



THEGALLERIA

113 -117A WIGRAM STREET
& 23-29 HASSALL STREET PARRAMATTA





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PARRAMATTA'S FINEST COLLECTION



PROJECT OVERVIEW


PROJECT SUMMARY

1 STUDIO APARTMENT

1 




Price **\$499,000**

31 ONE BEDROOM APARTMENT

1  1  1 

Price from **\$649,000**

103 TWO BEDROOM APARTMENT

2  2  1 

Price from **\$769,000**

5 THREE BEDROOM APARTMENT

3  2  1 

Price from **\$899,000**

7 COMMERCIAL RETAIL SPACES

THE DEVELOPER

Nucorp Constructions was established in 2011 and has been based in NSW, Australia since this date. The company is a well-established group that has delivered over \$500 million in projects within the residential and commercial sectors of the property market. The team have over 20 years of development and construction experience, and have built a strong reputation for delivering high quality projects, ranging from single dwellings to multi-level residential and commercial buildings.

Nucorp Constructions leverages its skills and experience to provide tailored solutions to enhance their projects, as well as offering a wide range of services to suit the dynamic construction industry. The fundamental objective at Nucorp Constructions is to provide a quality service and product by operating efficiently, responsibly and sustainably.

Nucorp Constructions manages their projects with an innovative and committed approach, ensuring that all environmental, social and economic requirements are met. As a dynamic and innovative company, Nucorp Constructions continues to explore new market opportunities to develop and expand the business.

Nucorp Constructions utilise sustainable design opportunities to reduce both the running costs and environmental impact of all residential developments. It is the intention that all projects and proposals yield positive commercial and community outcomes.



THE ARCHITECT

Architex is a award-winning architectural practice consisting of highly experienced architects and dedicated drafting staff.

THE GALLERIA, PARRAMATTA LA/1932012
Design Excellence Award and winning applicant of the Design Competition for The Galleria Parramatta.

HUNTER + O'CONNELL STREET, PARRAMATTA
Design Excellence Award and winning applicant of the Design Competition for a new 20-storey residential tower (108 units) and retail / commercial ground floor in Parramatta CBD.

FACTORY STREET, GRANVILLE
Awarded Industrial Development Winner 2013 by Urban Taskforce Australia for a 12,500sqm purpose built office and warehouse complex.





THE**GALLERIA**

A SELECTION OF AWARD-WINNING, STYLISH APPOINTED 1, 2 & 3 BEDROOM APARTMENTS IN THE HEART OF THE VIBRANT PARRAMATTA CBD

Enjoying one of the finest, most convenient locations in Sydney's second largest CBD, The Galleria puts you front row centre for the exceptional growth, gentrification and cultural change that Parramatta is currently experiencing.

A wonderful lifestyle opportunity, this 19 storey tower offers a range of affordable yet beautifully finished apartments ideal for first home buyers, astute investors and families alike. Sophisticated living has never been so within reach.





9 REASONS TO BUY

- Parramatta Local Government Area's (LGA) population growth rate is 2.5%, which is twice of NSW average at 1.2%. And it is current home to more than 230,000 people
- Over 157,000 people are employed in the Parramatta LGA, which become the centre of Western Sydney
- Parramatta is home to Australia's top educational facilities, educating the workforce of tomorrow
- The Parramatta LGA supports a \$23 billion economy, which is the second largest economy in Australia
- Parramatta is home to NSW government department including legal, police and services
- Over the last decade, Parramatta has received significant infrastructure investment across transport, education, health, sport and culture. It is transforming into a place of growth and long-term prosperity
- The Galleria is located at the centre of Parramatta and walking distance to all the facilities and amenities
- The award winning design of The Galleria will present the tenants the most stylish living environment
- Low maintenance cost due to no swimming pool and gym offer you more affordable expense for both self-occupiers and investors



- 1 QBE Insurance / Fair Trading NSW / Deloitte Australia
- 2 Sydney Water
- 3 Parramatta Square
- 4 NSW Police Headquarter
- 5 Westfield Shopping Centre / Service NSW

- 6 Office of State Revenue
- 7 Parramatta Justice Precinct
- 8 Australian Taxation Office / Centrelink / Medicare
- 9 Western Sydney University
- 10 AON Australia

- 11 Commonwealth Bank of Australia Head Office
- 12 Department of Immigration & Border Protection
- 13 James Ruse Reserve
- 14 Parramatta Park
- 15 Parramatta Stadium

- H Westmead Hospital
- F Parramatta Ferry Wharf
- T Parramatta Train Station
- B Parramatta Bus Interchange
- L Future Lightrail Stops



WESTMEAD PRIVATE HOSPITAL
THE SYDNEY CHILDREN'S HOSPITALS NETWORK
THE UNIVERSITY CLINIC WESTMEAD HOSPITAL

WESTMEAD STATION

PARRAMATTA JUSTICE PRECINCT
- Family Court of Australia
- Justice Department
- Parramatta Children's Court
- Parramatta District Court
- Parramatta Local Court

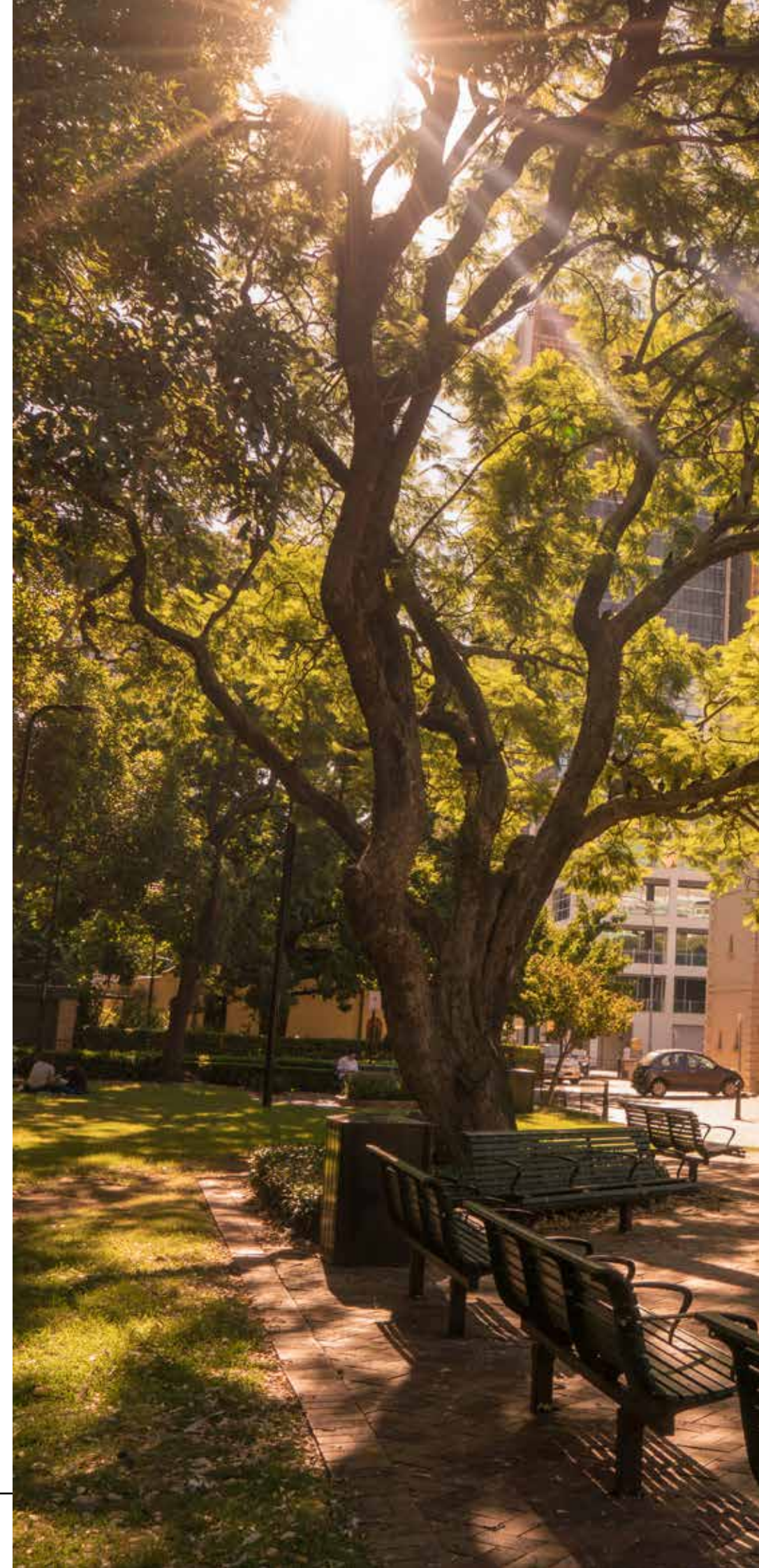
AUTO ALLEY
- BMW - MERCEDES BENZ - AUDI
- PORSCHE - RANGE ROVER - LEXUS
- VOLKSWAGN - JAGUAR

FREE SHUTTLE BUS
LIGHT RAIL STAGE 1 PREFERRED ROUTE

EXPLORE PARRAMATTA'S VIBRANT ATTRACTIONS

PARRAMATTA IS NOW
A HUB OF COMMERCE,
CULTURE AND
ENTERTAINMENT WHERE
YOU'RE SPOILT FOR
CHOICE WHEN IT COMES
TO RECREATION, DINING,
SHOPPING AND
TRANSPORT.

Local schools, both public and private, are highly regarded and the University of Western Sydney has a campus here and the new addition currently being built.





Enjoy it all, from Parramatta Eels and Western Sydney Wanderers games to celebrations such as Chinese New Year. Head to Sydney Festival events in the Botanical Gardens or Old Parramatta Gaol, performances at the Riverside Theatre and weekly markets in Church Street.



Westfield Parramatta provides endless retail options, Church Street has a wonderful dining scene, Rosehill Race Course is conveniently close by and sporting and leisure pursuits abound.

HARMONIOUS FINISHES



energy saving LED

full-height glass doors

mirrored splashbacks

SMEG appliances

Ceaserstone bench tops

timber ceramic tiles

loop pile carpet

A TRUE MASTERPIECE

Features and finishes of the finest quality have been carefully selected to create an air of enduring style and sophistication. From the interior colour palette to the bathrooms and kitchens, everything works in complete harmony.

A perfect combination of form and function, they offer generous indoor and alfresco living spaces with a seamless transition between the two.

Thoughtfully planned and impeccably appointed, the apartments are graced with island bench tops made with stone, quality SMEG appliances and mirrored splashbacks.

Full-height glass doors flood the living spaces with natural light while shadowline ceilings and energy saving LED downlights enhance the ambience. Designer bathrooms are appointed with Parisi hardware, floor to ceiling tiles and timber-look tiled floors which add texture.

THE ART OF LIVING

All bedrooms feature sliding built-in wardrobes and all apartments come with basement security parking, security storage spaces and lift access. A private residents' podium garden creates a serene sanctuary that you can retreat to while onsite commercial spaces at ground level provide a variety of retail offerings.



▽ LEVEL 6 VIEWS



▽ LEVEL 14 VIEWS





SECTION 2

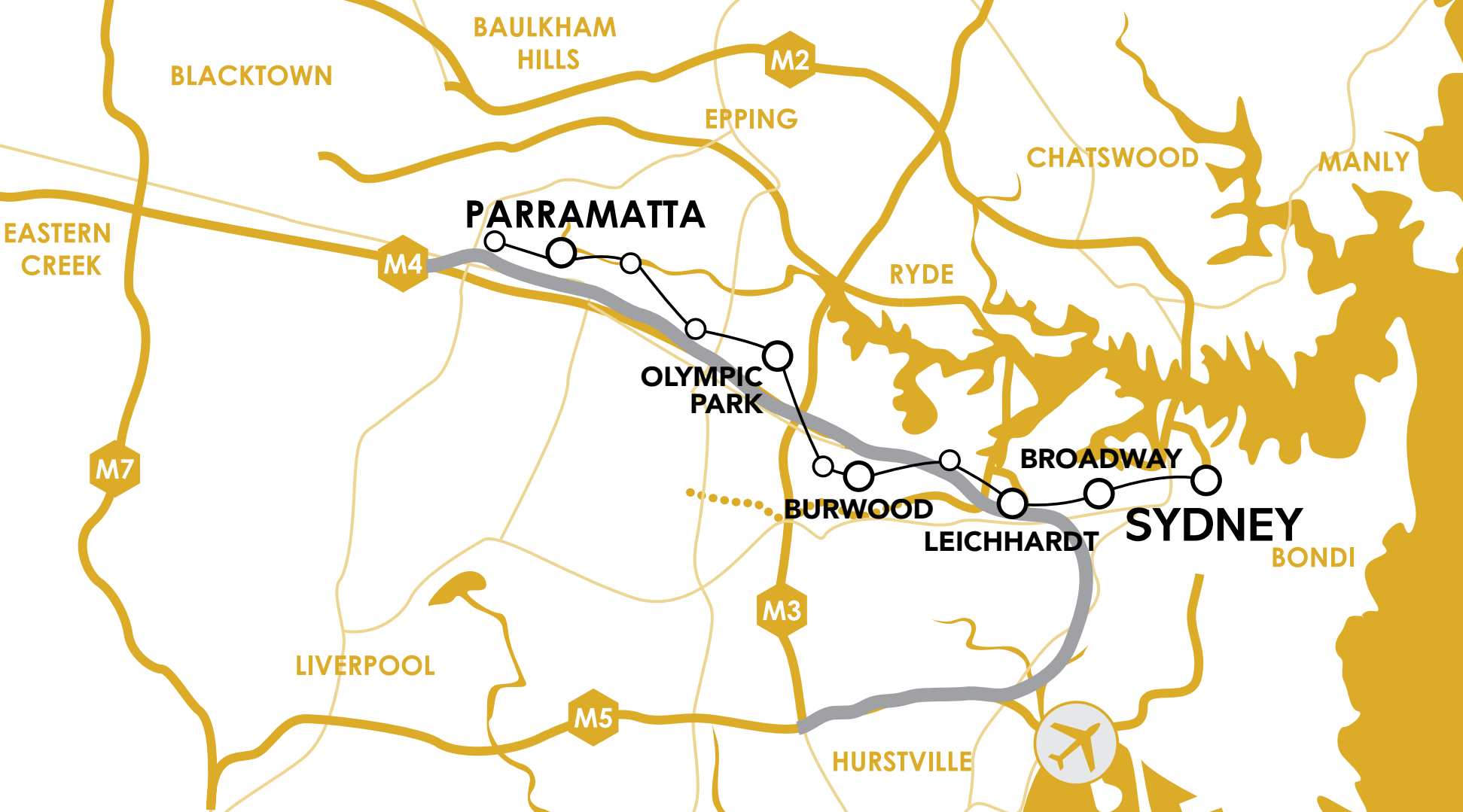
AREA RESEARCH



INFRASTRUCTURE & GROWTH

AS GREATER WESTERN SYDNEY'S MAJOR BUSINESS DISTRICT, PARRAMATTA CITY COUNCIL PLANS TO DOUBLE THE SIZE OF THE CBD OVER 10 YEARS, WIDEN THE M4 AND BUILD A LIGHT RAIL.

Capturing sweeping views over the surrounding district, The Galleria is at the epicentre of this vibrant CBD. Parramatta is a major transport hub, serviced by trains, buses, the ferry and the soon to be built light rail, providing excellent connectivity to all reaches of Sydney, with the Sydney CBD within 30 minutes via rail or the M4 Motorway.



SYDNEY WEST METRO

The Sydney Metro West project is Sydney's next big railway infrastructure investment. It will deliver a direct connection between the CBDs of Parramatta and Sydney, providing an express 15-minute service from the CBD to Parramatta with only five stations.

