



# MASTERY BY CROWN GROUP

## 44-48 O'DEA AVENUE, WATERLOO





# AGENT SALES PACK CONTENTS

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# 10 THINGS YOU NEED TO KNOW ABOUT MASTERY BY CROWN GROUP

1. Mastery by Crown Group is located at 44-48 O’Dea Avenue, Waterloo.

2. It’s a creative partnership between leading property developer, Crown Group and architects, Kengo Kemo, Koichi Takada Architects and Silvester Fuller.

3. This is Kengo Kuma’s only residential project in Australia.

4. Mastery by Crown Group is made up of five unique buildings designed to create a thriving community-focussed precinct with convenient and social retail offerings.

5. The architecture is a modern, Japanese-inspired design, with a vertical stacking forest the centrepiece of the precinct.

6. The amenity at Mastery by Crown Group is centred on well-being and inspired by nature. It includes a therapeutic wellness spa, sauna, a rooftop infinity pool with city views, state-of-the-art gym, residents’ function room, Japanese gardens and landscaped spaces, BBQ facilities and rooftop lounge.
7. Apartment interiors are designed by Koichi Takada and offer a Japanese aesthetic inspired by the interplay of light (hikari) and shadow (kage), with each interior featuring modern and sophisticated fittings and furnishings.

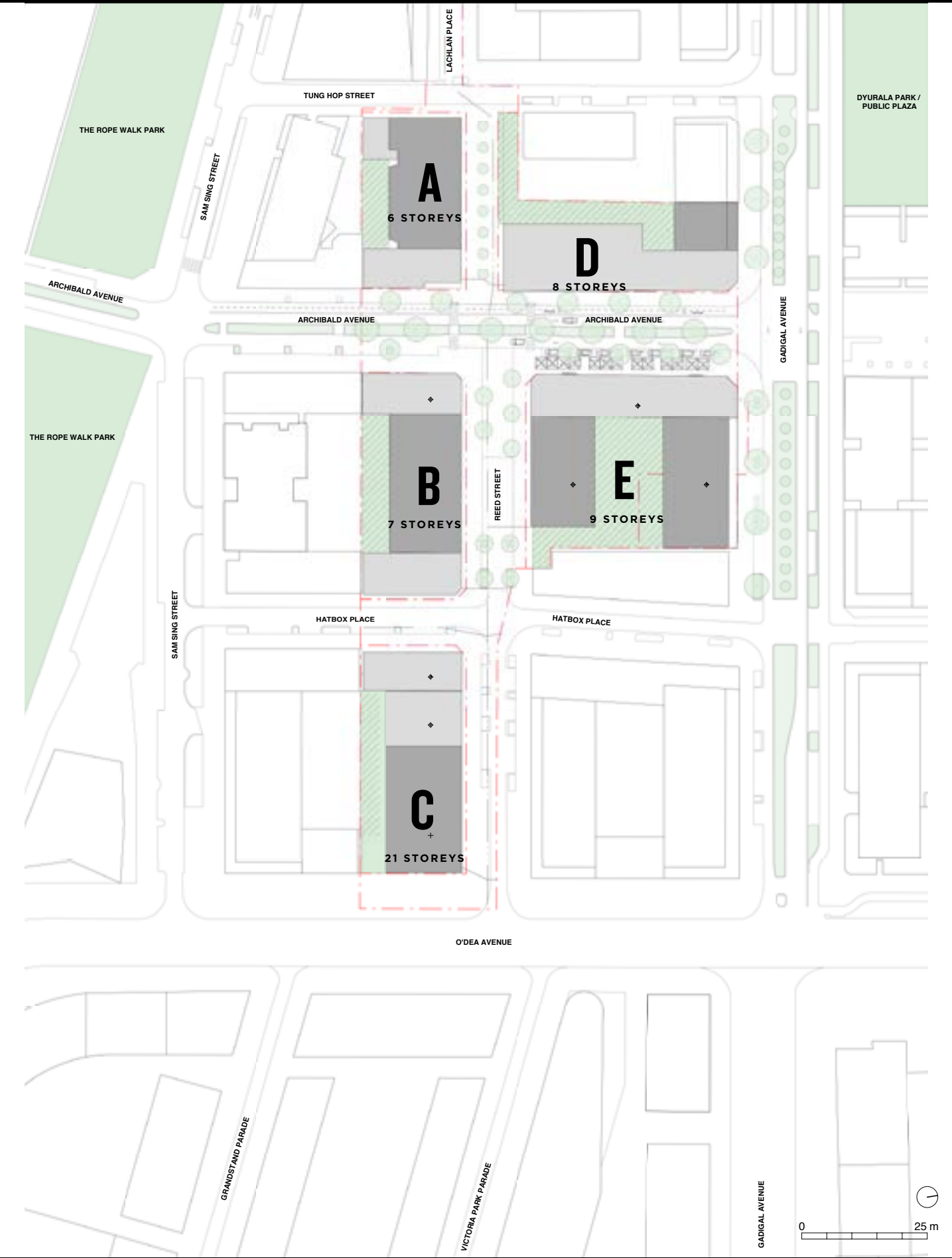
8. Mastery by Crown Group is in an unrivalled location with the Sydney CBD 4km away, the University of NSW and University of Sydney less than 3km away, and East Village Shopping Centre just 250m away.

9. The site benefits from outstanding connectivity with Green Square train station and the future Waterloo Metro station both 10 minutes away walking. There are also regular bus connections right at your doorstep on O’Dea Avenue.

10. Crown Group’s reputation for quality design and build and its excess of awards demonstrates its commitment to delivering developments that stand the test of time.



