

D DOWNTOWN
ZETLAND



MODERN

Imagine having easy access to everything you love about Sydney from right outside your front door... vibrant cafes, Sydney's premier sporting venues, world-class recreation facilities, luxury shopping, pristine beaches, sparkling harbour, and Australia's only global-city.

Now visualise coming home to your own architecturally-designed urban oasis. Working with leading architectural studios, we've brought the best minds together to re-imagine modern city living.

SYDNEY

With four uniquely designed buildings, each conceived to let you live, work and play in Sydney's most modern and vibrant suburb – Zetland. Set amongst the award-winning masterplanned precinct of Green Square, you'll be living in Sydney's trendy inner city fringe.

Downtown offers you convenient access to everything... or nothing. The choice is yours. You're well placed to get out amongst it, or just leave the world behind for total peace and tranquility.

Living at Downtown gives you the key to the city. You'll have unrivaled access.
A VIP ticket. A backstage pass. Your key to use when, and if, you choose.

LIVING



BRINGING TOGETHER THE BEST ARCHITECTURAL MINDS



Active vibrant streetscape



Quiet and intimate surrounds



Developing desirable new homes designed for living in the best locations across Sydney

Proudly Australian-owned and Sydney-based, Deicorp is an award-winning developer and builder of clever, connected, convenient and affordable homes. We ensure you can buy with confidence from Sydney's leading builder of transport-connected developments. Designed by award-winning leading Australian architectural teams: Architectus, MHNDU and BVN. Collaborating to realise the latest modern way of living in the vibrant inner-city suburb of Zetland.

-  Thriving neighbourhood
-  Pedestrian laneways
-  Easy accessibility
-  Curated gardens



Moments for relaxation and respite



FIND YOUR PLACE



CITY FRINGE LIVING



Seamless transitions allowing a blend of indoor outdoor living

MODERN



Inviting, light-filled sophisticated arrival experience

Integrated spaces that flex to meet your daily needs, whether that is working from home, preparing an evening meal while enjoying a pre-dinner drink to unwind, or to spacious bedrooms to restore and relax as you roll into the weekend, you have it all.

Beautifully designed interiors with intelligent storage solutions, quality SMEG appliances, has every aspect of your city living considered and you get to choose what best suits your way of living.

Seamless indoor outdoor design affords you to embrace sun filled mornings, balmy evenings and inviting over friends, with your meticulously designed kitchen supporting your entertaining needs. A contemporary aesthetic sets the backdrop to modern city living with timeless appeal.

-  Rich and tactile materials
-  Integrated living
-  Generous, flexible floor plans
-  Light, bright bedrooms



