

THE Retreat CELESTE





Quality apartments built for a lifetime

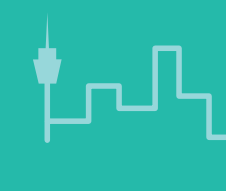


WHY BUYING A MERITON APARTMENT SHOULD BE YOUR ONLY CHOICE

- Over 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, unlike our competitors who are yet to receive DA approval let alone finance approval which is required for construction to commence
- 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



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



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



Over 58 years of history

Capture the spirit of Celeste

A residential oasis neighbouring Sydney Olympic Park, Celeste is the fourth stunning release within The Retreat, Sydney's newest luxury living and lifestyle community. In its serene five-star setting, surrounded by lush parks and gardens, Celeste brings a constellation of pleasures.

Live within a remarkable five-star sanctuary like no other in the area, complete with a lushly landscaped 3,000sqm central podium garden, open parklands and stunning resort facilities including a luxury outdoor pool – all waiting to be explored.

For everyday convenience, Celeste is surrounded by a vibrant retail precinct of almost 3,300sqm anchored by a major supermarket.

The expansive homes hug the views and embrace natural light offering a luxurious retreat from the world outside. Their oversized layouts deliver up to 104sqm of seamless internal space, all beautifully finished with Meriton's signature high quality inclusions.

From The Retreat's all-seasons sanctuary, Sydney Olympic Park's world-class sporting, dining, entertainment and retail venues bring the amenity of an international city close by. Just 650m to Olympic Park train station and the proposed new Metro station, Celeste will reward both investors and owner occupiers alike.



20-metre outdoor pool Artist impression



An enchanting building

Celeste's striking architectural form reflects a wonderful marriage of nature and built form. A collaboration between Meriton and award-winning firm SJB, the 11-storey building is designed to embrace its serene parkland setting.

As Celeste rises into Sydney's sky, it houses 131 generously-proportioned mostly north-facing apartments. Superior planning and design ensures 70 per cent of the apartments enjoy ideal corner aspects with many offering wonderful view lines over the 3,000sqm podium gardens to the sweeping urban and natural landscapes.

Seen from outside, Celeste appears beautifully dressed in decorative concrete panels and metal cladding while grand double-height lobbies make an elegant arrival and inside, full-height glazing maximises light.



Immerse yourself
in the views

View from Level 11



Make your home at Celeste and experience these breathtaking outlooks from daybreak to nightfall. An unrivalled address, Celeste's premier position right next to Sydney Olympic Park delivers sweeping views across the district.



Artist impression

Interiors that shine

Celeste's elevated interior style blends timeless elegance with inspired touches of contemporary glamour. Expansive open plan layouts and seamless indoor-outdoor living amplify the luxurious feeling of openness and space. Celeste is a shining example of Meriton's renowned attention to detail, innovative design and high quality finishes, with every residence built for a lifetime of comfort.

- Superior planning and design ensures 70% of apartments enjoy ideal corner aspects with many offering wonderful views over the central garden to the sweeping district
- Stylishly appointed interiors flow seamlessly onto generous balconies or entertaining terraces
- Functional square and rectangular layouts with many featuring extra-large multi-purpose rooms of bedroom-sized proportions, complete with window and TV point
- Internal laundry with dryer and cabinetry
- Floor-to-ceiling glass in all rooms with superior thermal and sound protection via acoustically engineered glazing
- 600x600 stone-inspired tiles throughout the open plan kitchen, living and bathroom areas
- Intertenancy wall system providing acoustic and thermal comfort
- Provisions for super-fast broadband and pay TV with fibre optic cabling in the living areas and bedrooms
- Comprehensive security including intercom and common area CCTV cameras
- Sustainable features such as LED downlights and water-saving fixtures
- Most apartments enjoy secure parking and all with direct lift access



Kitchens are the star

For entertaining or relaxed everyday dining, grand and beautifully equipped Bosch kitchens are the heart of the homes. Chic Caesarstone® benchtops make an elegant statement while smoked mirror splashbacks add glimmers of polish and reflection. The detailing is exceptional from the premium suite of European appliances to the glossy full-height cabinetry and soft-close drawers.

