

ALLEGRA

ZETLAND



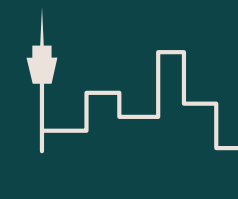


Quality apartments built for a lifetime



Why buying a Meriton apartment should be your only choice

- 58 years of history under the same name and founder, specialising in building residential communities in only the best locations
- 100% construction completion record on every project
- Our developments are DA approved with construction well underway prior to marketing
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval ensuring more people can purchase their dream apartment



Over **75,000**
apartments built
by Meriton across
Sydney, Brisbane
and the Gold Coast



100%
construction
completion on
every project



\$1.1 billion
in apartment
sales in 2020



13,000+
10,000+ rental
apartments and 3,000
hotel suites owned,
managed and
operated by Meriton



Over
58 years
of history



The phenomenal Gunyama Park Aquatic and Recreation Centre brings world-class amenities to your doorstep. Allegra is just 4km from the Sydney CBD, a short 500m walk to Woolworths Metro at the Gallery by Meriton, 900m to East Village shopping centre and Green Square Train Station.

Absolute parkside living.

Nestled between Rosebery, Green Square and the CBD, four magnificent architectural buildings ranging in height from 6-13 levels will deliver 260 single and dual level luxury apartments, plus a collection of three and four storey terrace homes and opulent rooftop penthouses.

It's an inspirational address boasting some of the largest 1, 1+MPR, 2 and 3 bedroom residences, with many one bedroom apartments featuring full-size study rooms, providing the perfect space to work from home.

Lower levels take in beautiful green views over Gunyama Park while upper level residences capture never-to-be-built-out northern outlooks to the CBD skyline or south east to the sweeping coastline. Enjoy beautifully landscaped communal gardens, barbecue pavilions, 5-star amenities and Allegra's eight retail shops.

Artist impression

Green heart, city soul.



Created in collaboration with SJB architects, Allegra's competition-winning design forms a stunning backdrop to Gunyama Park in which the urban life of residents will unfold.

Gunyama Park will deliver some of the finest recreational and aquatic facilities ever created in Sydney. It feels like your own backyard with magnificent beach-inspired pools, open-air training facilities, boardwalks, state-of-the-art playgrounds and more just footsteps from your home.



Living on
the park.



Artist impression

Entertain in contemporary style.

Choose from single and dual level apartments or three and four storey terrace homes, each with their own special outlooks. Lower levels capture beautiful green views over Gunyama Park, while at the upper levels, stunning views stream in from expansive windows, north over Gunyama Park to the Sydney CBD skyline and southwards to Botany Bay.

Two level apartments with private street entries feature courtyards overlooking the street or internal gardens, while view-filled penthouses with their own rooftop entertaining terraces deliver maximum reward at the pinnacle of the buildings.

- A selection of apartments with full-size study rooms with a window, providing the perfect space to work from home
- Floor-to-ceiling glass in all rooms with superior thermal and sound protection via acoustically engineered glazing
- Integrated reverse cycle air-conditioning in all rooms
- Large marble-look gloss porcelain tiles throughout living areas with seamless level access to balconies or entertainer terraces
- Sustainable features such as LED downlights, water-saving fixtures & energy efficient reverse cycle air-conditioning systems which will significantly reduce home owners energy and water bills
- Each apartment will be fitted with electronic smart meters allowing you to keep a close eye on your energy usage via a smartphone app
- Provisions for super-fast broadband and pay TV with fibre optic cabling in the living area and bedrooms

LEVEL 12 NORTH WEST



Breathe in the
parkside views.

Artist impression

Many tower apartments capture wonderful northern outlooks to Sydney's celebrated CBD skyline or south east to the sweeping coastline, the perfect complement to your luxury Allegra home.

LEVEL 12 SOUTH EAST





Artist impression

Space to gather.

- Premium BOSCH stainless steel appliances include fully integrated dishwasher, cooktop, microwave, oven and undermounted integrated rangehood, all backed by a 5 year warranty
- Full-height cabinetry in gloss finish with soft closing drawers
- Mirror splashback
- Gooseneck polished chrome kitchen mixer
- Caesarstone® 20mm benchtop with waterfall edge
- Single or double undermount sink
- Surface mount feature cannister lights over island benches
- Water line behind fridge enclosure



Artist impression

Your personal sanctuary.

Bathrooms are an elegant space where classic premium finishes and opulent appointments create a luxurious setting to relax and unwind.

