

CrownPropertyAgency

The Grand Residences Leasing Opportunities





Why rent with Crown Property Agency



Onsite Property Management
Office open Monday to Friday



Stream line and hassle free
move in process



24/7 inspection updates with
online booking system



Excellent relationships with Crown Group
Building Management and Strata Plus



Internal contacts within Crown Group
to instantly assist with repairs



Member of REINSW and LPMA

Experience a global icon

Retreat to tranquility

Inspired by nature and designed for your modern lifestyle, every detail is meticulously crafted to Crown Group's highest standards. From oversized one bedroom apartments to spacious penthouses, living spaces flow seamlessly into gourmet kitchens, complete with quality European appliances and thoughtful storage.

Perfectly positioned

Occupants of The Grand Residences will enjoy close proximity to three of Australia's best golf courses, respected institutions of learning, and public transport. Only 6km from Sydney CBD, Eastlakes is an exciting growth corridor, with popular beaches, sprawling parklands, restaurants and bars within easy reach.

Quick facts about the building

Apartments	133
Retail	16 retail spaces including Aldi, Woolworths Metro, Auspost etc.
The Design	Designed by world-renowned architect Koichi Takada, Buchan & fjmt



Excitement on your doorstep

Experience exciting flavours, aromas and colours within this vibrant precinct. Look forward to a selection of gourmet delights and al fresco dining, along side a bustling shopping plaza and market square. Travel just a bit further and you will find world-class golf courses, sporting centres, parks, schooling and more.

Education

Eastlakes Public School	0.39km
St Therese Catholic Primary School	0.97km
J J Cahill Memorial Highschool	1km
Our Lady of the Sacred Heart College	1.57km
Sydney Girls/Boys High School	6.5km
University of New South Wales	2.7km
University of Sydney	6.2km
University of Technology Sydney	6.2km

Transport

Green Square Train Station	3.7km
Central Train Station	6.4km
Mascot Train Station	2.7km
Sydney Airport	6.1km
Junior Kingsford Light Railway Station	2.2km

Dining & Bars

Three Blue Dukcs	1.7km
Common Place Cafe	12m
Bourke Street Bakery	1.9km
Sonoma Bakery	2.1km
Gelato Messina	1.5km
Kepos & Co	4.8km
Kepos Street Kitchen	4.8km
Sean's Panorama	10.3km
Icebergs Dining Room & Bar	9.3km

Hospitals

Prince of Wales Hospital	3.5km
St Vincent's Hospital	6.5km
Royal Prince Alfred Hospital	7.5km