Modern flexible living options

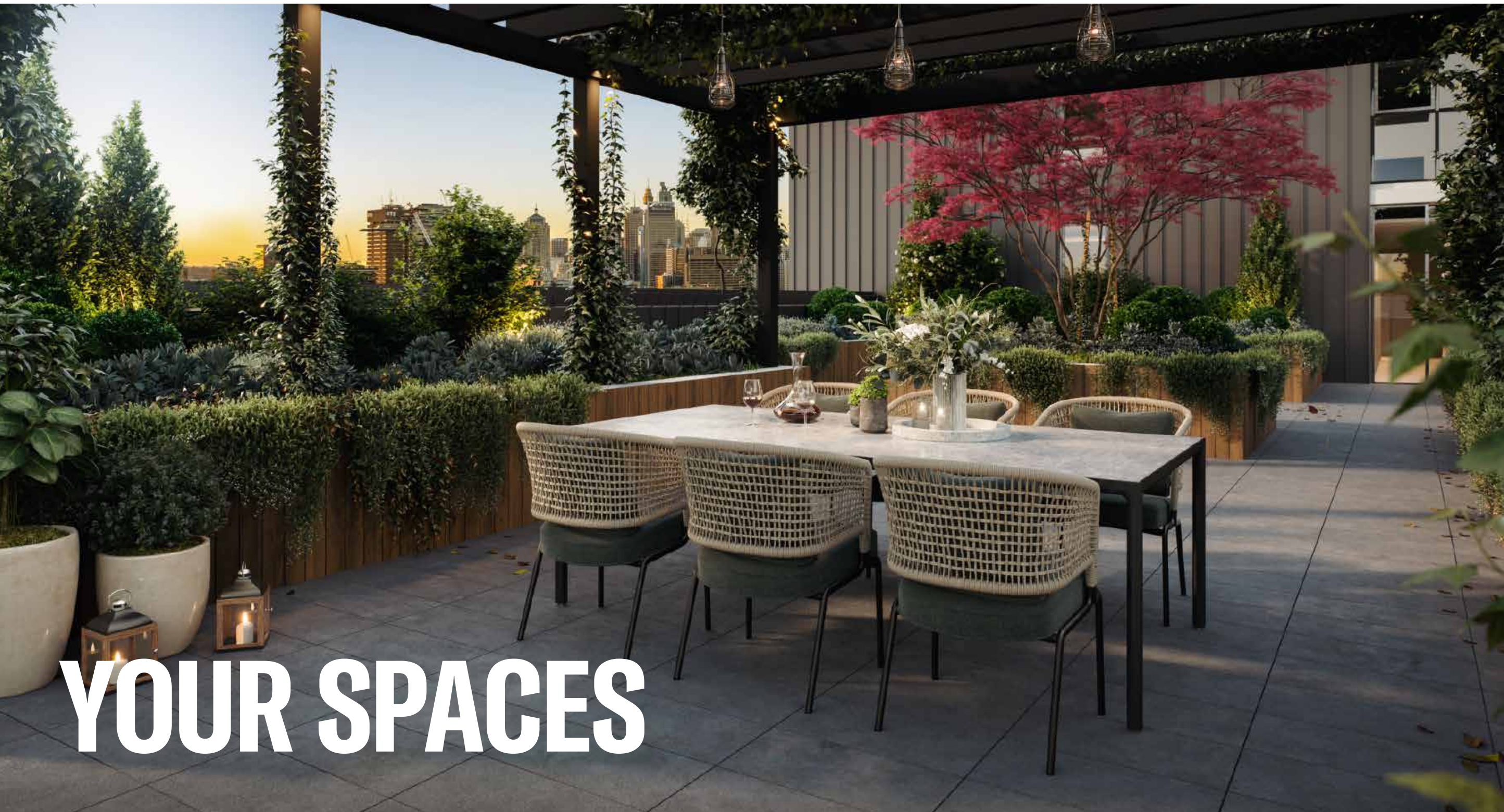


LIVING



Relax in your private spacious oasis





Expansive outdoor entertaining terrace

-  **Easy transitions from indoors to outdoors**
-  **Manicured gardens**
-  **Dedicated home office**



