



This document was produced prior to commencement of construction. The pictures showing the interiors of the apartments and buildings are indicative only. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice.

Crowle Estate
74-78 Belmore Street
Ryde NSW 2114

crowleestate.com.au
deicorp.com.au



A natural place to be.

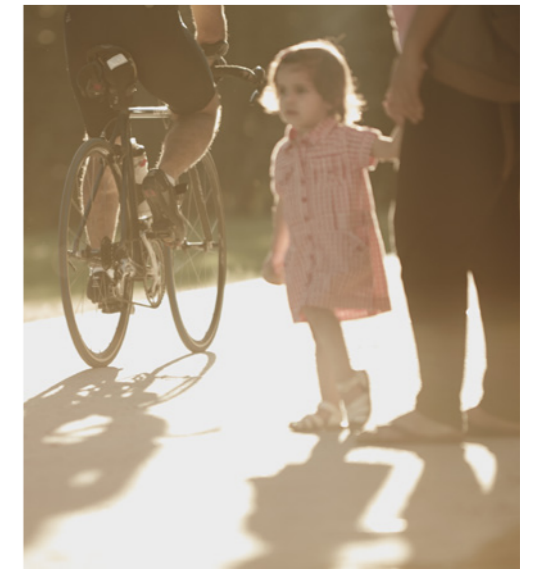
Nature lives here

It's not your every day location. Crowle Estate is a wonderful synthesis of luscious parklands, endless walkways and a famous river that flows as far as the eye can see.

Situated only 15 kms from the Sydney CBD near the Parramatta River, Crowle Estate is surrounded by everything that you could wish for.

Cafés and restaurants that truly whet the appetite. Superb shops at Top Ryde and Macquarie shopping centre that will satisfy even the keenest of shoppers. World-class sport and entertainment can be enjoyed at Homebush Olympic Park and Allphones Arena.

For those who love a cool dip on warm summer days, Ryde Aquatic Leisure Centre is only minutes away. And for the more studious types, two of Australia's finest universities, Macquarie University and UTS Kuring-gai, are close at hand.



Location with a natural connection

Crowle Estate is located in Ryde/ Meadowbank, one of the most up and coming suburbs in Sydney's North West.

Designed by award winning architect Nordon Jago, Crowle Estate exudes style.

You're spoilt for choice in transport. Jump on a ferry, grab a bus or hop on a train. They'll take you to anywhere you want to go.

Or if you enjoy exercise, take a stroll along the Parramatta foreshore or wander through any of the area's 207 parks.





Home with a real history

It's a place with a sense of style. Crowle Estate comprises of 416 beautifully appointed designer apartments, all with secure basement parking. At the heart of the estate, is a piece of history. A heritage listed residence for the whole community to enjoy. It features a music room, home cinema and shared kitchen.

Large open plan living area

Gourmet kitchen
with stainless steel appliances

Beautiful designer bathroom

Oversized bedrooms
with built-in robes

Split system air-conditioning

Secure basement parking



A different point of view.

01. Sydney CBD

02. Ryde Aquatic Leisure Centre

03. Putney Public School

04. Morrison Bay Park

05. Meadowbank Public School

06. Bus stop

07. Putney Park

08. Bennelong Park

09. Kissing Point Park

10. Settlers Park

11. Parramatta River

12. Concord Road

13. Sydney Airport

Project information

Location description

Ryde/Meadowbank is a suburb of Sydney, New South Wales, Australia. Ryde/Meadowbank is located 15 kilometres West of the Sydney central business district, in the local government area of the City of Ryde and part of the Northern Suburbs area. Ryde/Meadowbank sits in a valley on the Northern bank of the Parramatta River.

Ryde/Meadowbank is a mixed commercial-residential area. Ryde/Meadowbank features a small group of shops on either side of Meadowbank railway station and a shopping centre within the residential apartment complex to the south, along Bay Drive.

Ryde/Meadowbank is undergoing gentrification, with many of its factories being demolished and replaced by waterfront apartments with views of the Parramatta River.



Executive summary

Project Name
Crowle Estate

Project Address
74-78 Belmore Street, Ryde, NSW

Project Description
Construction of five residential flat buildings ranging in height from 4 to 8 storeys comprising 416 units (mix of 1 and 2 bedroom apartments) and basement parking over 3 levels for 450 vehicles. The development includes the restoration of the existing Tellaraga House.

Building A - 105 apartments
Building B - 81 apartments
Building C - 55 apartments
Building D - 79 apartments
Building E - 96 apartments

Developer / Builder
Deicorp

Architect
Nordon Jago

Deposit requirement
10% deposit (Cash or Bank Guarantee)

Key features

The site is an island site within Meadowbank with 3 street frontages.

Minimal facilities offering low strata levies.

Only 20 mins from Sydney CBD and moments away from Meadowbank Train Station, Bus Stops and the Ferry.

Close proximity to Sydney Olympic Park, Macquarie, Top Ryde and Rhodes shopping centres, Macquarie University and Sydney's most premium schools.

Lifestyle convenience with cafes and restaurants, proposed shopping centre and fresh food outlets all in walking distance.

Amenity and Social Infrastructure

Transport

Meadowbank is easily accessible by road, ferry, bus and train.

Road

Ryde/Meadowbank experiences limited traffic as major roads circle rather than run through the suburb. Roads include Lane Cove Road to the East, Victoria Road to the North and Adelaide Street to the West. Other central roads include Constitution Road, Meadow Crescent and Bank Street.

Rail

Meadowbank railway station is on the North Shore Line and Northern and Western Line of the Sydney Trains network. Meadowbank has two side platforms.