Major Attractions & Landmarks

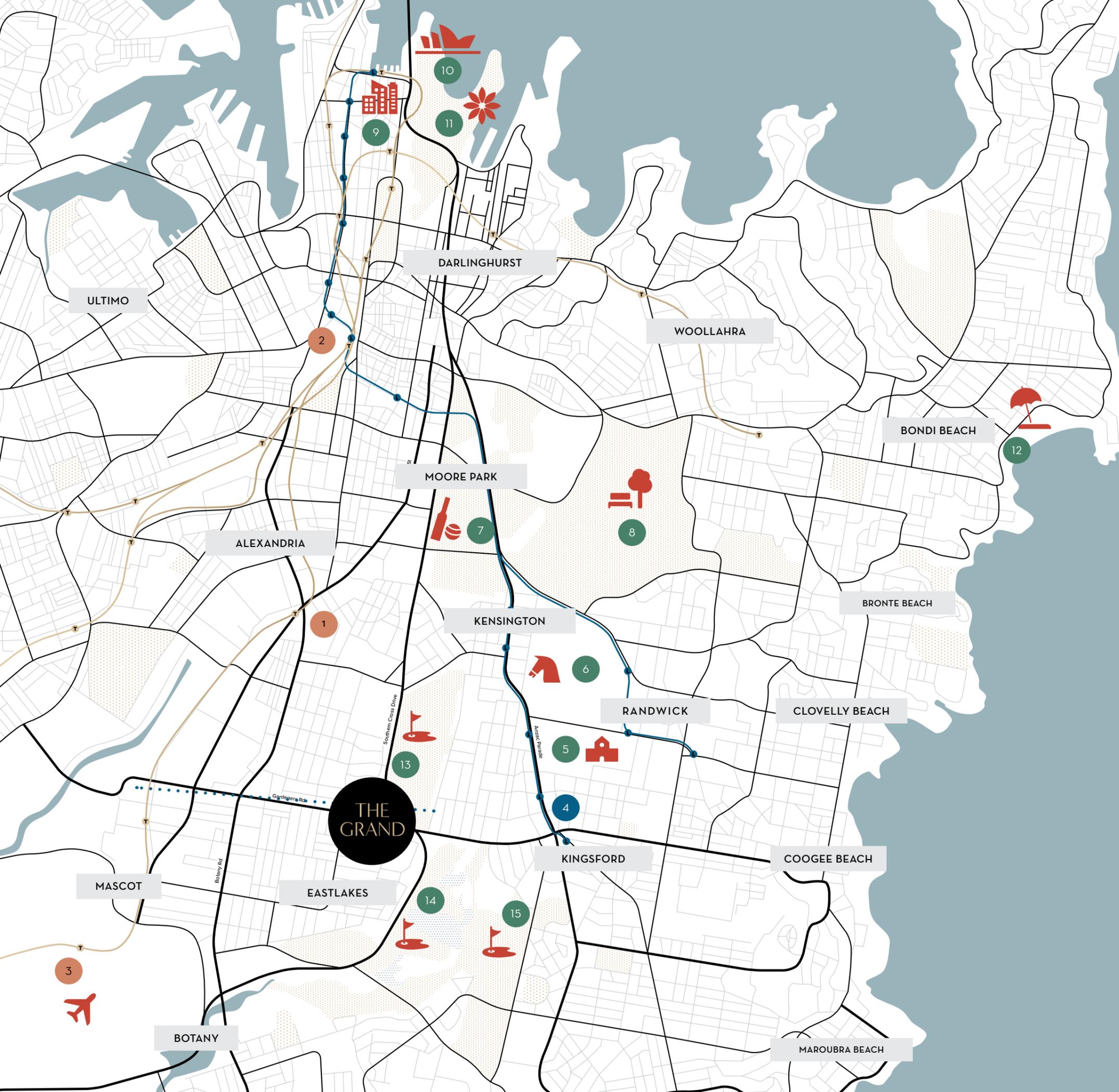
Coogee Beach	5.2km
Bondi Beach	9.2km
Bronte Beach	8.1km
Tamarama Beach	9.0km
Maroubra Beach	6.3km
Centennial Park	6.1km
Moore Park	6.8km
Sydney Park	3.1km
The Australian Golf Club	1.0km
Eastlakes Golf Club	1.2km
The Lakes Golf Club	1.2km
The Royal Sydney Golf Club	12.4km
Woollahra Golf Club	9.9km
Sydney Football Stadium	5.8km
Sydney Cricket Ground	5.3km
Royal Randwick Race Course	3.4km

Shopping Centres

Westfield Eastgardens	3.8km
Royal Randwick Shopping Centre	4.1km
Westfield Bondi Junction	7.7km
Westfield Sydney CBD	8.5km
The Entertainment Quarter	5.4km



A central spot with a deep heritage and bright future.



Transport

- 1 Green Square Train Station
- 2 Central Train Station
- 3 Sydney Airport 
- T Train Lines
- L Light Rail
- 4 Light Rail Extension (Proposed)

Key Landmarks

- 5  University of New South Wales
- 6  Royal Randwick racecourse
- 7  Sydney Cricket Ground
- 8  Centennial Park
- 9  Sydney CBD
- 10  Opera House
- 11  Botanical Gardens
- 12  Bondi Beach
- 13  The Australian Golf Course
- 14  The Lakes Golf Course
- 15  Bonnie Doon Golf Course

Frequently asked questions

When can I move in?

You can move in on the agreed date that you have discussed between yourself and our property manager.

Expected completion of apartments early 2022. If successful, all move in forms will be emailed to you paired with a summary of the charges.

When can I notify my current real estate agent?

