



MASTERS EMPIRE
GROUP

Marketing Proposal

Project Address:

Empire Project 31

27-29 MORGAN STREET, MILLER, NSW 2168



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MILLER TOWN CENTRE MASTER PLAN

The Liverpool Region is set for a **high level of growth** over the forthcoming years. These include exciting new precincts in the Liverpool and nearby Miller region. The development of Western Sydney Airport has begun and the University of Wollongong is set to open a Liverpool Campus and UWS will be opening a Liverpool Higher Education Learning centre.

GROWTH



COMMUNITY VALUES

As well as exciting community developments like Eat Street in Liverpool the Master Plan for the upgrade of Miller Town Centre began in 2016. The Master Plan opens Miller up to **expansive new business and retail opportunities** and with the M7 nearby and the proposed Western Sydney Orbital bringing faster commuting times for residents.

COMMUNITY





AREA IN FOCUS

Miller NSW, 2168

Miller is a suburb of Sydney in the state of New South Wales, Australia 38 kilometres south-west of the Sydney central business district, in the local government area of the City of Liverpool. Liverpool Station within the close proximity.

Population	3,280 (2017 census)
Density	26.27 persons per ha
Area	125 ha
Location	38 km (24 mi) SW of Sydney CBD
LGA(s)	City of Liverpool.
Postcode	2168

Major features of the area include TAFE NSW South Western Sydney Institute (Miller College), Miller Central Shopping Centre, Michael Wenden Aquatic Leisure Centre, Miller Park, Powell Park, Ron Darcy Oval, Miller Public School, Ashcroft High School, Officeworks Hoxton Park, Liverpool Catholic Club, Hoxton Park Reserve, Aubury Keech Reserve, Bradshaw Park, Miller Intensive English Centre, Morgan Park, PCYC Liverpool, LCC Saints Ice Hockey Club and McDonalds.





SITE LOCATION

Property Address

27-29 Morgan Street, Miller NSW 2168

A premium **lifestyle**
for the **community.**



Only a few minutes drive to Liverpool Train Station making it just on the doorstep of the property location. Also near the heritage Cabramatta Creek. Keeping things local for the community.

The property is located to many community based areas that is right around the corner.

Areas such the local supermarket, South Wester Sydney TAFE, Office works and local park such as Hoxton Park Reserve.



Architectural Render impression.



Architectural Render impression.



Architectural Render impression.



Architectural Render impression.



Architectural Render impression.