- Luxurious freestanding bath as a centrepiece in ensuites
- Frameless glass showers
- Floor-to-ceiling large marble-look gloss porcelain wall tiles
- Gloss marble-look floor tiles
- Recessed LED lighting
- Wall-mounted basin and toilet suites with concealed cistern
- Mirrored wall-hung cabinetry providing ample storage



Artist impression

Parkside dreaming.

Bedroom features:

- Generous mirrored built-in wardrobes with wood-inspired Polytec internal joinery
- All bedrooms include provisions for a wall-mounted TV, pay TV and broadband internet
- Luxurious plush carpet
- Many apartments feature master bedrooms with ensuite and walk-in wardrobe
- All bedrooms enjoy air-conditioning
- Block-out roller blinds in all rooms



1 BEDROOM

| | |
|----------|---------------|
| Internal | 50sqm - 56sqm |
| External | 8sqm - 15sqm |

Oversized living spaces flow seamlessly onto functional outdoor courtyards or balconies.



2 BEDROOM

| | |
|----------|----------------|
| Internal | 73sqm - 103sqm |
| External | 10sqm - 44sqm |

Versatile single and dual level floorplans some with private street or courtyard entries.



1 BEDROOM + MPR

| | |
|----------|---------------|
| Internal | 51sqm - 67sqm |
| External | 8sqm - 16sqm |

Spacious open-plan layouts boasting bedroom-sized study rooms with windows and TV points.



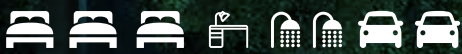
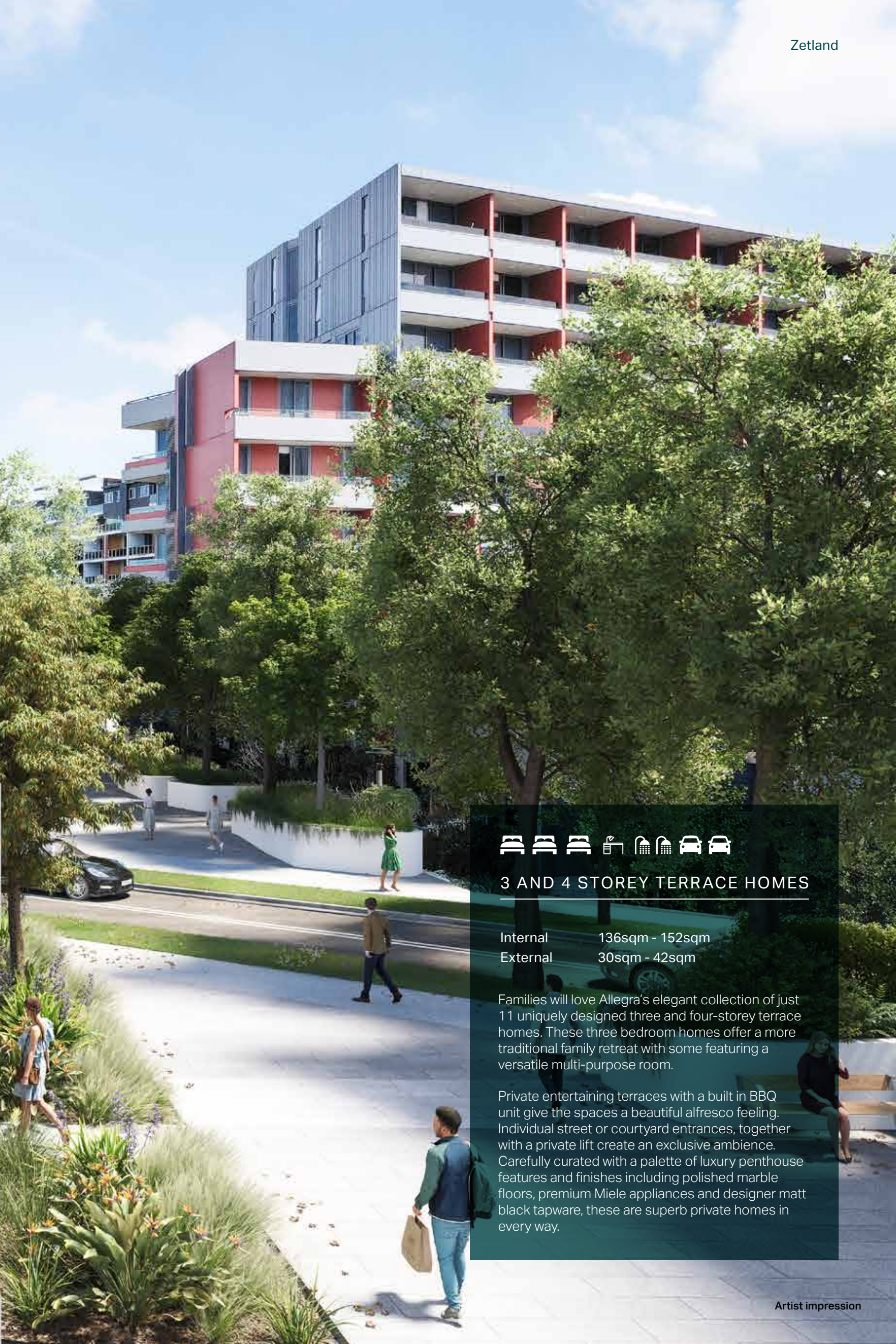
3 BEDROOM

| | |
|----------|-----------------|
| Internal | 104sqm - 116sqm |
| External | 16sqm - 55sqm |

