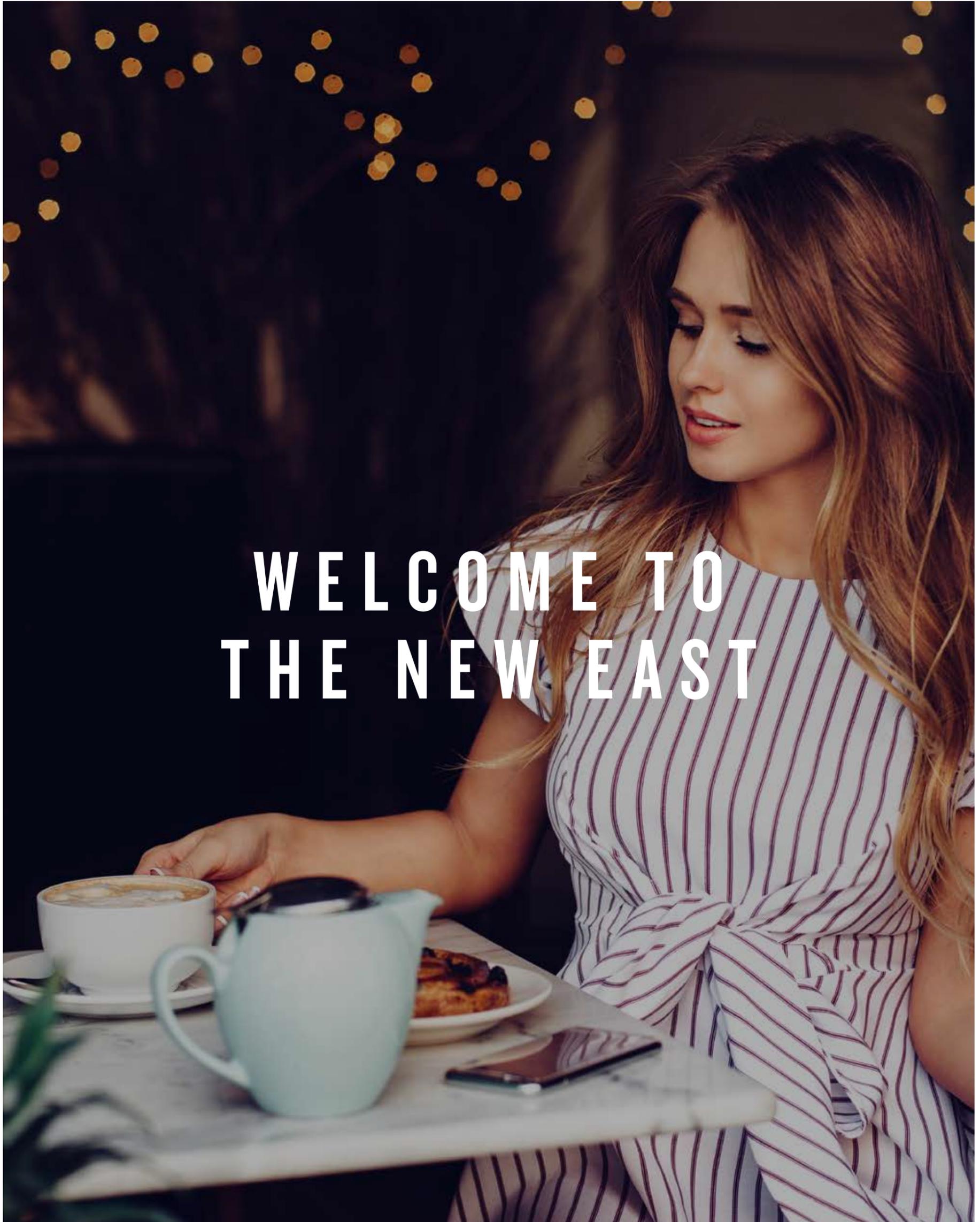


## CROWN PROPERTY AGENCY NEIGHBOURHOOD GUIDE

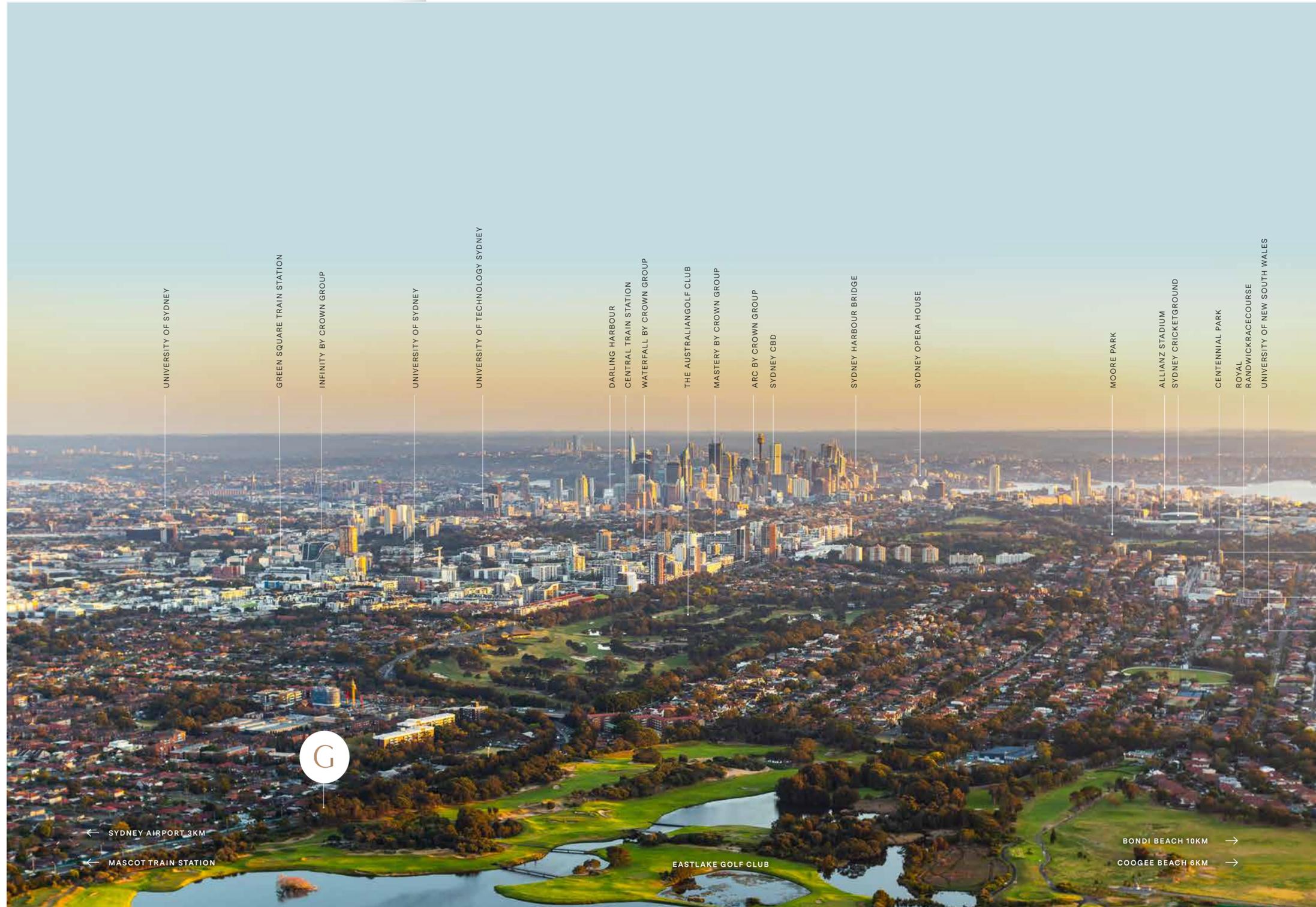


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# WELCOME TO EASTLAKES

Where a kaleidoscope of cultures combine to create a unique Eastern identity, and a new era of development brings Eastlakes to the forefront of Sydney suburbs.





