



# SPECTRUM

## MASCOT



## AUSTRALIA'S APARTMENT LEADER IN QUALITY & DESIGN



### WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER

- We only develop in the best locations; close to employment, education and transport hubs.
- We have over 50 years of history under the same name and founder, and specialise in building apartments.
- Our developments are DA approved with construction underway prior to marketing.
- Many competitors are yet to receive DA approval let alone finance approval for construction to commence.
- Each apartment development is an evolution in 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.

### WHY BUY FROM MERITON

- We pride ourselves on developing residential projects across Australia showcasing the best fixtures, finishes and on-site facilities.
- We offer a complete and tailored solution when it comes to finding your perfect apartment.
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns.
- We can help you manage your investment and offer Australia's most competitive management rate of 4%.
- We can assist you should it come time to sell your apartment through our dedicated re-sale division.
- We provide a dedicated on-site building management to lease properties, inspect grounds and facilities, and manage all building maintenance.



Over **75,000**  
apartments across Sydney,  
Gold Coast and Brisbane



**100%**  
construction  
completion on  
every project



**\$1.5** **BILLION**  
in apartments sales  
in FY16/17

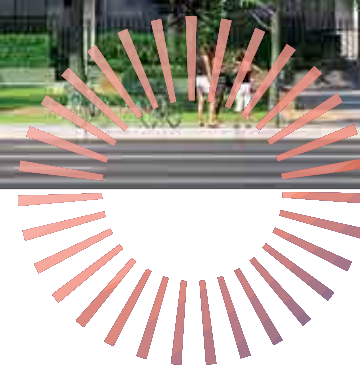


**OVER 50**  
years of  
history





# INSPIRED ELEGANT LIVING



Meriton bring a new dimension to luxury living with these impressive residences set in the thriving heart of Mascot.

Spectrum presents 346 spacious apartments across four boutique residential towers enjoying due North Eastern views towards the Sydney city skyline, and internally over the vast landscaped gardens through floor-to-ceiling glass windows. Secluded from busy roads on a prime corner position

and surrounded by beautiful parks and podium gardens, Spectrum's generous and functional layouts ensure these homes provide a sanctuary-like feel at every turn.

Just 100m to Mascot Train Station and the Meriton Retail Precinct at Mascot Central, Spectrum lies at the centre of an increasingly vibrant inner-city neighbourhood only 5km from Sydney CBD. Close to leading schools and

universities, Spectrum is an outstanding urban sanctuary that marries luxury, style and comfort in a natural yet vibrant neighbourhood. Without doubt, Spectrum will continue to capitalise on strong rental growth, low vacancy rates and steady capital growth.





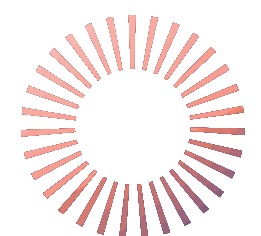
# A GRAND NORTH FACING 1,200SQM CENTRAL PARK

**“URBIS WILL TRANSFORM THE PRECINCT INTO A PEACEFUL HAVEN. WE WANT TO CREATE A UNIQUE DEVELOPMENT THAT WILL RESPECT, COMPLIMENT AND ENHANCE THE ENVIRONMENT, LEAVING A POSITIVE IMPRESSION FOR THE AREA, SOMETHING FOR THE FUTURE.”**

**URBIS, landscape architects**

Arrive home to a grand, north facing 1,200sqm central park lined with trees, native plants, and leafy walkways linking each of the buildings. This lush landscaped park brings a wonderful burst of green to the heart of Spectrum. It's your oasis retreat within city limits offering tranquillity and an inviting sense of community and connection.

Featuring pockets of shade for quiet time, open spaces for social gatherings and plentiful bench seating, this extensively landscaped park brings a wonderful natural aspect to this secluded oasis within Mascot's vibrant inner city neighbourhood.