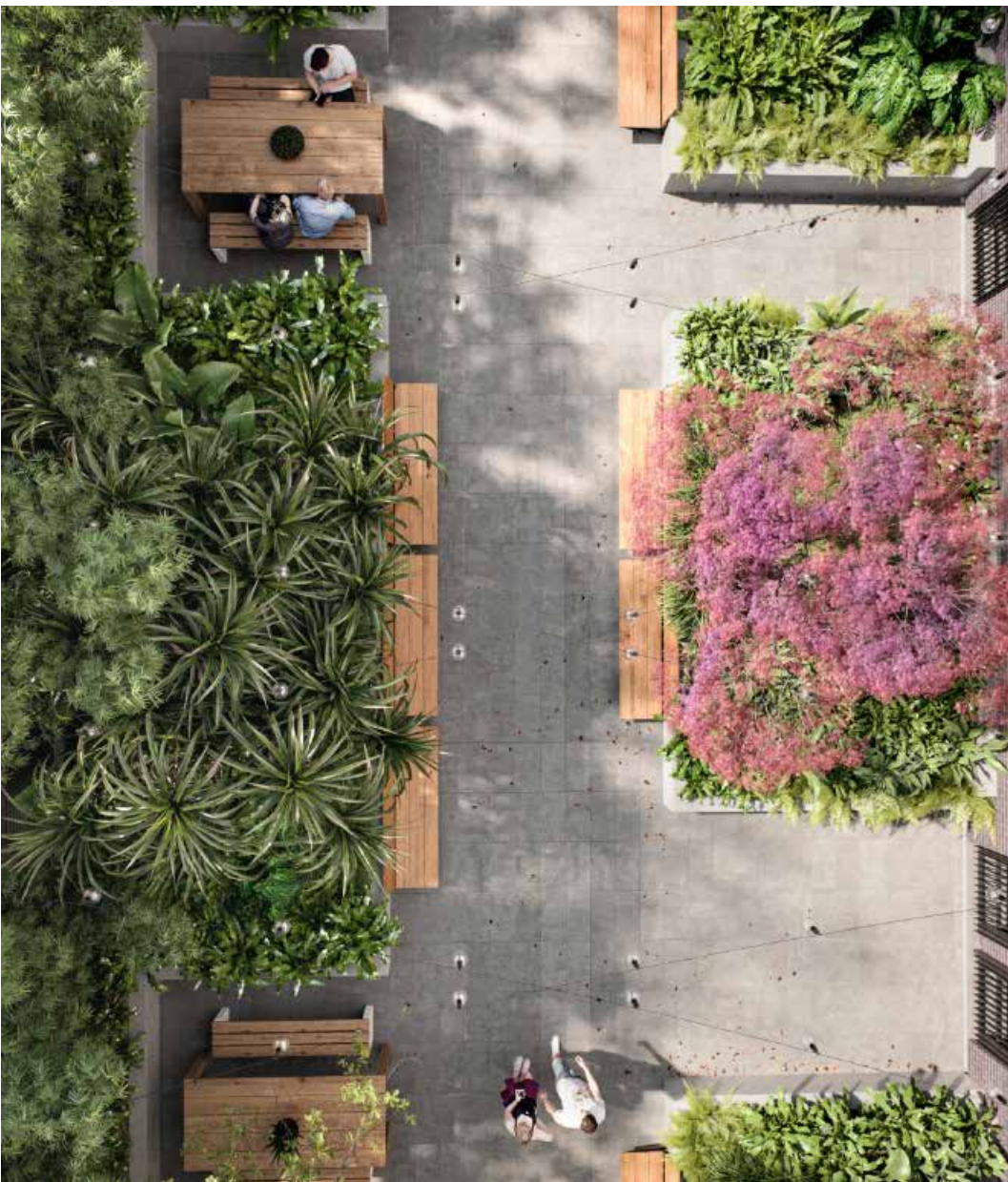
Working from home here is paradise. Lunch breaks can be spent doing laps at the aquatic centre, and great coffee spots are just outside. For a change of scenery, you can always book a meeting room at the Green Square Library.

If you're based in the CBD, the Green Square Station is only a 8-minute walk away, where a train leaves every few minutes for the quick trip into town.

If driving, easy access to the Eastern Distributor will have you in the city in minutes. Importantly, all apartments come with at least one carpark and there are plenty of visitor's parking spots for friends and family.

Regular and convenient bus services are also on your doorstep, taking you to destinations across Sydney.

If you travel for work, Sydney Airport is a convenient ten-minute drive or Uber away, or trains leave every fifteen minutes from Green Square Station.



