



GLADSTONE





WELCOME

YOUR NEW HOME

Proudly designed and built by trusted Australian developer ALAND, The Gladstone Village is where convenience meets quality.

Situated in an enviable position only moments to renowned eateries, shopping precincts, education hubs, parks, and outdoor spaces; The Gladstone Village enjoys premium lifestyle benefits with instant access to a vast array of amenities – making it the optimal playground for both owner occupiers and investors alike.

Built with livability, affordability and leisure in mind, The Gladstone Village has the vibe of a city centre while combining relaxed outdoor activities and recreational areas for the modern family.

STOCKLAND MERRYLANDS

MERRYLANDS STATION
& BUS INTERCHANGE

PARRAMATTA PARK

HOLROYD GARDENS

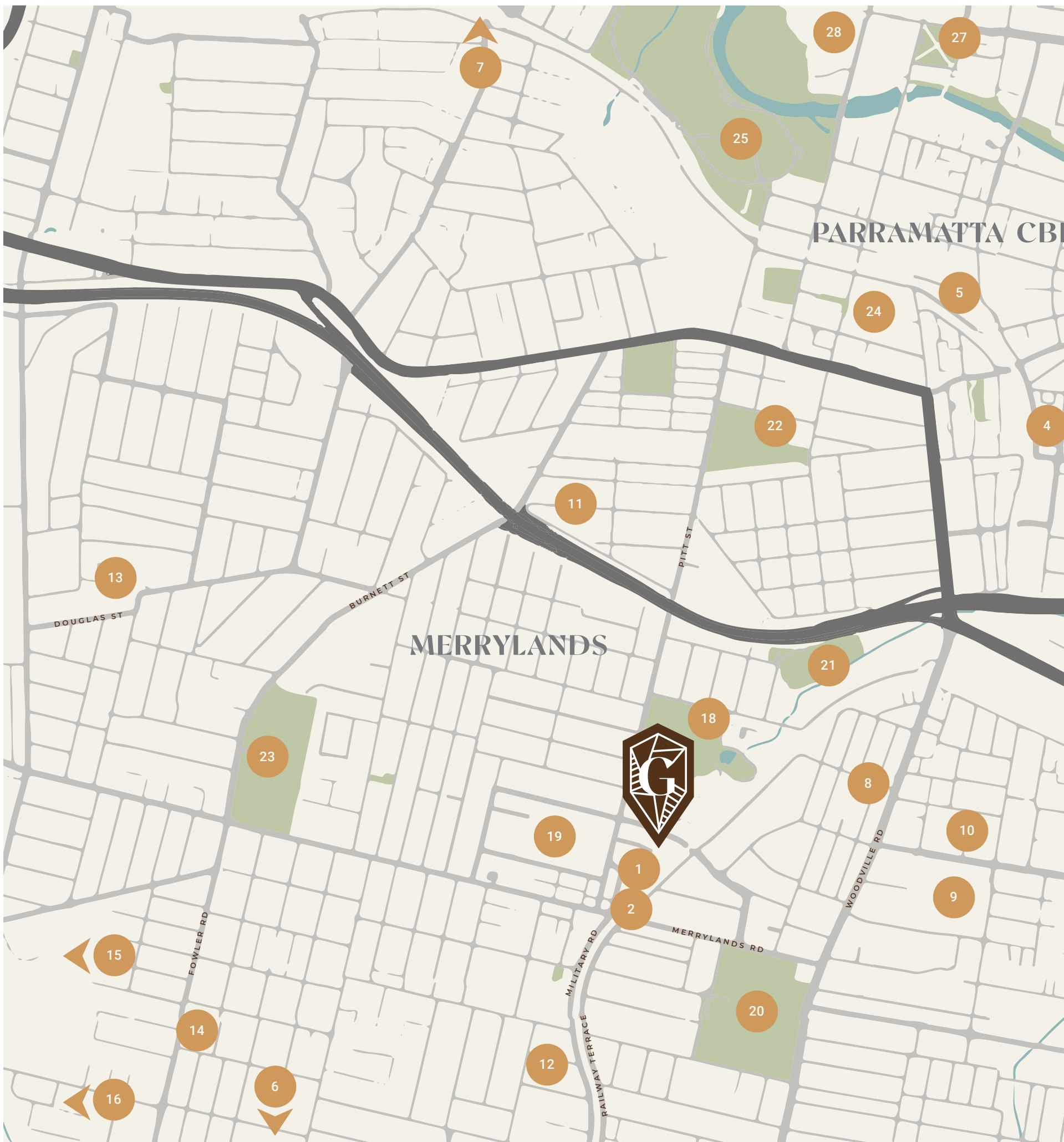


