



AURA

BY AQUALAND

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Developer

Aqualand Australia Pty Ltd

No. of Apartments

386 apartments

Principal Architect

Woods Bagot Pty Ltd

Executive Architect

Webber Australia Pty Ltd

Penthouse Architect

Richards Stanisich

Builder

Aqualand Construction Pty Ltd

Completion

Q2 2024

Address

168 Walker Street, North Sydney

Bask in the vibrant magic of the North Shore from an iconic new address, 168 Walker Street is a stylish, sophisticated expression of modern harbourside living. With panoramic vistas to the city’s most beloved landmarks – the Sydney Harbour Bridge, Luna Park, the Sydney Opera House – capturing the sights, tastes and energy that form the beating heart of this city. AURA by Aqualand is more than just a new chapter for the area, marking the promise and poetry of the North Shore’s bright future, but a new standard of luxury living.

COMMUNAL FACILITIES

- Car wash
- Community Centre/BBQ Area
- Resident Terrace
- Indoor Pool & heated spa
- Gym
- Dedicated Concierge service
- Secure basement parking and storage with lift access

DWELLING MAKEUP

Type	Available (No.)	Size (Sqm)	Car (No.)	Council Rates (Per Annum)	Water Rates (Per Annum)	Strata Levies Per Quarter
1 bedroom	78	58	0	\$1,860	\$1,400	\$600 – \$1,500
2 bedroom	231	91	1	\$3,670	\$1,400	\$700 - \$2,000
3 bedroom	62	131	1 or 2	\$6,180	\$1,400	\$2,100 – 3,800
4 bedroom	15	154	2	\$29,240	\$1,400	\$3,500 - \$4,800