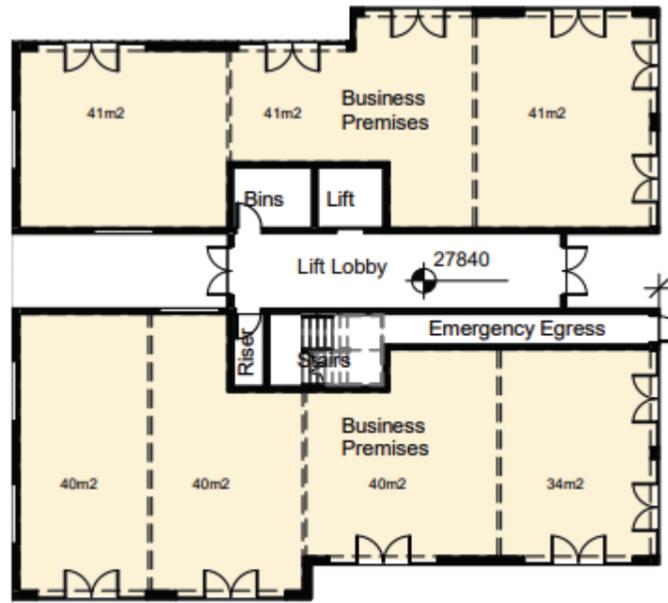




Retail Spaces **7**

Area: **46 sqm**

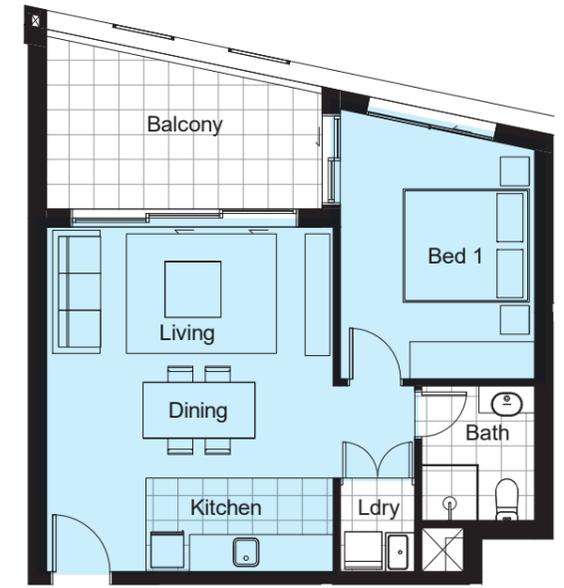
Area: **62 sqm**



Ground Floor



1 Apartment 303



1 Apartments 106 & 206

Prices from:

41sqm	\$454,500
41sqm	\$454,500
41sqm	\$454,500
40sqm	\$449,500
40sqm	\$449,500
40sqm	\$449,500
34sqm	\$434,500