Eastlakes easily holds the greatest potential of any eastern Sydney suburb. Situated just six kilometres south of the CBD and minutes to Sydney International and Domestic airport, this once-sleepy neighbourhood has been flourishing with hip eateries, a creative local culture and world-class retail destinations. Eastlakes also offers a rare opportunity to reconnect in the Eastern Suburbs of Sydney.

*Large stretches of parkland, golf courses and green spaces are complemented with a short journey to some of the most spectacular beaches in the world, including Coogee, Bronte and Bondi beaches. Add to this the reputable schools, universities and transport options within arm's reach, and it's easy to see why this just could be the city's best-kept secret. Families, foodies, sporty types and students – there's something for everyone in Eastlakes.*

*With a focus on community, The Grand Residences will deliver new public realms for shopping, dining and lifestyle experiences, a destination for everyone and for every convenience, enjoyment and celebration.*



# EASTLAKES BY NUMBERS

6,912

The total population of Eastlakes.<sup>1</sup>

19.1%

Maturing and Established Independence living in Eastlakes.<sup>3</sup>

1,733

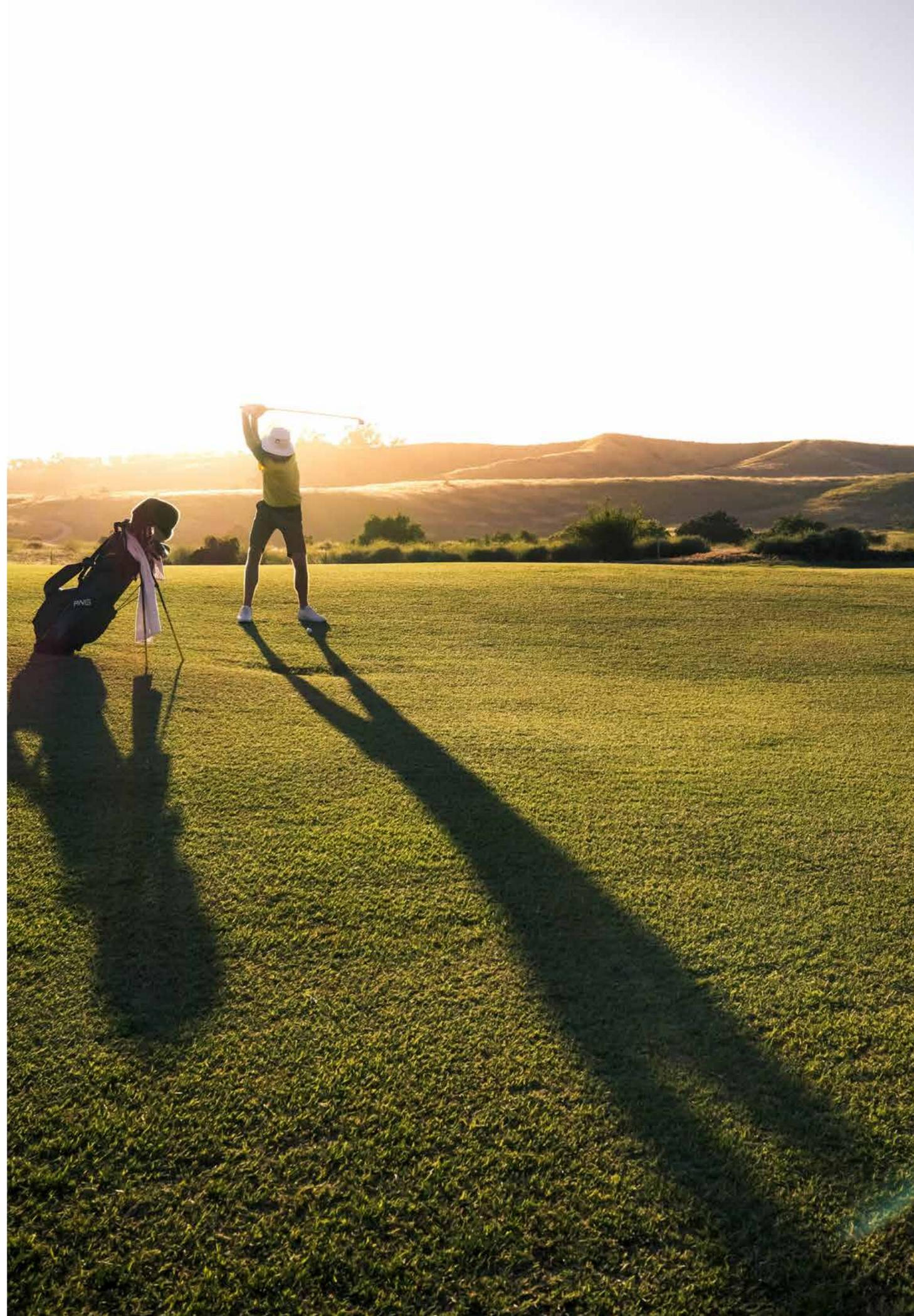
Number of families living in Eastlakes with an average of 1.7 children per family.<sup>1</sup>