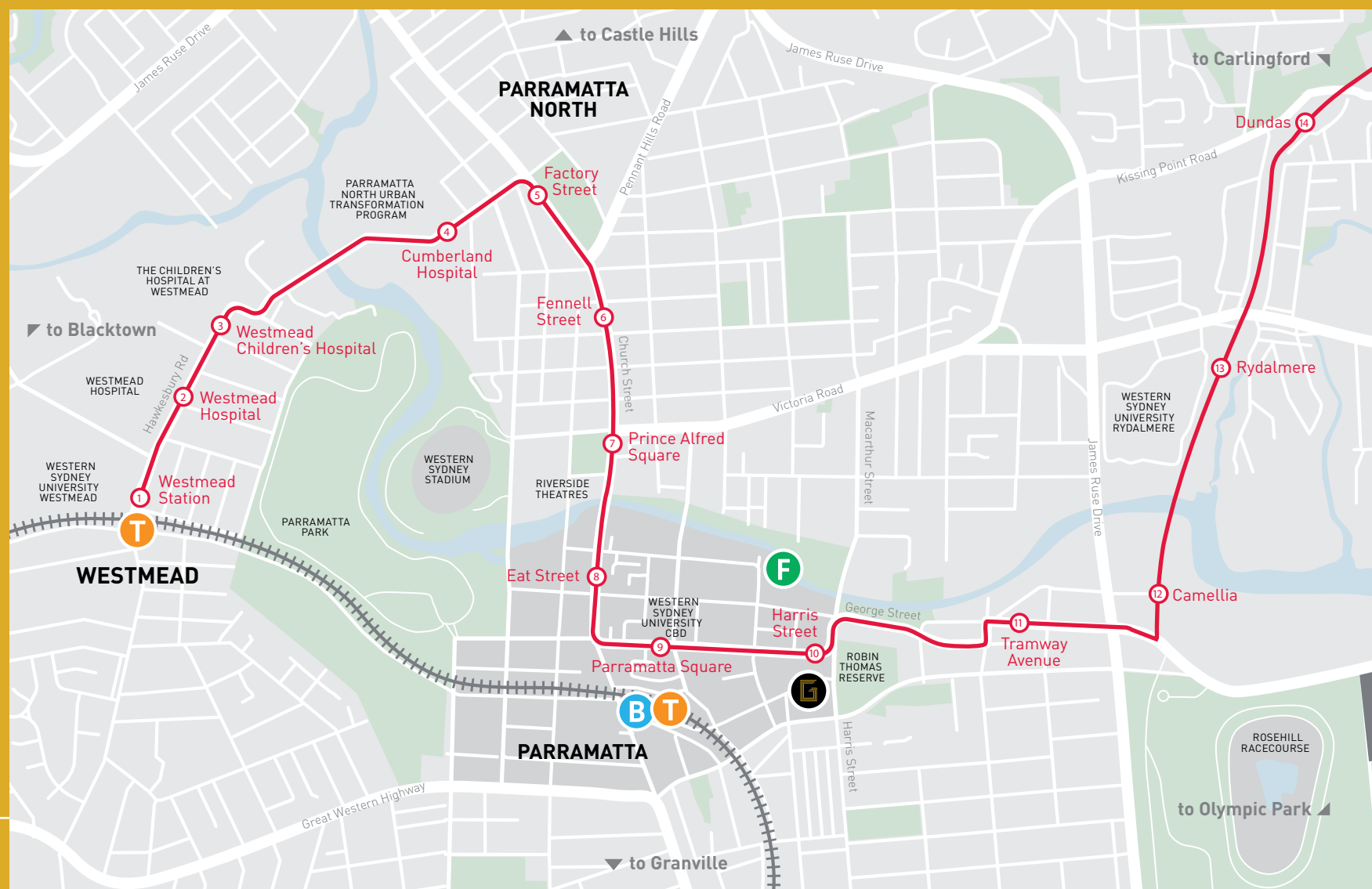
WESTCONNEX

WestConnex is 33 kilometres (21 mi) of a motorway scheme currently under construction. It encompasses widening and extension of the M4 Western Motorway, a new section for the M5 South Western Motorway, and a new inner western bypass of the Sydney CBD connecting the M4 and M5.

LIGHTRAIL STAGE 1 ROUTE

Stage 1 will connect Westmead to Carlingford via Parramatta CBD and Camellia with a two-way track spanning 12 kilometres. This will be the first stage of the Parramatta Light Rail project and is expected to open in 2023. *

* Source - www.parramattalightrail.nsw.gov.au





PARRAMATTA SQUARE

One of the largest urban renewal projects in the country, the \$2 billion Parramatta Square redevelopment will revitalise Parramatta city centre with new A-Grade office space, residential apartments, and civic facilities.

Spread over three hectares of prime real estate, it will form an iconic part of the Parramatta skyline showcasing smart city principles and design excellence from internationally acclaimed architects. It will be a catalyst for new retail development in Parramatta CBD. In addition to providing Sydney's tallest residential tower, a new home for City of Parramatta Council, Western Sydney University and NAB, the development will also provide 7,000 m² of new retail floorspace. The first stage of the retail is expected to be completed by 2020.

* Source - www.investparramatta.com.au, www.urbis.com.au

PARRAMATTA CBD

2ND
LARGEST CBD IN SYDNEY

7TH
LARGEST CBD IN AUSTRALIA

53,500
WORKERS EACH DAY

12,500
RESIDENTS

PARRAMATTA HAS A RICH CULTURAL HISTORY

Parramatta CBD grew from a site of the early colony to become a regional centre in the 1950s and 1960s.


Work commenced on Parramatta's first shopping arcade in 1925 and by 1938 Parramatta was proclaimed a city. David Jones' first suburban store was opened in Parramatta in 1961 and Westfield Parramatta followed in 1975.


After the 1960s Parramatta's office employment grew, and in the 1980s the ambition to become Sydney's second CBD was popularised. The relocation of government departments and the growth of Church Street's night time economy has occurred in the last 25 years.

The 2011 Census identified that **Parramatta CBD residents** as:

 **AFFLUENT**
Per capita income levels are **2.3%** above the Australian average

 **PROFESSIONALS**
32% of the resident workforce are professionals, compared to the Australian average of 21%

 **YOUNG AND SKILLED**
The average age is 31 compared to the Australian average of 37.8. 47.9% of Parramatta CBD residents were aged between 20 and 49, compared to 44% across metropolitan Sydney. Some 14% of Parramatta CBD residents hold a post-graduate degree compared to 4% across metropolitan Sydney. The new Western Sydney University Campus at Parramatta Square will be a drawcard for more students and higher educational attainment

 **DIVERSE**
71% of residents are overseas born compared to the Australian average of 25%. The highest share of residents born overseas come from India, China, Philippines, South Korea, New Zealand, the United Kingdom and Hong Kong

PARRAMATTA RETAIL

Parramatta CBD has an estimated 200,000 m² retail floorspace¹, including Westfield Parramatta, which is the joint-largest shopping centre in New South Wales². Recent entrants to the market are transforming the retail offer in Parramatta CBD and there are several major retailers looking for space. Parramatta's central location makes it accessible to the 1.6 million residents already living in Western Sydney.

PARRAMATTA IS ALREADY A MAJOR RETAIL DESTINATION

The second largest CBD in Sydney and the sixth largest in Australia, it contains an estimated 200,000 m² retail floorspace.

MAJOR POPULATION AND EMPLOYMENT GROWTH WILL DRIVE SPENDING

Parramatta CBD is projected to add up to 14,500 new residents and 22,000 new jobs by 2026. Western Sydney is projected to add 433,000 new residents in total over the same period.

CAPACITY TO SUSTAIN MORE SHOPS

Resident spending growth across Western Sydney is projected to increase by \$12.28 billion between 2016-2026. This level of spending growth could sustain the equivalent of 1.5 new Westfield Parramatta shopping centres being built each year across Western Sydney.

SYDNEY'S GEOGRAPHIC CENTRE IS BECOMING EVEN EASIER TO VISIT

Investment in transport infrastructure is making Parramatta even easier to visit. New light rail, ferry wharf, roads and potentially a second metro link will all make it even easier for people to shop in Parramatta.

YOUTHFUL DIVERSE AND VIBRANT

New cultural facilities, curated events, a new university campus and new schools will all add a youthful energy to Parramatta CBD. A strong youth demographic, coupled with more workers, students and residents will broaden the demand for new forms of retail and boost the evening economy.

COMPETITIVE RENTS

Retail rents in Parramatta CBD are significantly lower than those found in prime Sydney and Melbourne CBD locations. This creates a great opportunity to support emerging and expanding businesses.

PUBLIC AND PRIVATE SECTOR ACTIVITY IS PROVIDING CERTAINTY FOR INVESTORS

Local and state government, together with the likes of Walker Corp, Meriton and Crown are currently investing billions of dollars in transformative projects which are reshaping Parramatta right now.

TRANSFORMATIVE PROJECTS ARE CREATING A UNIQUE CITY

Numerous developments and initiatives are creating a diverse, modern CBD. These are city-shaping projects that offer exciting new retail opportunities.

CBD RETAIL IS TRANSFORMING

A mix of new international retailers, funky cafés and small bars have started the Parramatta retail revolution. New entrants are creating a diversified retail mix.

VIBRANT RETAIL PRECINCTS

Flagship developments such as Parramatta Square, the Riverbank Precinct and Civic Link will create bold new retail precincts accommodating new entrants to the Parramatta retail scene. These developments will be catalysts for renewal of street front retail throughout Parramatta CBD.

1. Parramatta CBD retail floorspace estimate – Source: Parramatta CBD Retail Impact Study March 2013, Marcoplan Dimasi March 2013

2. Gross leasable Area (Retail) – Source: Shopping Centre Council Australia 2016

For more information: www.Urbis.com.au



SECTION 3

INVESTOR GUIDE

KEY DATES

Building	Constuction Commencement	Estimate Completion	Sunset Clause
Offplan	Jan 2017	July 2019	July 2020

EXECUTIVE SUMMARY

Apartment Type	Studio	One Bedroom	Two Bedroom	Three Bedroom
Number of Units	1	31	103	5
Total Living Area	53.8 m ²	59-84 m ²	76-103 m ²	125-153 m ²
Price Range	\$499k	\$649k-719k	\$769k-890k	\$895k-955k
Rents Per Week	\$400-450	\$480-530	\$680-800	\$900-1000
Strata Levy Per Quarter	\$400-450	\$500-700	\$650-850	\$900-950
Council Rates Per Annum	\$1000	\$1000	\$1000	\$1000
Water Rates Per Annum	\$800	\$800	\$800	\$800

BMT Tax Depreciation

QUANTITY SURVEYORS

Level 33, 264 George Street

Sydney NSW 2000, Australia

PO Box N314

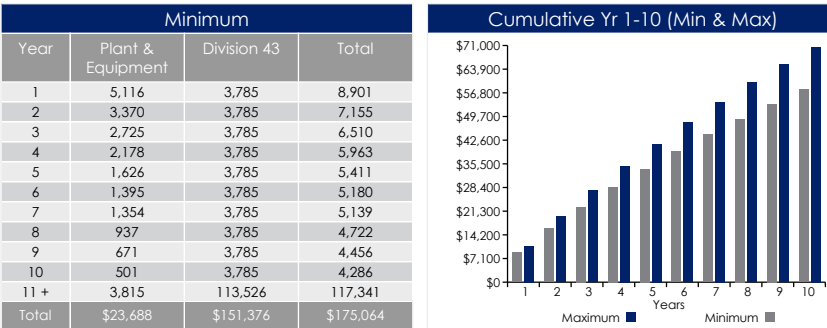
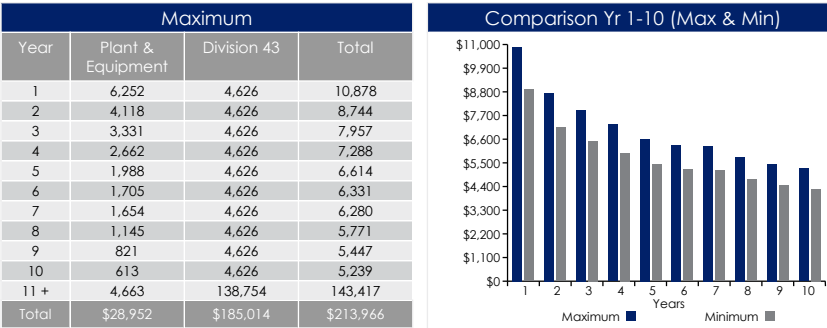
Grosvenor Place NSW 1220

t 02 9241 6477 e info@bmtqs.com.au

f 02 9241 6499 w www.bmtqs.com.au

Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical Studio Apartment
113-117A Wigram Street, PARRAMATTA, NSW 2123



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 9241 6477

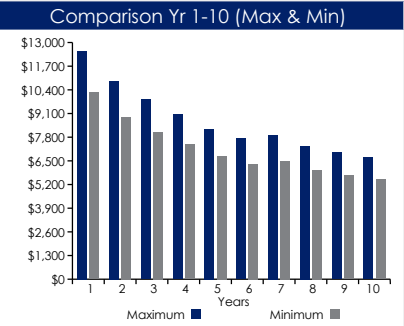
DEPRECIATION SCHEDULE

BMT Tax Depreciation
QUANTITY SURVEYORS

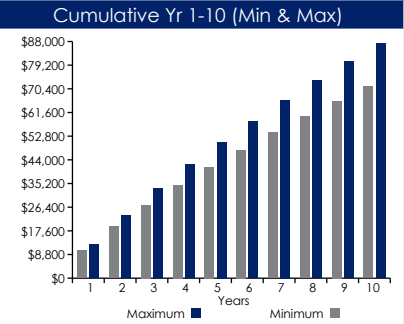
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Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical 1 Bedroom Apartment
113-117A Wigram Street, PARRAMATTA, NSW 2123

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,584	5,946	12,530
2	4,938	5,946	10,884
3	3,923	5,946	9,869
4	3,094	5,946	9,040
5	2,313	5,946	8,259
6	1,779	5,946	7,725
7	1,977	5,946	7,923
8	1,378	5,946	7,324
9	1,000	5,946	6,946
10	752	5,946	6,698
11 +	5,969	178,361	184,330
Total	\$33,707	\$237,821	\$271,528



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,387	4,865	10,252
2	4,040	4,865	8,905
3	3,209	4,865	8,074
4	2,532	4,865	7,397
5	1,893	4,865	6,758
6	1,455	4,865	6,320
7	1,617	4,865	6,482
8	1,128	4,865	5,993
9	818	4,865	5,683
10	616	4,865	5,481
11 +	4,883	145,931	150,814
Total	\$27,578	\$194,581	\$222,159



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Maximising Property Tax Depreciation Deductions

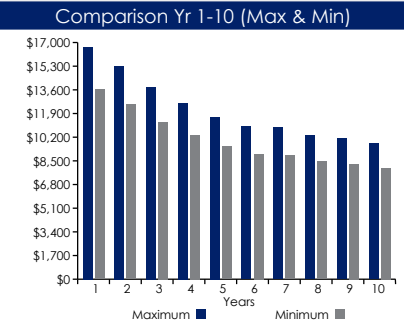
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BMT Tax Depreciation
QUANTITY SURVEYORS

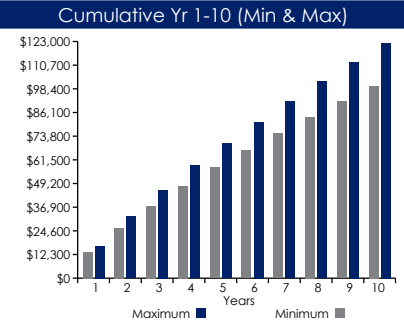
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f 02 9241 6499 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical 2 Bedroom Apartment
113-117A Wigram Street, PARRAMATTA, NSW 2123

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,030	8,646	16,676
2	6,666	8,646	15,312
3	5,159	8,646	13,805
4	4,013	8,646	12,659
5	3,014	8,646	11,660
6	2,331	8,646	10,977
7	2,231	8,646	10,877
8	1,668	8,646	10,314
9	1,478	8,646	10,124
10	1,115	8,646	9,761
11 +	8,966	259,386	268,352
Total	\$44,671	\$345,846	\$390,517



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,570	7,074	13,644
2	5,454	7,074	12,528
3	4,221	7,074	11,295
4	3,283	7,074	10,357
5	2,466	7,074	9,540
6	1,907	7,074	8,981
7	1,825	7,074	8,899
8	1,364	7,074	8,438
9	1,210	7,074	8,284
10	913	7,074	7,987
11 +	7,336	212,225	219,561
Total	\$36,549	\$282,965	\$319,514



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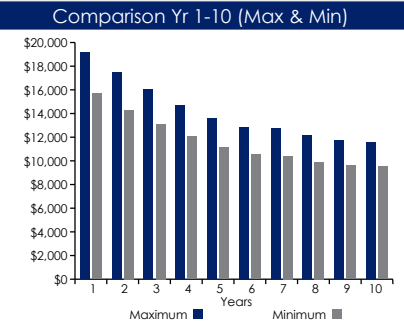
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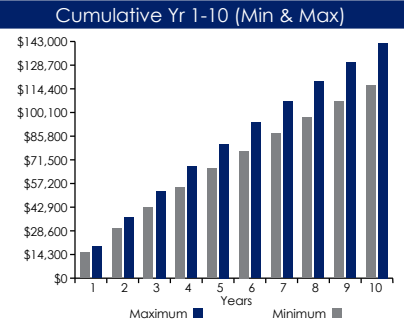
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Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Typical 3 Bedroom Apartment
113-117A Wigram Street, PARRAMATTA, NSW 2123

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,888	10,266	19,154
2	7,218	10,266	17,484
3	5,783	10,266	16,049
4	4,469	10,266	14,735
5	3,363	10,266	13,629
6	2,605	10,266	12,871
7	2,453	10,266	12,719
8	1,854	10,266	12,120
9	1,449	10,266	11,715
10	1,343	10,266	11,609
11 +	10,507	308,000	318,507
Total	\$49,932	\$410,660	\$460,592



Minimum			
Year	Plant & Equipment	Division 43	Total
1	7,272	8,400	15,672
2	5,906	8,400	14,306
3	4,731	8,400	13,131
4	3,657	8,400	12,057
5	2,751	8,400	11,151
6	2,131	8,400	10,531
7	2,007	8,400	10,407
8	1,517	8,400	9,917
9	1,185	8,400	9,585
10	1,099	8,400	9,499
11 +	8,597	252,000	260,597
Total	\$40,853	\$336,000	\$376,853