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# BUILDING A

## SUMMARY

PROJECT NAME	Building A - Mastery by Crown Group		
LOCATION	Tunghop Street/Lachlan Place/Archibald Avenue, Waterloo		
ARCHITECT	Silvester Fuller		
DEVELOPER	Crown Group (or related entity)		
APARTMENT MIX	37 luxury apartments currently in mix: <div><div>• Studio</div><div>• 1 Bedroom</div><div>• 1 Bedroom + ST</div><div>• 2 Bedroom</div><div>• 2 Bedroom + ST</div><div>• 3 Bedroom</div></div>		
RETAIL	Five tenancies - approximately 268 sqm		
COMPLETION DATE	Building A - Approximately Q2 - 2023		
COMMON FACILITIES	<div><div>• BBQ facilities</div><div>• Retail</div><div>• Ground floor landscaped gardens</div><div>• Rooftop landscaped garden</div></div>		

### APARTMENT BREAKDOWN

Studio	40 sqm	2 Bedroom	72 sqm - 78 sqm
1 Bedroom	50 sqm - 52 sqm	2 Bedroom + ST	76 sqm - 82 sqm
1 Bedroom + ST	57 sqm	3 Bedroom	95 sqm - 100 sqm

TYPE (PER QUARTER)	WATER RATES (PER ANNUM)	STRATA LEVIES (PER QUARTER)	COUNCIL RATES (PER ANNUM)
Studio	Approx \$800	\$500 - \$690	Approx \$1,300
1 Bedroom	Approx \$800	\$690 - \$800	Approx \$1,300
1 Bedroom + ST	Approx \$800	\$750 - \$850	Approx \$1,300
2 Bedroom	Approx \$800	\$990 - \$1,050	Approx \$1,300
2 Bedroom + ST	Approx \$800	\$1,050 - \$1,110	Approx \$1,300
3 Bedroom	Approx \$800	\$1,110 - \$1,370	Approx \$1,300

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# BUILDING B

## SUMMARY

PROJECT NAME	Building B - Mastery by Crown Group		
LOCATION	Archibald Avenue/Reed Street/Hatbox Place, Waterloo		
ARCHITECT	Koichi Takada Architects (KTA)		
DEVELOPER	Crown Group (or related entity)		
APARTMENT MIX	53 luxury apartments currently in mix: <div><div>• Studio</div><div>• 1 Bedroom</div><div>• 1 Bedroom + ST</div><div>• 1 Bedroom + Flexi</div><div>• 2 Bedroom</div><div>• 2 Bedroom + ST</div><div>• 3 Bedroom</div><div>• 3 Bedroom + ST</div><div>• 3 Bedroom Dual Key</div><div>• 4 Bedroom</div></div>		
RETAIL	Four tenancies - Approximately 237 sqm		
COMPLETION DATE	Building B - Approximately Q2 - 2023		
COMMON FACILITIES	<div><div>• BBQ facilities</div><div>• Retail</div><div>• Ground floor landscaped gardens</div><div>• Rooftop landscaped garden</div></div>		

### APARTMENT BREAKDOWN

Studio	41 sqm - 46 sqm	2 Bedroom + ST	72 sqm - 87 sqm
1 Bedroom	50 sqm - 55 sqm	3 Bedroom	96 sqm - 98 sqm
1 Bedroom + ST	53 sqm - 60 sqm	3 Bedroom + ST	96 sqm - 110 sqm
1 Bedroom + Flexi	54 sqm	3 Bedroom Dual Key	127 sqm - 127 sqm
2 Bedroom	75 sqm - 84 sqm	4 Bedroom	134 sqm

TYPE (PER QUARTER)	WATER RATES (PER ANNUM)	STRATA LEVIES (PER QUARTER)	COUNCIL RATES (PER ANNUM)
Studio	Approx \$800	\$500 - \$690	Approx \$1,300
1 Bedroom	Approx \$800	\$690 - \$760	Approx \$1,300
1 Bedroom + ST	Approx \$800	\$660 - \$760	Approx \$1,300
1 Bedroom + Flexi	Approx \$800	\$660 - \$760	Approx \$1,300
2 Bedroom	Approx \$800	\$920 - \$1,240	Approx \$1,300
2 Bedroom + ST	Approx \$800	\$1,070 - \$1,350	Approx \$1,300
3 Bedroom	Approx \$800	\$1,470 - \$1,570	Approx \$1,300
3 Bedroom + ST	Approx \$800	\$1,290 - \$1,760	Approx \$1,300
3 Bedroom Dual Key	Approx \$800	\$1,760 - \$1,920	Approx \$1,300
4 Bedroom	Approx \$800	\$2,000 - \$2,450	Approx \$1,300

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# BUILDING C

## SUMMARY

PROJECT NAME	Building C - Mastery by Crown Group		
LOCATION	Hatbox Place/Reed Street/O'Dea Avenue, Waterloo		
ARCHITECT	Kengo Kuma and Associates and Koichi Takada Architects		
DEVELOPER	Crown Group (or related entity)		
APARTMENT MIX	143 luxury apartments currently in mix: <div><div>• Studio</div><div>• 1 Bedroom</div><div>• 1 Bedroom + ST</div><div>• 2 Bedroom</div></div> <div><div>• 2 Bedroom + Flexi</div><div>• 2 Bedroom + ST</div><div>• 2 Bedroom + Media</div><div>• 3 Bedroom</div></div> <div><div>• 3 Bedroom + ST</div><div>• 3 Bedroom + Flexi</div><div>• 3 Bedroom Dual Key</div><div>• Penthouse</div></div>		
RETAIL	Three tenancies - Approximately 213 sqm		
COMPLETION DATE	Building C - Approximately Q1 - 2024		
COMMON FACILITIES	<div><div>• Theraputic/wellbeing pool</div><div>• Sauna</div><div>• Fully equipped gymnasium</div><div>• BBQ facilities</div></div> <div><div>• Rooftop lounge</div><div>• Ground floor landscaped gardens</div><div>• Rooftop landscaped gardens</div><div>• Retail</div></div>		

### APARTMENT BREAKDOWN

Studio	44 sqm - 48 sqm	2 Bedroom + Flexi	86 sqm - 88 sqm
1 Bedroom	50 sqm - 51 sqm	3 Bedroom	96 sqm - 101 sqm
1 Bedroom + ST	52 sqm - 64 sqm	3 Bedroom + Flexi	104 sqm
2 Bedroom	70 sqm - 91 sqm	3 Bedroom Dual Key	122 sqm
2 Bedroom + Media	72 sqm - 76 sqm	Penthouse	150 sqm - 172 sqm
2 Bedroom + ST	77 sqm - 97 sqm		