27.2%

The percentage of Eastlakes residents who are working professionals or managers.<sup>1</sup>

3.1%

Average annual rental yield in Eastlakes.<sup>2</sup>



Touted by locals as one of Sydney's best kept secrets, Eastlakes benefits from the same proximity and amenity as it's neighbouring eastern suburbs, but without the price tag. With Crown Group's \$1 billion investment into Eastlakes, there has never been a better time for real estate investors and owners alike, to purchase in this thriving suburb.

## NIGHTLIFE

Eastlakes benefits from both the tranquillity of its locale as well as its proximity to the lively suburbs of Waterloo, Zetland, Surry Hills and Alexandria. With casual local dining at your doorstep, locals can choose from a range of flavours, with influences from Indonesian, Thai, French and more. Outstanding eateries such as Three Blue Ducks, Black Star Pastry, Gelato Messina and Da Mario are just moments away in Rosebery. If it's a tippie you're after, you can find something to attend to everyone's taste from sleek cocktail bars to popular pubs in Alexandria and Surry Hills.

## EASTLAKES AMENITIES

The City of Sydney's new Gunyama Park Aquatic and Recreation Centre is short drive from The Grand Residences and is the largest pool complex built in Sydney since the 2000 Olympics. Made to feel like an "urban beach" the centre will include a 50m outdoor pool, 25m indoor pool, hydrotherapy, fitness centre, outdoor gym area, café, creche and indoor play area, meeting rooms for community use and a multipurpose synthetic sports field. The Grand Residences also benefits from its proximity to four premier golf courses and several community parklands.

## CONNECTIVITY

A highly connected suburb, Eastlakes is serviced by easy access to the Eastern Distributor Motorway and the Sydney Bus Network, which connects to expansive Light Rail, Train and Metro services. Juniors Kingsford Light Rail station is just two kilometres away connecting to Central, the CBD and Circular Quay. The Grand Residences is just six kilometres from the CBD, 2.5 kilometres from University of New South Wales and 3.5 kilometres from Sydney Airport.

<sup>1</sup>According to the Australian Bureau of Statistics

<sup>2</sup>According to Core Logic

<sup>3</sup>According to realestate.com.au

# EASTLAKES AT A GLANCE

## BEACHES

1. Coogee Beach
2. Bondi Beach
3. Bronte Beach
4. Tamarama Beach
5. Maroubra Beach

## PARKS & SPORT

6. Centennial Park
7. Moore Park
8. Sydney Park
9. The Australian Golf Club
10. Eastlake Golf Club
11. The Lakes Golf Club
12. The Royal Sydney Golf Club
13. Woollahra Golf Club
14. Sydney Football Stadium
15. Sydney Cricket Ground
16. Royal Randwick Race Course

## SHOPPING

17. Westfield Eastgardens
18. Royal Randwick Shopping Centre
19. Westfield Bondi Junction
20. Westfield Sydney CBD
21. The Entertainment Quarter