Large light-filled layouts with house-like proportions complemented by expansive outdoor entertaining areas.

11 stylish
three and four
storey residences.





3 AND 4 STOREY TERRACE HOMES

| | |
|----------|-----------------|
| Internal | 136sqm - 152sqm |
| External | 30sqm - 42sqm |

Families will love Allegra's elegant collection of just 11 uniquely designed three and four-storey terrace homes. These three bedroom homes offer a more traditional family retreat with some featuring a versatile multi-purpose room.

Private entertaining terraces with a built in BBQ unit give the spaces a beautiful alfresco feeling. Individual street or courtyard entrances, together with a private lift create an exclusive ambience. Carefully curated with a palette of luxury penthouse features and finishes including polished marble floors, premium Miele appliances and designer matt black tapware, these are superb private homes in every way.

Doorstep convenience.

Step outside and you're seamlessly connected to city village life with Allegra's onsite retail offering superb convenience on your doorstep. Forget the stress of carparks and crowds. You'll find all the essential elements of daily life just a lift ride away.



Allegra's exclusive resort-inspired leisure zones and stunning garden landscapes offer wonderful spaces to relax, socialise and stay in shape through the seasons.

Level 6 communal garden

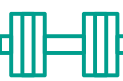
Your city oasis.

Resort-style facilities.

Indoor pool



Indoor aquatic centre with heated pool, spa and sauna



Fully-equipped gymnasium



Beautifully landscaped communal gardens, barbecue pavilions and open lawns



Dedicated onsite building manager



Comprehensive security network including CCTV surveillance and video intercoms



Electronic car charging bay



Secure resident and visitor undercover car parking for most apartments with direct lift access



Street level retail with eight specialty stores

Parkside meets cityside.



SHOPPING & DINING

| | |
|---|-------|
| Onsite retail | 0m |
| Woolworths Metro Rosebery, The Gallery by Meriton | 500m |
| Woolworths Zetland | 850m |
| East Village Shopping Centre | 900m |
| The Cannery Rosebery | 1km |
| Archie Rose Distilling Co. | 1.2km |
| Supa Centa Moore Park | 1.6km |
| The Grounds of Alexandria | 1.5km |
| Crown Square Meriton Retail Precinct Waterloo | 1.9km |
| Sydney CBD | 4km |

SPORTS & LEISURE

| | |
|--|-------|
| Gunyama Park Aquatic & Recreation Centre | 10m |
| Green Square Community & Cultural Precinct | 300m |
| Green Square Plaza & Library | 400m |
| Drying Green Park | 750m |
| Moore Park Golf Course | 1.8km |
| Royal Randwick Racecourse | 2.3km |
| Moore Park Entertainment Quarter | 3km |
| Sydney Cricket Ground (SCG) | 3.5km |

EDUCATION

| | |
|--------------------------|-------|
| Green Square School | 1.2km |
| Kensington Public School | 1.8km |
| UNSW | 2.3km |
| Sydney Boys High School | 2.8km |
| Sydney Girls High School | 3km |
| University of Sydney | 3.6km |
| UTS | 4km |

TRANSPORT & SERVICES

| | |
|-----------------------------------|-------|
| Bus stop with services to the CBD | 220m |
| Green Square Train Station | 900m |
| Sydney Airport | 3.9km |
| Royal Prince Alfred Hospital | 4.6km |



2 min
drive to East Village Shopping Centre



8 minutes
CBD peak time bus services leave every 8 minutes from your doorstep



10 minutes
to Sydney CBD



14 minutes
to University of Sydney



500m
to Woolworths Metro Rosebery within The Gallery by Meriton



900m
one-stop ride to Central, two stops to the Airport

Vibrant, convenient, connected

Live at the very heart of Sydney's most dynamic and connected inner-city precinct. The area grows more vibrant by the day as Green Square Town Centre and Gunyama Park take shape on your doorstep.