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THE**GALLERIA**

FLOOR PLATES & FLOORPLANS

SECTION 3



THE **GALLERIA**

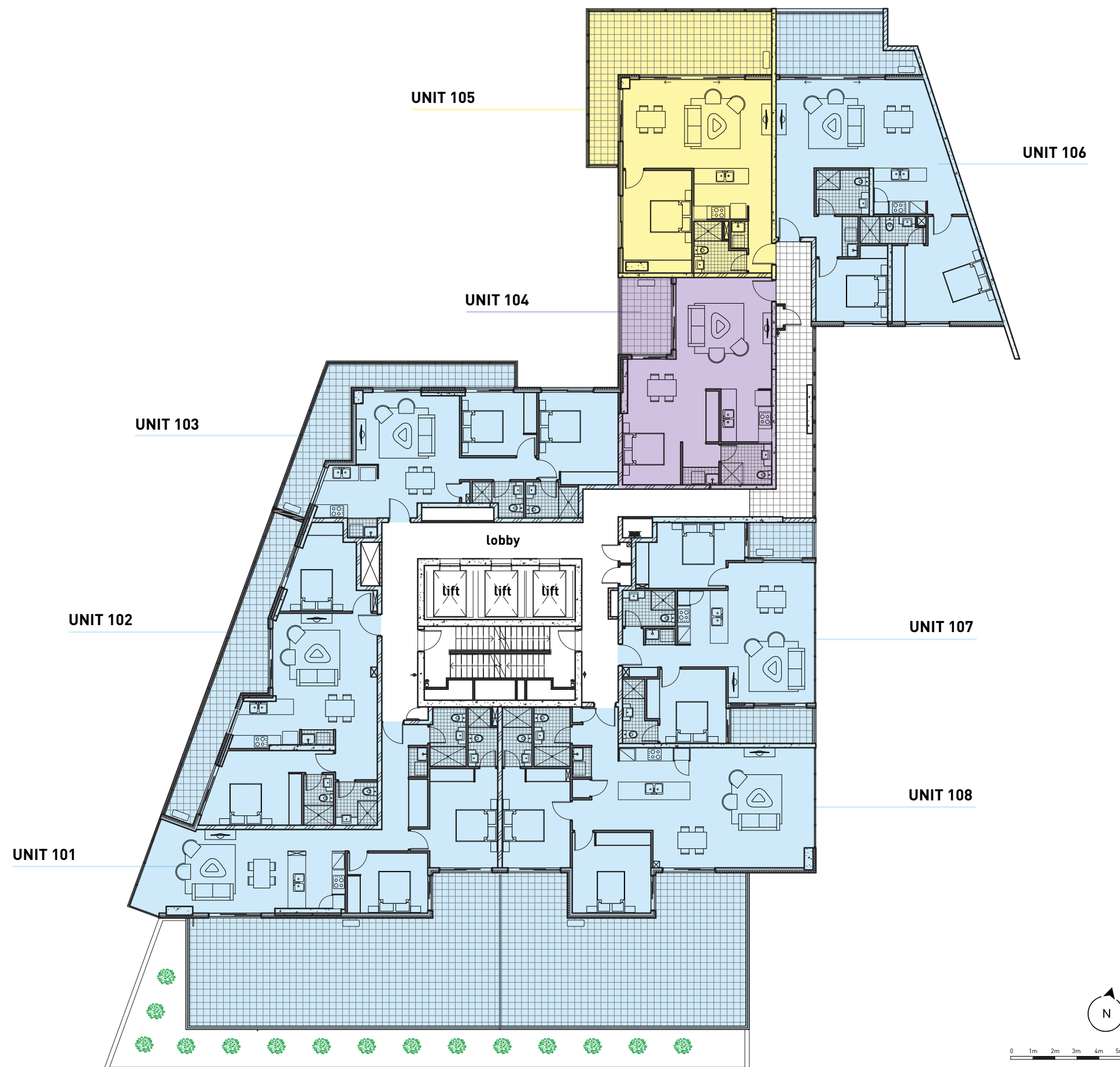
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BY **NUCORP**

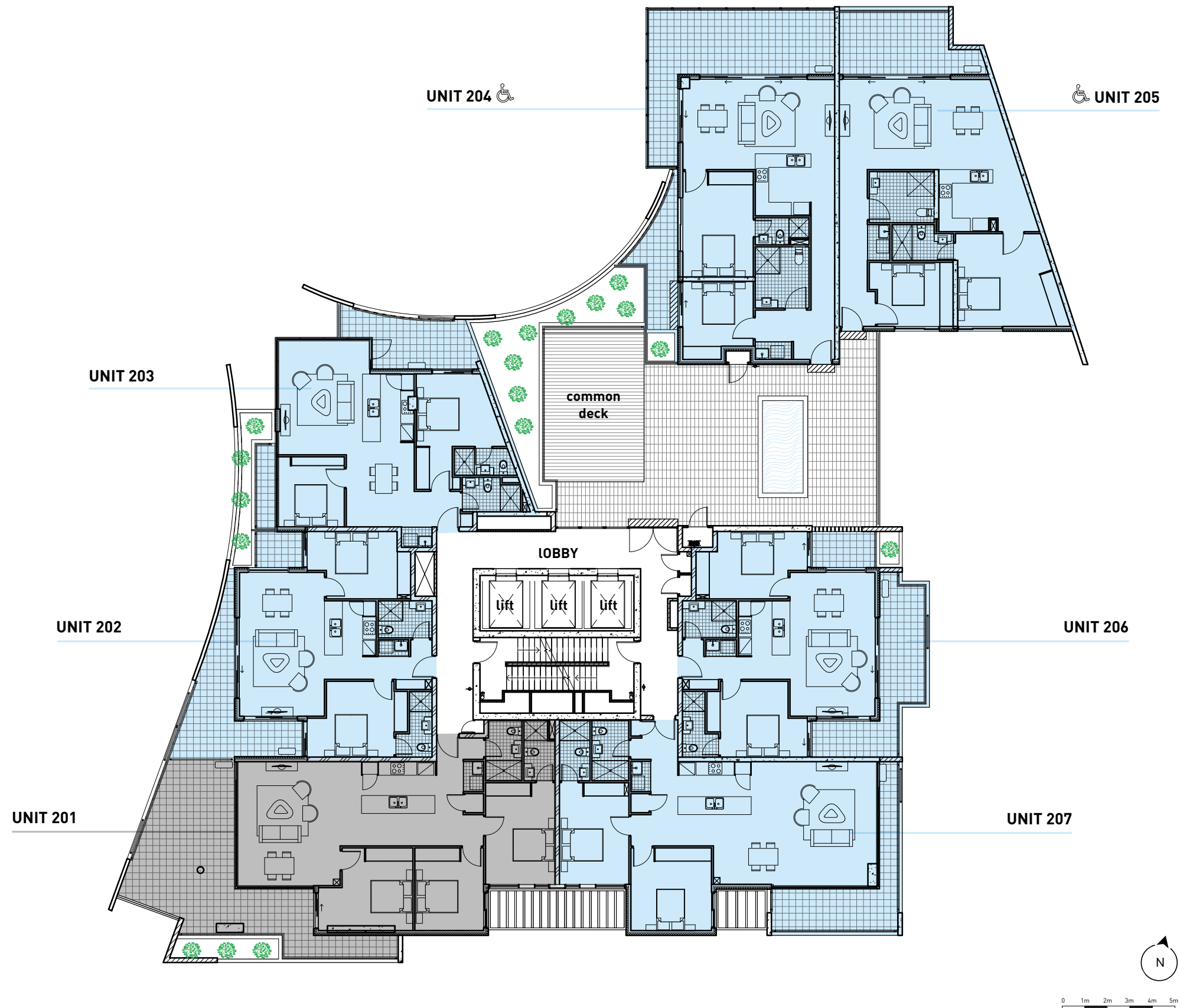
LEVEL 1

FLOOR PLATE

- 2 bedroom apartment
- 1 bedroom apartment
- Studio apartment

Disclaimer: please note that the layout plan was produced prior to construction. Changes may be made during construction and dimensions, areas, fittings, finishes and specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract for sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of final positions of power points, tv connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted.





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PARRAMATTA
BY **NUCORP**

LEVEL 2
FLOOR PLATE

- 2 bedroom apartment
- 3 bedroom apartment

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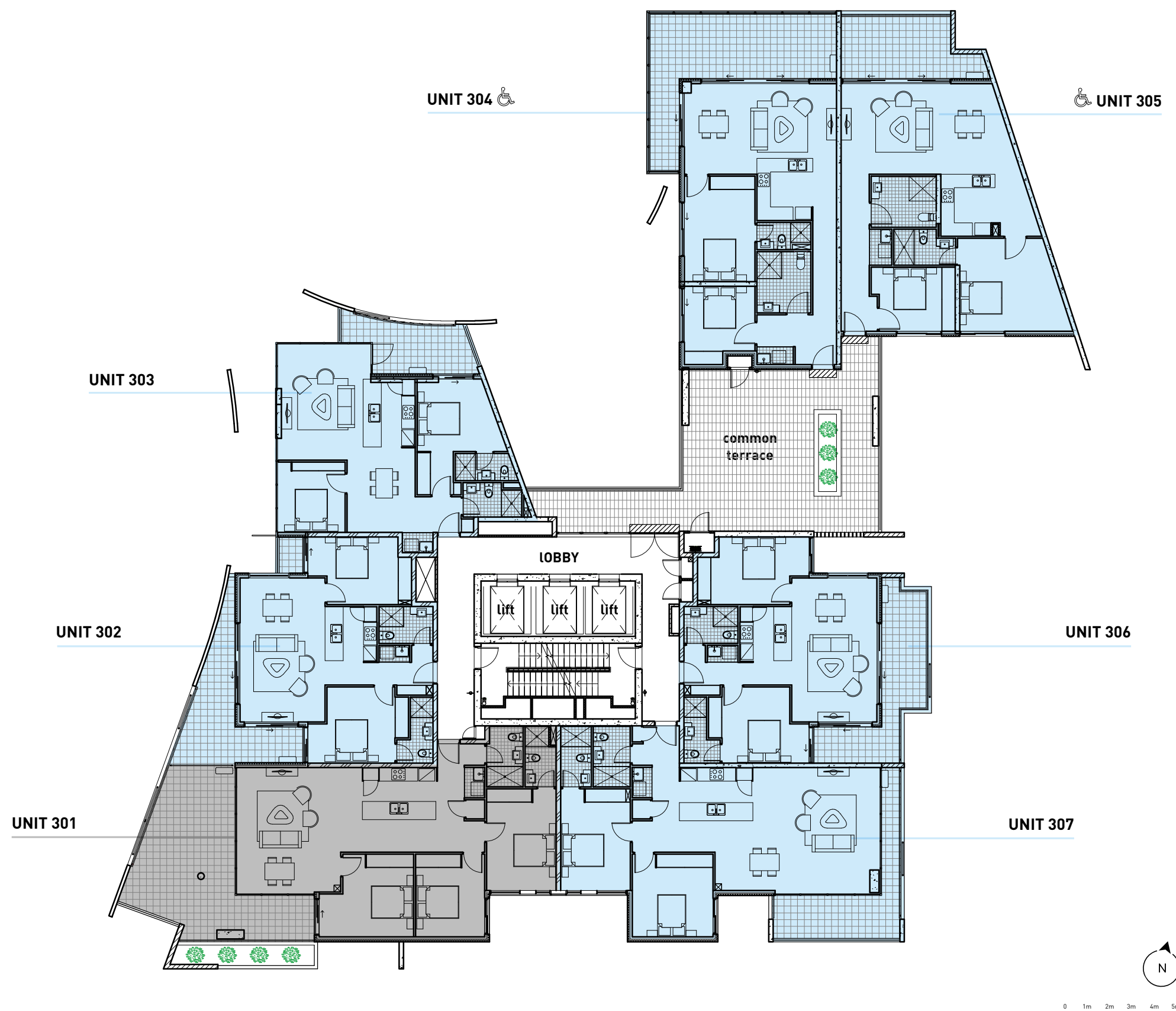
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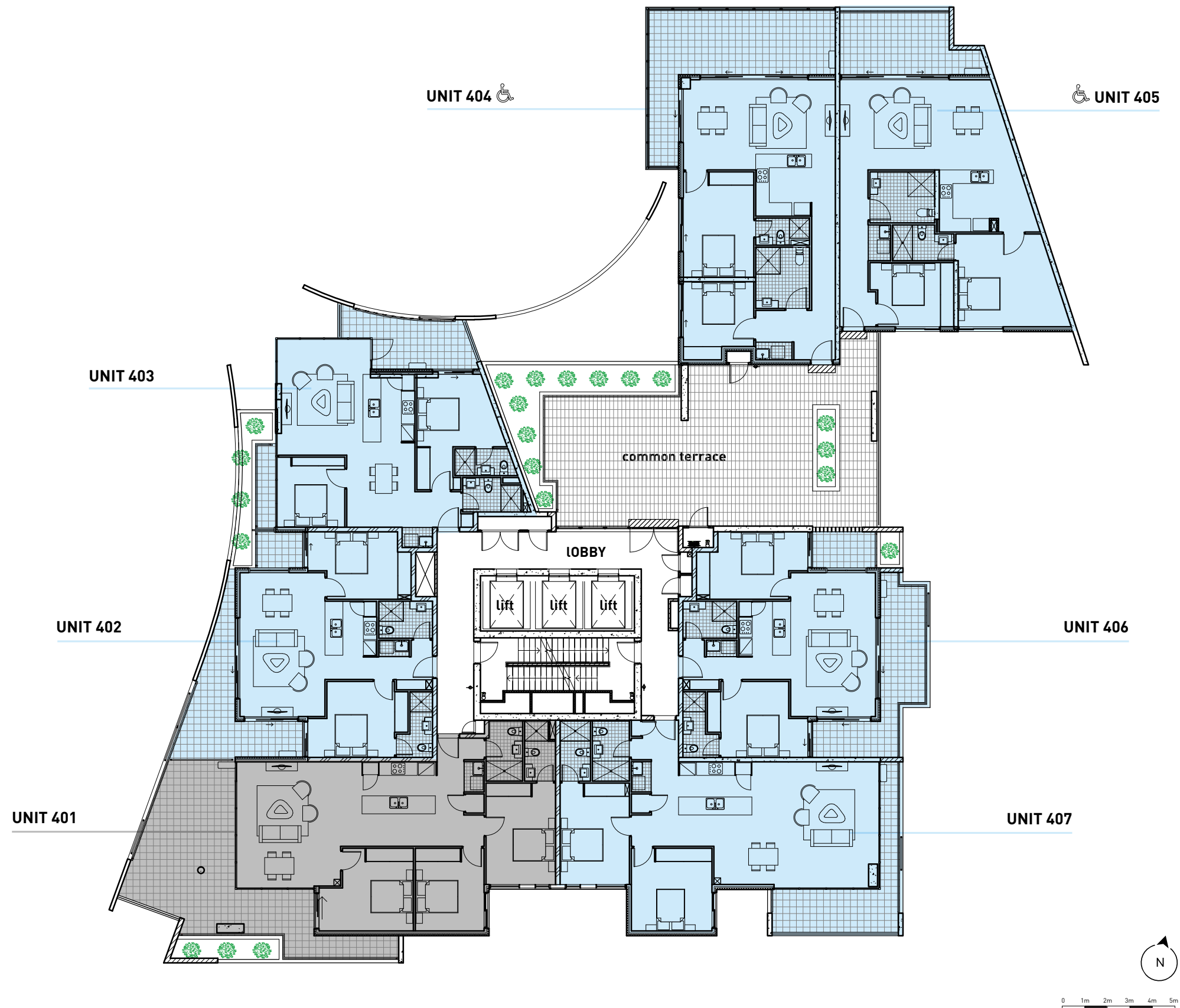
LEVEL 3

FLOOR PLATE

- 2 bedroom apartment
- 3 bedroom apartment

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THE **GALLERIA**

113-117A
WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

LEVEL 4
FLOOR PLATE

- 2 bedroom apartment
- 3 bedroom apartment

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THE **GALLERIA**

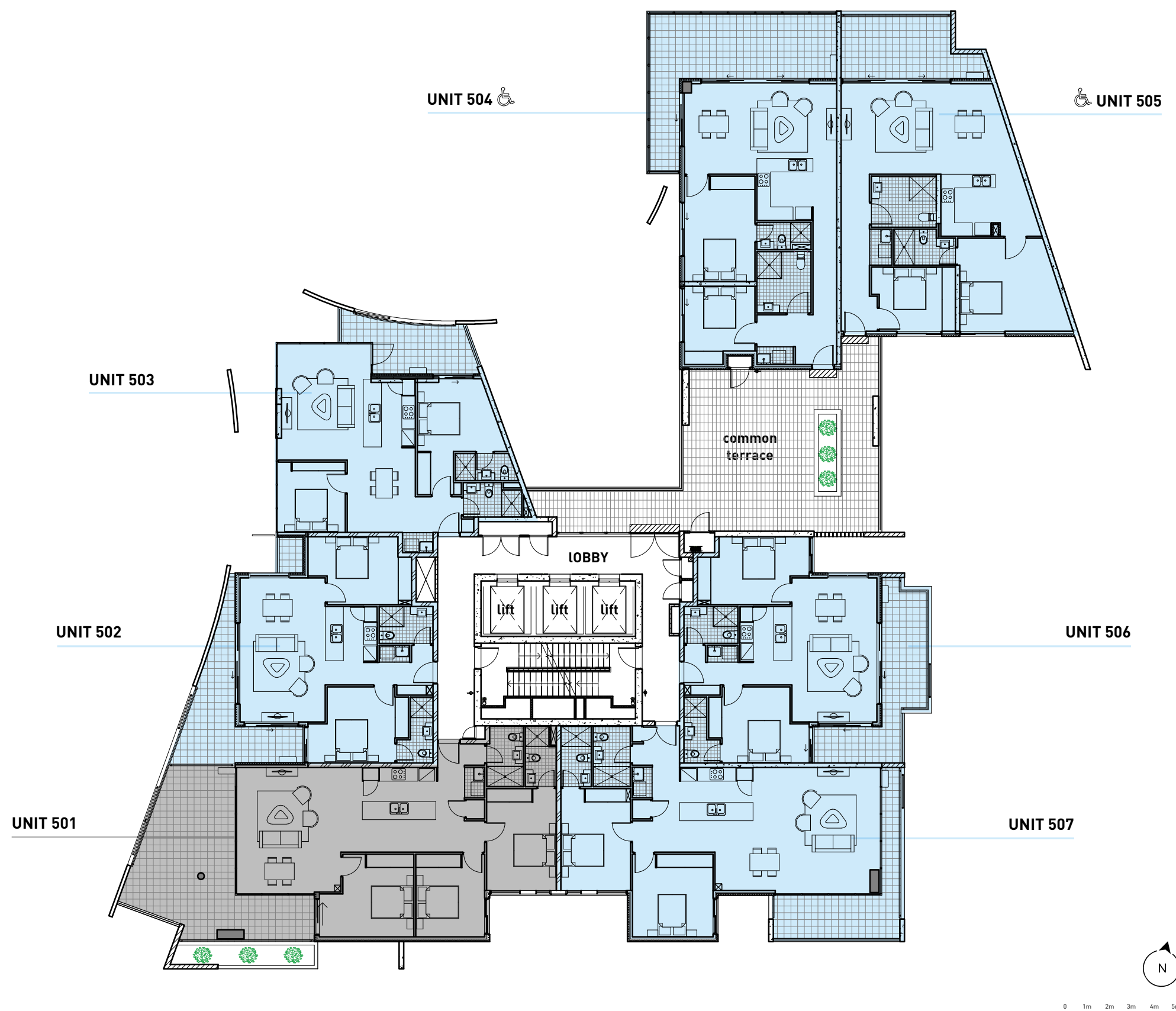
113-117A
WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