Prices from: **\$390,000**

Prices from: **\$441,500**



Area: **92 sqm**



1 Apartments 101 & 201

Prices from: **\$563,500**

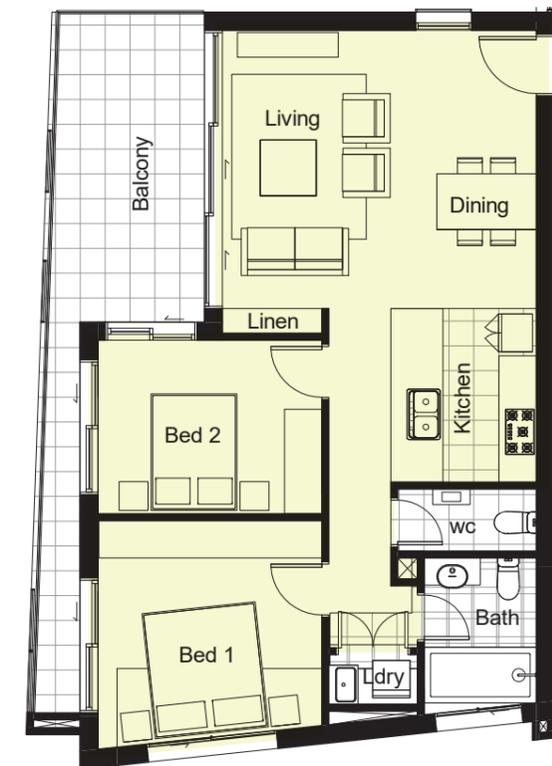
Area: **44 sqm**



1 Apartment 306

Prices from: **\$380,000**

Area: **88 sqm**



1 Apartments 204 & 304

Prices from: 204 **\$567,000**
304 **\$578,500**



Area: **92 sqm**



Area: **222 sqm**



Area: **112 sqm**



1 Apartments 102 & 202
1 : 100

Prices from: 102 **\$574,000**
202 **\$584,000**



1 Apartment 401

Prices from: **\$651,500**

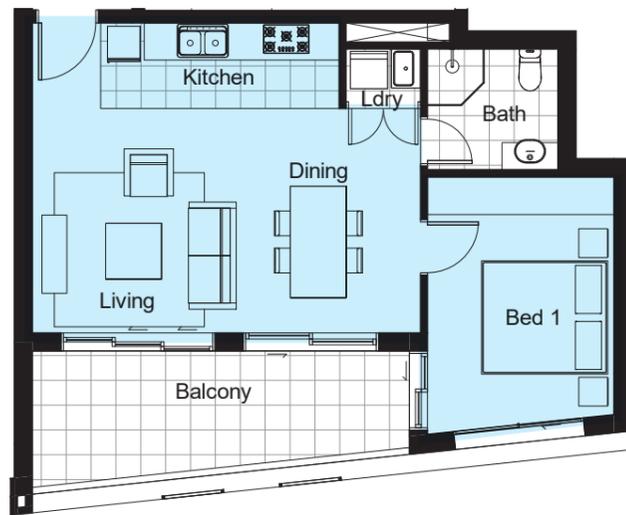


1 Apartment 301

Prices from: **\$636,000**



Area: **65 sqm**



1 Apartments 103 & 203

Prices from: **\$441,500**

Area: **143 sqm**



1 Apartment 402

Prices from: **\$619,500**

Area: **112 sqm**

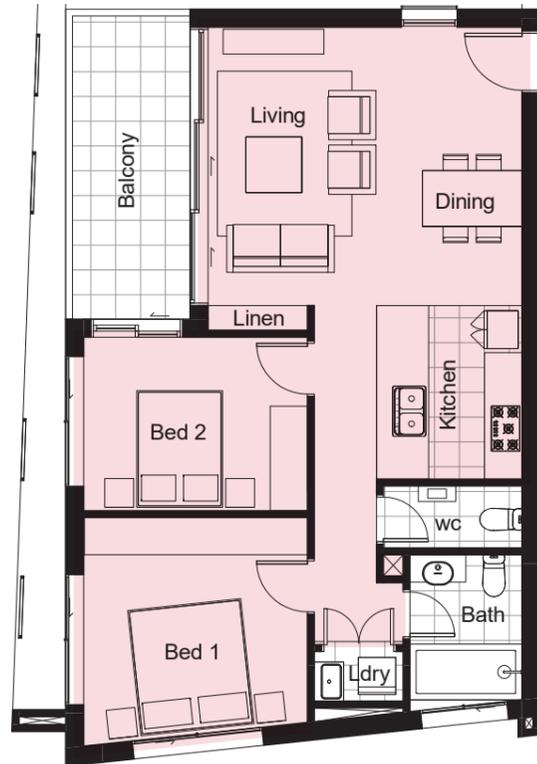


1 Apartment 302

Prices from: **\$635,500**



Area: **81 sqm**



1 Apartment 104

Prices from: **\$545,000**

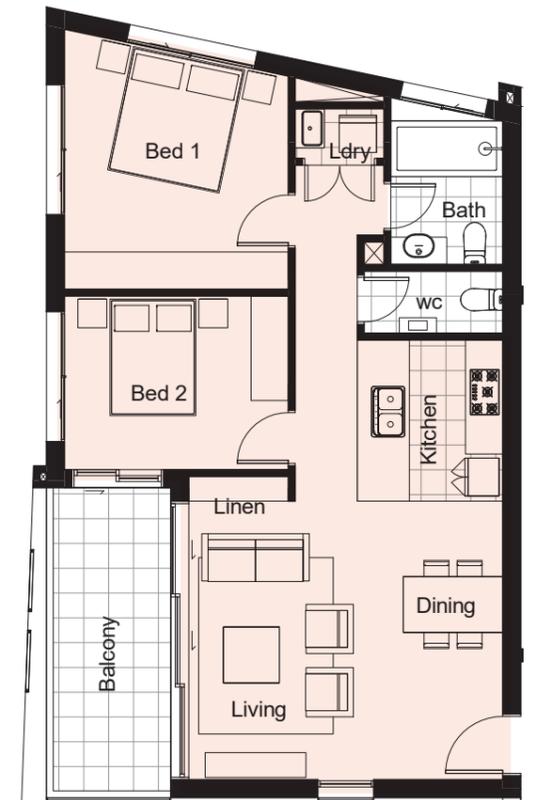
Area: **147 sqm**



1 Apartment 403

Prices from: **\$620,500**

Area: **83 sqm**



1 Apartments 105, 205 & 305

Prices from:

105	\$550,000
205	\$563,500
305	\$568,500



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Disclaimer: All information relating to this property contained within this document is subject to change prior to completion. Intending purchasers should refer to the contract of sale and satisfy themselves as to the accuracy of all information given by making their own inspections, searches, inquiries and advices or as is otherwise necessary. All finishes, photographs and artists impressions are indicative only.

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