It is recommended that you withhold notifying your current real estate agent of vacating until you have received a confirmation email from our property manager advising you've been successful with your application.

What amenities are in the building?

- 25m heated swimming pool
- Fully-equipped gymnasium
- BBQ facilities
- Functions area
- Landscaped area
- Landscaped gardens
- Rooftop Lounge

What is the lease term/length of tenancy?

The lease term is a six (6) or twelve (12) month lease.

Will blinds be installed in the apartments?

Yes.

How many apartments are in The Grand Residences and is there visitor parking?

There are 133 residential apartments across the complex with visitor parking.

Building electricity and gas

The building has an embedded electricity and gas system with Origin Energy. This system allows the resident to experience a reduction in

energy and gas rates as it's purchased in bulk by the owner corporation. An information pack will be provided within our moving in pack.

How do I apply? What do I need to apply?

After your inspection, you will receive an SMS and email with a link to our online application system; t-App. You are to submit a separate application for each adult you wish to have named on the lease agreement. The number of adults named on the lease agreement, will dictate the amount of key sets you will obtain once a lease agreement is signed. To successfully complete your application form you will need to provide 100 points of identification.

These can include the following;

- Reference and contact details from previous landlords
- Tenant ledger
- Bank statements
- Current employment contract
- Pay slips
- Photocopies of identification (Passport, Australian driver's license, Medicare card)

Can I use the same applications for multiple apartments?

Yes, you can use the same application for multiple apartments. It is highly recommended that you put down a preference of apartments within the 'notes' section of the application in your preference order.

How much is required to pay to move into the apartment?

6 weeks rental (4 weeks rental bond + 2 weeks rental in advance). If you are a successful applicant, then you will be required to pay a 1 week holding deposit to secure the apartment. The balance of 5 weeks fee will be paid at the time of moving in.

11. Are there additional tenancy costs that I need to be aware of before inspecting and moving into a Property at The Grand Residences Eastlakes.

Washing Machine Installation

The provision for the washing machine connection is under the laundry sink and requires the sealed pipe to be opened by a licensed plumber to ensure professional installation. This is the resident's responsibility. Any leaks or damage to your apartment or other apartments caused by poor installation will be charged back to the resident.

Internet Connection Fee

A landlord is not currently required to provide telephone, television or internet connections with the premises.

New Development Charge connections

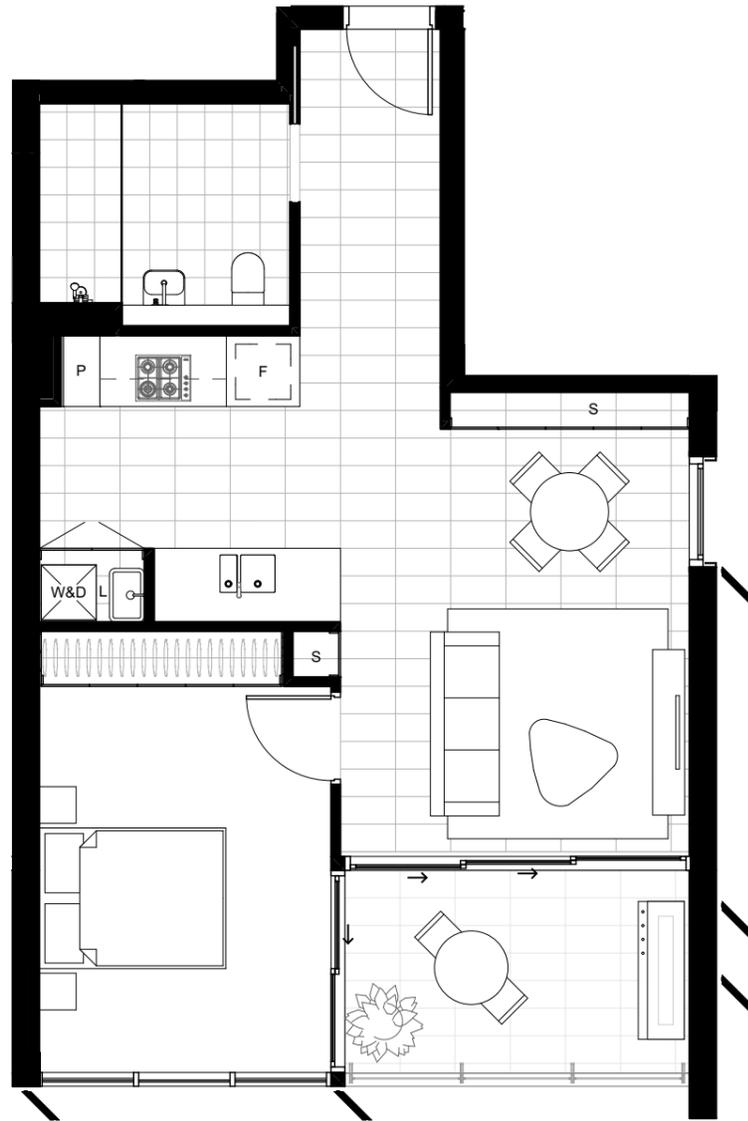
If you want a new connection installed you must have the landlord's consent. Installation of a carriage service for connecting a phone line or internet is an alteration that is of a 'minor nature', as prescribed by the Regulations. This means the landlord/agent cannot unreasonably refuse consent (see the NSW Fair Trading factsheet 'Asking to make an alteration' at fairtrading.nsw.gov.au).

