



THE
Retreat
TOPIA



Quality apartments built for a lifetime

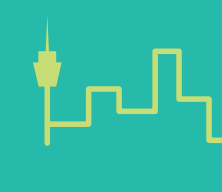


WHY BUYING A MERITON APARTMENT SHOULD BE YOUR ONLY CHOICE

- 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



13,000+
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

Welcome to Topia

Topia is the second stage release within The Retreat, Sydney's newest resort-style master planned community. Come home to relaxed and tranquil living environments with spectacular views over Sydney Olympic Park across to the Sydney CBD skyline. You'll love the diverse choice of oversized layouts, up to 114sqm internally, in single, split level and loft-style designs, all beautifully finished with Meriton's signature high quality inclusions.

Perfectly positioned next to Sydney Olympic Park, Sydney's newest residential hotspot, easily connected to Sydney's CBD. Only 650m to Olympic Park Train Station and on the doorstep of the future Metro West and proposed stage 2 Parramatta Light Rail. The Retreat is destined to be an iconic community offering impressive returns for both investors and owner occupiers alike.

In collaboration with SJB, Meriton have delivered a visionary new community that draws inspiration from its beautiful grounds and vibrant urban surrounds.



Boutique by design

Rising to 13 storeys alongside idyllic landscaped parklands, Topia's striking stepped architectural form is home to 190 generously-sized apartments crowned by split-level luxury penthouses with rooftop terraces.

Superior planning and design ensures 80% of the apartments enjoy ideal corner aspects with many of the luxury homes offering wonderful view lines over the sweeping urban and natural landscapes.

Topia is the second stage release within The Retreat, an impressive master planned community created by SJB, an award-winning firm with 39 years' experience in architecture, urban planning and design.

In collaboration with Meriton, they've delivered a visionary new community that draws inspiration from its beautiful grounds and vibrant urban surrounds.



View from Level 12

Spectacular
views

An unrivalled address adjacent to the Sydney Olympic Park precinct, with breathtaking, never-to-be-built out views across the sporting fields and lush landscaping towards the Sydney CBD skyline.