GROUND FLOOR  
RETAIL PRECINCT

FULL HEIGHT  
GLAZED WINDOWS

GOLD FEATURE  
WINDOW PORTALS

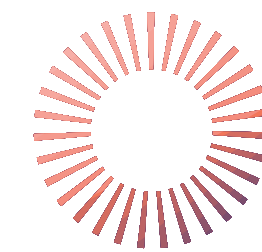
CENTRAL  
PARK

ARCHITECTURAL  
ROOF FEATURE

TEXTURED METALLIC  
METAL PANELS

POP OUT BALCONY  
FEATURES

# DISTINCT ARCHITECTURAL DESIGN



## AWARD WINNING TEAM OF ARCHITECTS AND DESIGNERS

Spectrum's award-winning teams of architects, landscape architects and interior designers have collaborated to create a series of beautiful homes and communal spaces. The natural landscaped setting is central to the development with 2,000sqm of north facing gardens and parklands offering a sweeping green backdrop.

Award winning architectural firm, A+ Design Group, have created contemporary apartments that redefine the concept of urban inner city living. The distinct design is highlighted by striking metallic façade elements including bronzed balconies and an architectural roof feature. With a contemporary palette of materials and forms, each of the Spectrum buildings bring character to the urban fabric of the area.



# YOUR VIBRANT LIFE AWAITS

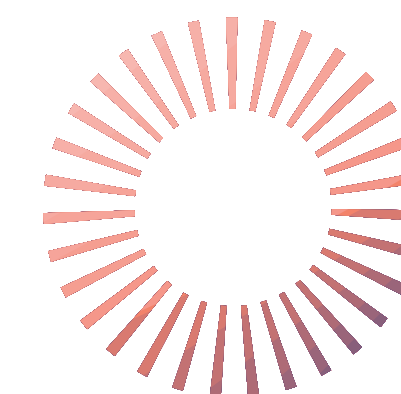
## SPACIOUS APARTMENT LAYOUTS

Select from a vast variety of beautifully appointed one, two and three bedroom layouts with over 75% enjoying ideal north and eastern aspects over the lush central park towards Sydney CBD. Intelligent floorplans provide seamless space for easy living and entertaining featuring inspired design, ample storage and premium finishes.

- Functional layouts with dual aspects, corner positions and expansive two and three bedroom split level apartments
- Boasting floor-to-ceiling glazed windows and colour-backed glass to maximise the natural light
- Many apartments feature study nooks or study rooms as big as a bedroom complete with windows
- Beautiful large format tiles flow throughout the open plan living and kitchen areas
- Neutral palettes in two colour schemes, luxe materials and finely crafted joinery
- NBN ready with provisions for super-fast broadband and pay TV with fibre optic cabling
- Internal laundry with dryer and cabinetry
- Sustainable features such as LED downlights and water saving fixtures







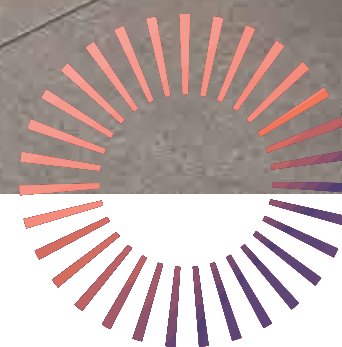
# WARM INVITING INTERIORS

- Selection of layouts feature a window in the kitchen which opens on to the oversized balconies,
- High end SMEG stainless steel appliances including an externally ducted rangehood, gas cooktop, oven and microwave with black glass, and semi-integrated dishwasher
- Natural stone inspired splashbacks, gold mirror barback and 40mm polished pencil edge Caesarstone benchtops for lasting quality
- Full height satin finish polyurethane cabinetry and soft-closing drawers give a premium feel
- Polished chrome tapware and fittings, with under-bench sink
- Refrigerator water line available in all kitchens
- All two and three bedroom layouts feature an island bench





# RISE AND SHINE



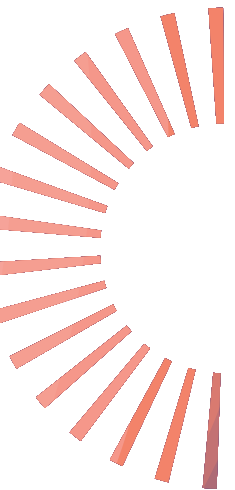
- Spacious bedrooms, many with ensembles and expansive balconies
- Oversized smokey mirror built-in wardrobes, wool blend carpet and air conditioning in all bedrooms
- Sophisticated neutral colour palette creates a truly relaxing backdrop
- Pay TV provision in master bedroom with wall mounted TV fittings



# CONTEMPORARY BATHROOMS

Clean, uncluttered lines create a modern yet elegant backdrop giving your bathroom a luxurious and inviting spa-like quality.