TYPE (PER QUARTER)	WATER RATES (PER ANNUM)	STRATA LEVIES (PER QUARTER)	COUNCIL RATES (PER ANNUM)
Studio	Approx \$800	\$630 - \$730	Approx \$1,300
1 Bedroom	Approx \$800	\$740 - \$780	Approx \$1,300
1 Bedroom + ST	Approx \$800	\$850 - \$960	Approx \$1,300
2 Bedroom	Approx \$800	\$1,050 - \$1,450	Approx \$1,300
2 Bedroom + ST	Approx \$800	\$1,120 - \$1,560	Approx \$1,300
2 Bedroom + Media	Approx \$800	\$1,290 - \$1,570	Approx \$1,300
2 Bedroom + Flexi	Approx \$800	\$1,100 - \$1,400	Approx \$1,300
3 Bedroom	Approx \$800	\$1,560 - \$1,760	Approx \$1,300
3 Bedroom + ST	Approx \$800	\$1,700 - \$1,800	Approx \$1,300
3 Bedroom + Flexi	Approx \$800	\$1,700 - \$1,800	Approx \$1,300
3 Bedroom Dual Key	Approx \$800	\$1,760 - \$1,900	Approx \$1,300
3 Bedroom Penthouse	Approx \$800	\$2,000 - \$2,500	Approx \$1,300

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# BUILDING D

## SUMMARY

PROJECT NAME	Building D - Mastery by Crown Group		
LOCATION	Gadigal Avenue/Archibald Avenue/Lachlan Place, Waterloo		
ARCHITECT	Koichi Takada Architects (KTA)		
DEVELOPER	Crown Group (or related entity)		
APARTMENT MIX	42 luxury apartments currently in mix: <div><div>• 1 Bedroom</div><div>• 1 Bedroom + Media</div><div>• 1 Bedroom + ST</div><div>• 2 Bedroom</div></div> <div><div>• 3 Bedroom</div><div>• 3 Bedroom + ST</div><div>• 3 Bedroom Dual Key</div></div>		
RETAIL	Eight tenancies - Approximately 440 sqm		
COMPLETION DATE	Building D - Approximately Q2 - 2023		
COMMON FACILITIES	<div><div>• BBQ facilities</div><div>• Retail</div></div> <div><div>• Ground floor landscaped gardens</div><div>• Rooftop landscaped area</div></div>		

### APARTMENT BREAKDOWN

1 Bedroom	50 sqm - 54 sqm	3 Bedroom	95 sqm - 105 sqm
1 Bedroom + Media	50 sqm	3 Bedroom + ST	117 sqm
1 Bedroom + ST	51 sqm - 52 sqm	3 Bedroom Dual Key	115 sqm
2 Bedroom	70 sqm - 76 sqm		

TYPE (PER QUARTER)	WATER RATES (PER ANNUM)	STRATA LEVIES (PER QUARTER)	COUNCIL RATES (PER ANNUM)
1 Bedroom	Approx \$800	\$750 - \$780	Approx \$1,300
1 Bedroom + Media	Approx \$800	\$750 - \$780	Approx \$1,300
1 Bedroom + ST	Approx \$800	\$750 - \$780	Approx \$1,300
2 Bedroom	Approx \$800	\$1,050 - \$1,150	Approx \$1,300
3 Bedroom	Approx \$800	\$1,470 - \$1,770	Approx \$1,300
3 Bedroom + ST	Approx \$800	\$1,770 - \$1,870	Approx \$1,300
3 Bedroom Dual Key	Approx \$800	\$1,770 - \$1,870	Approx \$1,300

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# BUILDING E SUMMARY

PROJECT NAME	Building E - Mastery by Crown Group		
LOCATION	Reed Street/Archibald Avenue/Gadigal Avenue, Waterloo		
ARCHITECT	Koichi Takada Architects (KTA)		
DEVELOPER	Crown Group (or related entity)		
APARTMENT MIX	93 luxury apartments currently in mix: <div><div><div>• Studio</div><div>• 1 Bedroom</div><div>• 1 Bedroom + Media</div><div>• 1 Bedroom + ST</div><div>• 2 Bedroom</div></div><div><div>• 2 Bedroom + Flexi</div><div>• 3 Bedroom</div><div>• 3 Bedroom + Media</div><div>• 3 Bedroom + ST</div><div>• 3 Bedroom + Flexi</div></div></div>		
RETAIL	Seven tenancies - Approximately 977 sqm		
COMPLETION DATE	Building E - Approximately Q2 - 2023		
COMMON FACILITIES	<div><div>• BBQ facilities</div><div>• Retail</div></div> <div><div>• Ground floor landscaped gardens</div><div>• Rooftop landscaped garden</div></div>		

## APARTMENT BREAKDOWN

Studio	40 sqm - 41 sqm	2 Bedroom + Flexi	90 sqm
1 Bedroom	50 sqm	3 Bedroom	104 sqm - 106 sqm
1 Bedroom + Media	50 sqm	3 Bedroom + Media	97 sqm
1 Bedroom + ST	53 sqm	3 Bedroom + ST	120 sqm
2 Bedroom	71 sqm - 83 sqm	3 Bedroom + Flexi	114 sqm

TYPE (PER QUARTER)	WATER RATES (PER ANNUM)	STRATA LEVIES (PER QUARTER)	COUNCIL RATES (PER ANNUM)
Studio	Approx \$800	\$550 - \$600	Approx \$1,300
1 Bedroom	Approx \$800	\$640 - \$740	Approx \$1,300
1 Bedroom + Media	Approx \$800	\$640 - \$740	Approx \$1,300
1 Bedroom + ST	Approx \$800	\$640 - \$740	Approx \$1,300
2 Bedroom	Approx \$800	\$910 - \$1,250	Approx \$1,300
2 Bedroom + Flexi	Approx \$800	\$1,250 - \$1,350	Approx \$1,300
3 Bedroom + Media	Approx \$800	\$1,350 - \$1,570	Approx \$1,300
3 Bedroom	Approx \$800	\$1,350 - \$1,570	Approx \$1,300
3 Bedroom + ST	Approx \$800	\$1,470 - \$1,570	Approx \$1,300
3 Bedroom + Flexi	Approx \$800	\$1,470 - \$1,570	Approx \$1,300

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# APARTMENT BREAKDOWN

BUILDINGS	NO. APTS	MAX HEIGHT	VEHICULAR ENTRY	PEDESTRIAN ENTRY	ARCHITECT
A	37	6 STOREYS	TUNG HOP ST	CNR. LACHLAN PL & ARCHIBALD AVE	SILVESTER FULLER
B	53	7 STOREYS	REED ST	REED ST	KTA
C	143	21 STOREYS	REED ST	REED ST	KTA & KENGO KUMA
D	42	8 STOREYS	TUNG HOP ST (SHARED WITH BUILDING A)	ARCHIBALD AVE	KTA
E	93	9 STOREYS	REED ST	ARCHIBALD AVE	KTA
TOTAL	368				