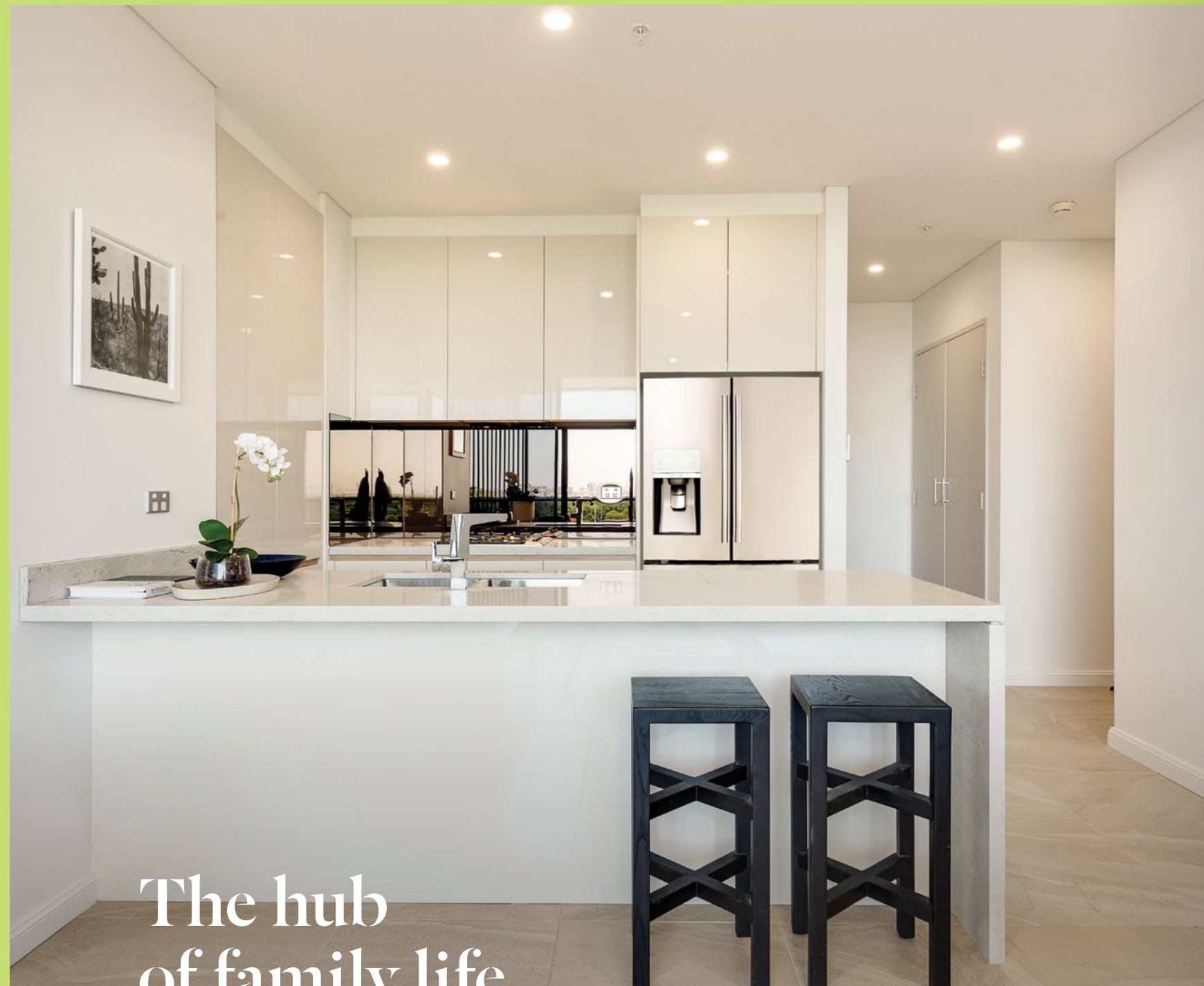


Designer living

Filled with light and air, Topia's expansive open-plan layouts maximise the sweeping vistas through floor to ceiling glass windows for year-round enjoyment. Seamless indoor-outdoor living amplifies the sense of space with each residence featuring a generous balcony, garden courtyard, entertaining terrace or rooftop podium.

The considered architecture and interior design delivers a timeless look with the practical layouts easily furnished and designed around entertaining and daily family life. Topia 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.

- Breathtaking views with approximately 80% of apartments capturing ideal north and east aspects with views from level 6 upwards
- Considered planning offers a range of functional square and rectangular layouts with many featuring extra large study rooms of bedroom-sized proportions, complete with a window and air conditioning
- Low maintenance limestone inspired tiles throughout the open plan kitchen, living and bathroom areas
- Provisions for super-fast broadband and pay TV with fibre optic cabling in the living areas and bedrooms
- Internal laundry with dryer and cabinetry
- Comprehensive security including intercom and CCTV cameras
- Sustainable features such as LED downlights and water saving fixtures