LEVEL 5

FLOOR PLATE

- 2 bedroom apartment
- 3 bedroom apartment

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THE **GALLERIA**

113-117A
WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

LEVEL 6
FLOOR PLATE

- 1 bedroom + study
- 2 bedroom apartment
- 3 bedroom apartment

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THE **GALLERIA**

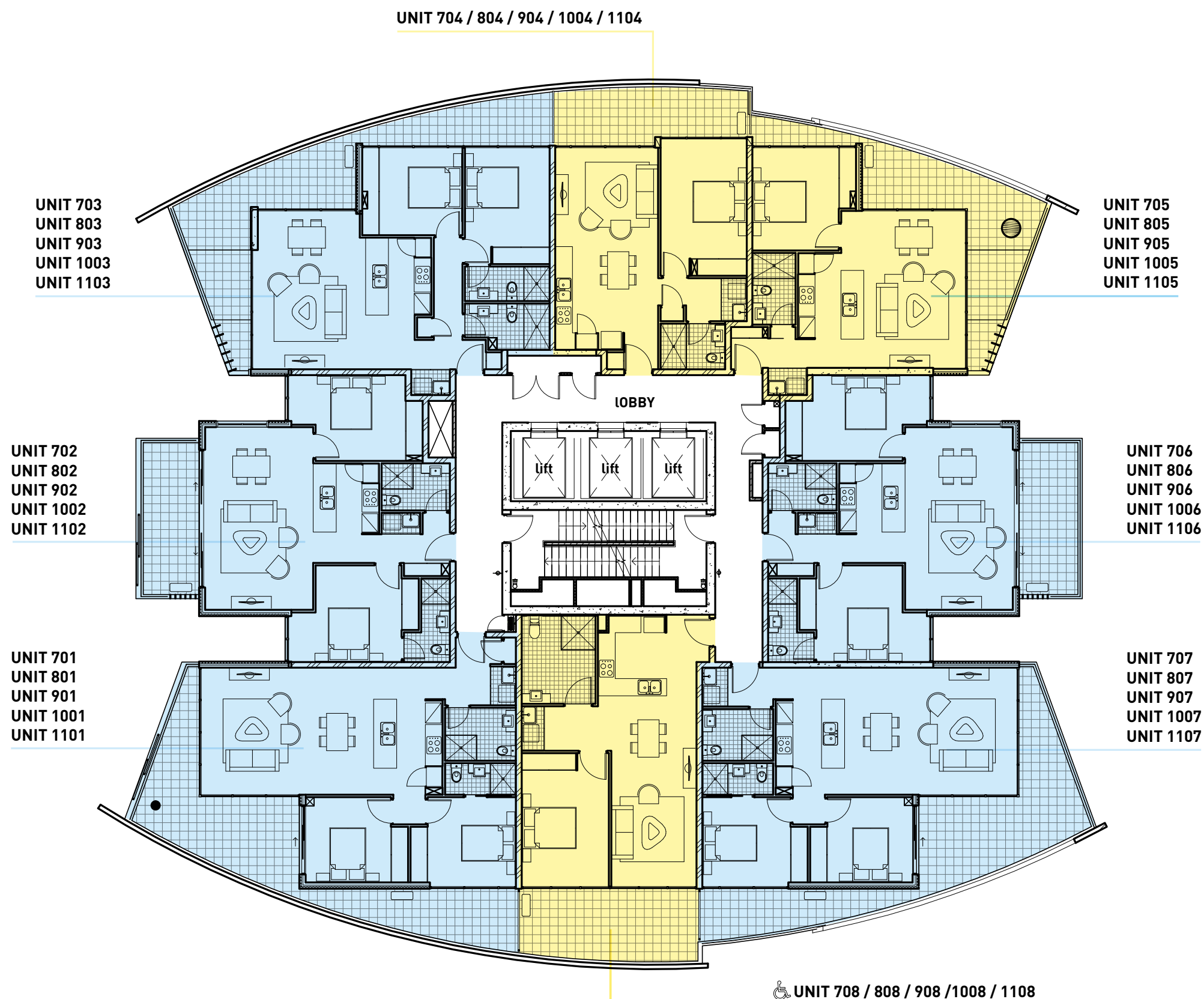
113-117A
WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

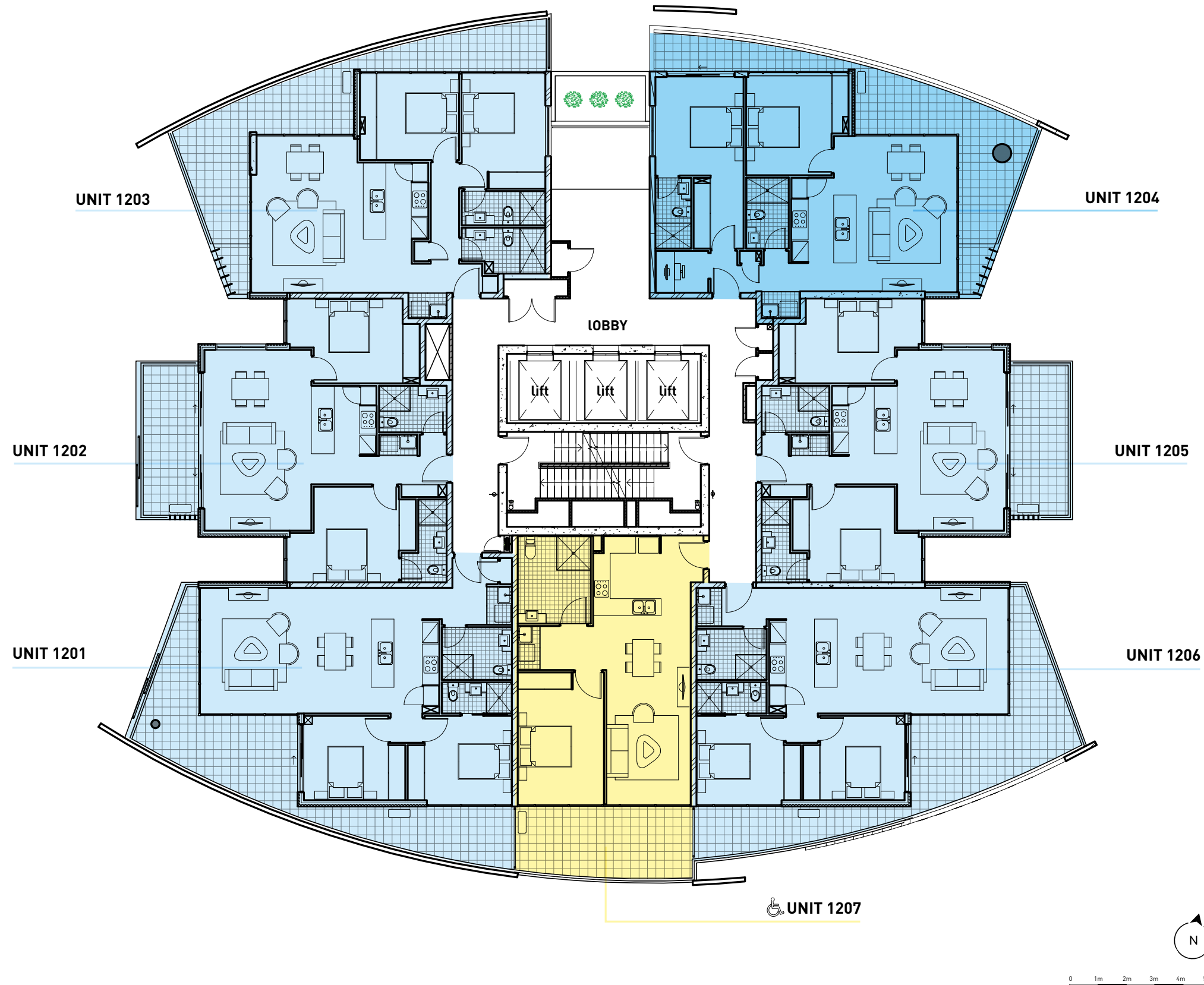
LEVEL 7-11

FLOOR PLATE

- 1 bedroom apartment
- 2 bedroom apartment

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THE **GALLERIA**

113-117A
WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

LEVEL 12 FLOOR PLATE

- 1 bedroom apartment
- 2 bedroom apartment
- 2 bedroom with study

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THE **GALLERIA**

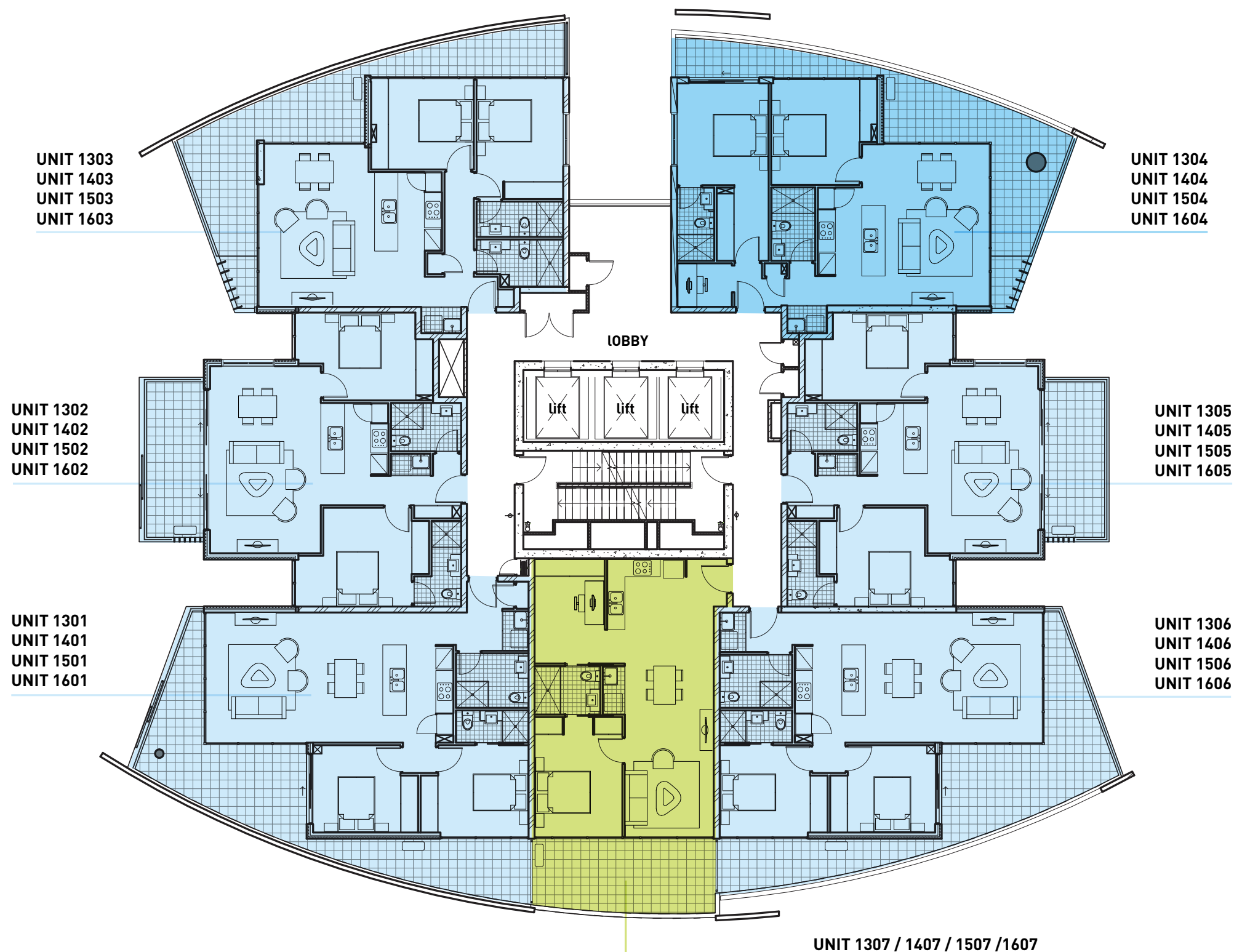
113-117A
WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

LEVEL 13-16

FLOOR PLATE

- 1 bedroom with study
- 2 bedroom apartment
- 2 bedroom with study

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THE **GALLERIA**

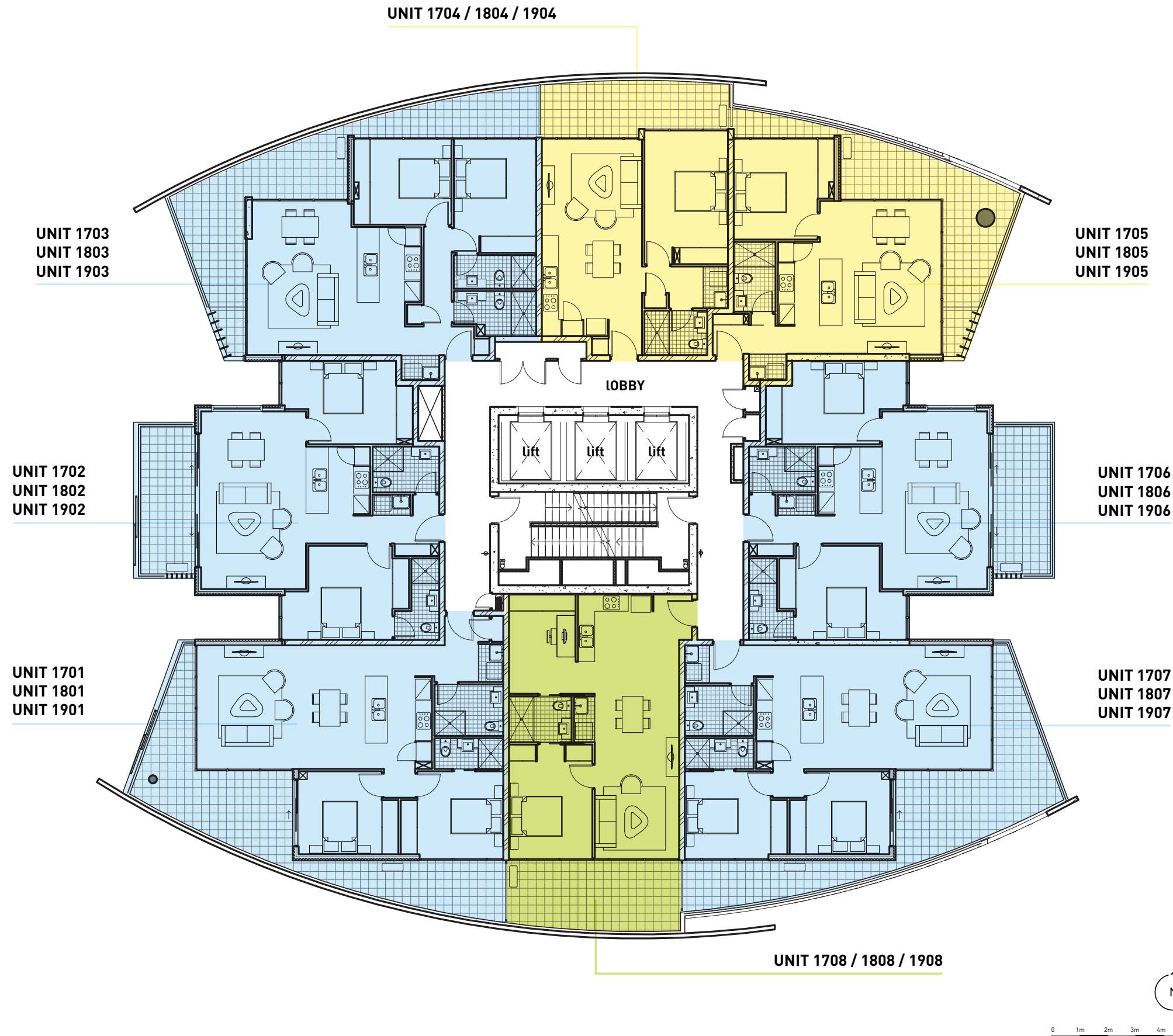
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WIGRAM STREET
& 23-29
HASSALL STREET
PARRAMATTA
BY **NUCORP**