- Premium BOSCH stainless steel appliances including a ducted rangehood, gas cooktop, oven, microwave with black glass and semi-integrated dishwasher, all backed by a five year warranty
- Glistening smoked mirror splashback and polyurethane bar back
- 20mm polished Caesarstone® benchtops with waterfall edging
- Under-bench sink and polished chrome tapware and fittings
- Full-height gloss finish polyurethane cabinetry with soft-closing drawers
- Two beautiful colour schemes available



Warm and inviting bedrooms

- 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
- Many apartments feature master bedrooms with walk-in wardrobes and an ensuite
- All bedrooms enjoy air-conditioning
- Plush carpet for warmth
- Block-out roller blinds in all rooms

Neutral palettes and textures bring a timeless warmth to the bedrooms, drawing inspiration from the elements of nature. Conceived as a peaceful sanctuary, generous walk-in or built-in robes and plush carpeted floors ensure your comfort is paramount.



ONE BEDROOM RESIDENCES

Up to 58sqm internally



ONE-BEDROOM + MPR RESIDENCES

Up to 64sqm internally



TWO BEDROOM RESIDENCES

Up to 93sqm internally



THREE BEDROOM RESIDENCES

Up to 104sqm internally

Pure indulgence

A calming neutral palette brings an easy elegance to the immaculately crafted bathrooms where freestanding baths create a stunning centerpiece in every ensuite. Frameless showers and elegant marble-inspired tiles contrast with contemporary feature tiled walls adding luxurious depth to the spaces. Superior materials and classic design are hallmarks of the interior styling throughout.

- Two colour schemes available
- Wall hung toilet with concealed cistern
- Wall-hung basin
- Marble-inspired 600x600 gloss porcelain floor and wall tiles
- Frameless glass shower
- Freestanding bath is a centrepiece in most ensuites
- Integrated mirrored shaving cabinet
- Recessed LED lighting
- Concrete inspired 600x600 porcelain feature wall tile or black marble-inspired 600x600 porcelain tile

Artist impression

Onsite retail precinct within this development



Artist impression

Five stars for luxury

Living at Celeste is no ordinary experience. Your luxury pool deck, gym, vibrant onsite retail, open parklands and expansive lush garden grounds let you live a five-star lifestyle without leaving the comforts of home.

Spread out with the family in the magnificent central podium garden where meandering pathways and open green space create an idyllic backdrop. Duck downstairs for pantry essentials at Celeste's onsite supermarket and retail precinct. Gather around the barbecue grills and dine alfresco under the sheltered arbours, or dive in for laps of the beautiful 20-metre pool.

AMENITIES INCLUDE:

- Direct access to a vibrant onsite retail precinct anchored by a major supermarket
- Lushly landscaped central garden spanning 3,000sqm
- 20-metre outdoor pool and spa
- BBQ facilities and shaded seating areas
- Fully-equipped gymnasium and sauna
- Grand lobby arrival
- Secure resident and visitor car parking with direct lift access
- Dedicated onsite building management to lease properties, inspect grounds, facilities and conduct all maintenance
- Residents expecting parcel deliveries can now relax and enjoy peace of mind with My Parcel Locker. This convenient new system allows you to receive parcels securely via a touchless delivery service conveniently located within your building



BBQ AREA

SPA

3,000SQM COMMUNAL PODIUM GARDEN

INDOOR GYM & SAUNA

20M OUTDOOR POOL

A recreational paradise



Celeste's liveability flows from your luxury apartment to the worlds of abundance on your door. Sydney Olympic Park's celebrated blend of national and international events, recreation and entertainment makes this an unrivalled one-of-a-kind address.

You're living in Sydney's leisure capital where globally renowned stadiums and venues deliver world-class amenities enviably close to home. Bicentennial Park is just a 15-minute walk featuring 40 hectares of beautiful parklands, playgrounds, bike and walking paths, picnic and BBQ areas.

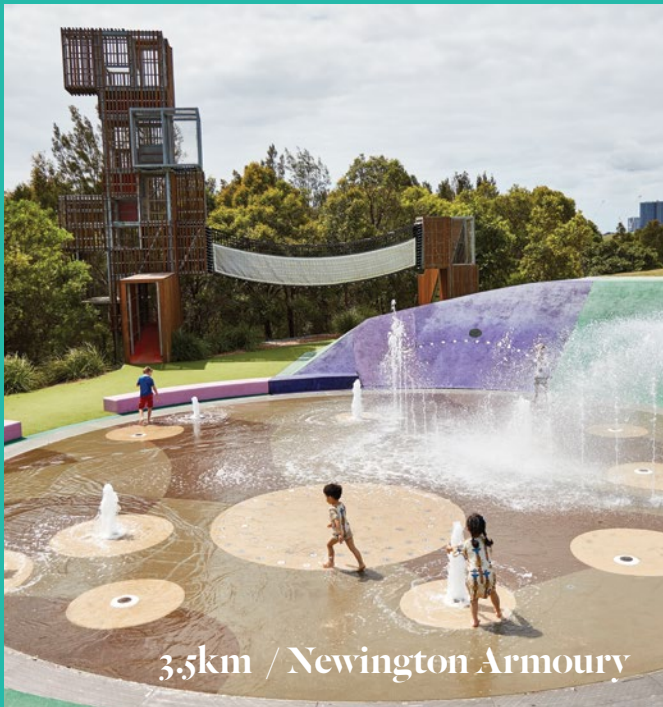
Explore the parkland's vast cycleways and waterside running tracks. Make a day of it in Sydney Olympic Park's spectacular Aquatic Centre.