## EDUCATION

22. Eastlakes Public School
23. St Therese Catholic Primary School
24. JJ Cahill Memorial High School
25. Sydney Girls/Boys High School
26. Our Lady of The Sacred Heart College
27. University of New South Wales
28. University of Sydney
29. University of Technology Sydney

## TRANSPORT

30. Green Square Train Station
31. Central Train Station
32. Mascot Train Station
33. Sydney Airport
34. Juniors Kingsford Light Railway Station

## DINING AND BARS

35. Three Blue Ducks
36. Common Place
37. Bourke Street Bakery
38. Sonoma Bakery
39. Gelato Messina
40. Guillaume
41. Kepos & Co
42. Kepos Street Kitchen
43. Sean's Panorama
44. Icebergs Dining Room & Bar



# AT THE CENTRE OF EVERYTHING

Bus stop		1 minute
Mascot Train Station		8 minutes
Sydney Airport		8 minutes
Coogee Beach		12 minutes
Sydney CBD		27 minutes

## 7 MINS

TO CENTRAL STATION FROM  
MASCOT TRAIN STATION

BUSES DEPART EVERY

## 5 MINS

ACCESSIBLE TRANSIT  
CONNECTIONS TO  
WATERLOO, MOORE  
PARK & SYDNEY CBD

## 67%

WALKABILITY  
SCORE<sup>1</sup>

<sup>1</sup>According to Walkscore.com

## 21 MINS

TO SYDNEY DOMESTIC &  
INTERNATIONAL AIRPORT  
VIA PUBLIC TRANSPORT



### EDUCATION

From its privileged position, The Grand Residences takes advantage of its proximity to world-class universities, top-ranked secondary schools, early learning centres and primary schools.

Eastlakes Public School	 8 minutes	 2 minutes
St Therese Catholic Primary School	 10 minutes	 4 minutes
JJ Cahill Memorial High School	 13 minutes	 4 minutes
Sydney Girls/Boys High School	 10 minutes	 10 minutes
Our Lady of the Sacred Heart College	 13 minutes	 5 minutes
International Grammar School		 19 minutes
University of New South Wales		 14 minutes
University of Sydney		 17 minutes
University of Technology Sydney		 19 minutes

## 2ND

University of Sydney ranked 2nd best university in Australia

## 4TH

University of New South Wales ranked 4th best university in Australia

## 6TH

Sydney Girls High School ranked 6th in NSW

## 10TH

Sydney Boys High School ranked 10th in NSW

# A TASTE OF THE BEST

Promoted as the next growth corridor to watch, the government's continuous investment in public infrastructure will ensure Eastlakes' remarkable transformation into one of Sydney's best eastern suburbs.

Eastlakes and its surrounds offer up some of the city's most phenomenal flavours. The diversity of this vibrant neighbourhood is reflected in a vast range of culinary options, from flaky French pastries to fragrant Thai, to modern Australian fusion.

## DINING & SHOPPING

Eastlakes Shopping Centre – Woolworths, Aldi, Australia Post and over 50 retailers