You will have to pay for installation (although the landlord may agree to pay or contribute to the cost) and any repairs to connections you have installed.

The charge is \$300 including GST (\$272.72 excluding GST) and applies regardless of whether the wholesale provider is nbn, Opticomm or another carrier.



1 Bedroom (Adaptable)



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1 Bedroom + Study



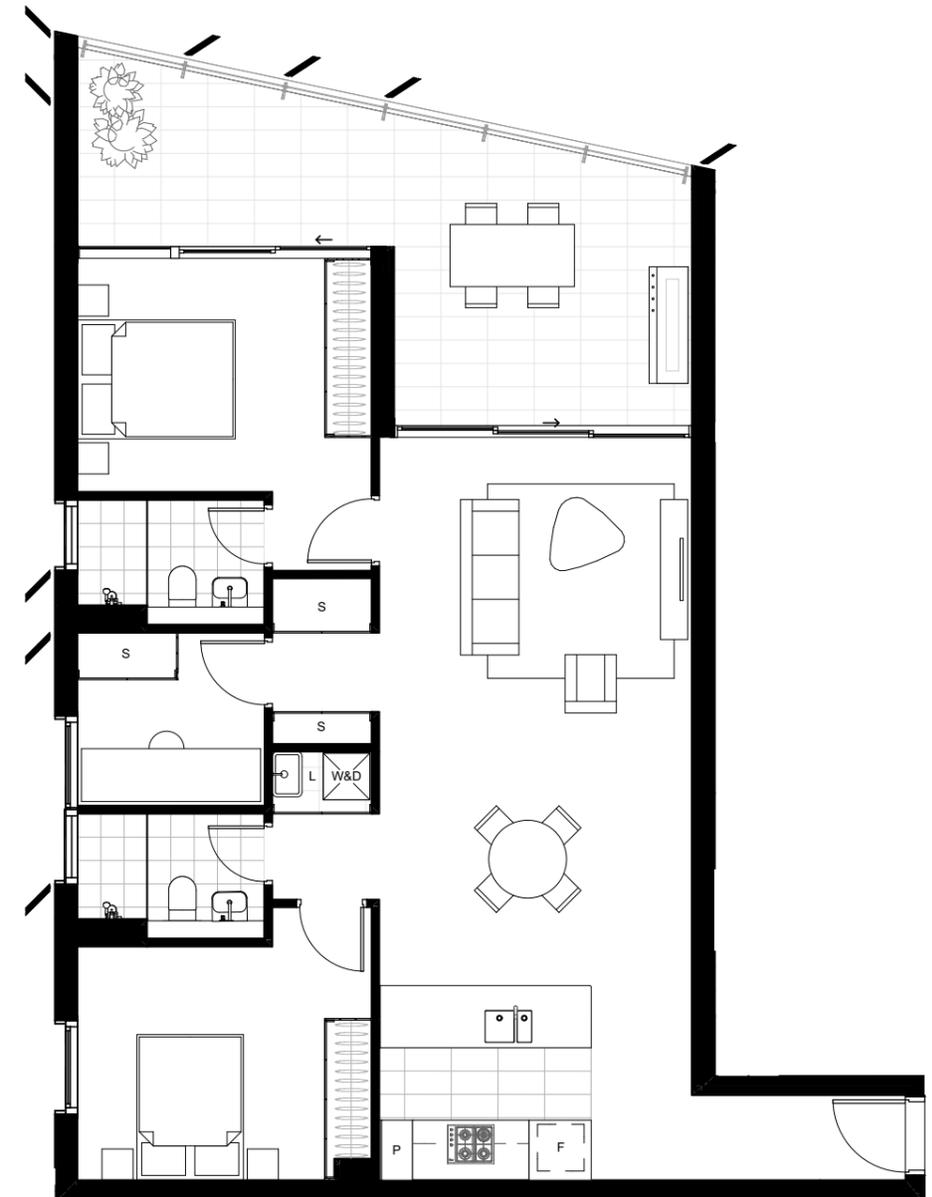
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2 Bedroom