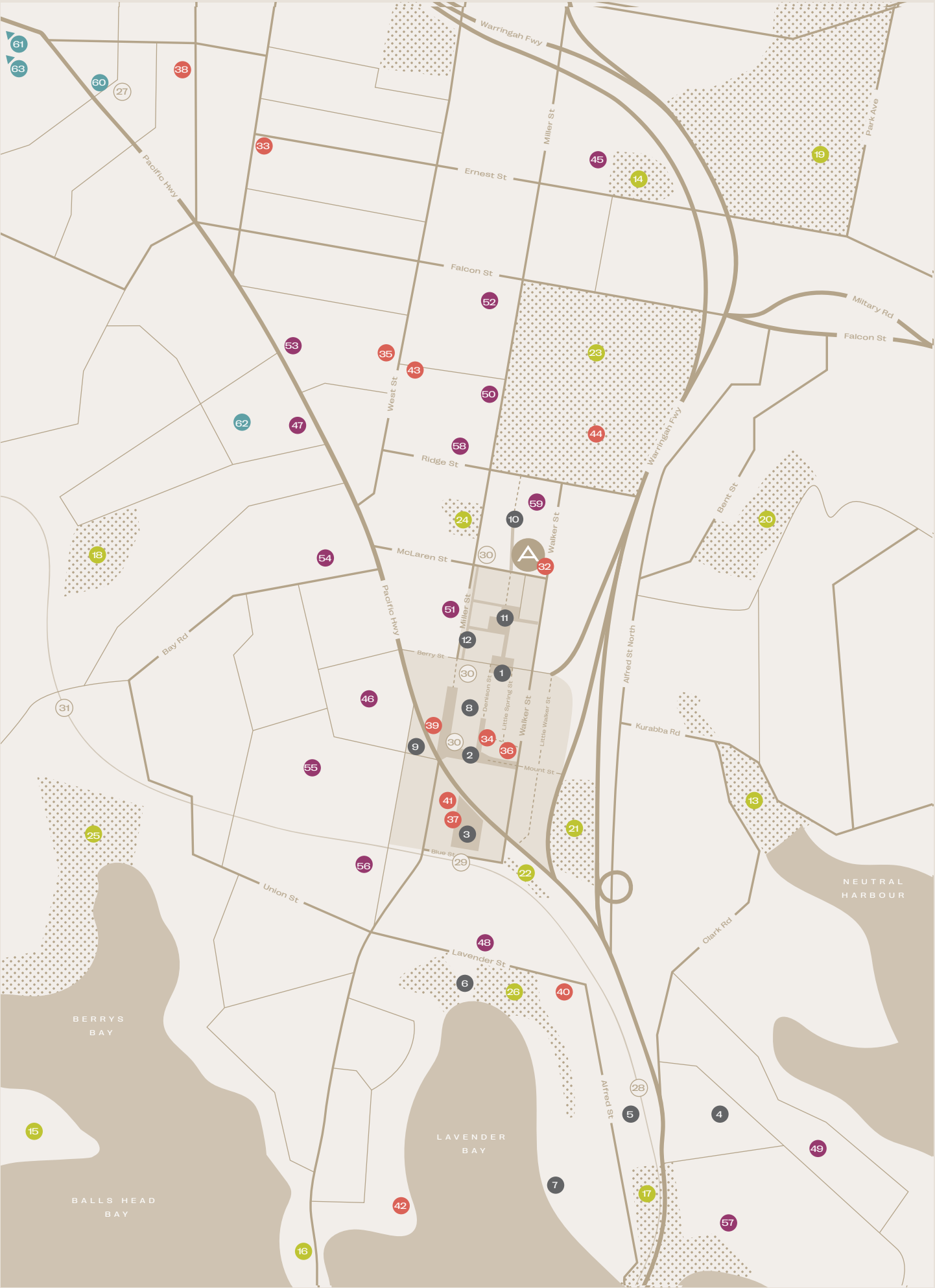


NORTH SYDNEY OVERVIEW

In North Sydney, a city is on the precipice of something remarkable. Already blessed by geography, hugging the Harbour and Sydney's heartland precincts, close to great schools and beautiful walks and cultural icons, bold government and commercial plans are afoot to usher in a new generation of homeowners, businesses, and visitors.

With access to freeways in every direction, the new Sydney Metro Victoria Cross station adjacent to AURA adds another transportation option to the flurry of trains, buses, ferries, pedestrian and cycling paths at your doorstep.





Landmarks

- 1 Berry Square 400m
- 2 Brett Whitely Plaza 600m
- 3 Greenwood Plaza 700m
- 4 Kirribilli 2.2km
- 5 Kirribilli Markets 1.4km
- 6 Lavender Bay 1.3km
- 7 Luna Park 1.6km
- 8 North Sydney CBD 300m
- 9 North Sydney Post Office & Proposed Post Office Square 700m
- 10 Proposed Link to St Leonards Park 50m
- 11 Proposed Ward Street Precinct 100m
- 12 Proposed Miller Place 600m

Parks

- 13 Anderson Park 1.1km
- 14 ANZAC Park 1.2km
- 15 Balls Head Reserve 2.6km
- 16 Blues Point Reserve 1.9km
- 17 Bradfield Park 1.6km
- 18 Brennan Park 1.3km
- 19 Cammeray Park 1.5km
- 20 Forsyth Park 1.1km
- 21 Proposed Warringah Land Bridge Park 700m
- 22 Proposed Tramway Park 900m
- 23 St Leonards Park 190m
- 24 Ted Mack Civil Park 350m
- 25 Waverton Park 1.9km
- 26 Wendy Whiteley's Secret Garden 1.2km

Transport

- 27 Crows Nest Metro Station 1.6km
- 28 Milsons Point Station 1.4km
- 29 North Sydney Station 850m
- 30 Victoria Cross Metro Station 180m, 400m & 650m
- 31 Waverton Station 1.4km

Dining

- 32 Aura Dining Precinct Below
- 33 Annata 1.6km
- 34 BarLume 350m
- 35 Eighty Ate 850m
- 36 Glorietta 450m
- 37 Hunter Gatherer 750m
- 38 Le Bouchon 1.7km
- 39 Lobby Boy 550m
- 40 Loulou Bistro, Boulangerie & Traiteur 1.2km
- 41 Rengaya 750m
- 42 Sails on Lavender Bay 1.9km
- 43 Sotto on West 850m
- 44 The Greens 350m

Schools

- 45 ANZAC Park Public School 1.2km
- 46 Australian Catholic University, North Sydney Campus 800m
- 47 Cammeraygal High School 800m
- 48 Cameragal Montessori Preschool 700m
- 49 Loreto Kirribilli 1.9km
- 50 Marist Catholic College North Shore 500m
- 51 Monte Sant' Angelo Mercy College 350m
- 52 North Sydney Boys High School 800m
- 53 North Sydney Girls High School 950m
- 54 North Sydney Public School 650m
- 55 Shore Preparatory School 1km
- 56 Shore School 1km
- 57 St Aloysius' College 1.9km
- 58 St Mary's Catholic Primary School 500m
- 59 Wenona School 120m

Hospitals

- 60 Crows Nest Day Hospital 1.6km
- 61 North Shore Private Hospital 3km
- 62 Mater Hospital 1.1km
- 63 Royal North Shore Hospital 2.7km