 1 minute

East Village Shopping Centre – Coles, Virgin Active and over 50 other retailers

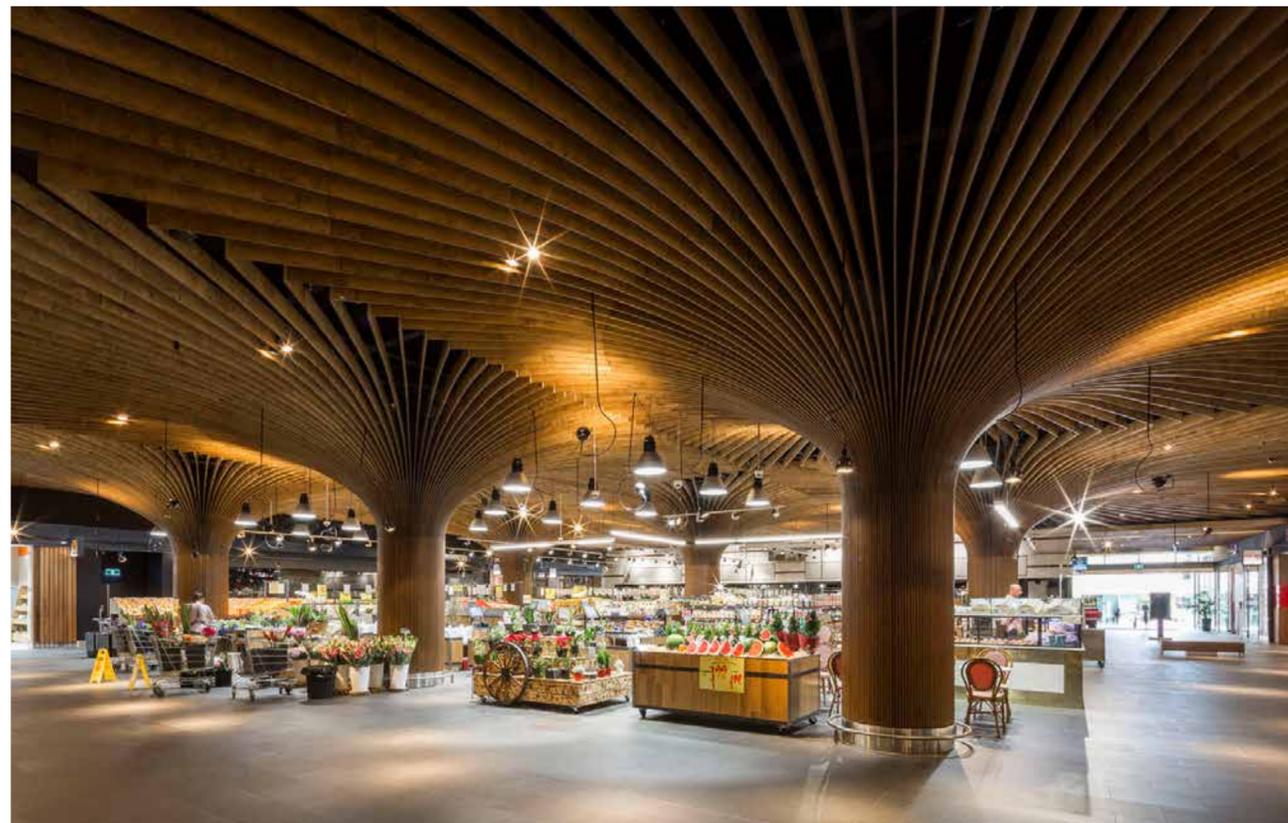
 8 minutes

Westfield Eastgardens – Big W, Myer and over 200 other retailers

 9 minutes

Royal Randwick Shopping Centre – Australia Post, Fitness First and over 50 other retailers

 10 minutes



# LOCAL PICKS



### EASTLAKES SHOPPING CENTRE 29M

Located a short stroll from The Grand Residences, Eastlakes Shopping Centre has all your essentials covered, with a range of exciting eateries as well as lifestyle and medical services.

### COMMON PLACE CAFE 47M

Common Place Café is situated in the reimagined Eastlakes Shopping Centre, and it's the perfect bright and modern spot to relax over for Sunday brunch or to grab some healthy lunch options to go.