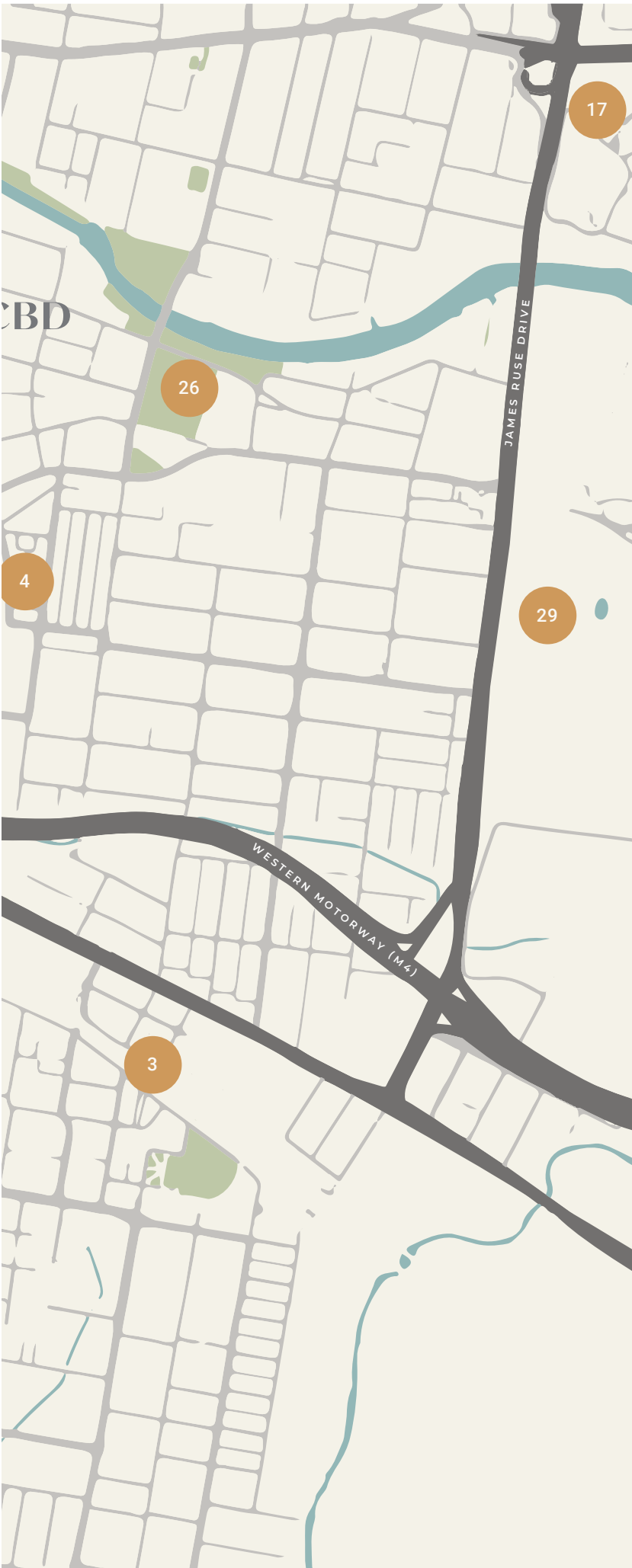


COMMBANK STADIUM

PARRAMATTA CBD

GRANVILLE PARK





CONVENIENCE

AT YOUR FINGERTIPS

TRANSPORT & ROADS

1	Merrylands Train Station	450 m
2	Merrylands Bus Interchange	450 m
3	Granville Train Station	2.6 km
4	Harris Park Train Station	2.8 km
5	Parramatta Train Station	3.2 km

MEDICAL

6	Holroyd Private Hospital	3.2 km
7	Westmead Public and Private Hospital and Westmead Children's Hospital	4.9 km

EDUCATION

8	Delany College	1.3 km
9	TAFE NSW Granville	1.6 km
10	Granville Public School	1.6 km
11	Parramatta West Public School	1.9 km
12	Merrylands East Public Primary School	2.1 km
13	Hilltop Road Public Primary School	2.7 km
14	Merrylands Public Primary School	3.1 km
15	Cerdon Girls' Secondary College	3.7 km
16	Merrylands High School	4.0 km
17	Western Sydney University, Parramatta Campus	8.0 km