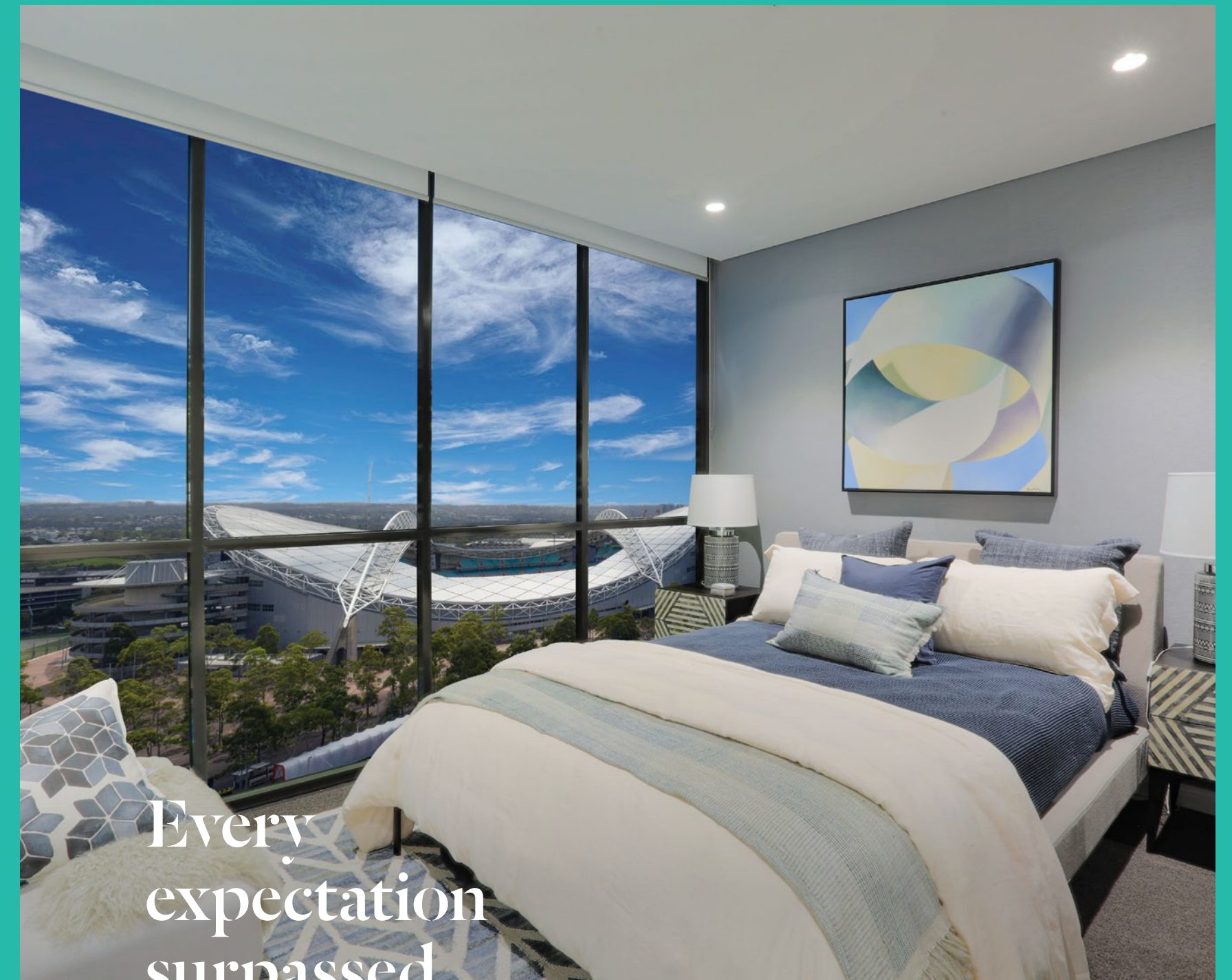


The hub of family life

STYLISH KITCHENS

Topia's grand kitchens are made for easy entertaining and everyday dining. Their quality finishes, fittings and European appliances have been chosen for their timeless style and performance.

- Premium SMEG stainless steel appliances including a ducted rangehood, gas cooktop, oven, microwave with black glass and semi-integrated dishwasher
- Glistening smoked mirror splashback and barback
- 40mm polished pencil-edge Caesarstone benchtops with under-bench sink and polished chrome tapware and fittings
- Full height gloss finish polyurethane cabinetry with soft-closing drawers



Every expectation surpassed

ONE BEDROOM RESIDENCES

Whether you're buying your first home, a busy professional or investor, Topia's large one bedroom apartments are ideal. Generous open-air balconies create an extension of the living areas with up to 60sqm of interior space.