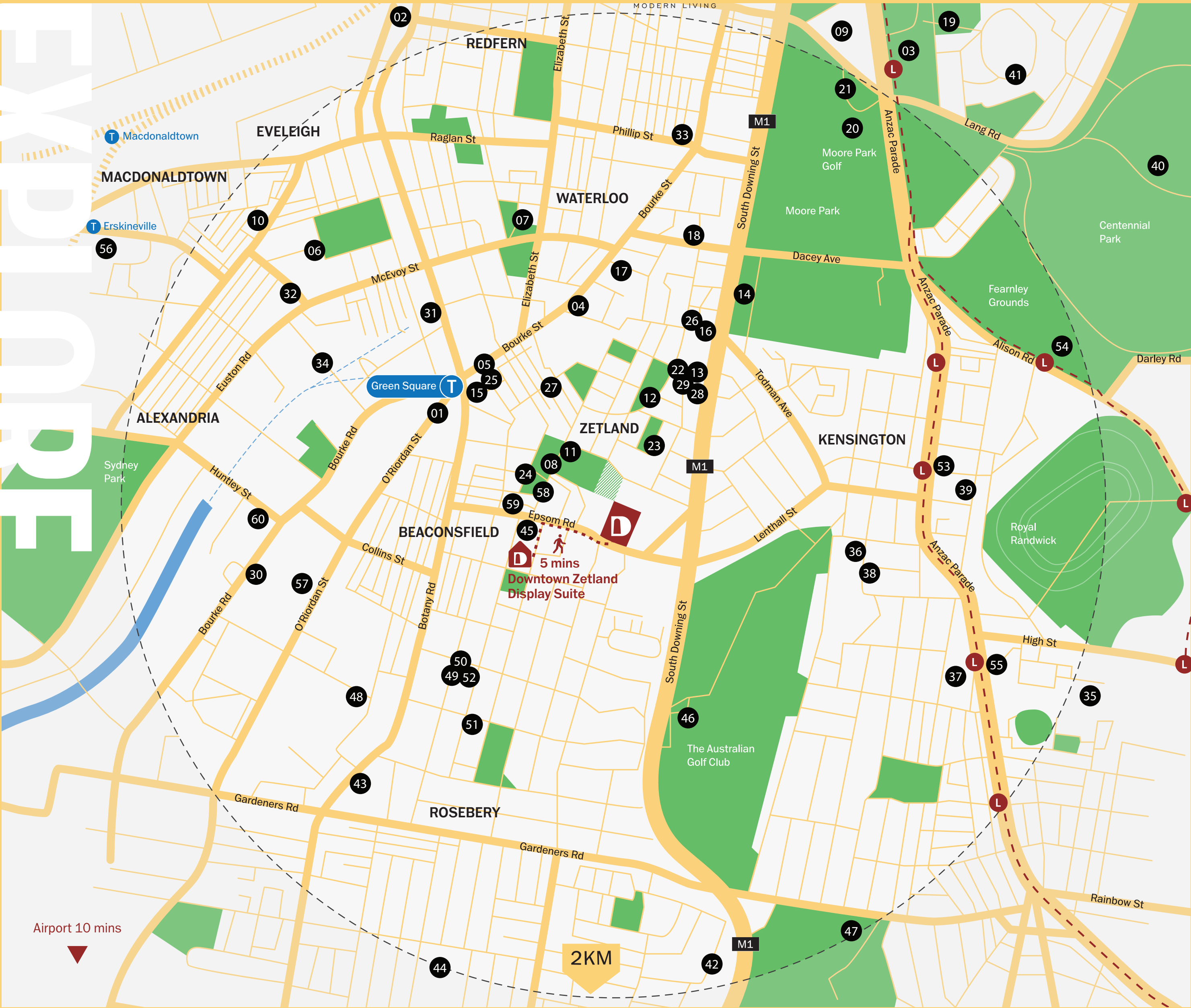
2KM FROM DOWNTOWN

GUNYAMA PARK AQUATIC CENTRE

Swimming	Circuit Training	Spin Studio
Aqua Aerobics	Yoga	Football
Gym	Pilates	
Personal Training	Creche	