BUILDING	STUDIO	1 BEDROOM	1 BEDROOM + MEDIA	1 BEDROOM + ST	1 BEDROOM + FLEXI	2 BEDROOM	2 BEDROOM + MEDIA	2 BEDROOM + ST	2 BEDROOM + FLEXI	3 BEDROOM	3 BEDROOM + FLEXI	3 BEDROOM + ST	3 BEDROOM + MEDIA	3 BEDROOM DUAL KEY	4 BED	PENTHOUSE	TOTAL
A	4	10		1		16		1		5							37
B	3	9		3	1	20		6		2		7		1	1		53
C	2	31		11		57	2	6	9	12	1			9		3	143
D		6	3	3		22				5		1		2			42
E	10	11	6	12		44			1	2	2	4	1				93
TOTAL	19	67	9	30	1	159	1	13	10	26	3	12	1	12	1	3	368

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# APARTMENT TYPE SPECIFICATIONS



STANDARD BATHROOM - LIGHT SCHEME

STUDIO		
KITCHEN	<ul style="list-style-type: none"><li>Ceramic floor tiles</li><li>Re-constituted stone bench tops</li><li>Smeg rangehood and two burner gas cooktop</li><li>Smeg convection type microwave</li><li>Smeg dishdrawer</li></ul>	<ul style="list-style-type: none"><li>Kitchen mixer</li><li>Soft close laminate drawers and cupboards</li><li>Toughened, frosted or silver mirror splashback</li><li>Single undermount stainless steel sink</li><li>Fridge</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>Ceramic floor and wall tiles</li><li>Toughened, clear or silver mirror</li><li>Soft close laminate cupboards</li><li>Re-constituted stone shelf</li><li>Wall mounted basin</li></ul>	<ul style="list-style-type: none"><li>Basin mixer and bathroom accessories</li><li>Toto combined toilet/bidet. Floor mounted pan with cistern and soft close seat</li><li>Frameless shower screens</li></ul>
APARTMENT GENERAL	<ul style="list-style-type: none"><li>Carpet</li><li>Ducted air conditioning</li><li>LED down lights</li><li>Laundry and sink with tap</li></ul>	<ul style="list-style-type: none"><li>Wall mounted clothes dryer</li><li>Painted plasterboard ceiling</li><li>Washing machine</li><li>Basement storage cage</li></ul>

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# APARTMENT TYPE SPECIFICATIONS



STANDARD BATHROOM - DARK SCHEME

ONE BEDROOM / ONE BEDROOM + FLEXI / ONE BEDROOM + ST* / ONE BEDROOM + MEDIA		
KITCHEN	<ul style="list-style-type: none"><li>Ceramic floor tiles</li><li>Re-constituted stone bench tops</li><li>Smeg rangehood and four burner gas cooktop</li><li>Smeg convection type microwave</li><li>Smeg dishdrawer</li></ul>	<ul style="list-style-type: none"><li>Kitchen mixer</li><li>Soft close laminate drawers and cupboards</li><li>Toughened, frosted or silver mirror splashback</li><li>Single undermount stainless steel sink</li><li>Fridge</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>Ceramic floor and wall tiles</li><li>Toughened, clear or silver mirror</li><li>Soft close laminate cupboards</li><li>Re-constituted stone shelf</li><li>Wall mounted basin</li></ul>	<ul style="list-style-type: none"><li>Basin mixer and bathroom accessories</li><li>Toto combined toilet/bidet. Floor mounted pan with cistern and soft close seat</li><li>Frameless shower screens</li></ul>
APARTMENT GENERAL	<ul style="list-style-type: none"><li>Carpet</li><li>Ducted air conditioning</li><li>LED down lights</li><li>Laundry and sink with tap</li></ul>	<ul style="list-style-type: none"><li>Wall mounted clothes dryer</li><li>Painted plasterboard ceiling</li><li>Washing machine</li><li>Basement storage cage</li></ul>

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# APARTMENT TYPE SPECIFICATIONS



STANDARD BATHROOM - LIGHT SCHEME

**TWO BEDROOM / TWO BEDROOM + FLEXI / TWO BEDROOM + ST\* / TWO BEDROOM + MEDIA**

KITCHEN	<ul style="list-style-type: none"><li>• Ceramic floor tiles</li><li>• Re-constituted stone bench tops</li><li>• Smeg rangehood and four burner gas cooktop and electric oven</li><li>• Smeg dishwasher</li><li>• Smeg microwave oven</li></ul>	<ul style="list-style-type: none"><li>• Stainless steel sink</li><li>• Kitchen mixer</li><li>• Soft close drawers and cupboards</li><li>• Toughened, frosted or silver mirror splashback and kitchen</li><li>• Fridge</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>• Ceramic floor and wall tiles</li><li>• Toughened, clear or silver mirror</li><li>• Soft close cupboards</li><li>• Re-constituted stone shelf</li><li>• Wall mounted basin</li></ul>	<ul style="list-style-type: none"><li>• Basin mixer and bathroom accessories</li><li>• Toto combined toilet/bidet. Floor mounted pan with cistern and soft close seat</li><li>• Frameless shower screens</li></ul>
APARTMENT GENERAL	<ul style="list-style-type: none"><li>• Carpet</li><li>• Ducted air conditioning</li><li>• LED down lights</li><li>• Laundry and sink with tap</li></ul>	<ul style="list-style-type: none"><li>• Wall mounted clothes dryer</li><li>• Painted plasterboard ceiling</li><li>• Washing machine</li><li>• Basement storage cage</li></ul>

ST = Storage.