TWO BEDROOM RESIDENCES

These luxurious two bedroom residences offer the best of contemporary living. Their boutique style shines through in their considered designs and the vast selection of layouts on offer include incredible split level residences.

The spacious homes provide up to 100sqm internally with many featuring expansive entertainer balconies and stunning views, some with private landscaped roof terraces.

THREE BEDROOM RESIDENCES

If you're looking for real room for the family, Topia's versatile three bedroom homes are a substantial offering and some of the largest in the area, up to 114sqm of internal space. Choose from a diverse range of layouts to suit your lifestyle including single and split level design, some with rooftop terraces.

In their prime position at Topia's upper levels, these residences take in exceptional elevated views.



Elegant ensuites

LUXURY BATHROOMS

Topia's bathrooms and ensuites are luxuriously designed spaces, perfect to relax and unwind. Elegant lines, neutral tones and premium finishes create a contemporary private bathing areas an inviting spa-like quality.

- Frameless glass showers with polished chrome fixtures
- Caesarstone vanity top with feature wall tiles
- Mirrored cabinetry with concealed storage and open Polytec shelving provides ample storage
- Porcelain basin and wall-mounted toilets suites with concealed cistern
- A freestanding bath serves as a centrepiece in all ensuites



Five star resort-style facilities



RESORT LIVING AT HOME

Superb resort amenities let you live a five-star lifestyle without leaving the comforts of home. Get fit in the gym, cool off in the luxury 20 metre indoor pool, then relax in the spa and sauna.

Within The Retreat's expansive grounds, there are children's play areas as well as a handy on-site childcare centre, a major plus for busy parents.

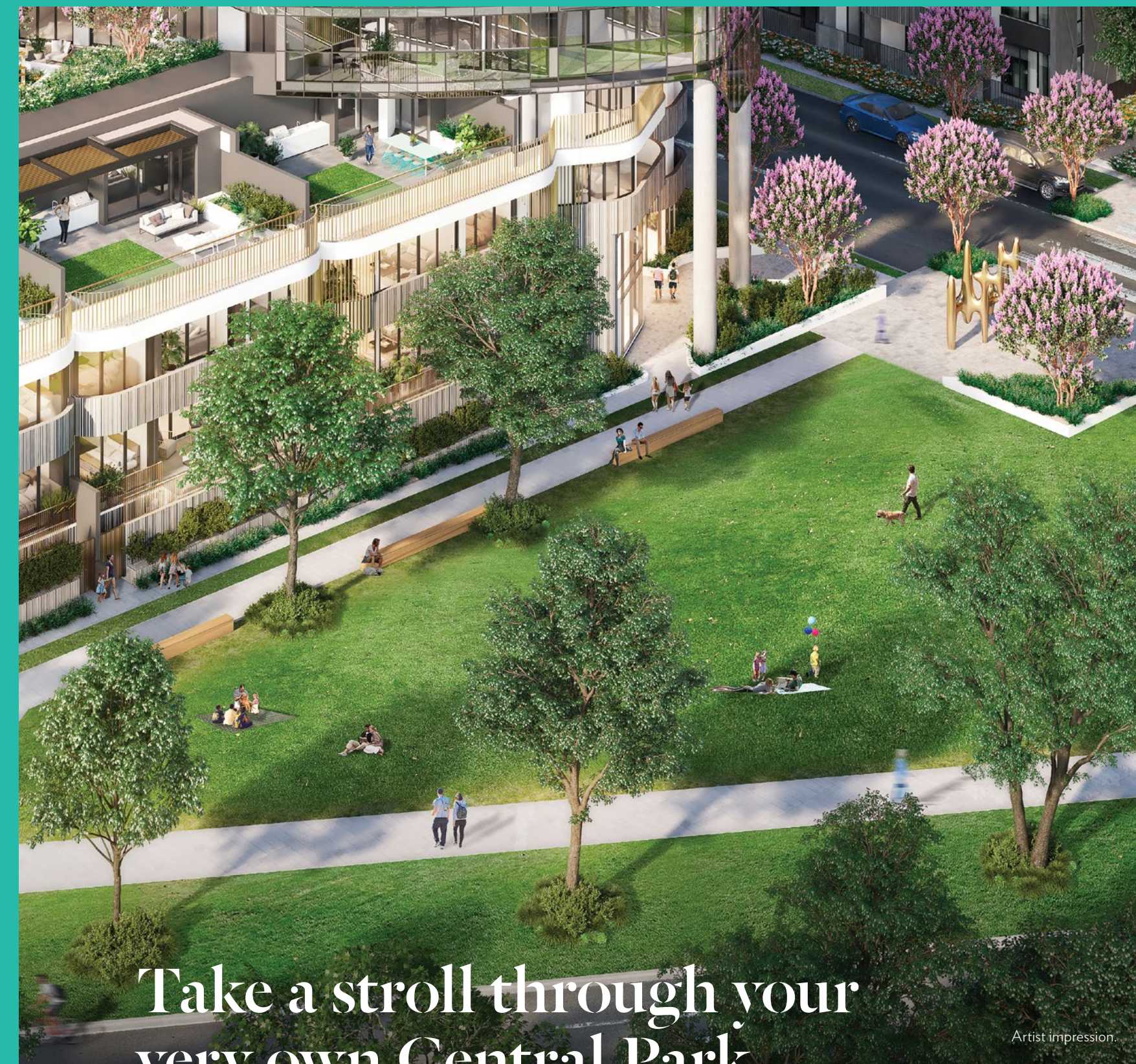
- Secure building access and a warm welcoming lobby
- Heated 20-metre indoor pool, relaxing sauna and spa
- Superbly equipped indoor gymnasium
- Dedicated on-site building management to lease properties, inspect grounds, facilities and conduct all maintenance
- Secure resident and visitor car parking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