Key

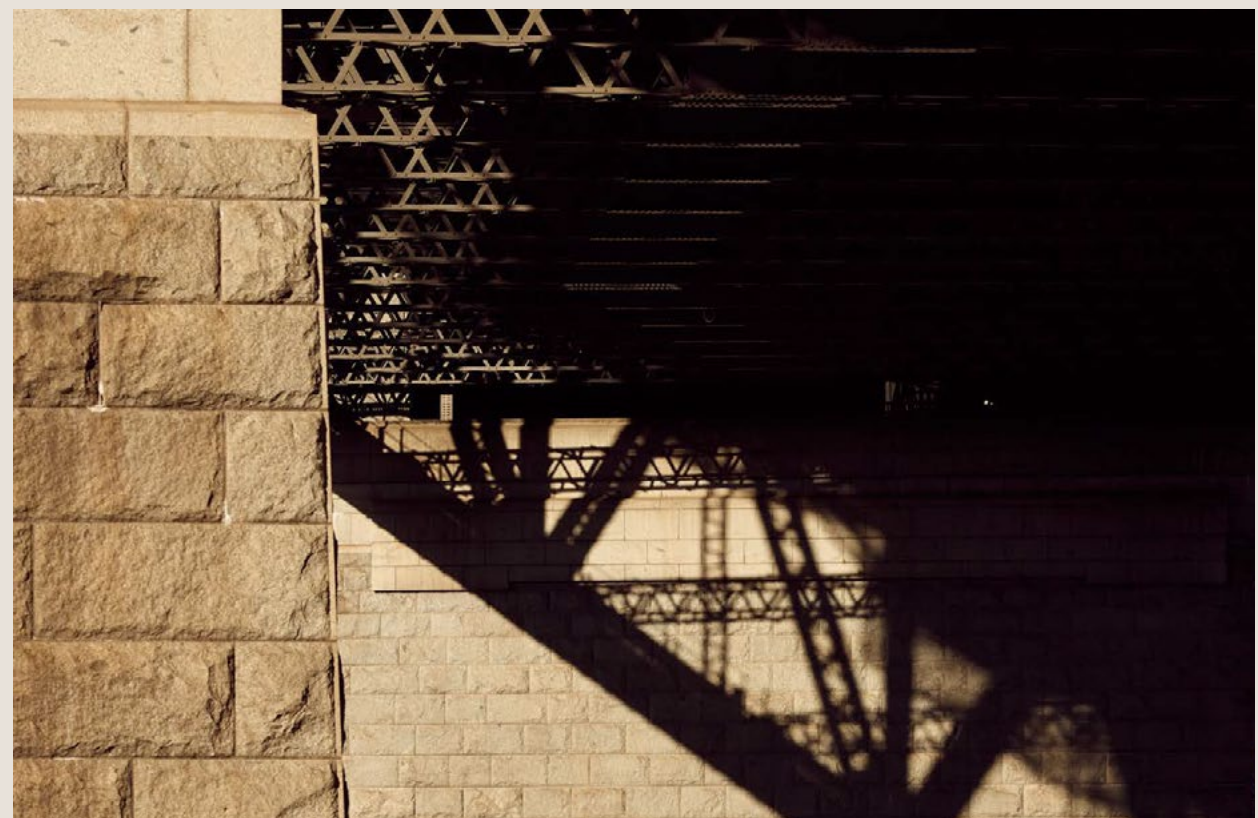
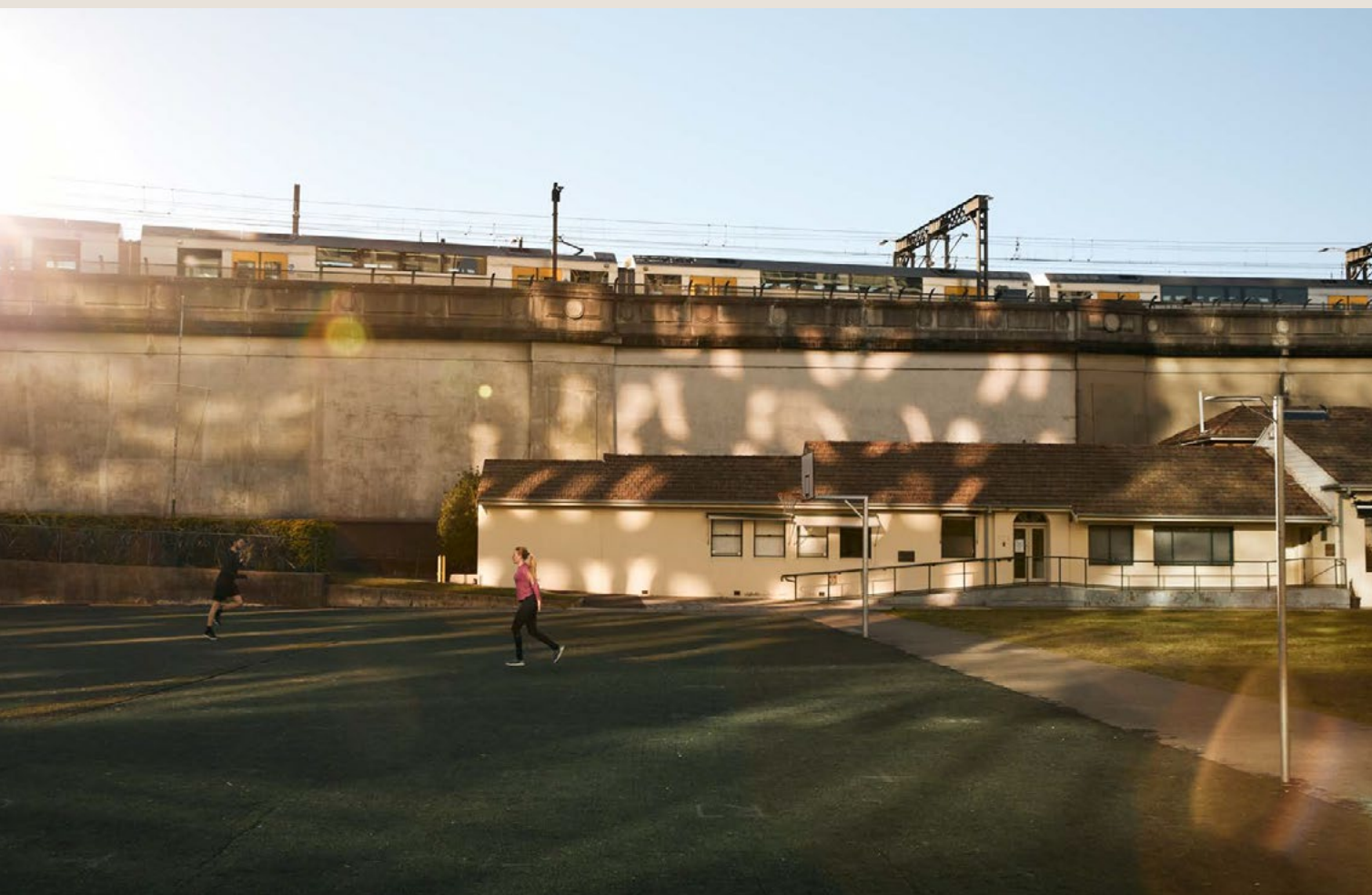
- 168 Walker Street
- Stations
- Parks
- North Sydney Strategic Planning Proposed Precincts
- Shared-zone