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# APARTMENT TYPE SPECIFICATIONS



STANDARD BATHROOM - DARK SCHEME

**THREE BEDROOM / THREE BEDROOM + MEDIA / THREE BEDROOM + ST\* / THREE BEDROOM + FLEXI**

KITCHEN	<ul style="list-style-type: none"><li>• Ceramic floor tiles</li><li>• Reconstituted stone benchtops</li><li>• Smeg concealed undermount rangehood</li><li>• Smeg stainless steel four burner gas cooktop and electric oven</li><li>• Smeg dishwasher</li><li>• Smeg microwave oven</li></ul>	<ul style="list-style-type: none"><li>• Stainless steel sink</li><li>• Kitchen mixer</li><li>• Soft close drawers and cupboards</li><li>• Toughened, frosted or silver mirror splashback and kitchen</li><li>• Fridge</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>• Ceramic floor and wall tiles</li><li>• Toughened, clear or silver mirror</li><li>• Soft close cupboards</li><li>• Re-constituted stone shelf</li><li>• Wall mounted basin</li></ul>	<ul style="list-style-type: none"><li>• Basin mixer and bathroom accessories</li><li>• Toto combined toilet/bidet. Floor mounted pan with cistern and soft close seat</li><li>• Frameless shower screens</li></ul>
APARTMENT GENERAL	<ul style="list-style-type: none"><li>• Carpet</li><li>• Ducted air conditioning</li><li>• LED down lights</li><li>• Laundry and sink with tap</li></ul>	<ul style="list-style-type: none"><li>• Wall mounted clothes dryer</li><li>• Painted plasterboard ceiling</li><li>• Washing machine</li><li>• Basement storage cage</li></ul>

ST = Storage.

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# APARTMENT TYPE SPECIFICATIONS



BUILDING C FUNCTION ROOM

## THREE BEDROOM DUAL KEY

KITCHEN	<ul style="list-style-type: none"><li>Ceramic floor tiles</li><li>Reconstituted stone benchtops</li><li>Smeg concealed undermount rangehood</li><li>Smeg stainless steel four burner gas cooktop and electric oven</li><li>Smeg dishwasher</li><li>Smeg microwave oven</li></ul>	<ul style="list-style-type: none"><li>Stainless steel sink</li><li>Kitchen mixer</li><li>Soft close drawers and cupboards</li><li>Toughened, frosted or silver mirror splashback and kitchen</li><li>Fridge</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>Ceramic floor and wall tiles</li><li>Toughened, clear or silver mirror</li><li>Soft close cupboards</li><li>Re-constituted stone shelf</li><li>Wall mounted basin</li></ul>	<ul style="list-style-type: none"><li>Basin mixer and bathroom accessories</li><li>Toto combined toilet/bidet. Floor mounted pan with cistern and soft close seat</li><li>Frameless shower screens</li></ul>
APARTMENT GENERAL	<ul style="list-style-type: none"><li>Carpet</li><li>Ducted air conditioning</li><li>LED down lights</li><li>Laundry and sink with tap</li></ul>	<ul style="list-style-type: none"><li>Wall mounted clothes dryer</li><li>Painted plasterboard ceiling</li><li>Washing machine</li><li>Basement storage cage</li></ul>

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# APARTMENT TYPE SPECIFICATIONS



BUILDING C GYMNASIUM

## FOUR BEDROOM

KITCHEN	<ul style="list-style-type: none"><li>Ceramic floor tiles</li><li>Reconstituted stone benchtops</li><li>Smeg concealed undermount rangehood</li><li>Smeg stainless steel four burner gas cooktop and electric oven</li><li>Smeg dishwasher</li><li>Smeg microwave oven</li></ul>	<ul style="list-style-type: none"><li>Stainless steel sink</li><li>Kitchen mixer</li><li>Soft close drawers and cupboards</li><li>Toughened, frosted or silver mirror splashback and kitchen</li><li>Fridge</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>Ceramic floor and wall tiles</li><li>Toughened, clear or silver mirror</li><li>Soft close cupboards</li><li>Re-constituted stone shelf</li><li>Wall mounted basin</li></ul>	<ul style="list-style-type: none"><li>Basin mixer and bathroom accessories</li><li>Toto combined toilet/bidet. Floor mounted pan with cistern and soft close seat</li><li>Frameless shower screens</li></ul>
APARTMENT GENERAL	<ul style="list-style-type: none"><li>Carpet</li><li>Ducted air conditioning</li><li>LED down lights</li><li>Laundry and sink with tap</li></ul>	<ul style="list-style-type: none"><li>Wall mounted clothes dryer</li><li>Painted plasterboard ceiling</li><li>Washing machine</li><li>Basement storage cage</li></ul>

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# APARTMENT TYPE SPECIFICATIONS



PENTHOUSE LIVING



PENTHOUSE BEDROOM

## PENTHOUSES

KITCHEN	• Travertine panel kitchen and island bench tops	• Wine fridge
	• Smeg rangehood	• 2x dishwasher
	• Smeg stainless steel five burner gas cooktop	• Stainless steel sink
	• Smeg oven	• Chrome kitchen mixer
	• Smeg steam oven	• Soft close drawers and cupboards
	• Smeg stainless steel microwave oven	• Travertine Splashback
	• Smeg coffee machine	• Fridge/freezer
	• 2x warming drawer	
BATHROOMS	• Travertine panel wall tiles and floor	• Toto combined toilet/bidet. Floor mounted pan with in-wall cistern and soft close seat
	• Soft close cupboards	• Frameless shower screens
	• Travertine panel vanity shelf	• Floor tiles
	• Rain showerhead	
	• Bath	
APARTMENT GENERAL	• Carpet (bedrooms only)	• Washing machine
	• Timber floorboards (living, kitchen, dining areas)	• Wall mounted clothes dryer
	• Ducted air conditioning	• Painted plasterboard ceiling
	• LED down lights	• Basement storage cage
	• Laundry cupboard and sink	

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PENTHOUSE WALK-IN ROBE



PENTHOUSE BATHROOM



PENTHOUSE BEDROOM



# KEY FREQUENTLY ASKED QUESTIONS

**IS THE DA APPROVED?**

YES. STAGE 2 DA IS APPROVED ACROSS ALL BUILDINGS.

**IS THE INTERNAL COMMUNAL COURTYARD A PUBLIC THOROUGHFARE?**

BUILDING A / B / D / E - THE INTERNAL COURTYARD IS FOR RESIDENTS AND INVITED VISITORS ONLY WHERE THEY CAN ENJOY GARDENS, WATER FEATURES, AND BBQ FACILITIES.

BUILDING C - THE INTERNAL COURTYARD AND TERRACES ARE FOR RESIDENTS AND INVITED VISITORS ONLY WHERE THEY CAN ENJOY GARDENS, WATER FEATURES, BBQ FACILITIES, POOL, GYM AND FUNCTION AREAS.

**WHAT ARE THE SECURITY FEATURES OF THE BUILDING?**

THERE ARE SECURITY VIDEO PANELS AT ALL BUILDING ENTRIES AS WELL AS LIFT DESTINATION CONTROL TO APARTMENT LEVELS AND THE BASEMENT CARPARK.