- Luxurious freestanding bath as a centrepiece in most ensuites
- Frameless glass showers with polished chrome fixtures
- Chic floor-to-ceiling subway wall tiles, Caesarstone vanity top and herringbone, natural stone inspired floor tiles
- Wall-mounted floating basin and toilet suites with concealed cistern
- Mirrored wall-hung cabinetry with
- Polytec timber inspired frame provides ample storage





# RESIDENTS ONLY PODIUM GARDEN

Whether you're entertaining, celebrating or simply making the most of a beautiful day, Spectrum's residents-only level four podium garden is a generous, thoughtfully designed space for the whole family.

Secluded chill-out zones allow you to immerse yourself in the landscape, giving you privacy even with multiple groups using the space. Designed for social gatherings, the podium gardens will include flexible shade cover so you can keep cool on summer days.

Get friends together and dine under one of the pergolas or lay a picnic blanket down under the shade of a tree. Play with the kids on the state-of-the-art children's play equipment, teach them to ride a bike around the paved walkways or throw a frisbee on the manicured central lawn.





# FIVE STAR RESORT-STYLE FACILITIES



Come home to a true oasis with superb resort-style amenities creating a relaxed ambiance to enjoy throughout the year. Raise your heart-rate in the gym or rejuvenate in the sauna. Whatever your lifestyle, enjoy the ultimate in health, happiness and wellbeing at Spectrum.

- Heated 20-metre indoor pool, relaxing sauna and spa
- Superbly equipped indoor gymnasium
- Dedicated on-site building management to lease properties, inspect grounds, facilities and manage all building maintenance
- Secure resident and visitor car parking with direct lift access
- Comprehensive security including CCTV and apartment intercom





# THE COLOURS OF MASCOT

## Shopping and amenities

Meriton Retail Precinct at Mascot Central	100m
Homemaker Centre	1.5km
Saporium	2.1km
Sydney CBD	5km
Bondi Junction	10km

## Education

Mascot Public School	1.5km
St Therese Primary School	1.7km
Newington College	4.3km
University of NSW	4.6km
University of Sydney	5km
Sydney Boys High School	5km
Sydney Girls High School	5.2km
University of Technology	5.3km

## Sport and leisure

Mascot Oval	1km
Sydney Park	1.8km
East Lakes Golf Course	4km
Enmore Theatre	4.3km
Randwick Racecourse	6.2km
Sydney Cricket Ground	6.3km
Sydney Football Stadium	6.3km
Centennial Park	6.4km
Coogee Beach	7.7km

## Transport and business

Mascot Train Station	100m
Mascot Business Park	550m
Sydney Domestic and International Airport	1km
M5 and Princes Highway	2km
Sydney CBD	5km
North Sydney	11km







La Bufala at Mascot Central

# LIVELY LOCAL LIFE



Sydney Park



Mascot Central Retail Precinct

## A RESIDENTIAL AND LIFESTYLE HOTSPOT

Mascot grows more vibrant by the day. The area's culinary and retail scene is flourishing as former warehouses and corner stores are transformed into bustling cafés, organic bakers and homeware stores.

Café culture stars at home with a variety of street-level retail shops located within Spectrum. Directly opposite, the brand new Meriton Retail Precinct at Mascot Central puts superb village shopping paces away. This new retail hub includes a Woolworths supermarket, specialty stores and eateries in a modern alfresco-style atmosphere.

Nearby, the Saporium in Rosebery is Sydney's latest foodie destination housing market-style greengrocers, butchers, bakers, coffee roasters, stylish restaurants and more. In the surrounding streets, Black Star Patisserie, Gelato Messina, Grandmas and Mentmore & Morley will further tempt your tastebuds.