INFRASTRUCTURE IN NORTHSYDNEY

Metro station

Business district (Employment hub)

Crossing harbour tunnel



NORTH SYDNEY RESIDENTIAL MARKET

PROPERTY DATA - UNITS

Median
Unit Price

\$1,0011,000

Median
Unit Rent

\$600/wk

Unit Demand Metrics by Bedroom^{1,2}

	Annual Growth	Median Sold Price	Median Rental Price	Rental Yield	Rental Demand	Estimated Cashflow
1 bedroom units	-0.7%	\$600K	\$550/wk	4.3%	High 256 Visits Per Property	\$782/mo
2 bedroom units	5.9%	\$1,194K	\$750/wk	3.3%	High 352 Visits Per Property	\$354/mo
3 bedroom units	5.2%	\$1,930K	\$1,000/wk	2.7%	High 891 Visits Per Property	-\$350/mo

[1] Data supplied by Hometrack Australia - June 2020 to May 2021
[2] Data supplied by realestate.com.au - May 2020 to April 2021
Cashflow estimates assume an interest rate of 3.64%

NORTH SYDNEY SUBURB SNAPSHOT



27%
Independent Youth



17%
Older Couples and Families



15%
Maturing Independence



14%
Maturing Couples and Families



12%
Established Couples and Families



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168 WALKER STREET, NORTH SYDNEY

Disclaimer: The fixtures, fittings, inclusions and materials shown in this brochure are indicative only and may change. These items will be described in the contract for sale for each individual apartment and will differ depending on the apartment purchased. The vendor may make changes to the design, fixtures, fittings, inclusions and materials, layout and specifications of the building and apartments. Images showing the exterior and interior of the building, foyer, apartment interiors and views are computer-generated prior to construction, are indicative only and may not look the same when constructed compared to the computer-generated images. Views differ between apartments depending on level and orientation and the vendor does not represent that views will not be obstructed by future development in the area. Furniture, plantings and styling are for decorative purposes and are not included. The information in this brochure is not a representation by Aqualand that the building and apartments will be constructed as shown. Purchasers must obtain their own independent legal advice and refer to the relevant sale contract for details of the apartment being purchased specifically, and the project generally.

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