Beautiful podium garden landscapes

Topia's lush podium gardens and recreation zones, spanning 1,500sqm, create wonderful residents-only landscaped spaces above, perfect for relaxing or small gatherings with friends and family.

Fire up the barbecues, enjoy the open-air dining pavilions, play with the kids on the grassy turf, or find space for quiet conversation in the more intimate podium seating areas.



Take a stroll through your very own Central Park

Living at Topia within The Retreat's superb grounds, nature lies right on your doorstep. Step outside and a magnificent 2,000sqm central park shapes an idyllic family friendly backdrop, crisscrossed by a network of paths and walkable open green spaces.

This lush and inviting green expanse is enlivened by children's playgrounds, dynamic public art, seating pods, walkways and cycle paths. Throughout the seasons, it brings a fresh green aspect to your special Topia home.

Artist impression.



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

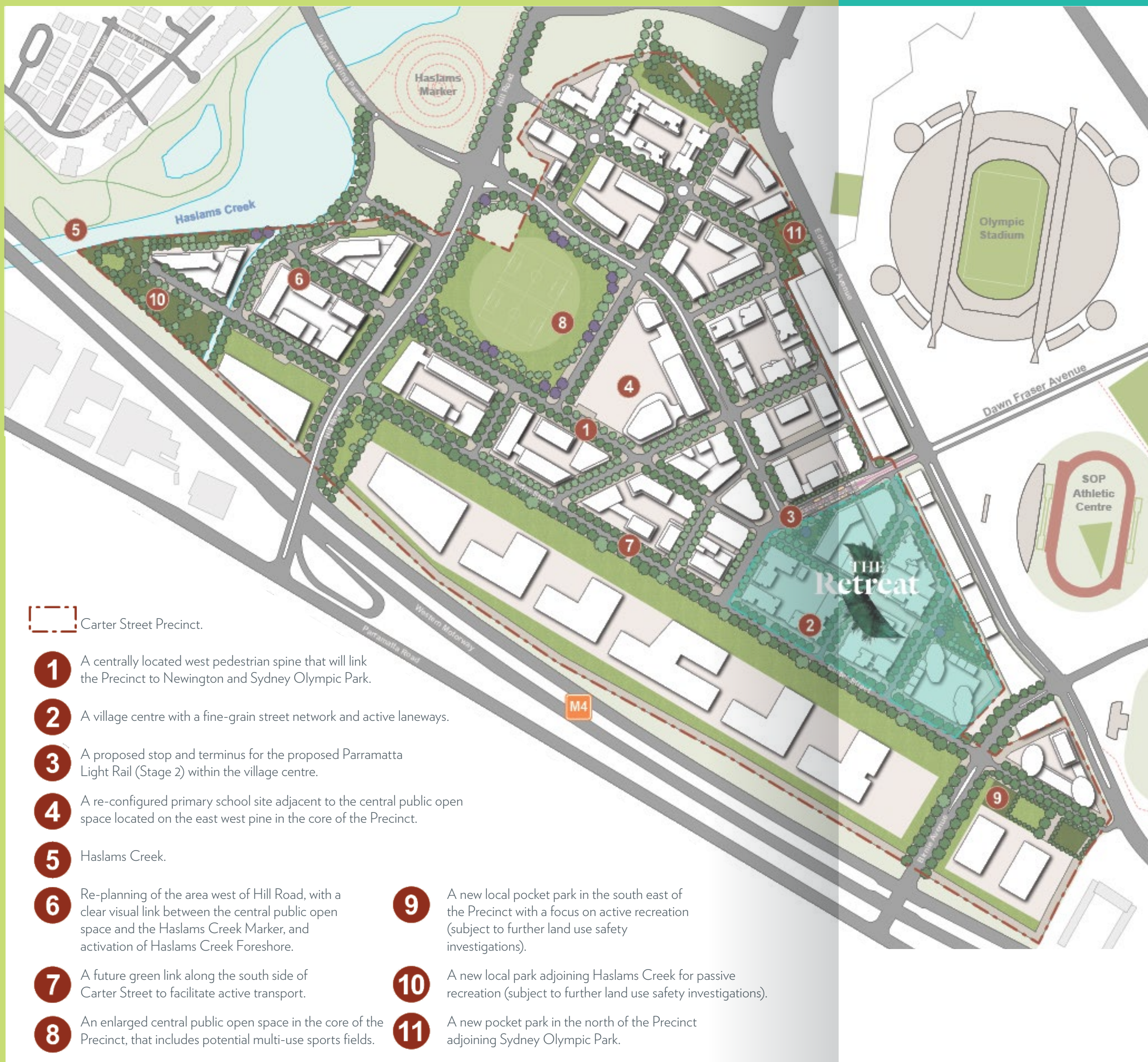
The future of the Carter Street Precinct

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.



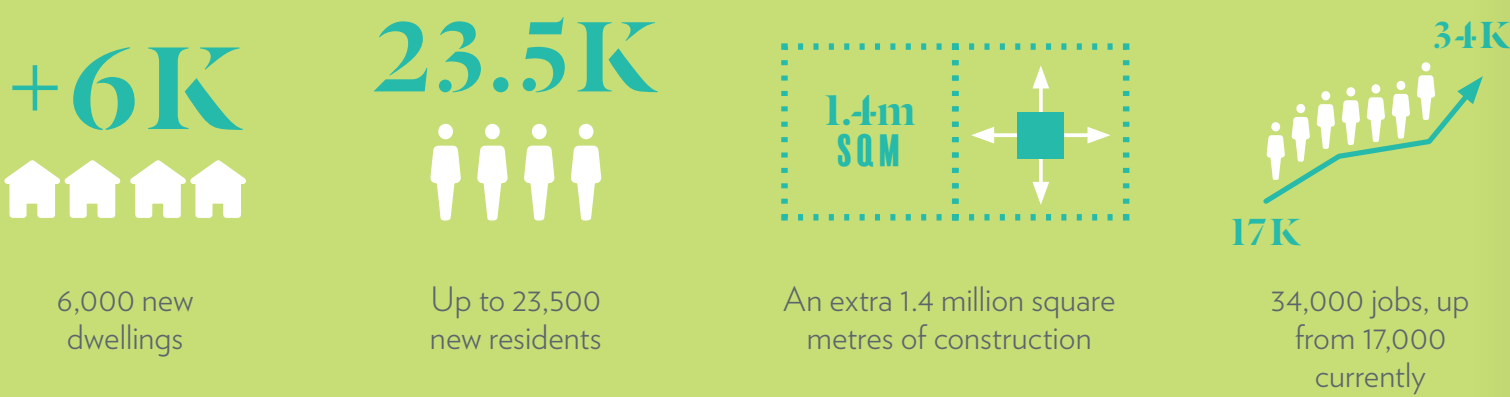
Carter Street Precinct.