Zetland is a city suburb on the rise, a thriving neighbourhood of lively cafes, galleries, New York-style retail and foodie stores, as well as peaceful parklands and entertainment venues. With a growing network of bike and pedestrian lanes connecting the local landscape, you can walk, cycle, ride or drive to supermarkets, universities, parklands, cultural attractions and dining precincts in minutes.

- 1 East Village Shopping Centre
- 2 Green Square Community & Cultural Precinct
- 3 Gunyama Park Aquatic & Recreation Centre
- 4 The Cannery, Rosebery
- 5 UNSW



Sustainable living

COMFORT & LIFESTYLE

Average NatHERS star rating: 6.0 stars

- The development has an average thermal comfort rating of 6.0 stars which will improve indoor comfort and reduce the homeowner’s reliance on air-conditioning.
- All external walls have been insulated to reduce heat loss in cooler months.
- Covered balconies provide shade, extra living space and reduce solar heat gain in the warmer months.
- All windows and glazed doors are performance and double performance systems and fitted with weather seals reducing heat exchanges and maximizing thermal comfort.
- Green roofs improve thermal and sound insulation of dwellings, reduce heating and cooling requirements saving energy and purifying the surrounding air.
- Air plenums are installed in all apartments, allowing for good ventilation and air quality throughout the development.

ENERGY

BASIX energy score: 26/25 units
BASIX energy score: 54/50 Townhouses

- Meriton invest in high quality windows which allow them to achieve energy efficient targets, while still maintaining oversized windows. These windows give an apartment a sense of space and connection to the outdoors and they also significantly reduce the need for artificial lighting throughout the day.
- All apartments are fitted with energy efficient reverse cycle air-conditioning systems reducing energy consumption.
- All common areas and car parks are fitted with energy efficient lighting and ventilation technology, reducing energy consumption resulting in reduced strata costs.
- Energy efficient lighting has been selected throughout apartments, reducing energy consumption from artificial lighting.
- The central gas fired boiler hot water system reduces energy bills and greenhouse gas emissions.
- 3.5 star dishwashers and 2.0 star dryers have been supplied to all units. Modern energy efficient appliances significantly reduce possible excess energy consumption via old non-efficient appliances.
- Bathroom, kitchen and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems.
- Solar photovoltaic array connected to common power to reduce strata bills.
- The pool is heated by an electric heat pump hot water system saving significant costs compared to traditional gas heating systems.
- On site dedicated Manager to operate the Building Management Systems, using data from energy meters and connected to a centralized monitoring system, resulting in increased energy efficiency and reduced strata bills.
- Embedded Networks are available through Energy Monitoring Phone apps to all residents, resulting on significant reduced electricity and hot water rates, smart meters, energy concessions and savings through close monitoring and educational costs breakdown.
- Bicycle parking is provided to allow residents to have a healthy and cost effective transportation alternative.

BASIX Energy Savings
(Achieved with score of 25%, target is 25%)

- Total Complex Co2 savings per annum is approximately 463,678 kg
- Total Complex Co2 savings per annum is equivalent to 145 cars off the road (3186 kg CO2 is the average emissions per annum per car)

WATER

BASIX water score: 51/40 Units
BASIX water score: 50/40 Townhouses

- A Reticulated water system tank is used for irrigation of landscaping, car wash bay and toilets.
- All dwellings have 4 star water efficient toilets.
- All dwellings have 4 star water efficient kitchen and bathroom taps which use 7 litres or approximately 22% less water per minute than non-restricted tap fittings.
- All dwellings are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower.
- 3 star dishwashers been supplied to all units. Modern water efficient appliances significantly reduce possible excess water consumption via old non-efficient appliances.

BASIX Water Savings
(Achieved with score of 40%, target is 40%)

- Total Complex water savings per annum is approximately 20,359,022 L.
- Total Complex water savings per annum is equivalent to 8 Olympic swimming pools (2,500,000L is the average capacity of Olympic swimming pool).

Note; The performance targets on this building will be the same as all other buildings in this area. The above represent savings against pre-BASIX buildings. See comment for the BASIX website;

‘BASIX or Building Sustainability Index is a scheme introduced by the government of New South Wales, Australia on July 1, 2004 to regulate the energy efficiency of residential buildings. It aims to reduce water consumption and greenhouse gas emissions by 40% compared to pre-BASIX (2004) buildings.’



DISCLAIMER

*These figures are averaged out across all apartments. The star performance is assessed on approved house energy modeling software.
^Compared to the average pre-BASIX building. †The listed savings are benchmarked against a typical pre-BASIX building. The savings calculations are based on the Department of Planning and Environment’s average energy use per person and the Australian Bureau of Statistics’ average occupancy rates.

Disclaimer: The publication is intended as a general introduction to Allegra Zetland only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice.

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