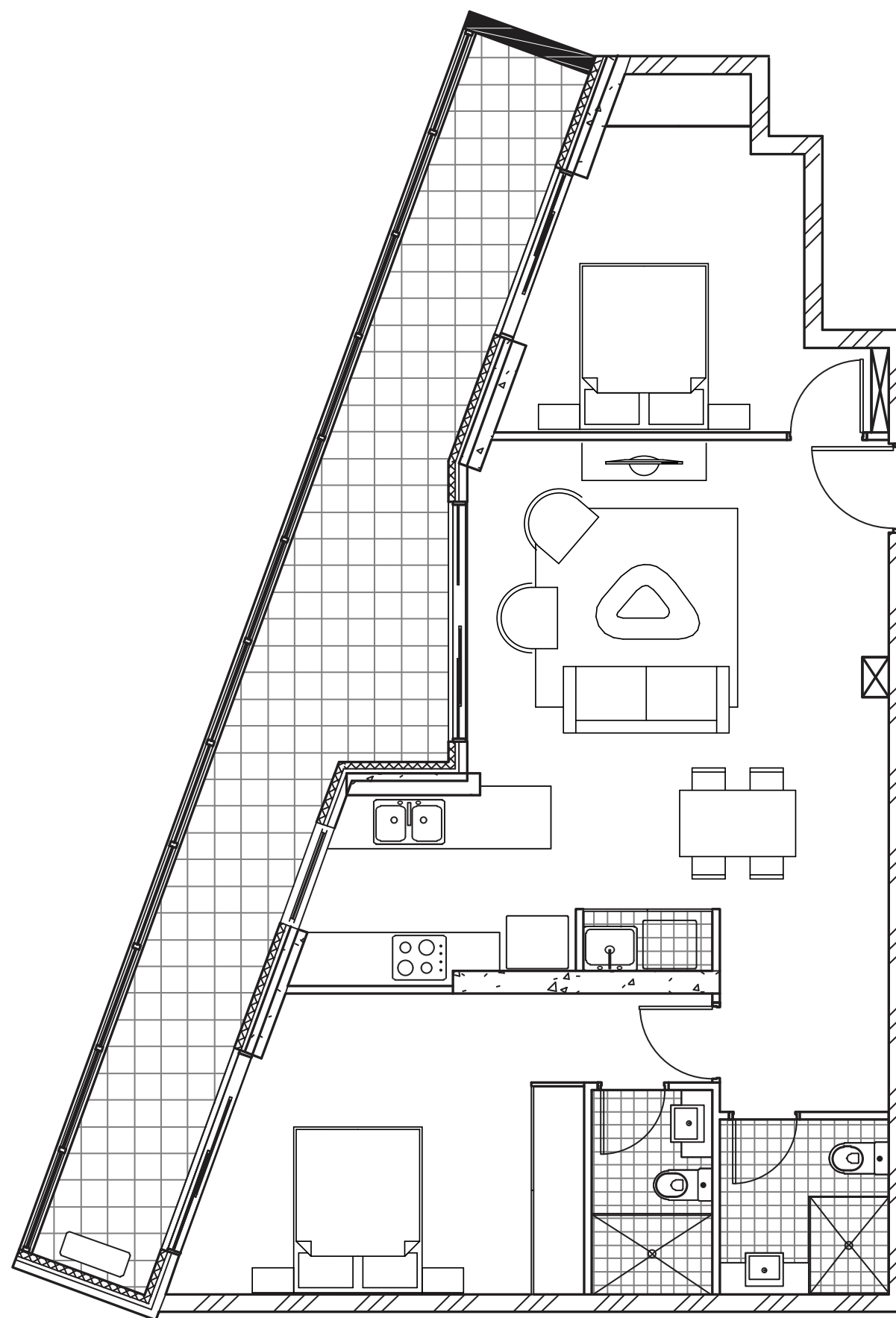
LEVEL 17-19

FLOOR PLATE

- 1 bedroom apartment
- 1 bedroom with study
- 2 bedroom apartment

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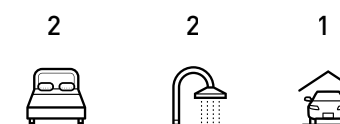




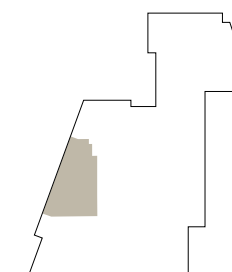
THE **GALLERIA**
BY **NUCORP**

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

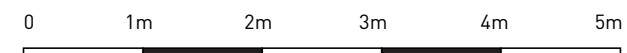
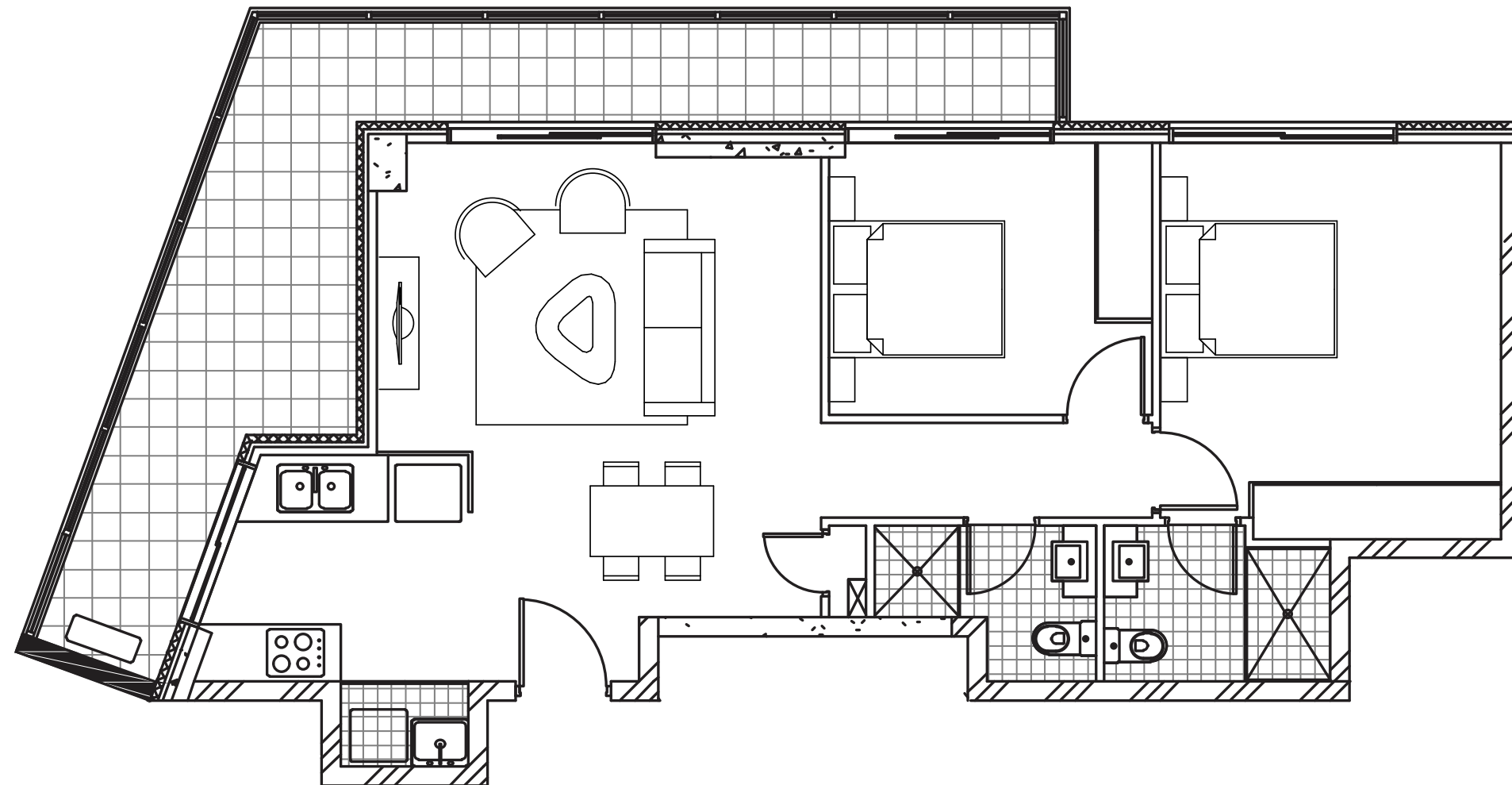
UNIT 102



LEVEL	1
INTERNAL	70m ²
EXTERNAL	24m ²
TOTAL	94m ²



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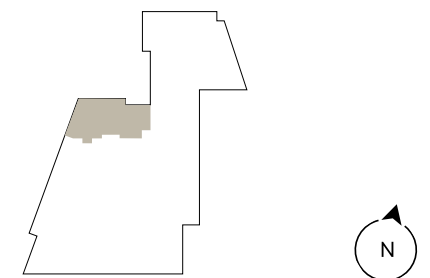
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

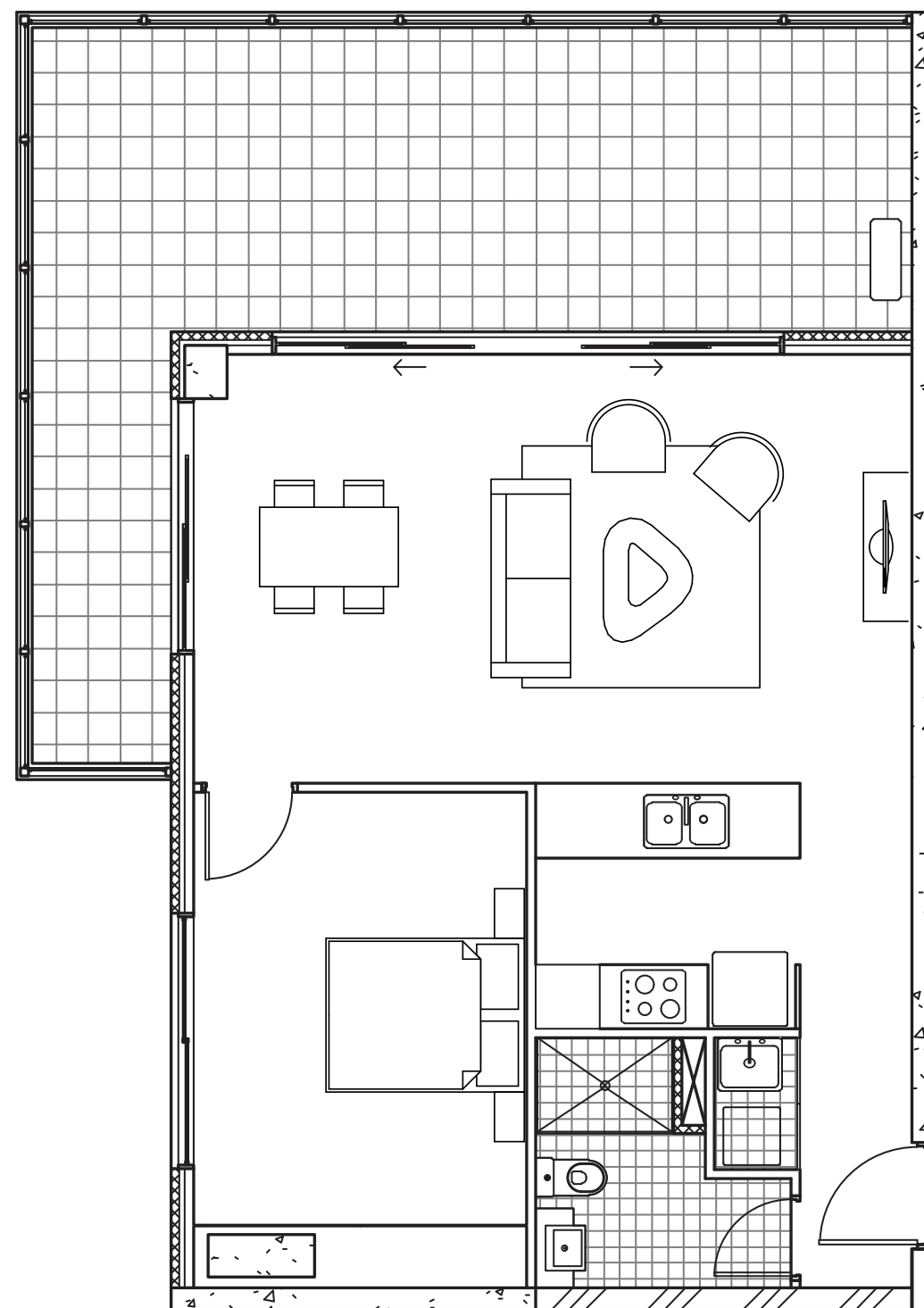
UNIT 103



LEVEL	1
INTERNAL	67m ²
EXTERNAL	19m ²
TOTAL	86m ²



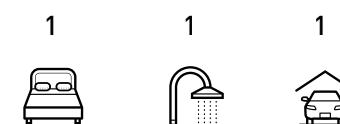
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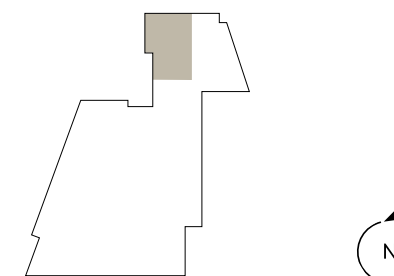
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

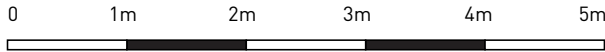
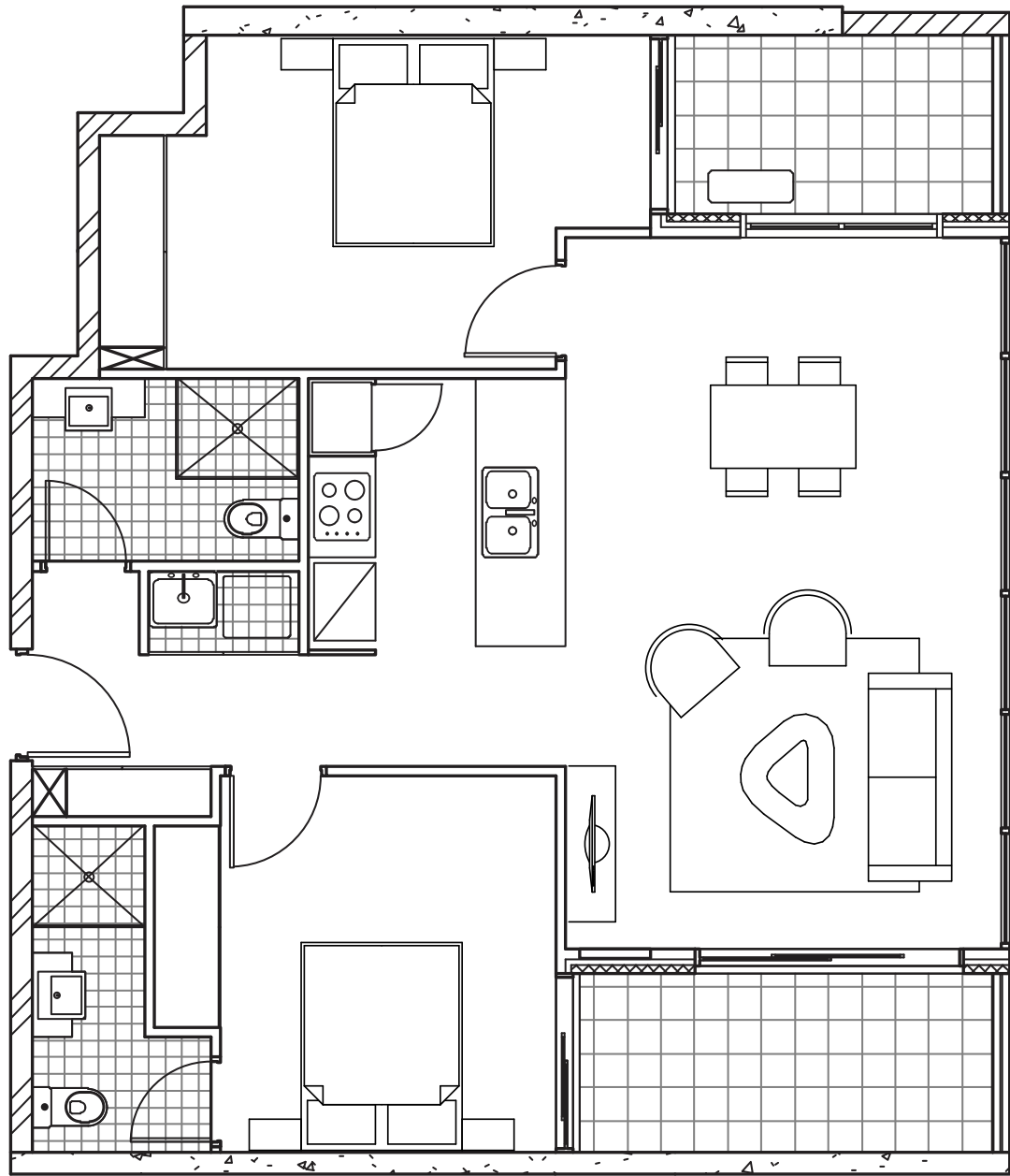
UNIT 105



LEVEL	1
INTERNAL	59m ²
EXTERNAL	25m ²
TOTAL	84m ²



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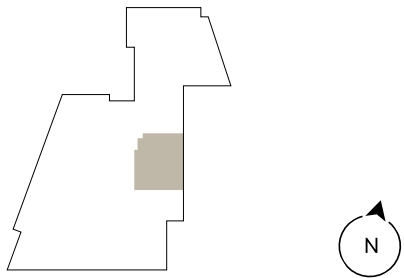
THE **GALLERIA**
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