9 stops to Wynard station
(38 minutes)

Ferry

Meadowbank has a ferry wharf on the Parramatta River as part of the Sydney Ferries network. The ferry primarily services tourists on weekends and city workers during the week.

13 stops to Darling Harbour
(50 minutes)

Bus

Sydney Buses runs two routes via Meadowbank station:

Route 507 - east to Circular Quay via Putney, Gladesville, Drummoyne, Rozelle, White Bay, Town Hall, north to Macquarie University via Ryde, North Ryde, Macquarie Centre

Route 513 - Carlingford via West Ryde, Melrose Park, Ermington, Dundas Valley



Schools

Meadowbank and the surrounding area are well serviced by a number of schools ranging from private educational institutions to a number of well-established public schools.

Public

Meadowbank TAFE

Meadowbank Public School

Ryde Public School

West Ryde Public School

Private

St Michael's School is a Catholic primary school

Community and Neighbourhood Amenities

Crowle Estate is located right in the heart of everything:

Shopping - Village Plaza is a boutique shopping centre with 26 specialty stores including ALDI. There are several restaurants from Chinese to Italian. Close by is Top Ryde shopping centre consisting of 115 specialty stores including Woolworths, Big W, Dan Murphys & JB Hi-Fi.

Parks - Meadowbank features great public access to Parramatta River and surrounding parklands.

- Meadowbank Park. Major sports field complex for football, soccer, cricket, baseball, hockey and netball. Bike and jogging track on Parramatta River foreshore, forming part of the Parramatta Valley Cycleway.
- Memorial Park - Meadow Crescent. Adjacent to the Parramatta River. Bike track, part of the Parramatta Valley Cycleway. RiverCat Ferry Wharf.
- Anderson Park, Ann Thorn Park, Helene Park and Headland Park.





Finishes

External

External masonry walls combination of face brickwork and rendered paint finish

Reinforced concrete slab walls

Powder coated balustrades with tiled balconies

Powder coated aluminum window frames

Terrace common area paved surface

Selected quality paints to all external concrete surfaces

Internal - General

Living areas and bedrooms laid with selected quality carpet

Selected ceramic floor tiles to kitchen, bathroom, laundry, ensuite and balconies

Chrome door furniture and tap ware

Audio intercom system at lobby

Hollow core internal doors by Hume Doors (or similar)

Selected quality paints to all internal walls with quality undercoat

Split system air-conditioning to living area

Kitchens

Ceramic tiled floor

Glass splashbacks

Gourmet kitchen cupboards with polished stone bench tops

Omega Stainless steel multi-function oven (or similar)

Omega Stainless steel gas cook top (or similar)

Omega Stainless steel range hood (or similar)

Omega Dishwasher (or similar)

Stainless steel 1, 1/5 bowel sink with mixer tap

Power point for refrigerator

Telephone point



Living, Dining Room

Sliding doors to tiled Terrace/Balcony

Television aerial point includes free to air and pay TV

Gas bayonet fitting

Laundry

Ceramic tiled floor, skirtings and splashback

Stainless steel laundry tub and cupboard (or similar)

Stainless steel spout with telescopic arm (or similar)

Fitted eye level Hoover cloth dryers (or similar)

Stainless steel washing machine taps (or similar)

Master Bedroom

Mirrored sliding wardrobes

Ensuite with floor to ceiling tiles

Polyurethane vanity unit with mirror above

Powder coated shower screen

Full china toilet suite with link seat

Telephone and television aerial point includes free to air and pay TV

Bathrooms

Polyurethane vanity with mirror above

Powder coated shower screen

Full china toilet suite with link seat

Floor to ceiling tiles

Stylus bath tub (or similar) - only where shown on plan

Ensuite (Two Bedroom Units Only)

Polyurethane vanity unit with mirror above

Powder coated shower screen

Full china toilet suite with link seat

Floor to ceiling tiles

Note - no ensuite to one-bedroom units

Basement

Security basement parking with electronic remote controlled shutter

Mechanical ventilation to comply with Australian standards

Mechanically ventilated residential garbage room

Designated carwash bay

Common Hallways

Fire rated doors into all units

Entry foyer laid with selected quality ceramic tiles and/or carpet

General

Light fittings to all units

Mechanical ventilation to bathrooms, ensuites and laundries where no natural ventilation

Central gas hot water units

Gas bayonet fitting to all balconies for BBQ connection

Three of Sydney's Finest



They don't come any better than Deicorp. They are a major Sydney property developer and builder, who are personally committed to designing and constructing high quality residential, commercial and retail projects. For over 15 years, their projects have revitalised the Sydney suburbs of Marrickville, Redfern and Punchbowl.

Alceon is a specialist, investment and capital solutions partnership with offices in Sydney, Melbourne and Brisbane. Their team has a collective experience of over 125 years in the Australian and global financial markets.

HOME789 is a project marketing company in Sydney specialising in local and overseas markets. The company has since expanded into a vibrant office in Redfern, servicing the broader communities with professional real estate services in development, residential project marketing and property management.



Deicota

This 19 storey mixed-use development in spirited Redfern includes retail space, a recreational club, commercial space, 89 apartments and a five-level basement car park.



The Charles

Situated in the vibrant Inner West, The Charles combines the best of both worlds: suburban living just 20 minutes from the CBD. It's a mixed-use development including one-level of retail space with 7 storeys of apartments.



Revolution

Located in a prime position in the busy Inner West, the Revolution is a mixed-use development comprising of 4 separate buildings. It boasts 179 residential units, 7 commercial spaces and a two-level basement car park.