Enjoy a superstar show, an international sporting clash, or sample the precinct's vibrant café and restaurant scene.

Your local neighbourhood hosts a recreational paradise with something for all the family.



1.5km / Bicentennial Park



3.5km / Newington Armoury





Connected to everything

Just 7km to Parramatta CBD, 15km to Sydney CBD and 20km from Sydney Airport, this thriving suburb within the Sydney Olympic Park precinct is enhanced by its easy connections.

SHOPPING & DINING

Costco	1.5km
Lidcombe Centre	1.5km
Sydney Markets	1.6km
Direct Factory Outlet (DFO)	2.5km
Newington Village	2.5km
Rhodes Waterside Shopping Centre	4.4km
Westfield Burwood	5.3km
Westfield Parramatta	8km
Top Ryde City Shopping Centre	8km

TRANSPORT & MEDICAL

Olympic Park Train Station	650m
Lidcombe Train Station	2.5km
Olympic Park Ferry Wharf	4.6km
Auburn Hospital	4.8km
Concord General Hospital	5.1km
Westmead Hospital	11km
Sydney Airport	20km

EDUCATION

Newington Public School	1.9km
Lidcombe Public School	2.3km
St Joachim's Catholic Primary School	2.5km
Sydney University Cumberland Campus	4.5km
Meriden School	4.6km
MLC Sydney	4.7km
Santa Sabina College	5km
Trinity Grammar School	5.5km
James Ruse Agricultural High School	9.3km
University of Western Sydney	9.3km

SPORT & LEISURE

ANZ Stadium	100m
Qudos Bank Arena	100m
Sydney Olympic Park Aquatic Centre	450m
Sydney Olympic Park Athletic Centre	500m
Sydney Showground	750m
Monster Skate Park	900m
Bicentennial Park	1.5km
Newington Armory	3.5km
Concord Golf Club	5km
Massey Park Golf Club	5.8km
Rosehill Racecourse	5.8km

The future of the Carter Street Precinct

The NSW Government Carter Street Precinct Development Control Plan has been developed as an integral part of the broader Sydney Olympic Park Strategic Centre. It will see the transformation of this precinct into a premier commercial and residential district with Meriton's The Retreat at the heart.

The Carter Street precinct will create a walkable urban community comprising a vibrant main street at Uhrig Road with generous footpaths for outdoor café seating, a 12,000sqm village square, and high-quality landscaping. A new primary school with playing fields and 2.98-hectare park for recreation will provide extensive open space that retains existing mature trees in addition to the extensive new plants being introduced to this area.

This lively new community will also become an employment hub. The area is set to be home to corporate offices, business and technology parks, retail and light industrial uses with access to Parramatta Road and the M4 Motorway.

The precinct will also be joined by the ground-breaking mass-transit Sydney Metro West that will link the Sydney CBD and Parramatta. Nearby, the fast-tracked WestConnex Motorway project has substantially reduced travel time to the Sydney CBD with widening of the M4 motorway and the creation of twin motorway tunnels from Homebush to Haberfield with three lanes in each direction.

 Carter Street Precinct.