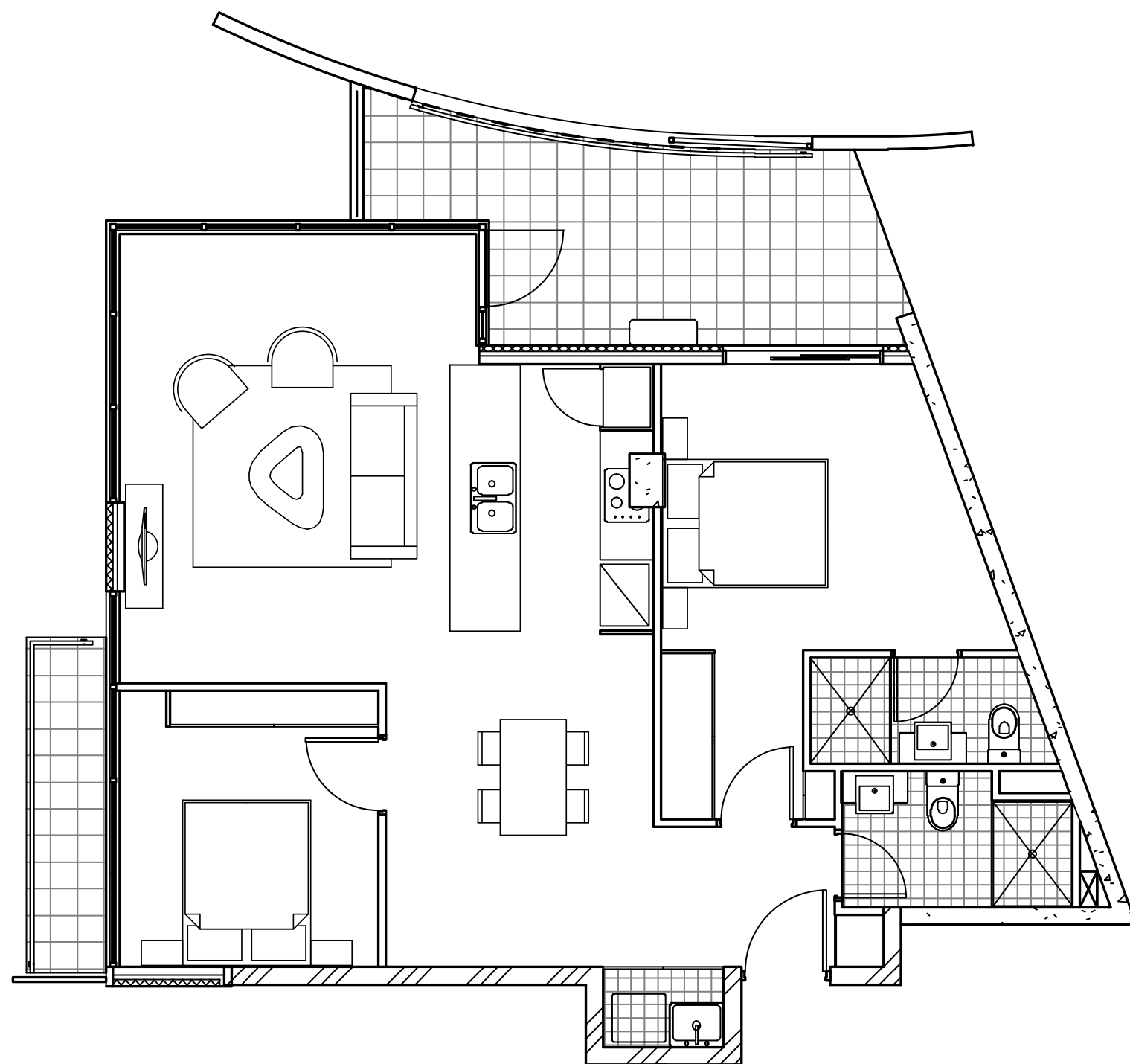
UNIT 107



LEVEL	1
INTERNAL	72m ²
EXTERNAL	4 m ²
TOTAL	76m ²



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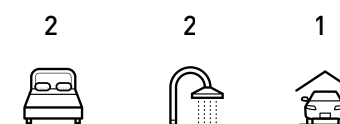
0 1m 2m 3m 4m 5m



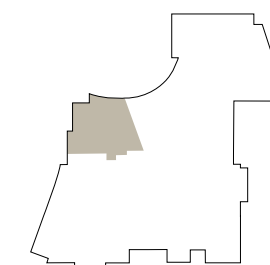
THE **GALLERIA**
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

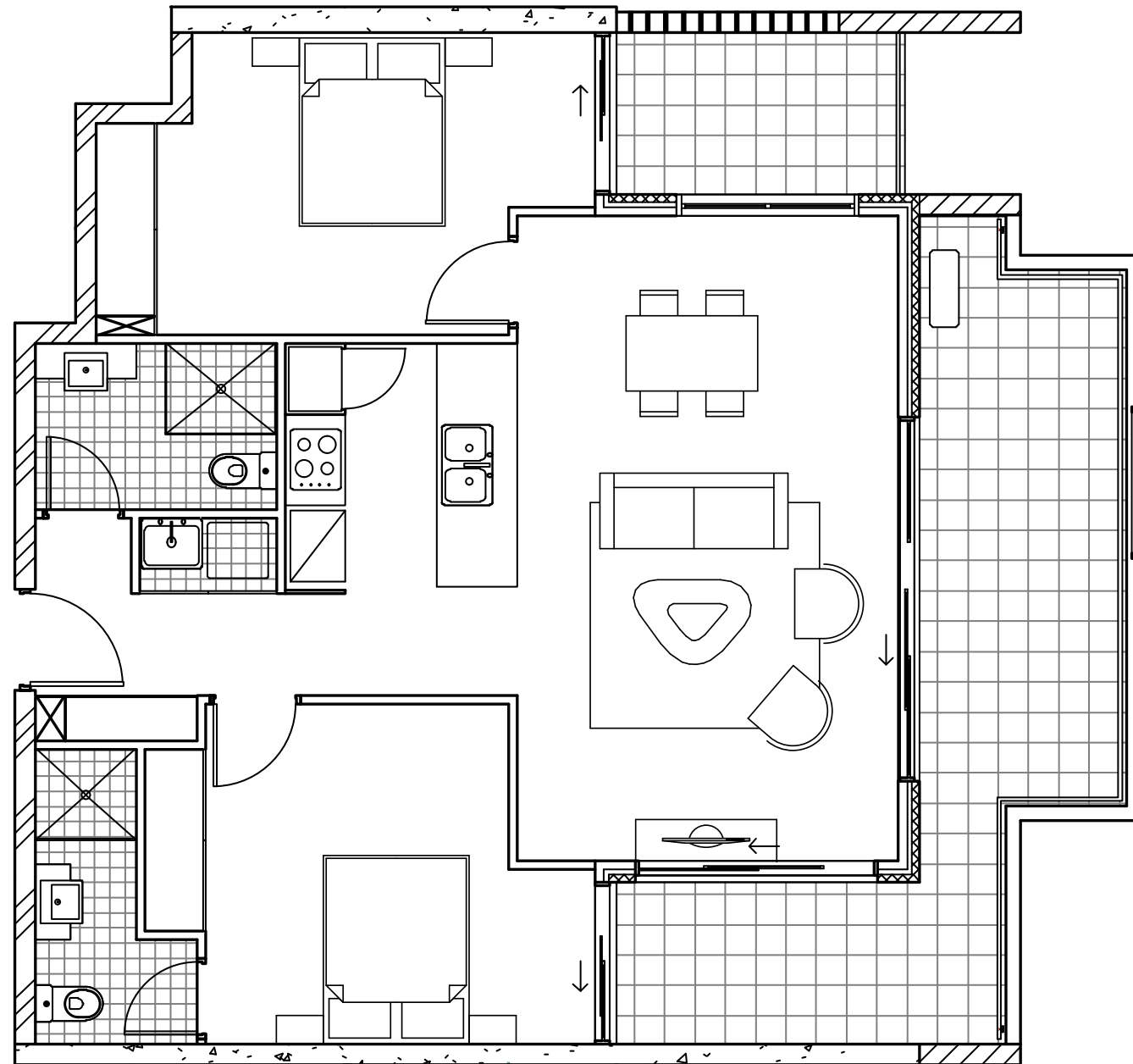
UNIT 203 / 403



LEVEL	2, 4
INTERNAL	75m ²
EXTERNAL	10m ²
TOTAL	85m ²



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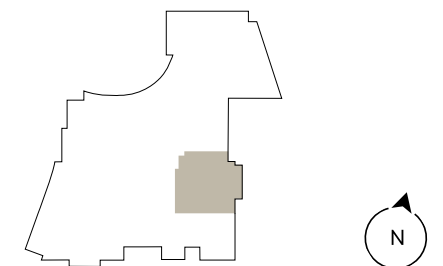
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

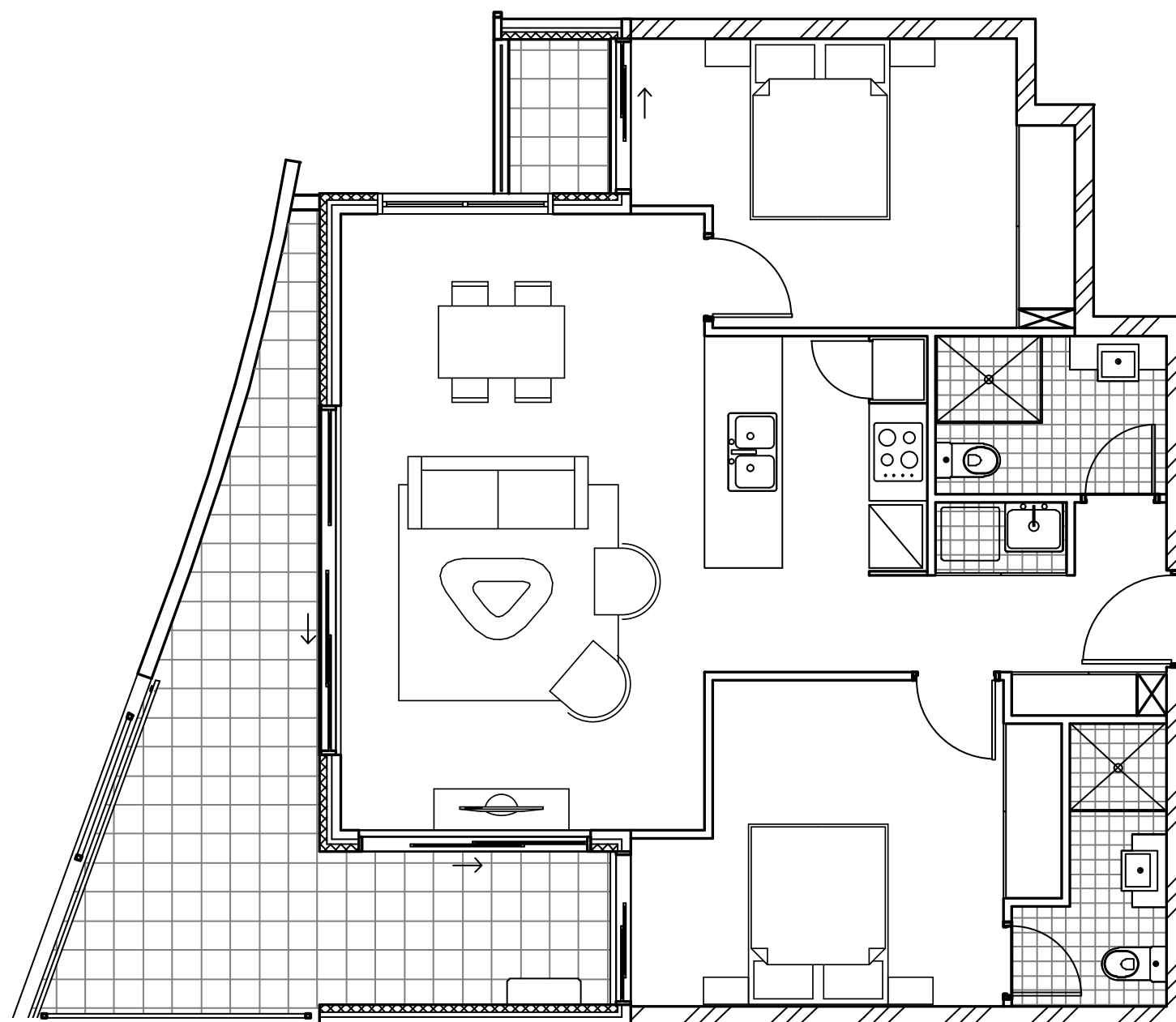
UNIT 206



LEVEL	2
INTERNAL	72m ²
EXTERNAL	12m ²
TOTAL	84m ²



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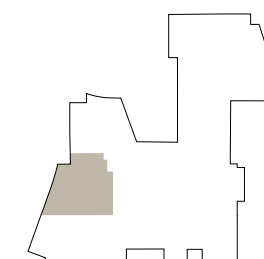
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

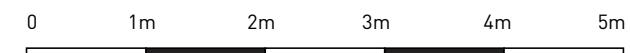
UNIT 302 / 502



LEVEL	3, 5
INTERNAL	71m ²
EXTERNAL	19m ²
TOTAL	90m ²



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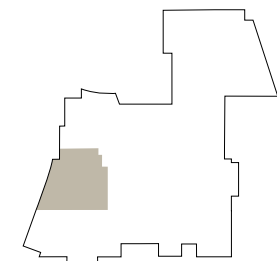
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

UNIT 402



LEVEL	4
INTERNAL	71m ²
EXTERNAL	23m ²
TOTAL	94m ²



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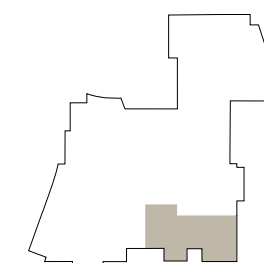
THE **GALLERIA**
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