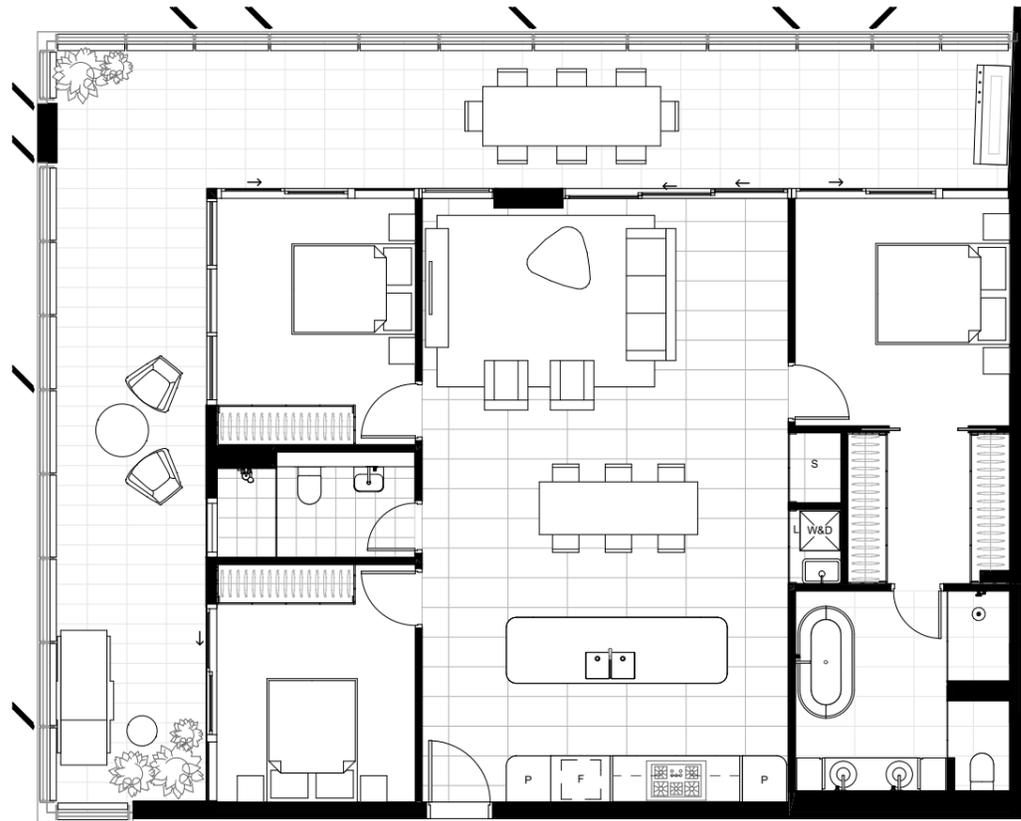
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2 Bedroom Flexi