PARKS, RECREATION & AMENITIES

18	Holroyd Gardens	350 m
19	Stockland Merrylands	600 m
20	Granville Park	1.0 km
21	Holroyd Sportsground	1.3 km
22	Ollie Webb Reserve	1.5 km
23	Merrylands Park, Tennis Courts, Swimming centre & Oval	2.2 km
24	Westfield Parramatta	2.4 km
25	Parramatta Park	2.8 km
26	Robin Thomas Reserve	3.6 km
27	Prince Alfred Square	3.6 km
28	CommBank Stadium	4.1 km
29	Rosehill Gardens Racecourse	4.8 km



WHY MERRYLANDS?

THE SUBURB

The Gladstone Village at Merrylands holds a prime position in one of Sydney's fastest-growing regions.

Direct access to a range of transport options seamlessly connects you with Sydney CBD, numerous employment hubs, as well as the new Western Sydney International Airport due in 2026. The full-service airport will create thousands of jobs and opportunities which

in turn will grow the local economy, providing a safe and smart investment environment. Additionally, the Cumberland City region and surrounds is scheduled to receive over \$4 billion dollars' worth of government infrastructure investment over the next decade. This will bring even greater growth to already well-connected suburbs like Merrylands.



Parks & Outdoor Spaces

An abundance of local parks, playgrounds and outdoor spaces are found in Merrylands and surrounding suburbs, creating community and lifestyle recreation.



Road Upgrades

The Western Sydney Infrastructure Plan (WSIP) will see an investment of over \$4 billion to provide various improvements and better road linkages, enhancing the accessibility of the region.



Employment Hubs

Major business districts and employment hubs are within easy reach including the Western Sydney Aerotropolis district which will house thousands of skilled professionals.



Sydney's New Airport

Western Sydney International Airport at Badgery's Creek is expected to bring great economic growth to Cumberland City LGA.



Medical & Health

Care is close by with Holroyd Private Hospital, Westmead Public Hospital, Westmead Private Hospital and Westmead Children's Hospital.



World Class Education

The Western Sydney University campus at Parramatta is only a short drive, train or bus away. Likewise with Granville TAFE and multiple private schools making it a hotspot for arriving international students.

HOLROYD GARDENS





LIFESTYLE

WHAT'S IN THE AREA

The outdoor and lifestyle enthusiast is well catered for at The Gladstone Village. With a total of 18 parks and recreational spaces surrounding your new property, you can look forward to getting back to what really matters – nature, family, friends and lifestyle. Families with children will also enjoy the abundance of outdoor picnic spaces, including the

Merrylands Park, Central Gardens, Granville Park and Holroyd Gardens. Surrounding parkland is vital when considering a property purchase, for both owner occupiers and investors alike. Add to that the flexibility that outdoor entertainment brings, and you can see why so many are looking to call The Gladstone Village home.



THE MIDDLE FEAST

& FOOD & RETAIL



LEISURE

Within easy reach of a culturally rich dining scene, residents can satisfy their cravings with a wide range of culinary delights, while enjoying world-class retail shopping. You'll find more than 39 notable restaurants, cafes and eateries all within walking distance of your doorstep, providing a broad selection of cuisines that further enhance the convenience that The Gladstone Village offers.

If shopping is more your thing, you will not be disappointed. The local Stockland shopping centre is only a moment's walk away and includes six major retailers: ALDI, Coles, Woolworths, Big W, Kmart and Target, and over 200+ specialty stores including childcare facilities.

TRANSPORT & EDUCATION

AFFORDABILITY & CONNECTIVITY COMBINE

Residents can enjoy easy commutes to central employment and business hubs, as well as proximity to numerous schools and higher education facilities such as Western Sydney University and Granville TAFE.