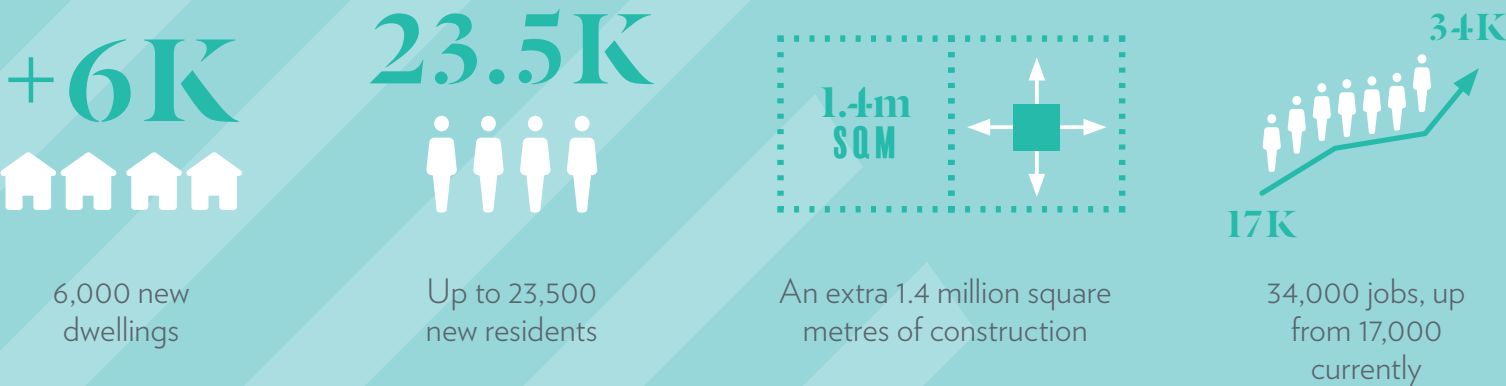
- 1** A centrally located west pedestrian spine that will link the Precinct to Newington and Sydney Olympic Park.
- 2** A village centre with a fine-grain street network and active laneways.
- 3** A proposed stop and terminus for the proposed Parramatta Light Rail (Stage 2) within the village centre.
- 4** A re-configured primary school site adjacent to the central public open space located on the east west pine in the core of the Precinct.
- 5** Haslams Creek.
- 6** Re-planning of the area west of Hill Road, with a clear visual link between the central public open space and the Haslams Creek Marker, and activation of Haslams Creek Foreshore.
- 7** A future green link along the south side of Carter Street to facilitate active transport.
- 8** An enlarged central public open space in the core of the Precinct, that includes potential multi-use sports fields.
- 9** A new local pocket park in the south east of the Precinct with a focus on active recreation (subject to further land use safety investigations).
- 10** A new local park adjoining Haslams Creek for passive recreation (subject to further land use safety investigations).
- 11** A new pocket park in the north of the Precinct adjoining Sydney Olympic Park.



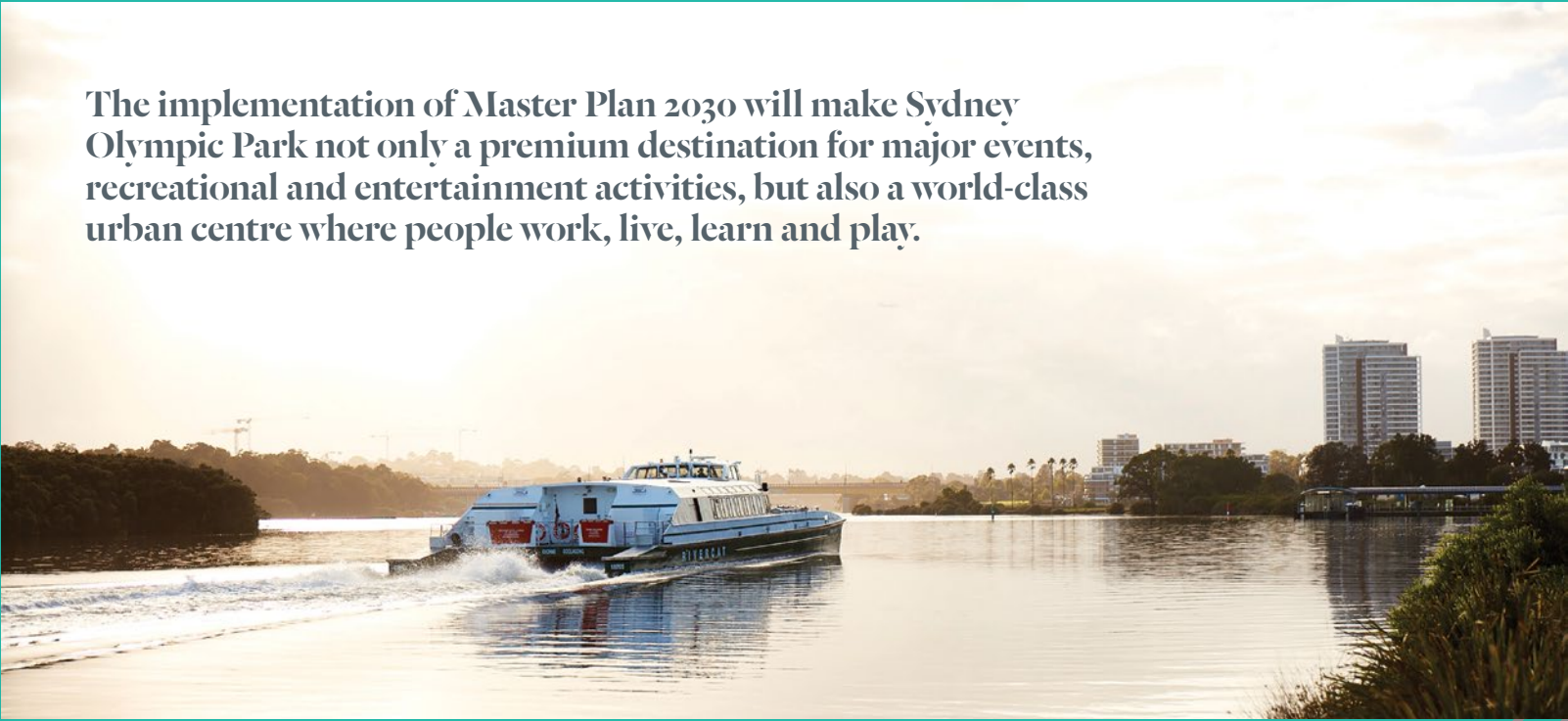
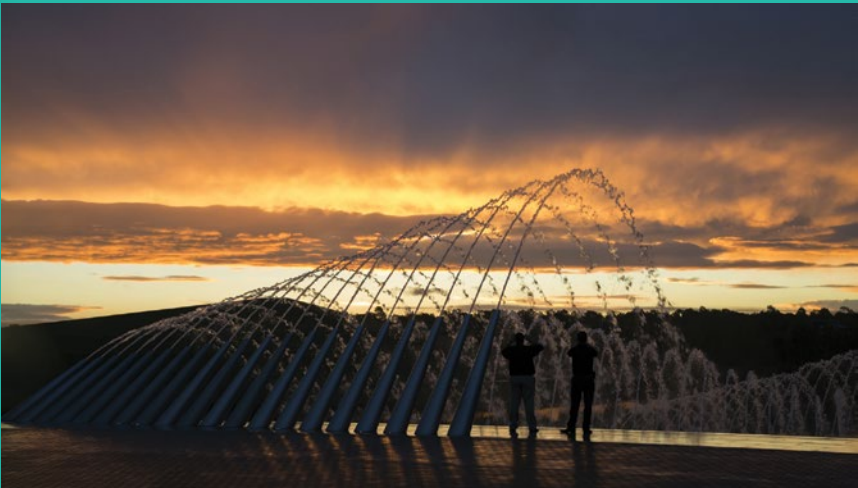
Sydney Olympic Park