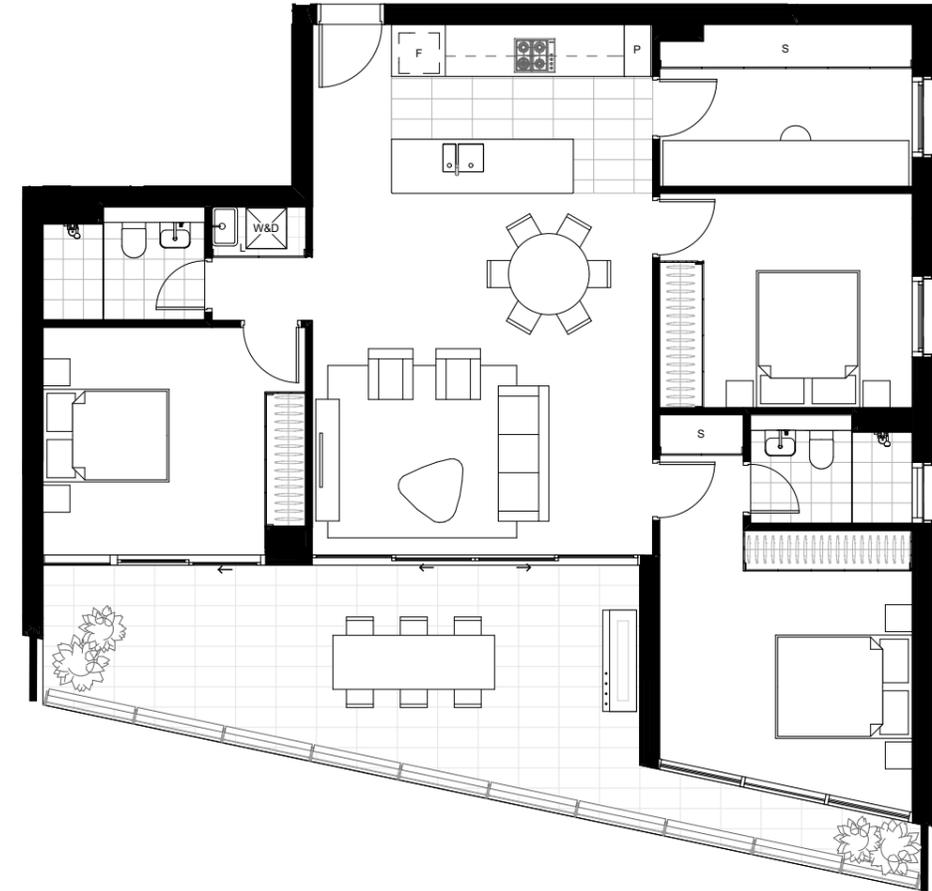
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3 Bedroom Penthouse



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3 Bedroom Flexi



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Award-winning service with Crown Property Agency

Crown Property Agency has an elite team that manage your tenancy daily. The management team consist of the most senior managers that are committed to exceeding your expectations managing your occupancy of The Grand Residences.

Our Property Managers have a reputation for efficiently managing the entire rental process of hundreds of properties across their portfolio. They consistently work to personally ensure each tenant feels understood in an organised and thoughtful rental process. Many of the team have worked across development, project sales and property management. This diverse skill set brings a wealth of experience from not only intimately understanding Crown Group's portfolio but the industry sectors that are required deliver architectural icons like The Grand Residences. We take pride in our approach to maintaining a portfolio of quality properties through actively developing strong relationships both with landlords and tenants alike.

Crown Property Agency provide 24/7 access to a Tenant Portal allowing you to see relevant information such as critical tenancy information and ledgers. The portal will give you the ability to lodge any repairs within our system and provide you with the transparency to ensure any required work is completed in a timely manner. We also communicate with you via the Message Centre so that all the communications are recorded against your tenancy.

Lastly, not only backed by the Crown Group corporate headquarters which collectively has decades of experience and advice, Crown Group's end-to-end service means you can always discuss your investment matters with your preferred Sales Executive whom you will most likely have a long standing relationship with.

Crown Group are with you every step of the way.



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