NORTH <i>Train, Light Rail</i> 01 Green Square Station 02 Redfern Station 03 Moore Park Light Rail <i>Hospitals</i> Royal Prince Alfred Hospital St Vincent's Private Hospital Sydney <i>Universities</i> 04 Taylors College Sydney University of Technology Sydney The University of Sydney The University of Notre Dame <i>Schools</i> 05 Taylors High School 06 Alexandria Park Community School 07 Our Lady of Mt Carmel Catholic Primary 08 Waranara Early Education Centre 09 Sydney Boys High School Inner Sydney High School 10 Central Sydney Intensive English High School Bourke Street Public School <i>Recreation</i> 11 Gunyama Park Aquatic and Recreation Centre 12 Joynton Park <i>Retail</i> 13 East Village Shopping Centre 14 Supa Centa Moore Park <i>Learning</i> 15 Green Square Library	<i>Fitness</i> 16 Snap Fitness 24/7 Zetland 17 9Round Waterloo 18 Vault Boxing and Fitness Waterloo 19 Sydney Cricket Ground 20 Moore Park Golf Course 21 Moore Park Tennis Courts 22 Virgin Active Zetland 23 Zetland Basketball Court <i>Cafe/Restaurant</i> 24 Buku Eatery Zetland 25 Social Society Zetland 26 Treetop Cafe Zetland 27 Cicco Zetland 28 Lucio Pizzeria Zetland 29 Village Crown Zetland 30 South Dowling Sandwiches Alexandria 31 Textbook Boulangerie Patisserie Alexandria 32 Sushi Jones Japanese Bistro Alexandria 33 Kepos Street Kitchen Redfern EAST <i>Hospitals</i> 34 Alexandria Day Hospital Prince Of Wales Hospital Royal Hospital for Women <i>Universities</i> 35 UNSW Sydney 36 Our Lady of The Sacred Heart College 37 NIDA – National Institute of Dramatic Art <i>Schools</i> 38 Our Lady of the Rosary Catholic Primary School 39 Kensington Public School Randwick Girls' High School Randwick Boys' High School <i>Recreation</i> 40 Centennial Park 41 The Entertainment Quarter	SOUTH <i>Travel</i> Sydney Airport <i>Schools</i> 42 Eastlakes Public School 43 Gardeners Road Public School 44 JJ Cahill Memorial High School <i>Recreation</i> 45 All Sorts Fitness & Wellbeing Centre 46 The Australian Golf Club 47 East Lakes Golf Course <i>Cafe/Restaurant</i> 48 Simon Johnson Provodore 49 Three Blue Ducks Rosebery 50 Da Mario Rosebery 51 Gelato Messina Rosebery 52 Archie Rose Distilling Co. Rosebery WEST <i>Train, Light Rail</i> 53 Kensington Light Rail 54 Royal Randwick Station 55 UNSW Anzac Parade Station <i>Hospitals</i> Sydney Children's Hospital <i>Schools</i> 56 Erskineville Public School <i>Retail</i> 57 Alexandria Homemaker Centre <i>Learning</i> 58 Joynton Avenue Creative Centre <i>Fitness</i> Fitness First Newtown <i>Cafe/Restaurant</i> 59 Allpress Espresso Zetland 60 Grounds of Alexandria
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6 Parks and green spaces within 3 km	8 Minutes walk to Green Square Station	8 Doctors and medical practices within 5 km
12 Primary/secondary Schools within 2 km	20 Minutes to Sydney Airport via Green Square Station	127 Cafes and restaurants within 5 km



EVERYTHING ON YOUR DOORSTEP



Convenient sports and relaxation options

Having everything you need so close leaves more time for living your best life. And the options in Zetland are endless!

Maybe start the day with a takeaway from the popular All Press café , then swim a few laps in one of the Gunyama Park Aquatic and Recreation Centre's stunning indoor or outdoor pools, lift some weights or take a moment with some yoga poses, setting you up for the day.