Sprawling Sydney Park is great for picnic with its rolling grass and wetlands, sporting fields, giant playground and miniature road network for little bikes. Meanwhile Sydney's most iconic beaches such as Coogee, Maroubra or beautiful Little Bay are just a short drive away.

Whether it is leisurely weekend brunches, daily village errands or spending time in the beautiful outdoors, Spectrum lets you do what you love every day.



Black Star Patisserie





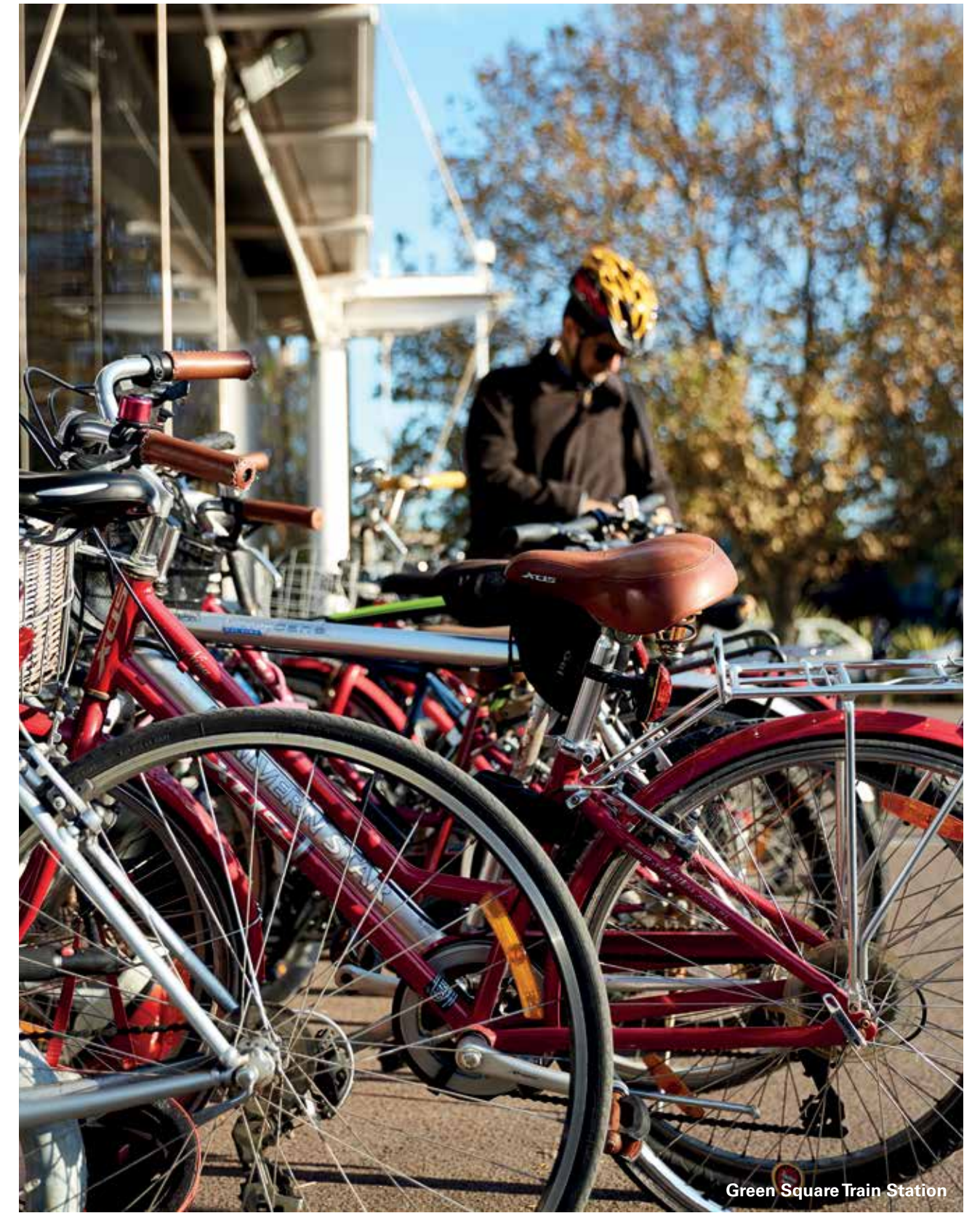
5 MINUTES TO  
SYDNEY CBD



100M TO  
MASCOT TRAIN  
STATION

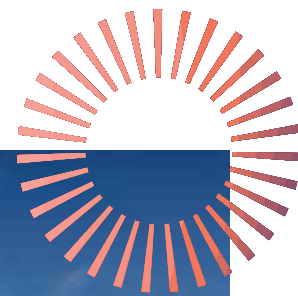


3 MINUTES TO  
DOMESTIC AND  
INTERNATIONAL  
AIRPORTS



# CONNECTED TO EVERYTHING

Living at Spectrum, you'll have your pick of top education options – from childcare to schools and Sydney's premier universities. It's the perfect setting for families. Numerous high-performing schools sit within a 5km radius and local primary schools are just a few minutes' walk from home. You're also close to the University of NSW, University of Technology Sydney, University of Notre Dame and Sydney University, making Spectrum a desirable address for students, young and old.