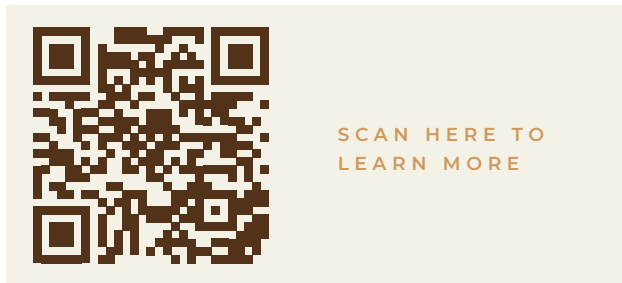
Transit convenience is increasingly becoming the focus point for both residents and landlords who are aiming to reduce wasted time between home and work/education.

One of the greatest features of The Gladstone Village is its proximity to transport links such as the neighbouring Merrylands train station and bus terminal. This is of exceptional value, not only due to the convenience that it brings, but also for future capital growth, as demand for transit accessibility increases along with a growing population in the Parramatta precinct and surrounds.





AN ASPIRING INVESTMENT



The Gladstone Village represents a prized investment opportunity with many investors flocking to this region that is set to receive more than \$4.4 billion in government infrastructure investment over the next 10 years.

The apartment market in Merrylands is showing heightened demand. Older residents are looking to downsize and working professionals are seeking accommodation close to employment. Whilst local government areas see on-going impacts from international migration – they will also

benefit from a shift in inner city populations moving to outer suburbs such as Merrylands due to greater affordability.

The Western Sydney Infrastructure Plan (WSIP) will provide various improvements to further benefit the region's growing population. In addition to this, the planned Western Sydney Airport is expected to bring even greater economic benefits to the region by way of increased employment opportunities and improved accessibility.



DEMOGRAPHICS

With a high portion of tenants currently renting in Merrylands, investors can expect stable occupation rates and a choice of prospective tenants who hold professional occupations.

\$1,267 — Average Weekly Household Income

32 Years — Average Age

44.3% — Currently Renting

3.1 — Average People Per Household

Professionals — Most Common Occupation



POPULATION GROWTH

A growing population means growing demand for housing. The compounding supply and demand issue facing this region sets purchasers within Merrylands to see above average capital growth rates over the next 10 years.

62,000+ Cumberland City LGA population increase since 2006

1.27% Merrylands annual population growth since 2019

+20% Merrylands – Holroyd forecast population growth 2022-2036

Source: Australian Bureau of Statistics, SQM Research, Propertyvalue.com.au, Forecast.id.com.au, Smartpropertyinvestment.com.au



YIELD & RETURN

Western Sydney as a region is currently seeing declining vacancy rates and increasing rents which provides the ideal environment for investors. Merrylands is highly attractive for tenants seeking a vibrant lifestyle and convenient employment commutes.