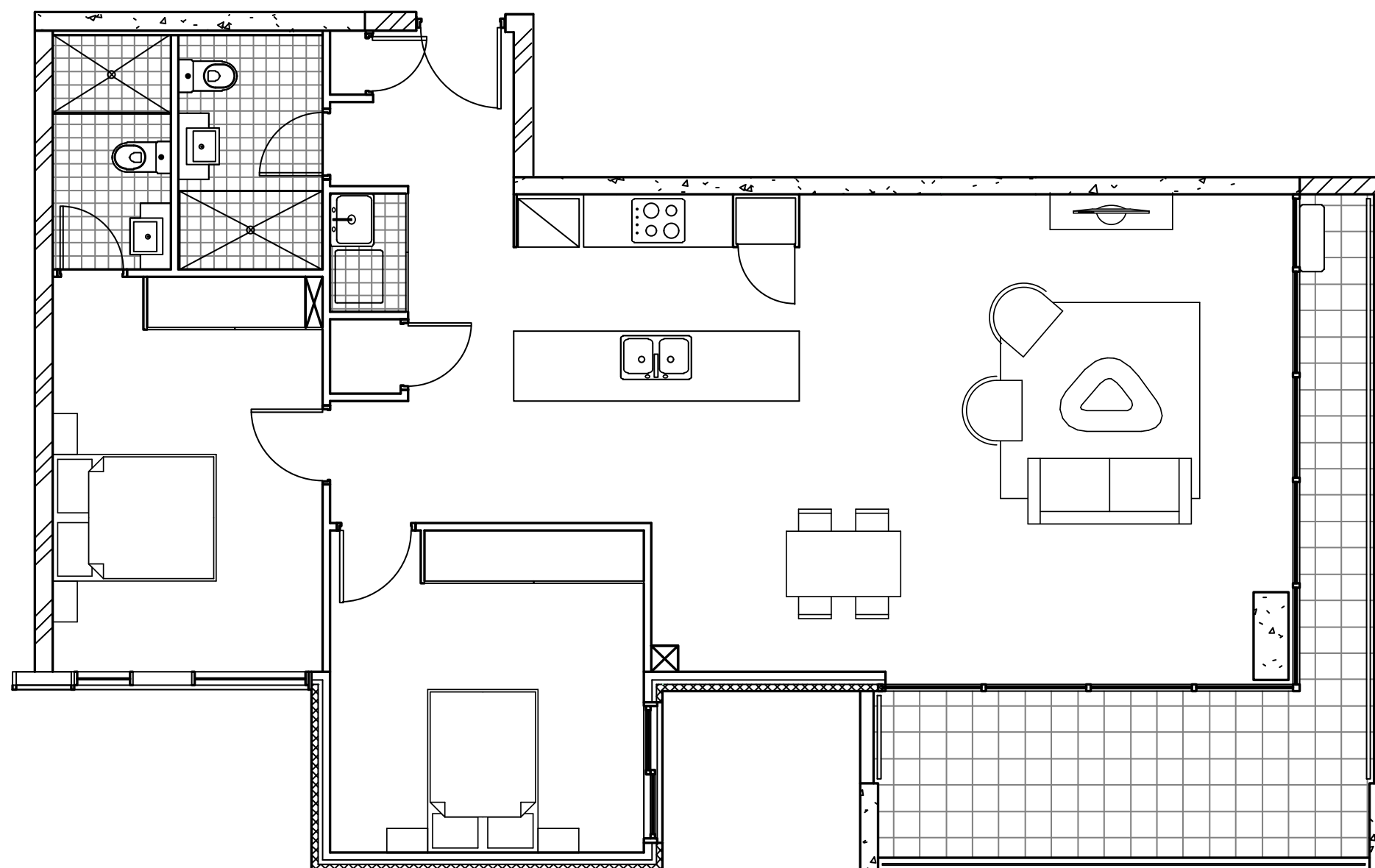
UNIT 407

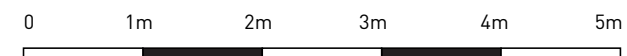
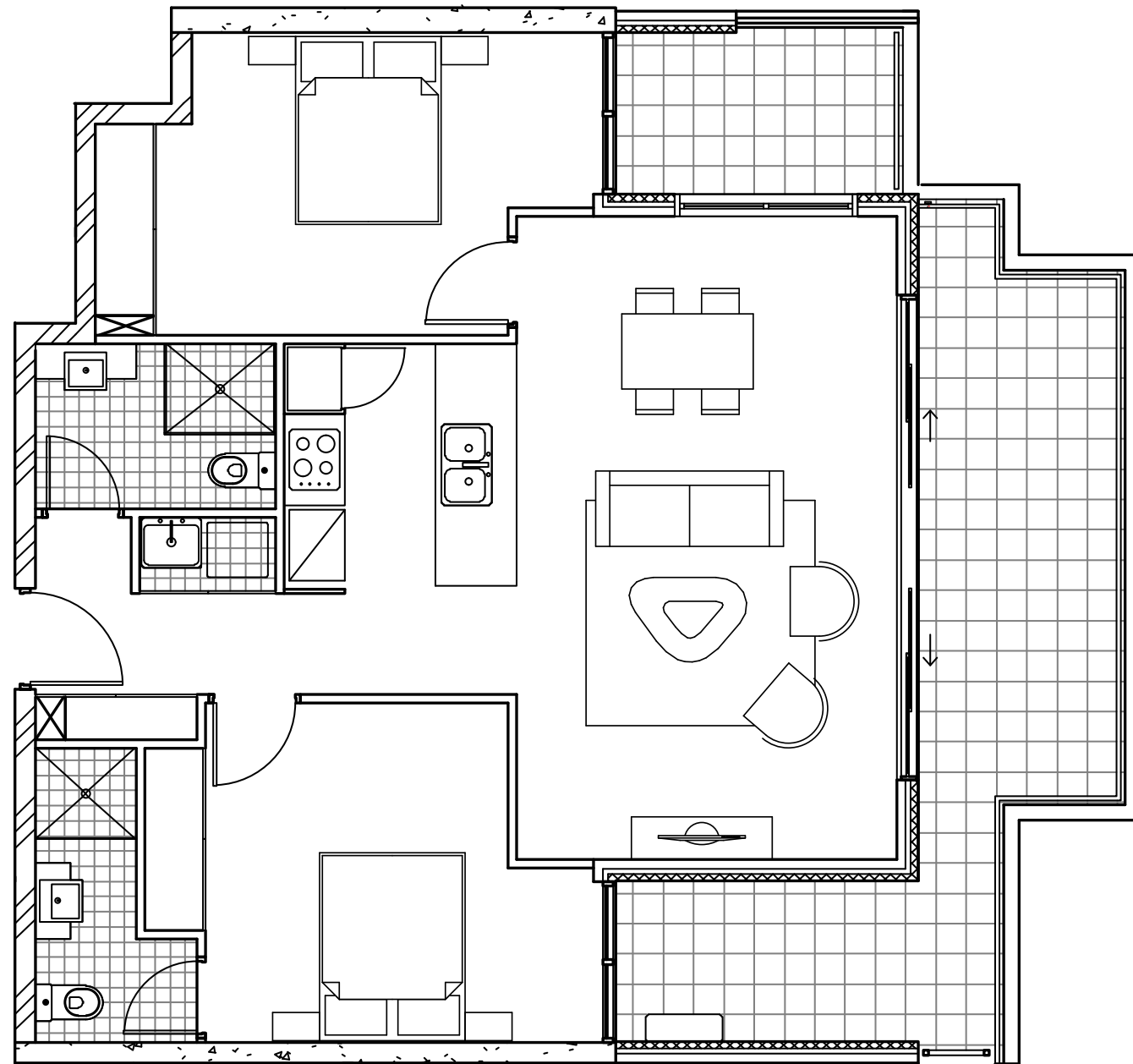


LEVEL	4
INTERNAL	94m ²
EXTERNAL	9m ²
TOTAL	103m ²



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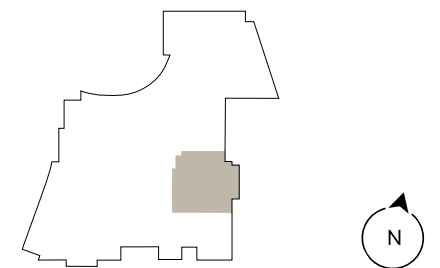
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

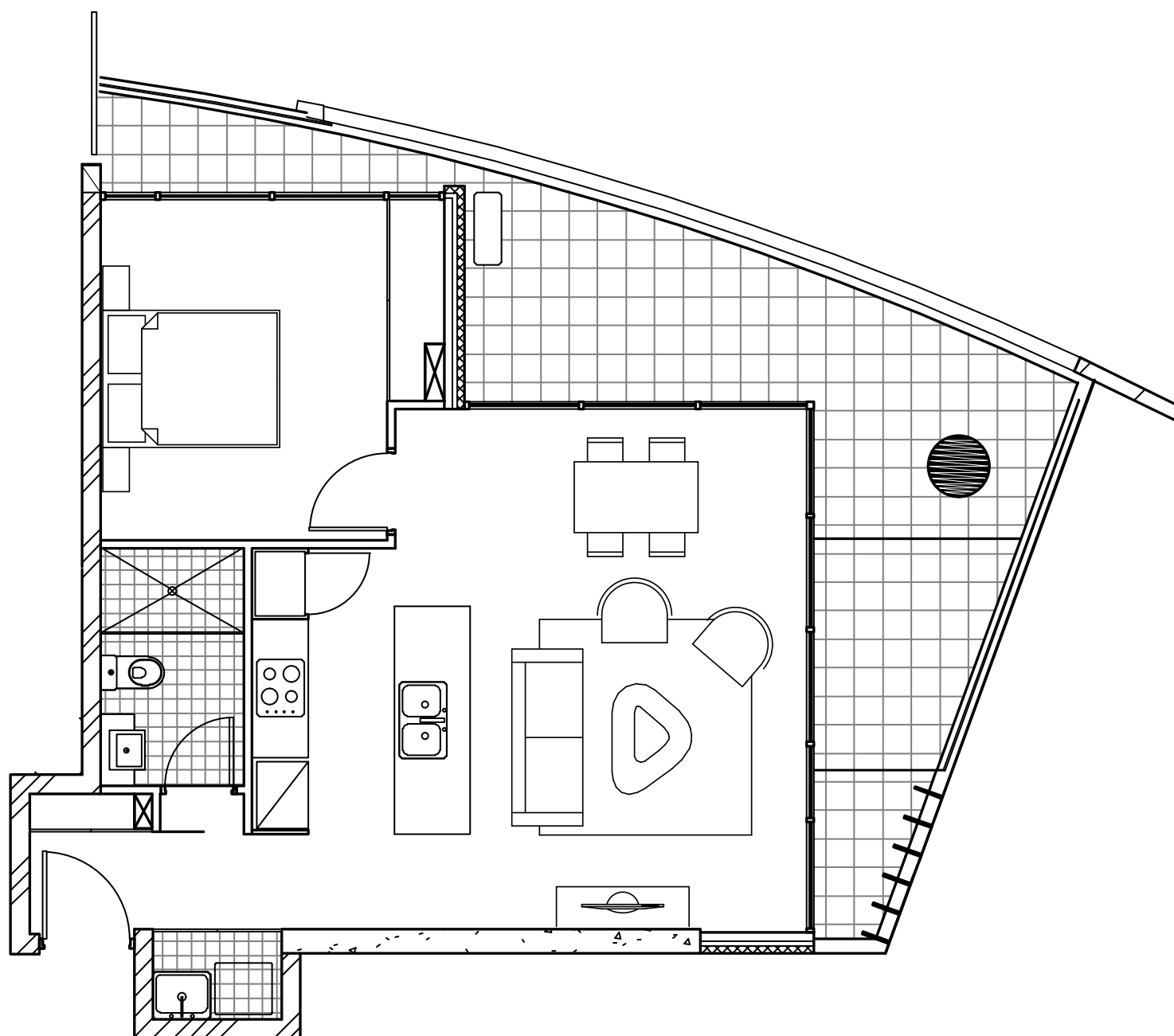
UNIT 604



LEVEL	6
INTERNAL	72m ²
EXTERNAL	12m ²
TOTAL	84m ²



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0 1m 2m 3m 4m 5m



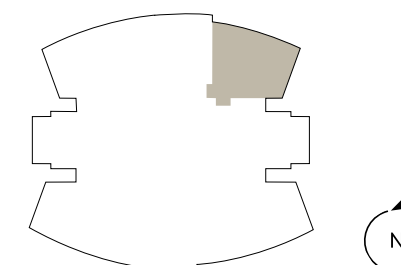
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

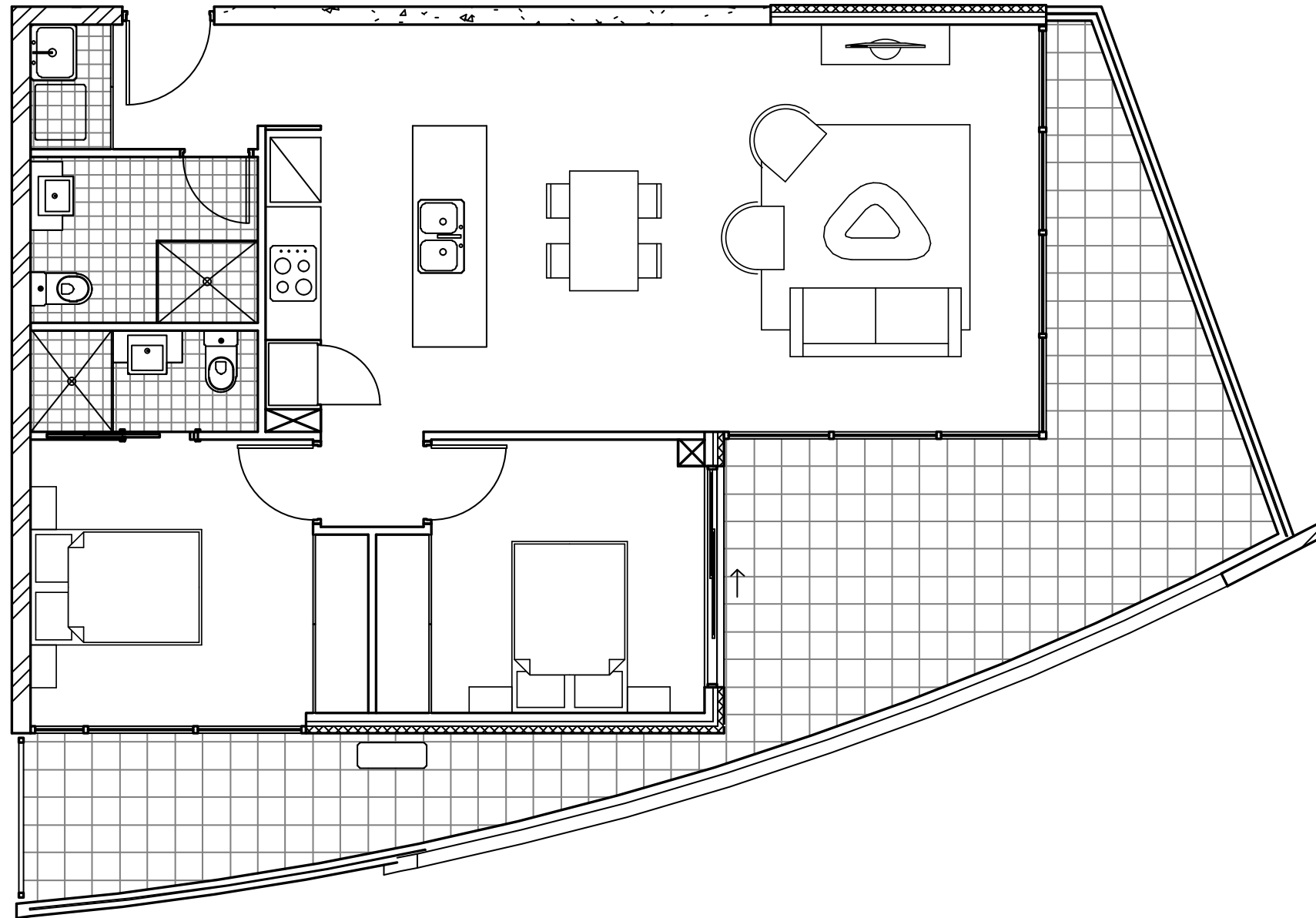
UNIT 705 / 805
1105 / 1705 / 1805



LEVEL	7, 8, 11, 17, 18
INTERNAL	51m ²
EXTERNAL	21m ²
TOTAL	72m ²



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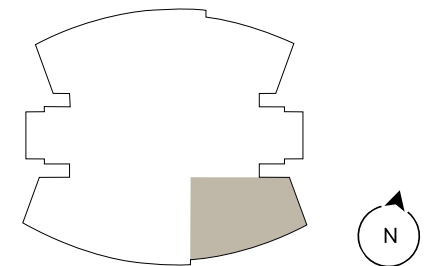
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

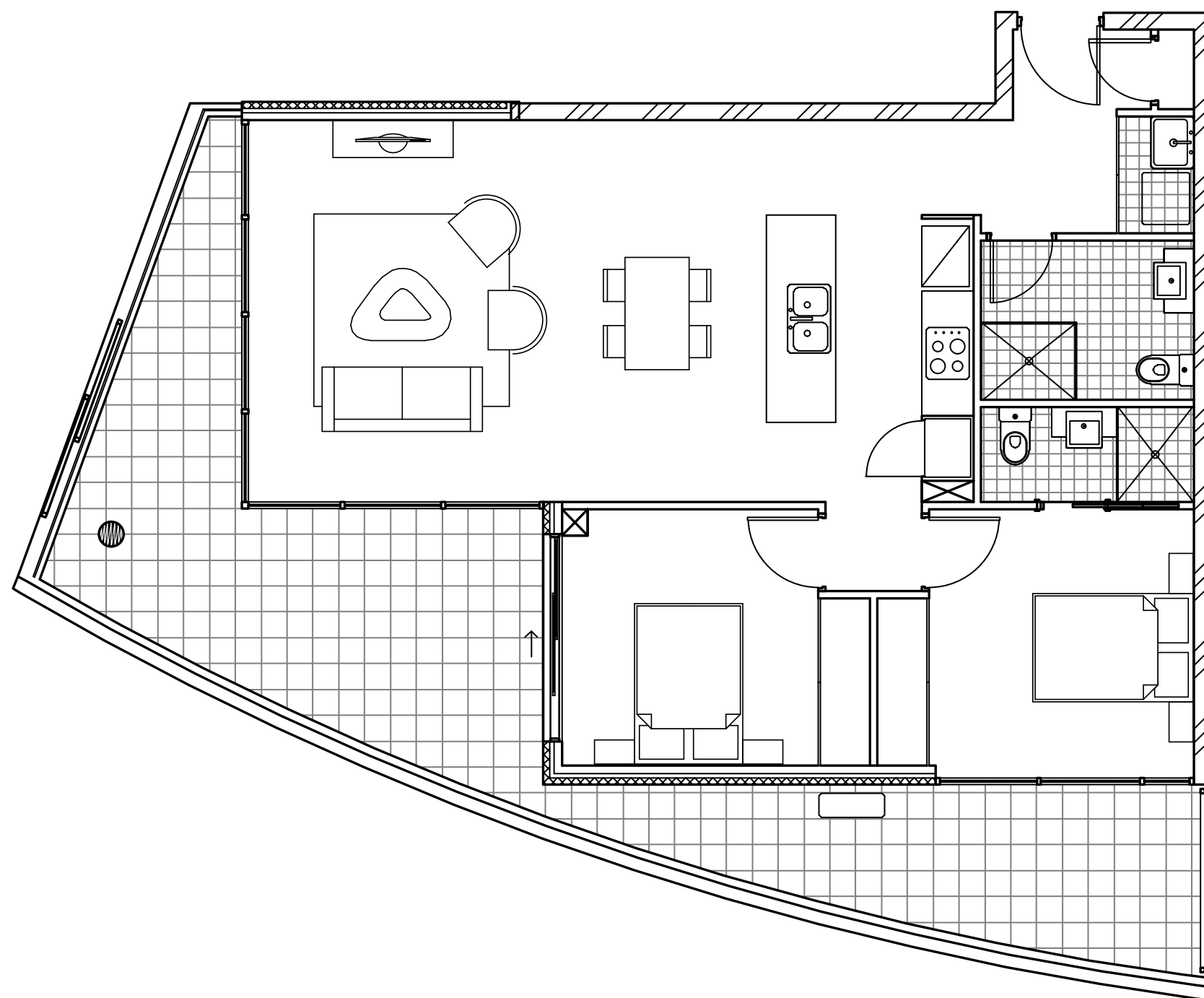
UNIT 707 / 807
1306 / 1406 / 1606 / 1707