**ARE THERE ANY CAR SHARE SPACES OR VISITOR SPACES?**

YES - EACH BUILDING WILL HAVE AT LEAST 1 CAR SHARE SPACE.

**WHAT ARE THE EXTERNAL BUILDING MATERIALS AND FINISHES?**

WHILST EACH OF THE FIVE BUILDINGS AT MASTERY BY CROWN GROUP HAVE THEIR OWN UNIQUE DESIGN, THE EXTERNAL BUILDING MATERIALS AND FINISHES ARE LIKELY TO BE A COMBINATION OF CLEAR GLAZING, RENDER PAINT, FINE-GRAIN BRICKWORK AND TIMBER LIKE FEATURE AWNINGS.

**IS THERE DISABLED ACCESS OR ADAPTABLE APARTMENTS?**

YES. MEASURES HAVE BEEN IMPLEMENTED TO PROVIDE DISABLED ACCESS TO THE SITE, COMMON AREAS, ACCESSIBLE PARKING, SANITARY FACILITIES, AND RESIDENTIAL ACCOMMODATION. THERE ARE ADAPTABLE UNITS LOCATED IN EACH BUILDING.

**WHAT ARE SOME OF THE TECHNICAL FEATURES OF THE APARTMENTS?**

THE APARTMENTS ALL HAVE AV SECURITY INTERCOM, FREE-TO-AIR TELEVISION, NBN CABLE READY, TELEPHONE POINTS AND FOXTEL CABLE READY.

**DO THE APARTMENTS COME WITH BLINDS AND FURNITURE?**

NO.

**DO I GET A STORAGE CAGE?**

ALL OF THE APARTMENTS COME WITH STORAGE CONTAINED WITHIN THE APARTMENT AND IN THE BASEMENT.

**WHAT IS THE FLOOR-TO-CEILING HEIGHT?**

TYPICALLY, 2.7M HIGH FOR LIVING AND BEDROOMS AND MINIMUM 2.4M FOR KITCHENS AND BATHROOMS. ON THE GROUND FLOOR, THE MINIMUM FLOOR-TO-CEILING HEIGHT IS 2.7M FOR ALL AREAS (LIVING, BEDROOMS, KITCHENS AND BATHROOMS).

**WHO MAINTAINS THE PLANTS AND LANDSCAPING?**

THE PLANTS AND LANDSCAPING THAT ARE OUTSIDE OF YOUR APARTMENT LOT ARE MAINTAINED BY THE OWNERS CORPORATION.

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# ABOUT THE ARCHITECTS



**KENGO KUMA**

Kengo Kuma founded Kengo Kuma and Associates in 1990 and the company has established a long history in the architect’s home nation of Japan. Last year it made its first foray into Australia with a tower in Sydney’s Circular Quay and The Darling Exchange which forms part of the NSW Government’s \$3.4 billion plan to redevelop Darling Harbour. Kengo studied at Columbia University in New York City and made the top five of last year’s Dezeen Hot List. He recently designed the 2020 Olympic Stadium Tokyo and the internationally-acclaimed V&A museum in Dundee, Scotland.

MOST NOTABLE PROJECTS
NEW NATIONAL STADIUM, 2020 TOKYO SUMMER OLYMPICS
BAMBOO WALL HOUSE, CHINA
SUNTORY MUSEUM OF ART IN TOKYO, JAPAN



**KOICHI TAKADA**

Founded in 2008, Koichi Takada Architects is a young and innovative practice, which has already delivered a wide range of architectural and interiors projects within Australia and overseas, ranging from mixed-use to residential, retail, hospitality and cultural venues. Projects by Koichi Takada Architects have won several key awards including the International Restaurant and Bar Design Awards in the UK and an International Property Council award.

MOST NOTABLE PROJECTS
INFINITY BY CROWN GROUP, GREEN SQUARE
ARC BY CROWN GROUP, SYDNEY CBD
NATIONAL MUSEUM OF QATAR, DOHA



**SILVESTER FULLER**

Silvester Fuller is an architecture and interior design studio based in Sydney, Australia. A commitment to discover the hidden potential within each project is at the core of an established design process. Each project is unique, yet all are focused on creating environmentally, socially and economically sustainable spaces for living. They share a rationality of thought, often with surprising outcomes. The Silvester Fuller team draws on expertise across a diverse range of disciplines from architecture, product design, digital fabrication and interior design.

MOST NOTABLE PROJECTS
18 LOFTUS STREET, CIRCULAR QUAY
AMILLA FUSHI RESORT, MALDIVES
TABLE CAPE RESORT, TASMANIA

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# SIX REASONS TO BUY IN WATERLOO

REASON ONE  
FAMILY LIVING

A short commute from Waterloo means more time that you can spend with loved ones, leading to an ideal work-life balance. Meanwhile, the abundance of education options in the area enables everyone to reach their potential. Schools in the neighbourhood include Gardeners Road Public School, Erskineville Public School, Alexandria Park Community School, Sydney Girls High School and Sydney Boys High School. University students have three world-class universities close by with University of New South Wales, University of Sydney and University of Technology Sydney.



REASON TWO  
A CONNECTED  
COMMUNITY

Waterloo connects you with the vibrant local culture as well as Sydney’s enormous celebrations. Vivid Sydney, Chinese New Year, Carols in the Domain and City2Surf – you’ll be close to it all, while being able to enjoy a neighbourhood that’s modern, respectful and multicultural. There’s an astonishing range of dining destinations in the area offering a world of flavours, as well as Australia’s best boutique shopping and major retail hubs. You can come to know your neighbours through shared experiences and public spaces such as the upcoming Lachlan Precinct and Dyuralya Square.



REASON THREE  
NEVER FAR  
FROM ANYTHING

You’ll barely ever be more than half an hour from any important destination in Waterloo, whether it’s work in the city, a concert on the Harbour, a flight at Sydney airport or a check-up at your doctor’s. The Green Square train station already provides outstanding connection to all major attractions just four kilometres from the CBD, three kilometres from UNSW and seven kilometres from Sydney Airport. The future Sydney Metro’s automated rapid transit system will connect to the new Waterloo Metro Station, with a proposed travel time of just two minutes to Central Station from 2024. The Sydney Light Rail close by at Moore Park.