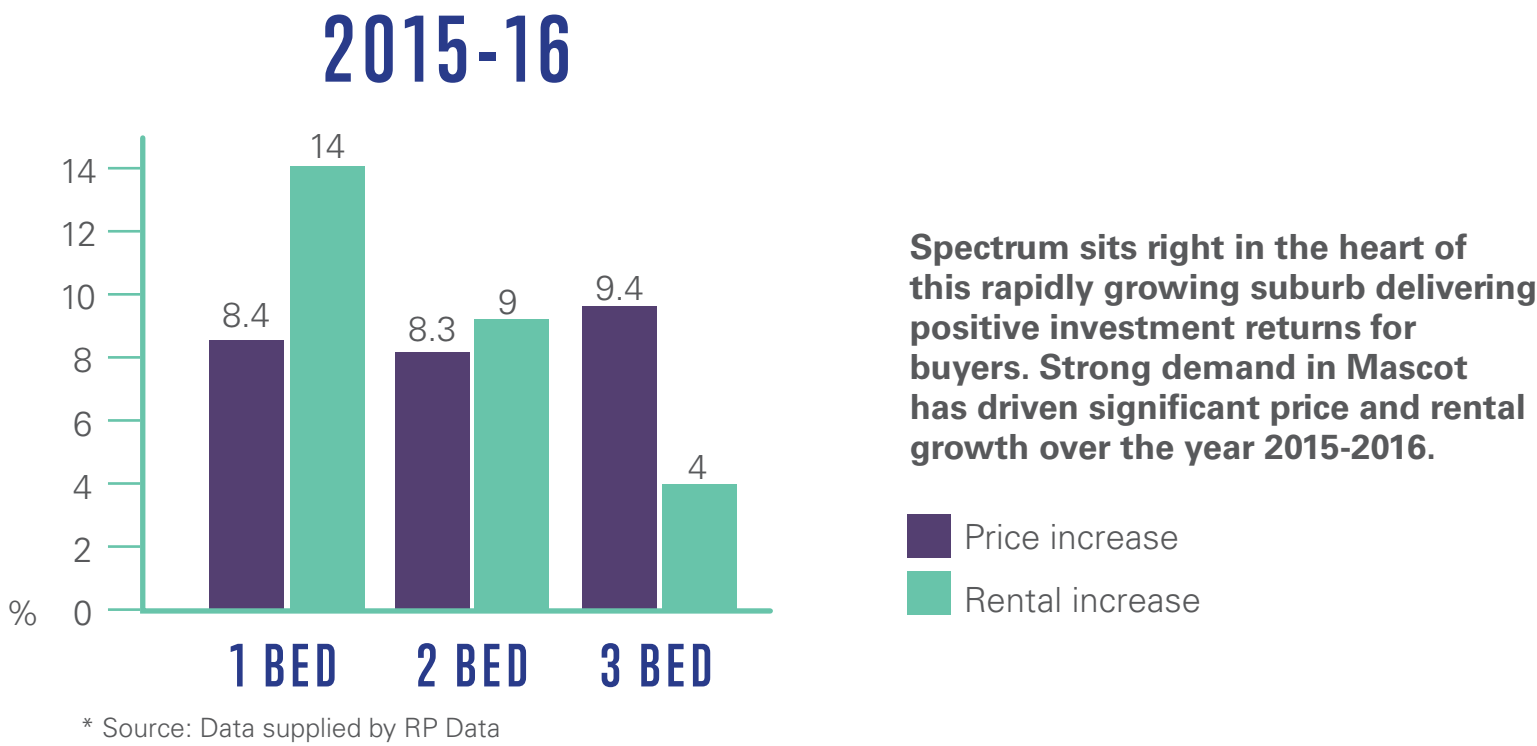




# THE EVOLUTION OF MASCOT



MERITON HAS INVESTED OVER \$17 MILLION IN PUBLIC INFRASTRUCTURE UPGRADES IN THE SUBURB OF MASCOT, DELIVERING BRAND NEW PARKS, ROADS AND PREDSTRIAN LINKS TO IMPROVE AMENITY AND ACCESSIBILITY AROUND THE EVOLVING TOWN CENTRE.



Spectrum sits right in the heart of this rapidly growing suburb delivering positive investment returns for buyers. Strong demand in Mascot has driven significant price and rental growth over the year 2015-2016.

## MASCOT IS BECOMING ONE OF THE FASTEST-GROWING AREAS IN NSW

Mascot and the surrounding area will benefit from significant infrastructure projects which will improve amenity for local residents as well as create more employment opportunities for prospective residents. Major projects include:

### WestConnex Stage 2

WestConnex is a major \$15 billion project for Sydney. Stage 2 of WestConnex, also called the new M5, will run from Beverly Hills to St Peters and will provide improved access to the airport and the south Sydney and Port Botany areas. The new M5 will feature tunnels, interchanges and connections which will improve motorway access, provide connections to key roads and reduce impacts on residential areas.

### Sydney Airport Expansion

Master Plan 2033 for Sydney Airport will see the construction of a new luxury hotel, new car parks and new commercial office buildings in the international terminal precinct. The plan also includes a new road, improved public transport services and other upgrades which will improve access and reduce congestion to the airport.

### Green Square

Just 3km from Spectrum, the \$8billion Green Square is Sydney's newest urban renewal project. It is already emerging as a place of innovative housing design, bespoke business and retail, and creative and engaged communities. Set to become a true exemplar of green and connected living, Green Square links people with shops, parks, gardens and entertainment through a series of bike and walking routes and public transport. Gunyama Park and Aquatic Centre and will include:

