

PROJECT SUMMARY

SALES SUITE | CORNER OF MARSDEN & MACQUARIE STREETS, PARRAMATTA

Open 7 Days 10am to 4pm

Contact 1800 827 696

V BY CROWN

45 MACQUARIE ST, PARRAMATTA

V by Crown will be a jewel in Parramatta's skyline; a new landmark in the heart of Sydney's residential capital of which the Parramatta community will be justly proud. The building is a state-of-the-art "vertical village" and will set a new benchmark in design and quality for Sydney's second CBD. V by Crown will feature a resort-style hotel, 519 luxury apartments, state of the art common facilities and quality retail.

DEVELOPER

CROWN INTERNATIONAL HOLDINGS GROUP

Crown Group is a privately-owned company actively engaged in property development, construction, property investment and asset management. It has earned its outstanding reputation via a diverse and impressive portfolio of residential projects driven and managed by a team of highly-skilled professionals with across-the-board expertise.

COMMON FACILITIES

- Heated Pool and gymnasium
- Landscaped gardens
- Library/Business centre/conference rooms
- Music rooms
- Rooftop gardens and BBQ area
- High-tech children's entertainment area
- Theatre
- Common casual and relaxation rooms

Completion Date: Mid 2015

APARTMENT SELECTION	SIZES	PRICES FROM
Studio	36 - 43 sqm	\$393,000
1 bedroom	53 - 63 sqm	\$481,000
1 bed and study	57-64 sqm	\$540,000
2 bedrooms	83 - 92 sqm	\$700,000
2 bedroom and study	93 - 107 sqm	\$715,000
3 bedrooms	105 - 168 sqm	T.B.A



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RENTAL ESTIMATES

APARTMENT TYPE	RENTAL ESTIMATES
Studio	From \$320/week
1 bedroom	From \$430/week
1 bed and study	From \$520/week
2 bedrooms	From \$610/week
2 bedroom and study	From \$630/week
3 bedrooms	From \$720/week

STRATA LEVY ESTIMATES

APARTMENT TYPE	STRATA LEVY ESTIMATES (approx)
Studio	\$625 plus GST p.q.
1 bedroom	\$785 plus GST p.q.
1 bed and study	\$865 plus GST p.q.
2 bedrooms	\$1,030 plus GST p.q.
3 bedrooms	\$1,380 plus GST p.q.
Council Rates	approx \$650 p.a.
Water Rates	approx \$550 p.a.



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LOCAL AMENITIES AND FEATURES

- Parramatta is the 6th largest CBD in the country
- Parramatta is the second largest work destination in Sydney employing an estimated 120,000.
- Population growth last year was 3% p.a. 2nd largest in NSW.
- Parramatta train station and bus interchange is 550m from V by Crown. The train station is the 4th busiest train station on the network. 50,000 workers arrive by train to Parramatta every morning.
- Parramatta is home to the 3rd largest legal precinct in Australia
- Home to NSW Police headquarters, Sydney Water, ATO, OSR and DOCS.
- Home to the 2nd largest shopping centre in Australia: Westfield Parramatta.
- A true cultural hub with Parramatta Riverside theatre only 700ms away, 150 restaurants, 10 bars, 5 international hotels.
- The fastest night time economy in Australia.
- Parramatta stadium and a short walk to Parramatta Park.
- Parramatta River Ferry Wharf: 1km
- Westmead hospital: 2.3kms
- University of Western Sydney: 3kms
- M4 freeway: 2.5kms
- Rosehill Gardens Racecourse: 3kms
- Parramatta Golf Club: 1km
- Sydney Olympic Park: 8kms
- Sydney CBD: 23kms
- Sydney Airport: 28kms

PUBLIC SCHOOLS

Arthur Phillip High School, Parramatta High School, Macarthur Girls High School, Macquarie Boys Technology High School, St Oliver's School, Parramatta Public School, Parramatta East, Public School, Parramatta North Public School, Parramatta West Public School.

PRIVATE SCHOOLS

The Kings School, Parramatta, Tara Anglican School for Girls, St Patrick's Primary Parramatta, Our Lady of Mercy College, Marist Brothers Parramatta, Our Lady of Lebanon (Maronite school), Redeemer Baptist School.



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