Sydney Olympic Park

BY 2030, SYDNEY OLYMPIC PARK WILL HAVE:



THIS PRECINCT IS FAST BECOMING THE HEART OF A NEW, MODERN COMMUNITY



The implementation of Master Plan 2030 will make Sydney Olympic Park not only a premium destination for major events, recreational and entertainment activities, but also a world-class urban centre where people work, live, learn and play.

Sustainable living

WATER INITIATIVES

All apartments have 4 star water efficient toilets which use 3 litres or approximately 45% less water per flush than an average toilet. Dual flush

- All apartments have 5 star water efficient kitchen and bathroom taps which use 6 litres or approximately 33% less water per minute than non-restricted tap fittings.
- All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower
- 4.5 star dishwashers been supplied to all units. Modern water efficient appliances significantly reduce possible excess water consumption via old non-efficient appliances.

COMFORT AND LIFESTYLE

Average NatHERS star rating: 6.6 stars

Comfort and lifestyle initiatives

- The development has an average thermal comfort rating of 6.6 stars, average heating loads are 51 % below allowable BASIX targets and average cooling loads are 27% below allowable BASIX targets 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 treated with solar control layers which significantly reduces heat loss and gain. Selected units and windows are upgraded to double glazing with solar control layers. All windows have weather seals reducing drafts and maximizing thermal comfort.

ENERGY

BASIX energy score-26/25

ENERGY INITIATIVES

- 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
- 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 fire boiler hot water system reduces energy bills and greenhouse gas emissions.
- 3.5 star dishwashers and 2.0 star dryers 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
- Bicycle parking allows residents to have a healthy and cost effective transportation alternative
- The pool and spa are 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

BASIX WATER SAVINGS

(Achieved with score of 40%, target is 40%)

- Total Complex water savings per annum is 20,492,725 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)

BASIX ENERGY SAVINGS

(Achieved with score of 26%, target is 25 %)

- Total Complex Co2 savings per annum is 485,392 kg
- Total Complex Co2 savings per annum is equivalent to 152 cars off the road (3186Kg CO2 is the average emissions per annum per car)



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: The publication is intended as a general introduction to The Retreat 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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