- 50 metre outdoor swimming pool
- 25m pool
- Hydrotherapy pools
- Fully equipped gym
- Full-size outdoor sports field
- Community Creative Hub with space for creative arts, exhibitions and performances
- An 'urban living room' library and plaza with amphitheatre and storytelling garden





# ELEGANCE MEETS SUSTAINABLE LIVING

Meriton is serious about conservation and environmental impacts. We've worked closely with local councils, governments and suppliers to ensure the gallery's apartments tread lightly on the earth. These measures not only contribute to public good, but will also significantly reduce your strata levies and utility bills.

- Spectrum has a 5-star average thermal comfort rating\*
- Rain water is collected from the rooftops and used to water the garden and lawns throughout the development
- Parking for 72 bikes is provided to allow residents to have a healthy and cost effective transport alternative
- A Hebel wall system is used inbetween neighbouring apartments. Hebel improves energy efficiency, has excellent sound proofing properties and is fire and pest resistant
- All glass windows and doors are fitted with weather seals reducing loses and gains
- Apartments are fitted with energy efficient globes and a central hot water system reducing your bills and greenhouse gas emissions

5 STAR  
AVERAGE  
NatHERS  
RATING  
★★★★★

40%  
REDUCTION IN WATER  
CONSUMPTION  
=  
7X SWIMMING  
POOLS  


20%  
REDUCTION IN  
ENERGY  
=  
REMOVING  
105 CARS  
FROM THE ROAD  




\* These figures are averaged out across all apartments. The star performance is assessed on approved house energy modelling 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 'SPECTRUM' only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquirers 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. Developer: Karimbla Properties (No. 45) Pty Limited ABN 166 206 551 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 16 166 206 551.







**MERITON**

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