**4.1% Apartment Rental Yield vs
2.4% House Rental Yield**

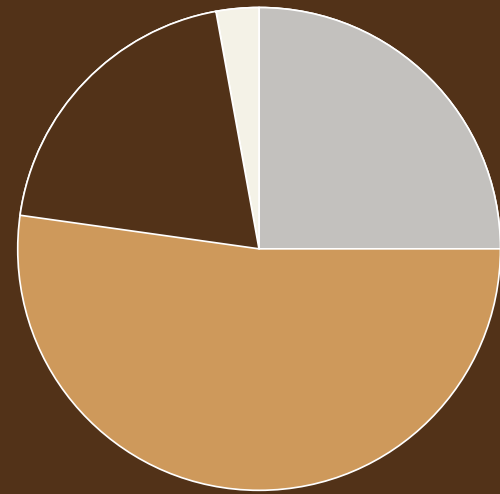
0.5% ALAND Vacancy Rate

\$520 Current Median Comparable Rent

**14,500 Dwellings Currently Short
of Demand in Sydney**



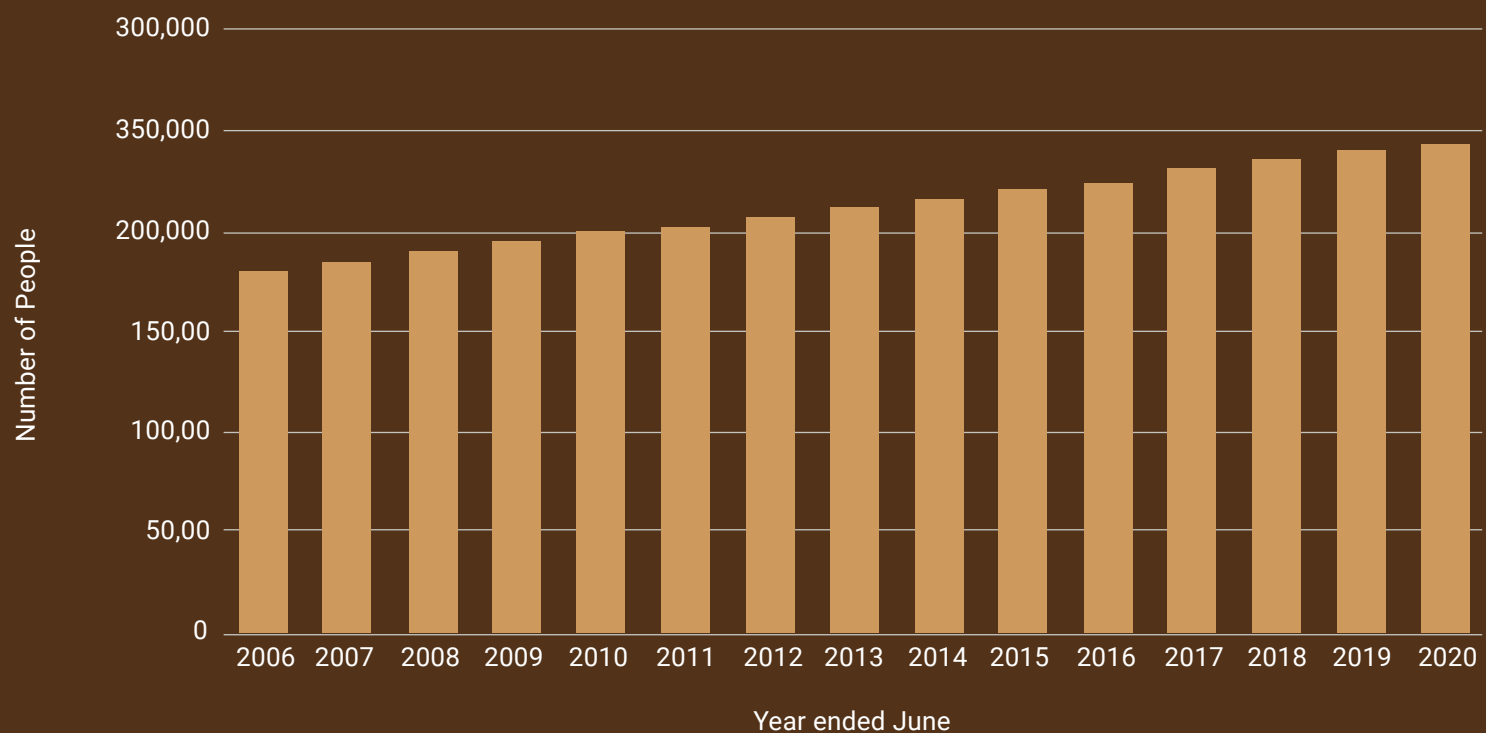
HOUSEHOLD STRUCTURE



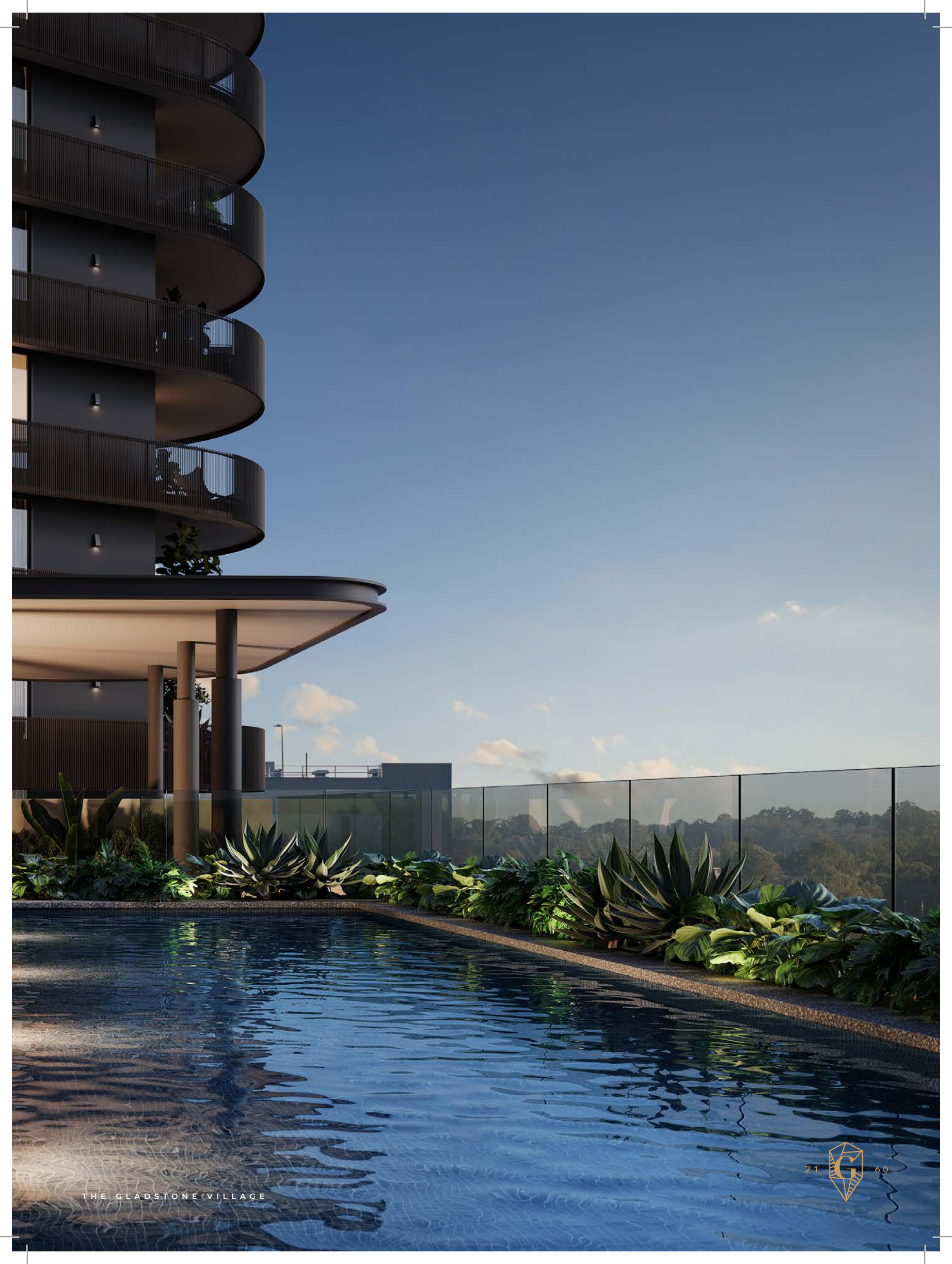
Childless Couples	Single Parents
Couples with Children	Other

ESTIMATED RESIDENT POPULATION (ERP)

CUMBERLAND CITY (LGA)







QUALITY & EXCELLENCE

We pride ourselves on ensuring our customers have acquired an asset that will stand the test of time. It's how we help you flourish on your property journey.

ALAND is an Australian-owned family business and one of Sydney's largest and leading private groups working within development, construction, finance and property management.

Showcasing meticulous quality and attention to detail, we have delivered numerous acclaimed residential projects across Sydney, continually setting the highest quality standards and levels of trust among our community of clients, customers, co-workers and peers.

We invest significant amounts of time and expertise in researching the market, ensuring that each location has been hand-picked for growth and income potential.