Setting up your day



Aquatic activities



Soccer playing field



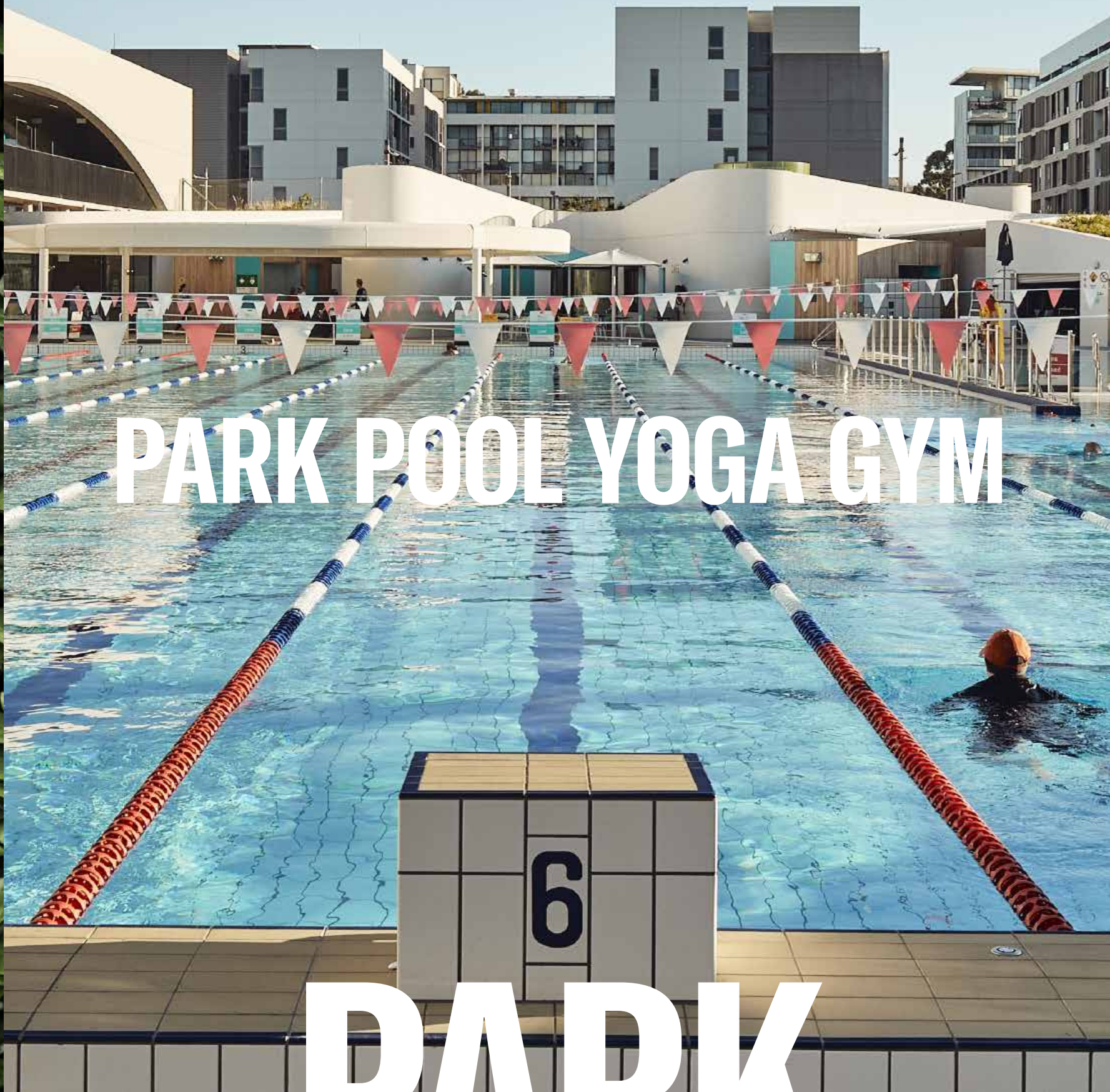
Yoga and wellness studios



Indoor and outdoor pools



GUNYAMA



PARK POOL YOGA GYM

PARK

LIVE, WORK, PLAY AND SHOP

A melting pot of singles, couples and families, Zetland is where it's all happening. There's top-notch shopping, dining, entertainment and transport, all within walking distance. And you're just a stone's throw from the CBD – a quick train ride, short Uber or even a leisurely stroll allowing you to take in the vibrant inner city suburbs.

The plentiful amenities are modern and new, so you'll never need to leave your neighbourhood. Walk the leafy streets to find curated shops, artisan stores, markets, restaurants, cafés, cycleways and cultural destinations, like the aMBUSH gallery.

Within a 10-minute walk, East Village Shopping Centre provides over 60 convenience food and lifestyle shops.



Incredible variety of fresh food options, you'll be spoilt for choice

- 

East Village
- 

Simon Johnson Providore
- 

South Dowling Sandwiches
- 

Textbook Boulangerie Patisserie



Centrally located blending work and play seamlessly

You're only an 8-minute walk to Green Square where a \$540 million revitalisation project is well underway, delivering world-class community facilities. Enjoy the innovative new library and plaza, aquatic centre, parks and playgrounds, childcare centre, creative hub and major supermarket. Construction is also underway on a brand new K-12 school that will be within easy walking distance for young families in the area.

10 MINUTES FROM THE CBD

- 

Green Square Station
- 

The Grounds of Alexandria
- 

The Clock Hotel
- 

Three Blue Ducks, Rosebery



NORTH



World renowned Sydney Harbour foreshore and cultural precincts

Sydney’s CBD is home to countless attractions including the world-famous Sydney Opera House and Harbour Bridge, the stunning Royal Botanic Gardens, vibrant Fish Markets and much more. Australia’s only truly global city is now within easy reach of your extended neighbourhood and available to be your new weekend playground.

Or explore myriad shopping and dining precincts such as The Rocks, Barangaroo, Woolloomooloo, Darling Harbour, Kensington Street or Circular Quay.



Opera Bar



Darling Harbour



Royal Botanical Gardens



Woolloomooloo Wharf



Early round of golf or a quick dip at your favourite beach to kick start your day



Immerse yourself at your favourite sporting events



Bondi Icebergs



Moore Park Golf Course



Coogee Pavilion



Sydney Cricket Ground



Royal Randwick Racecourse

EAST



If you prefer a more alternative vibe, then you're perfectly placed on the edge of Sydney's Inner West.