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REASON FOUR  
BREATHE EASY

Waterloo combines the ideal inner-city lifestyle with Sydney’s largest urban green space. Centennial Parklands will provide a lifetime of peaceful moments and open-air fitness, as well as the chance to connect with world-class conservation practises. There are five quality golf courses in the area, both public and private, as well as a range of sports centres and swimming pools. On a weekend you’ll have endless options, including lazing over lunch in nearby Moore Park, taking a short journey to beautiful Coogee Beach, shopping up a storm in chic Surry Hills and wandering through markets at nearby Dyuralya Square.



REASON FIVE  
VALUE FOR MONEY

True value for your investment means being able to enjoy first-class amenities, easy travel to work and recreation, and peace of mind that you’ve purchased in an area that’s set to grow in demand. Not every inner-city suburb can offer these aspects, but the revitalised area of Waterloo offers the opportunity to own and live in contemporary comfort in an affordable and accessible way. By buying a new property, you’ll gain access to brand-new amenities in an area where new and exciting changes are occurring on a daily basis. Waterloo has become a highly desirable suburb for owner-occupiers, investors and tenants alike.



REASON SIX  
THE CROWN  
GROUP BRAND



The inner-city location and connectivity of Waterloo has naturally piqued the interest of Australia’s top builders and developers. Now is the chance to find your very own piece of the neighbourhood’s transformation by investing in a luxurious, architect-envisioned property by a reputable developer. Never before has there been such an opportunity to enjoy Waterloo’s natural surroundings and proximity to the city, while also living in a cutting-edge apartment with truly modern facilities. Quality design and craftsmanship simply never goes out of style.

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# WATERLOO BY NUMBERS

\$840,000

THE MEDIAN APARTMENT  
PRICE IN WATERLOO.<sup>1</sup>

32

THE MEDIAN  
AGE OF WATERLOO  
RESIDENTS.<sup>2</sup>

34.6%

OF INDEPENDENT  
YOUTHS LIVING IN  
WATERLOO.<sup>1</sup>

\$915

AVERAGE RENT PER WEEK FOR A 2 BED  
APARTMENT IN WATERLOO.<sup>3</sup>

197

THE TOTAL NUMBER OF VISITS PER  
PROPERTY IN WATERLOO.<sup>1</sup>

24.6%

THE PERCENTAGE OF MATURE AND  
ESTABLISHED INDEPENDENTS LIVING IN  
WATERLOO.<sup>3</sup>

14,616

THE TOTAL POPULATION OF  
WATERLOO, WHICH HAS INCREASED  
BY 37% IN THE PAST FIVE YEARS.<sup>1</sup>

3,014

THE TOTAL NUMBER OF FAMILIES  
LIVING IN WATERLOO, WITH AN  
AVERAGE OF 1.4 CHILDREN PER FAMILY.<sup>1</sup>

4.3%

THE AVERAGE ANNUAL RENTAL  
YIELD IN WATERLOO—HIGHER  
THAN SOME NEARBY SUBURBS  
WITH AVERAGE ANNUAL RENTAL  
YIELDS OF 3.7%.<sup>2</sup>

54.1%

THE PERCENTAGE OF WATERLOO  
RESIDENTS WHO ARE WORKING  
PROFESSIONALS OR MANAGERS.<sup>1</sup>

<sup>1</sup> REALESTATE.COM.AU

<sup>2</sup> THE AUSTRALIAN BUREAU OF STATISTICS

<sup>3</sup> CROWN PROPERTY AGENCY 2020

# INVESTING IN MASTERY BY CROWN GROUP

The population of the Sydney metropolitan area is 4.7 million and is projected to grow by 1.7 million people by 2036. This growth is driven by the natural increase of the existing population, and domestic and international migration.

The NSW Government has identified demand for 725,000 additional homes to meet the growing population over the next 20 years. In recent years, Sydney has seen strong increases in new housing which, for the first time in a decade is reaching the level of supply that is needed to support growth.

Comparing recent rental growth within Waterloo to that of the inner ring and Sydney CBD, we note that apartment rents held strong in Waterloo. Changing demographics in Sydney and lifestyle choices have led to many preferring to live in individual flats near the city.

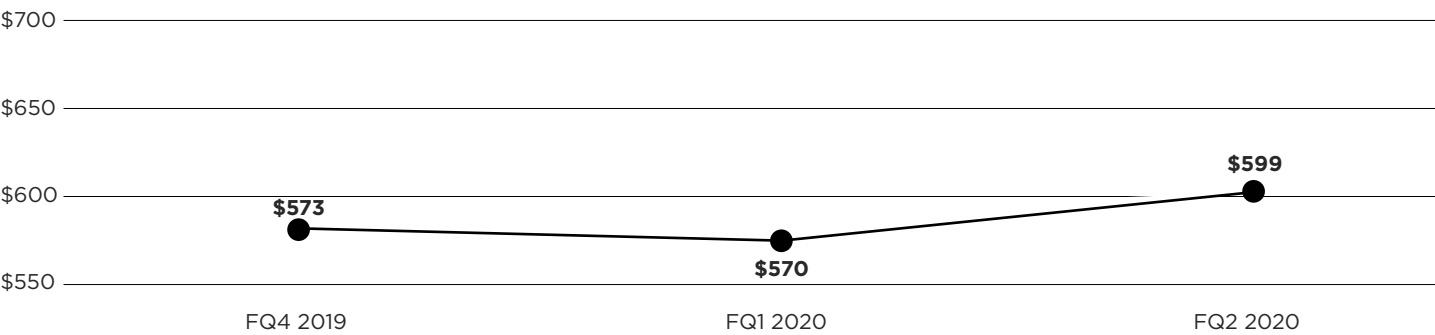
Waterloo is expected to see property price growth again in the next 2 to 3 years.

