels home game at Bankwest Stadium, a play at the Riverside Theatre or Spring Carnival at Rosehill Racecourse, you'll enjoy the vibrancy of life at the heart of Greater Sydney.



LIFESTYLE

An urban playground

It's easy to step away from the city buzz, and immerse yourself in nature. Take the family for a picnic, kick the footy or explore endless cycleways and walking tracks in the 85 hectares of open green space that is Parramatta Park. With sporting fields, playgrounds and The Crescent natural amphitheatre for outdoor concerts and events, this has been the 'people's park' for more than 160 years. It also marks the site of Australia's first inland settlement, on the Burramattagal's traditional hunting grounds.

Parramatta River is another natural wonder to enjoy. Walking tracks and cycleways make it perfect for daily exercise, or bike along the 20km track from Parramatta to Sydney Olympic Park. Discover new bars and restaurants overlooking the river, with the Powerhouse Precinct set to open in 2023. Home to the new Museum of Arts and Applied Sciences, and revamped Riverside Theatre, it's the new cultural heart of Parramatta where you'll always find something new to explore.

A head start

As the geographical centre of greater Sydney, Parramatta is a hub of connectivity. Express trains can get you to the CBD in 30 minutes, while frequent bus services to the Hills District and Norwest Business Park provide plenty of options for a stress-free commute. For those who prefer to drive, upgrades to the M4 give you direct access to the city or further west to Penrith and the Blue Mountains. The planned Metro West line will make it even easier to connect with Sydney CBD, Homebush and Westmead.

Parramatta offers endless opportunities for lifelong learning, with a wide choice of public, private, independent schools and university campuses within easy reach. This includes NSW's first public high-rise high school Arthur Phillip High School in the CBD, the prestigious King's School and Tara Anglican School for Girls in North Parramatta and James Ruse Agricultural School in nearby Carlingford. And when it comes to taking the next step, Western Sydney University has campuses nearby, and its joint Engineering Innovation Hub with the University of NSW in the city centre will be completed in 2021.



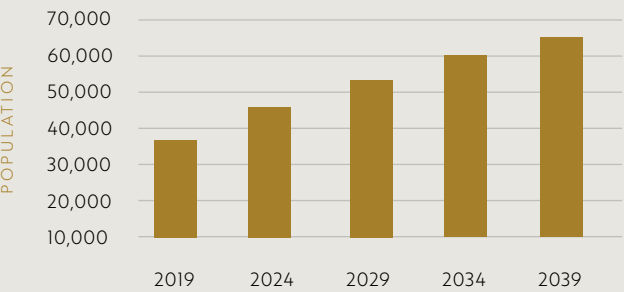
Parramatta is Sydney's second CBD and is benefiting from multi-billion dollar infrastructure projects that are improving transport connectivity, employment opportunities, education and entertainment.

 44,100 new jobs by 2036

 28,000

NSW government forecasts the Parramatta population to grow by 28,000 by 2039.

Parramatta area population Growth



Source: ABS census 2016; Transport for NSW 2019; Prepared by Urbis

 6.0%

Capital growth in median unit prices

6.0% per annum in the Parramatta area over the last ten years to March 2020.

 46%

46% of residents are aged 25-39 years

Families with young children (29%)
Couples without children (27%)

 5%

The average household income in the Parramatta area increased by 5.0% per annum over the ten years to 2016 compared with 3.9% per annum in the Greater Sydney area.

 2.8%

Population is expected to grow by 2.8% per annum in Parramatta area

Who lives in Parramatta Study Area (2016)?

	Parramatta Study Area	Greater Sydney
Average Age of Residents	33	38
Aged 25-39	46%	23%
White Collar Workers	76%	75%
Tertiary Students	12%	8%
Born Overseas	75%	39%
Couple Families with Children under 15	29%	24%
Couple Families with no children	27%	25%
Group Households	8%	4%
Renters	71%	35%
Proportion Living in Apartments	84%	28%

Source: ABS census 2016; Prepared by Urbis

A bright future

Parramatta's \$27 billion economy is the third largest in Australia, behind Sydney and Melbourne. It is a focal point for economic activity within NSW, and it's easy to see why investment continues to flow. A commitment to infrastructure makes Parramatta a convenient and well-connected location to work and live in.

Such a strong economy is good news for employment opportunities, with jobs growth in Parramatta outperforming the NSW average over the past three years. By 2036, the number of jobs within Parramatta's local government area is expected to almost double. With NAB, the Department of Education, Western Sydney University and University of NSW all making their move to Parramatta, the city's future potential is bright.¹

The Westmead Health Precinct is Parramatta's largest employment sector, and it's only 3 minutes train ride from Parramatta's CBD. The NSW Government, universities and the private sector have committed a combined total of \$3.4billion over the next ten years to this precinct, which will also go towards expanding health, research and education facilities.