Set amongst the education belt, including the University of Technology Sydney, The University of Sydney and The University of Notre Dame, is a hotbed of funky cafés, eclectic shops, galleries and markets, bustling with a whole world of interesting people.

King Street in Newtown is a bustling hub of cafés, bars, pubs and restaurants, with all walks of life spilling out. Offering a wide range of shopping and food alternatives, something for everyone.



Access to world-leading universities



-  Enmore Theatre
-  Newtown bars
-  The Tramsheds
-  University of Sydney

When you're ready to unlock the rest of Sydney, you'll soon see how Downtown is perfectly placed.

Just to your south lies popular foodie haunts including Three Blue Ducks, Black Star Pastry, Zeus Street Greek, Archie Rose Distilling Co and Gelato Messina in Rosebery. Your taste buds will be more than satisfied with the selection.

Keep heading south and you're soon at Sydney Airport, where you can conveniently access the rest of the world! Ideal for that last minute weekend away in Melbourne shopping or popping down to Mona in Hobart.



Easy access to artesian foodie destinations



Escape to coastal walks or different cities

-  Westfield Eastgardens
-  All Press Coffee
-  The Cannery
-  Malabar Headland
-  Archie Rose
-  Sydney Airport

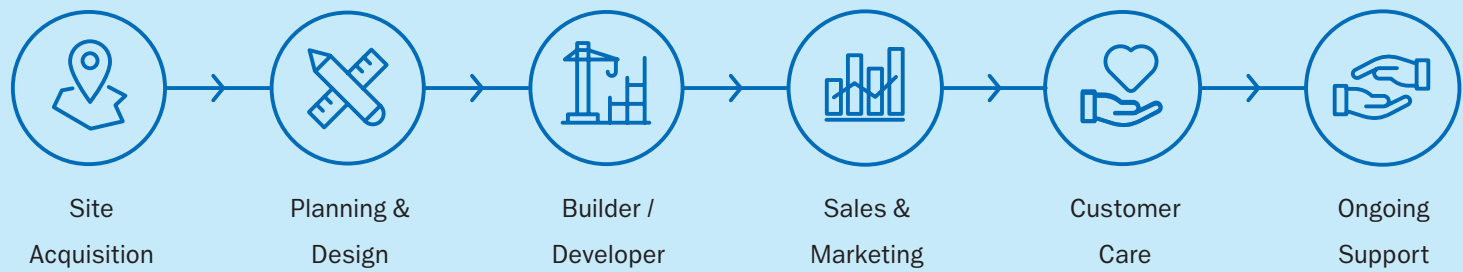
WEST

D

SOUTH

DEICORP
DESIGN
DEVELOP
DELIVER

End-to-end service



DOWNTOWN ZETLAND IS PRESENTED BY AWARD-WINNING AUSTRALIAN-OWNED AND OPERATED DEVELOPER-BUILDER, DEICORP.

Deicorp has been successfully operating across the Sydney market for over two decades, and is committed to delivering quality lifestyle options for Australians, through the creation of clever, connected, accessible, affordable and highly liveable spaces. Deicorp partners Australia's finest and most awarded architectural practices to deliver outstanding designed homes.



Transport Connected
Always walking distance to public transport



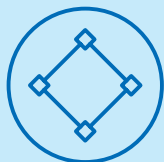
Award-Winning Team
Highly acclaimed property development team