- 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.

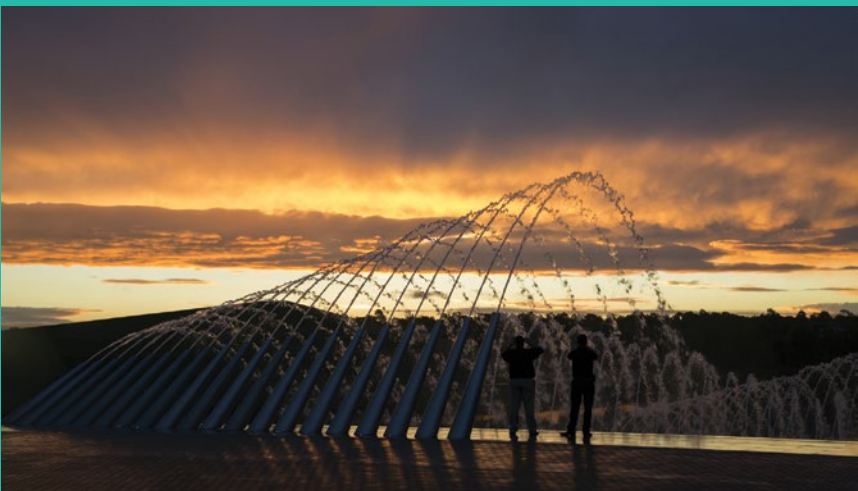


Sydney Olympic Park

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

COMFORT AND LIFESTYLE

The Retreat has an average thermal comfort rating of 5 stars with the average cooling loads 67% below allowable thermal comfort caps which will improve indoor comfort and reduce the home owner's reliance on air-conditioning*

All glass windows and doors have a solar tint to reduce heat gain in summer months*

All external walls have been insulated to keep indoor temperatures cool in summer and warm in winter*

Covered balconies provide shade, extra living space and help keep the apartments cool in summer

A Hebel wall system is used in between neighbouring apartments: Hebel improves energy efficiency, has excellent sound proofing properties and is fire and pest resistant

All windows and doors are fitted with weather seals reducing heat losses and gains

Parking for 121 bikes is provided to allow residents and visitors to have a healthy and cost effective transportation alternative

ENERGY

All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/night zoning to further reduce their energy consumption

All lighting systems in the common areas are fitted with energy efficient globes, reducing strata costs significantly

Apartments are fitted with energy efficient globes reducing individual energy bills

Large windows allow natural light into the apartments reducing the need for artificial lighting

Modern energy efficient dishwashers and clothes dryers have been supplied to all units to reduce possible excess energy consumption via old inefficient appliances (dishwasher energy rating is 3.5 stars and clothes dryers are 2 star energy)

Bathroom and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems

The central hot water system reduces your bills and greenhouse gas emissions

WATER

Rain water is collected from the roof tops and used to water the gardens and lawns throughout the development

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

All apartments have 4 star water efficient kitchen and bathroom taps which use 9 litres or approximately 40% less water per minute than average tap fittings*

All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower



*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 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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