## RENT TRENDS IN WATERLOO

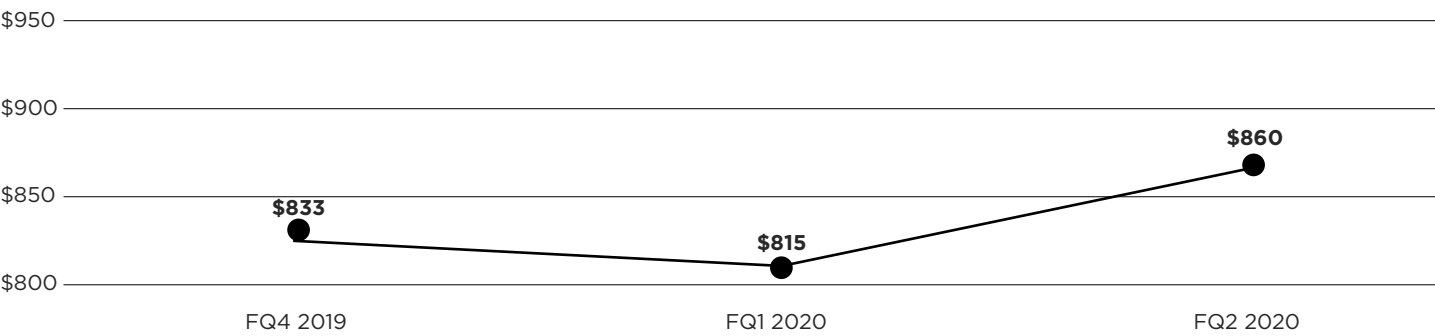
	1 BEDROOM	2 BEDROOM
Average median weekly rent	\$656	\$915
Quarterly change in average median weekly rent	9.59%	6.43%
Annual change in average median weekly rent	14.48%	9.94%

SOURCE: CROWN PROPERTY AGENCY

## AVERAGE WEEKLY RENT - 1 BEDROOM



## AVERAGE WEEKLY RENT - 2 BEDROOM



# AT THE CENTRE OF EVERYTHING

Bus stop

1 MINUTE

Cycleway

1 MINUTE

Green Square train station

9 MINUTES

Future Waterloo Metro station

18 MINUTES

Future Waterloo Metro station

7 MINUTES

Redfern train station

5 MINUTES

Sydney Airport

10 MINUTES

5MINS

TO CENTRAL STATION FROM GREEN SQUARE STATION

5MINS

TO SYDNEY DOMESTIC & INTERNATIONAL AIRPORT FROM GREEN SQUARE STATION

FIVE BUSES DEPART EVERY

5MINS

97%

WALKABILITY SCORE<sup>1</sup>

75%

TRANSIT SCORE<sup>1</sup>

EDUCATION

James Cahill Pre-School

3 MINUTES

Our Lady of the Rosary Catholic Primary School

4 MINUTES

Sydney Boys High School

5 MINUTES

Sydney Girls High School

5 MINUTES

Kensington Public School

6 MINUTES

Green Elephant Early Learning Centre

6 MINUTES

Green Square School

10 MINUTES

Moore Park Children's Early Learning Centre

11 MINUTES

Our Lady of Mount Carmel

11 MINUTES

University of NSW

13 MINUTES

10 MINUTES

University of Technology Sydney

16 MINUTES

20 MINUTES

University of Sydney

18 MINUTES

33 MINUTES

3RD

UNIVERSITY OF SYDNEY RANKED 3RD BEST UNIVERSITY IN AUSTRALIA

SYDNEY GIRLS HIGH SCHOOL RANKED 3RD IN NSW

4TH

UNSW RANKED 4TH BEST UNIVERSITY IN AUSTRALIA

5TH

SYDNEY BOYS HIGH SCHOOL RANKED 5TH IN NSW

MASTERY BY CROWN GROUP AGENT SALES PACK

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# TERMS OF PAYMENT

## SALES ADVICE

Complete Mastery by Crown Group “Sales Advice” form. Please ensure full details are provided for:

- Purchaser (including full Company Name / Power of Attorney (POA) if required)
- Your chosen Solicitor / Conveyancer / including contact name / address and other contact particulars (phone / fax and DX)
- Email to mastery@crowngroup.com.au please also add CC priscaedwards@crowngroup.com.au

## DEPOSIT

Pay \$10,000 to confirm your registration. Payment can be made by:

ACCOUNT NAME	DENTONS AUSTRALIA TRUST ACCOUNT
BSB	012 006
ACCOUNT NUMBER	37 11 932
BANK ADDRESS	388 GEORGE STREET, SYDNEY NSW 2000
SWIFT CODE	ANZBAU3M

Please ensure eftpos transactions include “SSP”+“Apt Number” and include your **“FIRST NAME”** and **“SURNAME”**. The \$10,000 initial deposit by way of an ‘Expression of Interest’ is fully refundable before entering the contract of sale. Please allow at least 21 business days for refunds to be processed. Additional delays expected if reference was not properly entered.

## SUPPORTING DOCUMENTS

Please ensure you have provided a valid photo ID at the time of leaving a deposit. In order for us to verify residency status, we require one of the following:

- A copy of the purchaser’s Australian Passport (if purchaser is an Australian citizen); or
- A copy of the purchaser’s citizenship (if the purchaser is an Australian citizen but does not have a passport); or
- A copy of the purchaser’s birth certificate (if the purchaser is Australian born and does not have a passport and obviously does not require citizenship); or
- A copy of the purchaser’s foreign passport (if purchaser is a foreigner); or
- A copy of the purchaser’s visa or alternatively a copy of the page in the purchaser’s passport whereby permanent residency visa has been stamped (if the purchaser is not an Australian citizen but has permanent residency status in Australia); or
- The purchaser’s information form signed by the purchaser\*; or
- Written confirmation from the purchaser’s solicitor as to the residency status of the purchaser.
- Trust Deed

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# THE CROWN GROUP DIFFERENCE

Few Australian companies in the competitive property development arena have enjoyed the phenomenal growth of Crown Group.

From a boutique operation founded in 1996 by architect Iwan Sunito and engineer Paul Sathio, Crown Group has flourished to become a multi-billion dollar enterprise of property developments, and a team of more than 140 specialists.

Crown Group’s success can be attributed to its focus on sure investment returns through soundly planned developments. Drawing on their considerable expertise and market analysis, Crown Group is foremost in recognising market trends in changing lifestyles, and quickly innovates to meet these new demands.

As our project portfolio has grown, our service offering has expanded too. We now provide a complete investment package: development planning, architecture, construction, global capital investment, resort and hotel operations and after-sales.

And, as ever, we remain driven to bringing customers the ultimate experience in urban SPACE that appeals to the head as much as the heart.



**CROWN GROUP WAS NAMED THE TOP AUSTRALIAN PROPERTY DEVELOPER BRAND IN CHINA IN 2019, ACCORDING TO THE ‘AUSTRALIAN BRANDS IN CHINA’ REPORT BY MELBOURNE’S MONASH UNIVERSITY**



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# MASTERY BY CROWN GROUP

## 44-48 O'DEA AVENUE, WATERLOO