ALAND Vacancy Rate 0.5%

ALAND Average Yield 4.9%

**ALAND Average Portfolio Growth
Per Annum 6.1% – all projects**

ALAND Completion Rate 100%

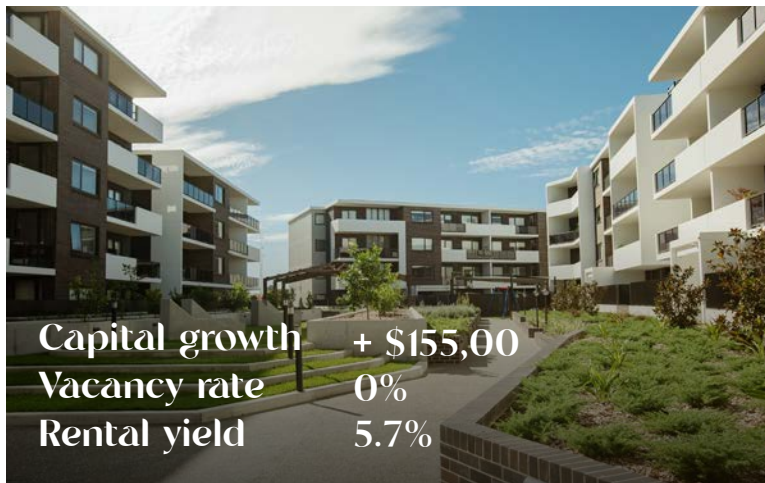


PARAMOUNT ON PARKES, PARRAMATTA



At our core, we believe in upholding the maintenance of our buildings to the same standard as when they were first constructed. That's why our commitment to care continues well after the development of your property is completed, with our in-house building management division ALAND Care. This ability is what sets apart ALAND's projects on a point of longevity, capital growth, low vacancy rates and livability.

Founded with the desire to provide additional and holistic assistance to our customers, ALAND Care is comprised of our expert team of builders, building managers and contractors. Additionally, all residents and investors will have 24/7 access to the ALAND Care mobile app, providing a seamless experience to interact with your Building Manager or Concierge staff and property management services.



BOTTLEBRUSH, SCHOFIELD GARDENS



COSTELLO, EDMONDSON PARK



GREEN ON CRESSY, ROSEBERRY



THE EMERALD, CAMPBELLTOWN



INTERIORS

Boasting stylish interiors with all the latest fixtures and fittings, each residence at The Gladstone Village has been designed without compromise.

Spacious living areas and floor-to-ceiling windows enhance the feeling of light and space throughout. Bespoke porcelain flooring compliments the contemporary finishes and overall sense of quality.

Each residence also enjoys generous-sized bedrooms with walk-in and built-in wardrobe options, as well as reverse-cycle inverter air-conditioning to keep you or your tenant comfortable year-round.



Artist's Impression only







TRENDS IN KITCHEN DESIGN

Complete with quality Fisher & Paykel appliances and stone benchtops, your contemporary kitchen sets the stage for relaxed family meals and entertaining friends.

Designer Grohe tapware, glass splash-backs and ample storage space provide a luxurious feeling of space and quality, while recessed downlights and underlit cabinetry create an elegant ambience.

As the focal point of each home, the stylish kitchens at The Gladstone Village are a perfect marriage of form and function, designed for those who love to cook and entertain.



DESIGNER BATHROOMS

Showcasing clean lines and a smart modern feel, the bathrooms at The Gladstone Village are finished with stylish porcelain tiles and built-in ventilation exhaust system.

Wall-hung timber face vanities create a sleek, luxury look, enhanced by mirrored cabinets, designer Grohe metal tapware and elegant lighting.



Artist's Impression only





GROWING COMMUNITIES

Relaxed living and harmonious gatherings with family and friends underpin life at The Gladstone Village. The building offers residents enviable resort-style living, that comes complete with rooftop pool, communal BBQ area and kids play garden. Cafés, restaurants and select retail can be found at street level, meaning you're never far from weekend creature comforts or barista-made coffee.





VISION & OUTLOOK

For over 30 years, ALAND has delivered exceptional quality at an affordable price to Greater Western Sydney.

Offering end-to-end service and a high attention to detail, we ensure every property we build is a safe and smart investment that will be rewarding for years to come.

We partner with only the best suppliers that provide excellent quality as well as warranty assurances. From the moment you step foot in one of our display suites, to the day you receive the keys to your new home or investment, we ensure that expectations are met with friendly and personalised service.

Our reputation speaks for itself and our track record of developing innovative and sustainable residences has been recently recognised by the 2021 Urban Taskforce Development Excellence Awards, as well as being the winner of the Residential Development award at the 2021–2022 Asia Pacific Property Awards.

Through our experienced team of in-house architects, designers and project managers, we draw on our extensive knowledge, financial strengths and high standards to ensure success for each and every project we undertake.

At our core, we believe in upholding the long-term maintenance of our buildings to the same standard as when they were first constructed. Most importantly, we pride ourselves on ensuring that you have acquired an asset that will stand the test of time. It's how we help you flourish on your property journey and build your ALAND portfolio.

The right location makes all the difference

Brought to you by award-winning Australian developer ALAND,
The Gladstone Village delivers the perfect synergy of quality,
value for money and location. Just minutes from Parramatta
City, Sydney's second CBD and poised for significant growth,
this new address presents both a wonderful place to call
home and a savvy investment prospect.

ALAND



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