¹[https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Greater - Parramatta-Growth-Area/Homes-and-jobs](https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Greater-Parramatta-Growth-Area/Homes-and-jobs)

ARCHITECTURE

Inspired by nature

Inspired by the meandering nature of the Parramatta River, Paramount on Parkes makes a striking visual statement of elegance and quality.





The ultimate urban lifestyle begins at home.
Relax by Paramount's pool, set among the lush
greenery. This is your private oasis in the city.

AMENITIES

A grand entrance

Feel like you've really arrived as you enter the Paramount on Parkes grand lobby. A sophisticated welcome to your home and sanctuary, its timeless elegance and understated luxury create a sense of comfort. Soaring high ceilings, marble finishes and statement lighting make a proud statement that is sure to impress.





Inviting you up for sunset drinks by the firepit, or a leisurely weekend brunch with family and friends, the rooftop terrace offers 300 sqm of open space that's protected from the elements.

Lush landscaped gardens and manicured lawns enhance the communal spaces on both the podium level and rooftop. Timber decks and bench seats are set against a backdrop of carefully selected native flora, local to the Parramatta area. See a different side of Parramatta, without having to leave home.



APARTMENTS

Living at its best

Elevate your expectations of apartment living. Paramount on Parkes brings architect-designed luxury within reach.

Floor-to-ceiling windows frame stunning city and district outlooks, capturing natural light to open up your living spaces. A neutral colour palette provides an elegant canvas to add your own signature style, complementing the hand-picked finishes that are a statement in style and quality. Sliding doors seamlessly extend the indoors outside to your generous covered balcony or terrace, where you can enjoy year-round entertaining or private moments of reflection. Each apartment's aspect has been carefully designed to maximise natural air flow, and provide shading in summer. With ducted air conditioning included as standard in all one, two and three bedroom apartments, you'll be comfortable all year-round.

The option of a study nook or additional storage adds even more versatility to your home. Set it up for after school study or when you're working from home, and then close the doors on work at night. With the space to configure your home to suit your lifestyle, you'll be happy and proud coming home to Paramount on Parkes.





APARTMENTS

Luxury living everyday

The perfect space to rest easy or start the day refreshed, all bedrooms offer a generous sense of space and abundance of natural light. The timeless neutral colour palette is the perfect canvas for personal touches, with plush carpets and walk-in or built-in wardrobes completing the picture.



Make it memorable

Your kitchen is the perfect backdrop to memorable dinner parties and the effortless hub for everyday meals. Quality Fisher & Paykel appliances and marble benchtops with sophisticated gold Grohe tapware will stand the test of time for performance and style.



Renew and refresh

Unwind or refresh in your new bathroom with a sleek and sophisticated aesthetic. Stone-look floor tiles and marble finish feature wall tiles add an air of elegance, while brushed gold tapware and frameless shower screens give a designer edge. Mirrored cabinets provide additional storage, while two and three-bedroom apartments include a bathtub.

QUALITY

Premium as standard

ALAND prides itself on providing exceptional value, by using its buying power to offer premium materials and finishes as standard. So you can enjoy the finer things in life without stretching your budget.



Always committed

Growing communities

A trusted Australian-owned family company with 20 years of experience, ALAND is dedicated to the future vision of Parramatta and its people. By delivering state-of-the-art contemporary residential projects that represent best in class for both quality and value for money, ALAND create communities that will grow and thrive over the coming decades. A specialist builder and developer with great knowledge of the Western Sydney market, ALAND developments make a positive contribution to the local urban landscape, creating outstanding places to invest and live in.



Always here for you

ALAND is committed to the ongoing maintenance and integrity of all projects, giving you confidence and peace of mind in your investment. Included in your apartment purchase, ALAND Care makes it easy to maintain the quality and value of your investment over its lifetime. Access to your dedicated building manager is at your fingertips with the ALAND Care app. This ensures maintenance is kept up to date and repairs are addressed quickly with clear communication and maximum transparency for residents, tenants and landlords.

A well-rounded team

Our experienced internal team of architects, designers and project managers understand the needs of the local market, working with one shared vision from project inception to handover. 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 class.

Community Champions

Parramatta locals have been cheering for their beloved Eels since 1947. As a major sponsor of the Eels since 2018, ALAND is a proud partner of these true champions for their community – who work on and off the field to promote mateship and unity. Representing Western Sydney's enduring love for rugby league, we're proud to join the Eels in supporting the broader local community through charities including Ronald McDonald House and the Thomas Kelly Youth Foundation.

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.



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