### THREE BLUE DUCKS 1.6 KM

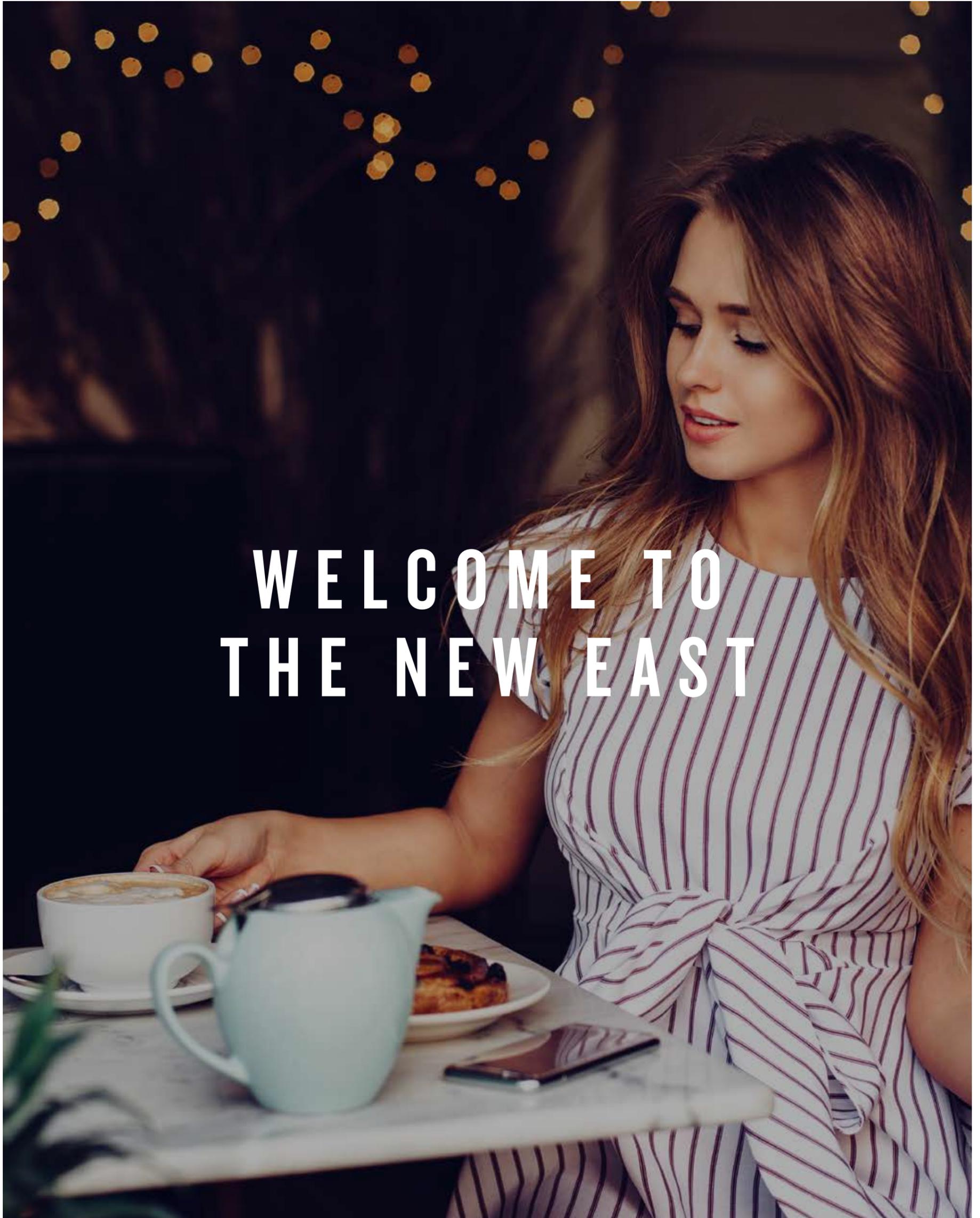
Open for breakfast, lunch and dinner, this casual restaurant offers meals curated from local and ethically farmed produce. The small menu allows for plenty of daily specials so you can visit often and always have something new to try.

### ARCHIE ROSE DISTILLING CO 1.6 KM

Proudly Australia's most highly awarded distillery, Archie Rose is a micro distillery located in Rosebery and is famous for its handcrafted gin, vodka and whiskey.

### THE GROUNDS OF ALEXANDRIA 3 KM

Opened in 2012, The Grounds is a staple of neighbouring Alexandria and features a wholesome range of places to eat and relax among lush gardens, an animal farm, a florist and markets. With an emphasis on fresh, locally grown produce and year-round activities, The Grounds fosters a spirited local community.



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