40+ Suburbs
Sydney Experts – 40+ developments across the Sydney region



Australian Owned
Owned and operated in Australia



Designed for living
Clever, connected, and livable projects



21+ Years
Track record of success with a single builder's license



Seamless Journey
From sales to post-settlement and customer care



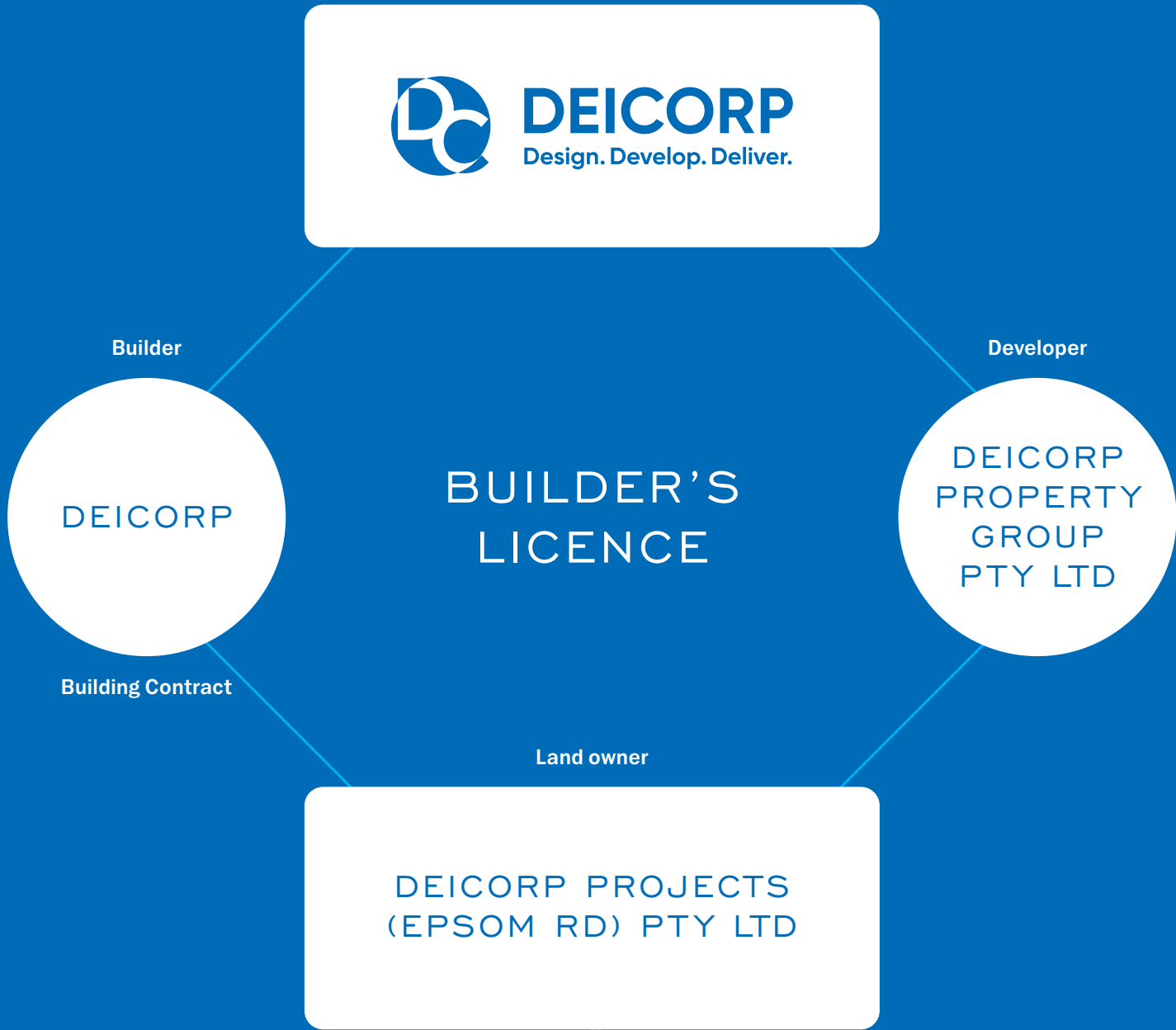
8000+ Apartments
...and counting

PEACE OF MIND
GUARANTEED

Deicorp is an integrated construction and development company that has been operating with the same building licence for 21+ years.

Deicorp is the responsible entity overseeing every element of the project, with construction, sales and marketing all within the same company structure.

This gives every buyer peace of mind that their purchase is protected and that Deicorp will deliver your new apartment to the high standard you expect.



Pictures showing the interiors of the apartments and buildings are indicative only. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice. Furnishings not included with apartment purchase. Deicorp takes the security and privacy of the personal information we hold very seriously. The policies and procedures we follow in relation to this information are outlined in our privacy policy. Please review our privacy policy before providing us with any of your personal information. Please note that if you choose not to provide us with the information requested above, we may not be able to provide you with the requested products or services.



1300 219 453

DOWNTOWNZETLAND.COM.AU

VISIT THE DISPLAY SUITE AT
24 Rothschild Avenue Zetland



DEICORP
Design. Develop. Deliver.