LEVEL	7,8,13,14,16,17
INTERNAL	71m ²
EXTERNAL	23m ²
TOTAL	94m²



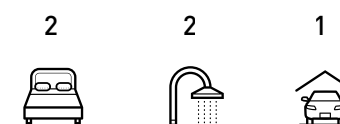
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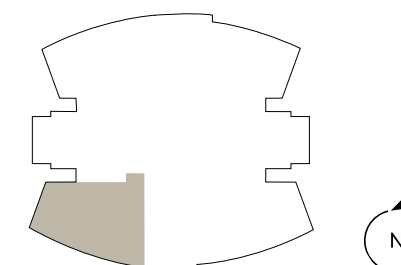
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

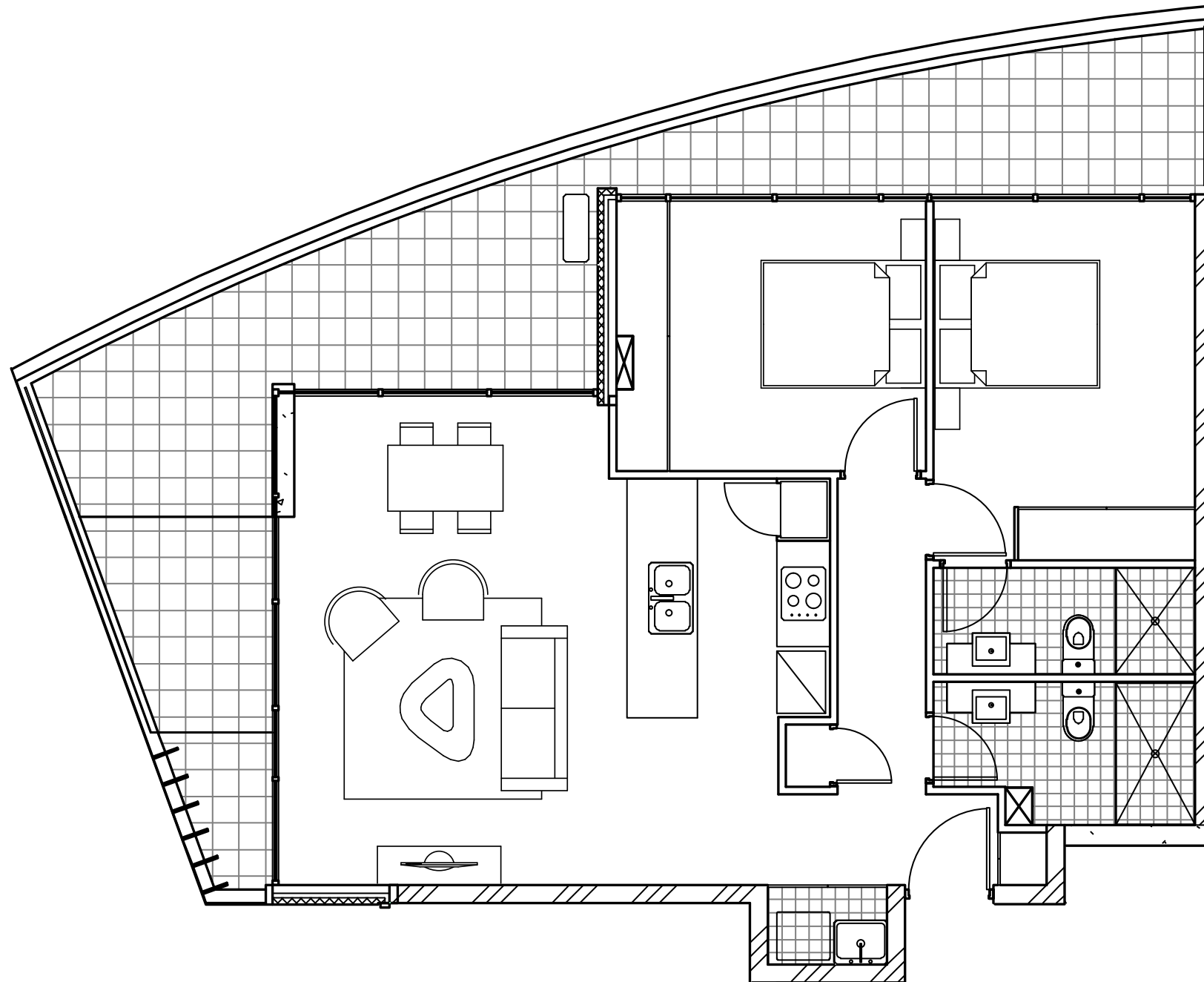
**UNIT 901/1001/1101/1201/1301
1401/1501/1601/1701/1801/1901**



LEVEL	9 - 19
INTERNAL	74m ²
EXTERNAL	25m ²
TOTAL	99m ²



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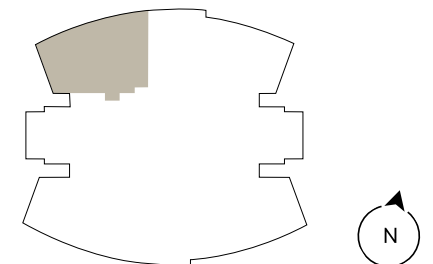
THE GALLERIA
BY NUCORP

113-117A WIGRAM STREET
& 23-29 HASSALL STREET
PARRAMATTA

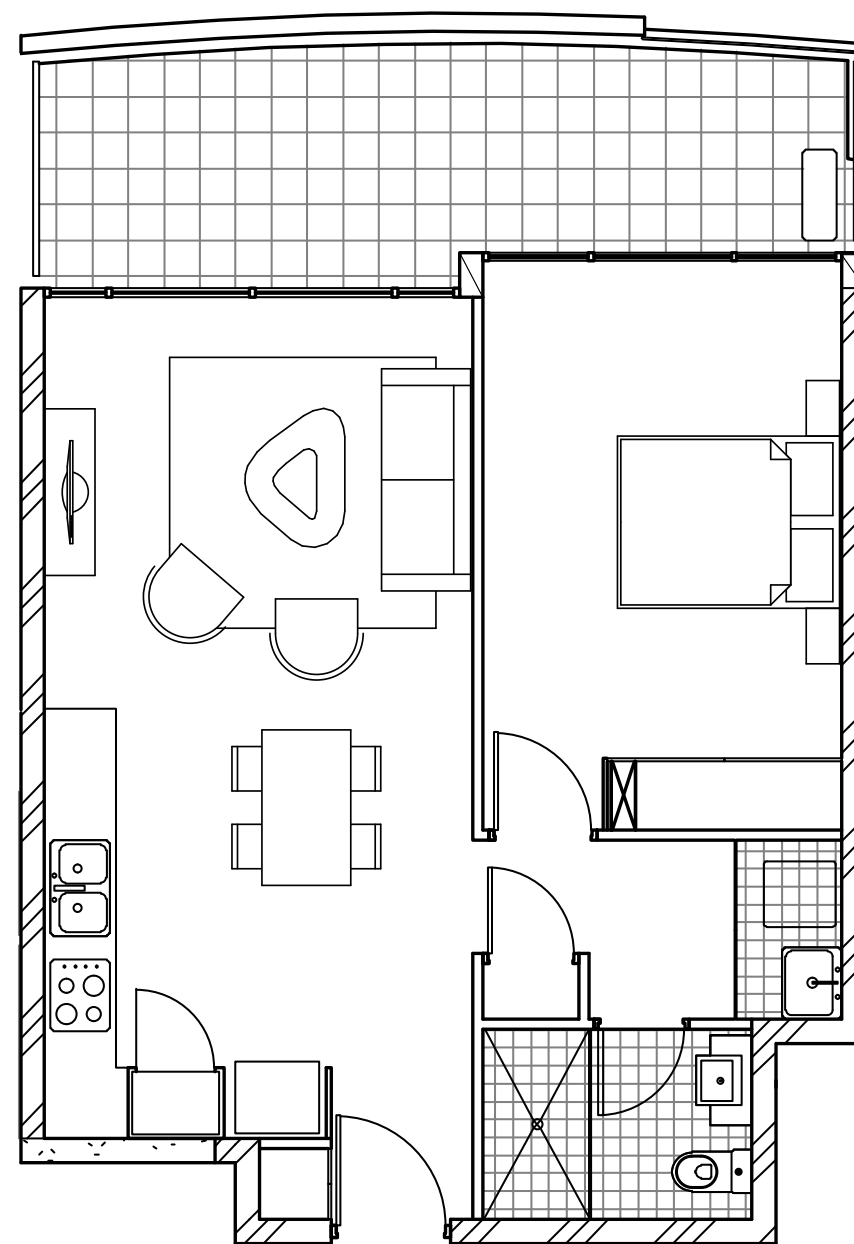
UNIT 903 / 1103
1703 / 1803 / 1903



LEVEL	9, 11, 17, 18, 19
INTERNAL	72m ²
EXTERNAL	29m ²
TOTAL	101m²



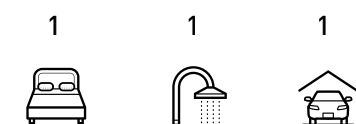
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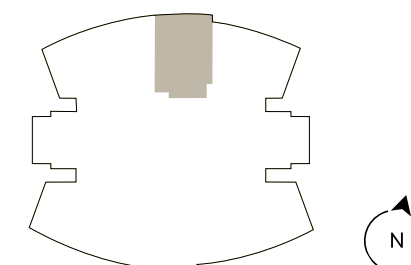
THE**GALLERIA**
BY NUCORP

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&23-29 HASSALL STREET
PARRAMATTA

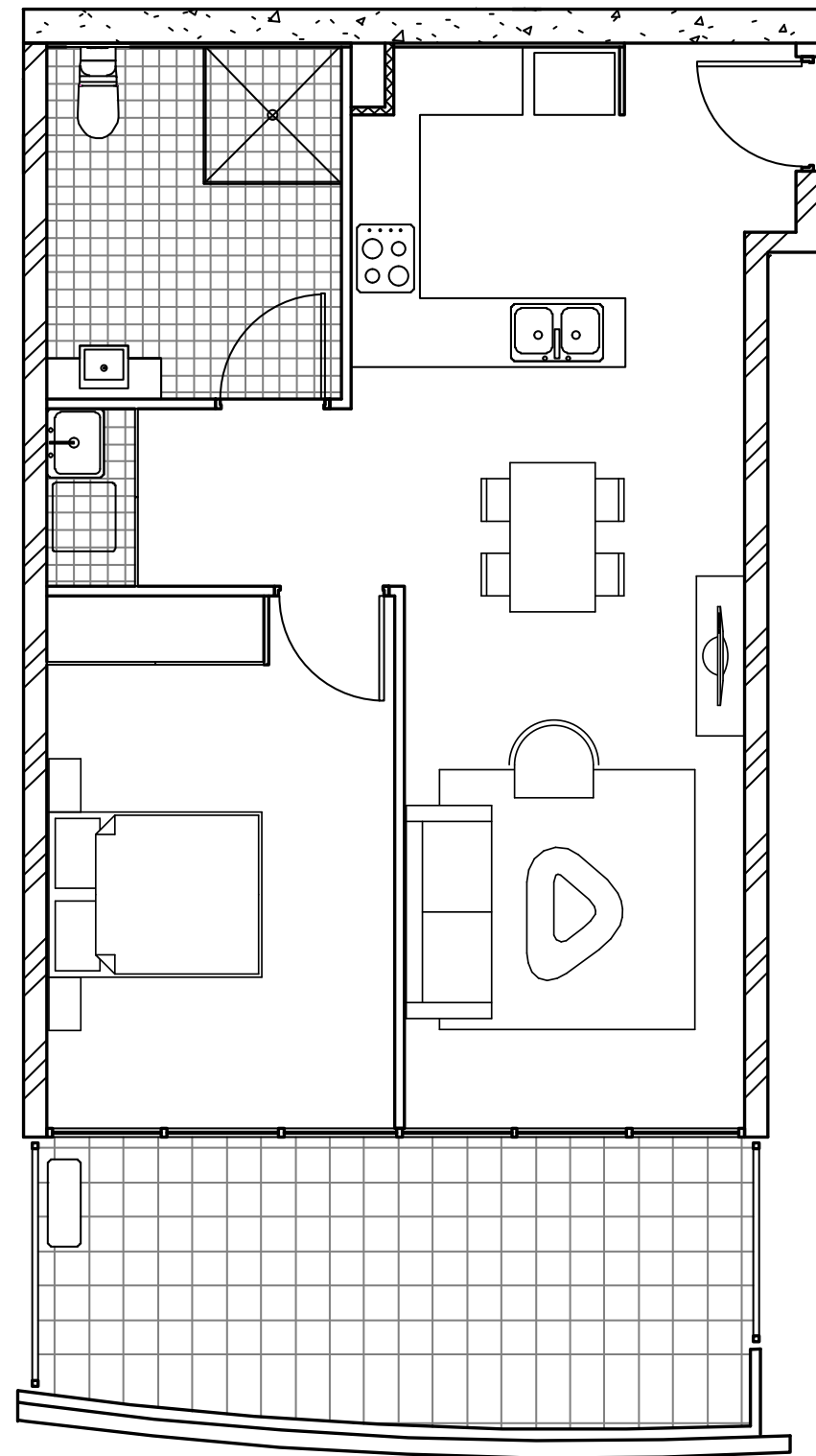
UNIT 904
1004 / 1104 / 1704



LEVEL	9, 10, 11, 17
INTERNAL	50m ²
EXTERNAL	9 m ²
TOTAL	59m ²



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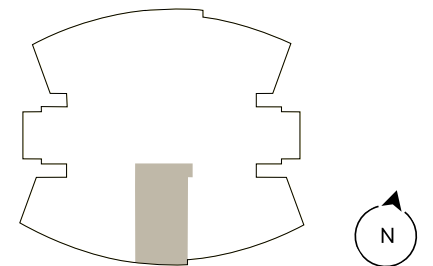
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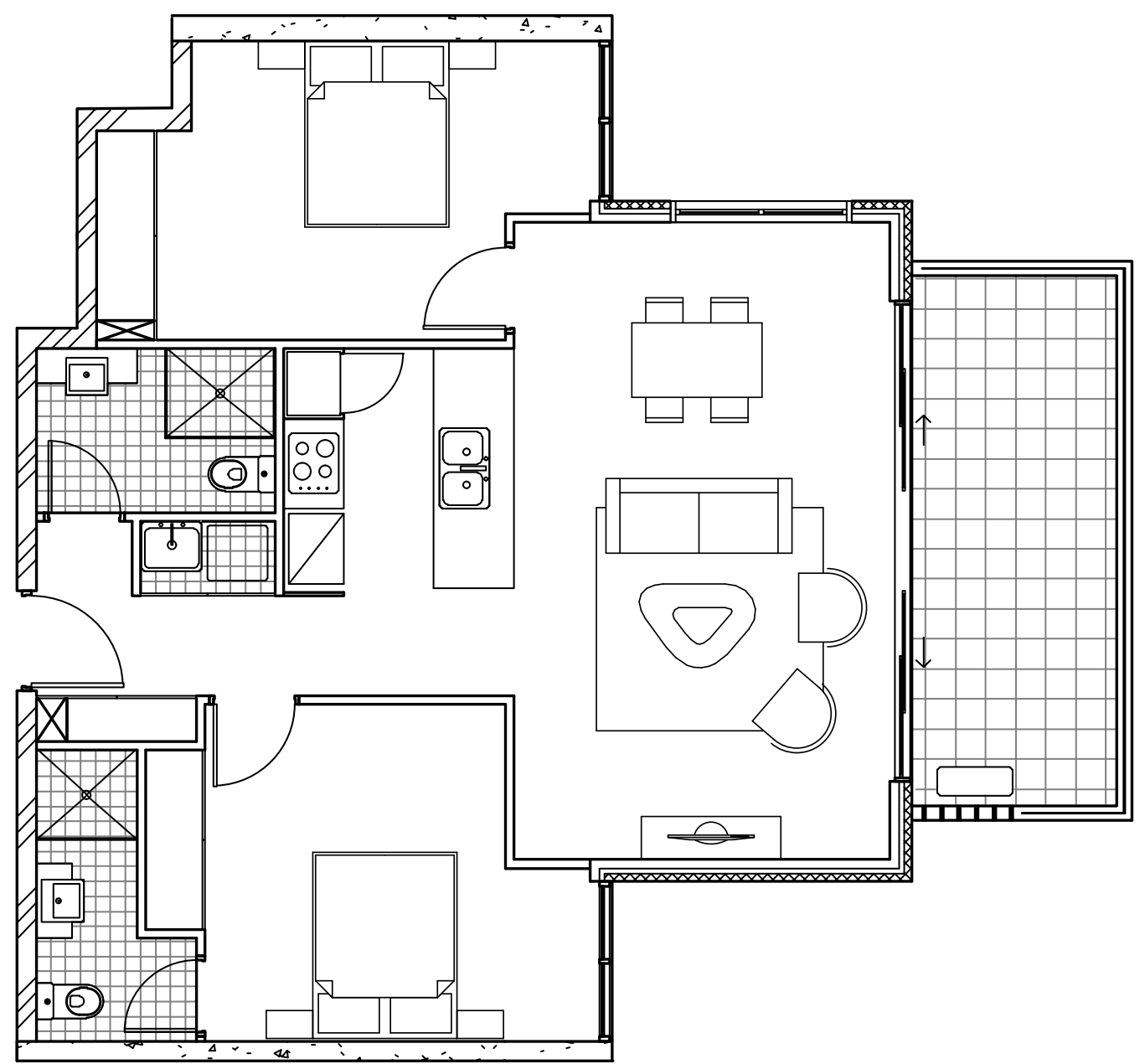
UNIT 908
1008 / 1108 / 1207



LEVEL	9, 10, 11, 12
INTERNAL	58m ²
EXTERNAL	11m ²
TOTAL	69m ²



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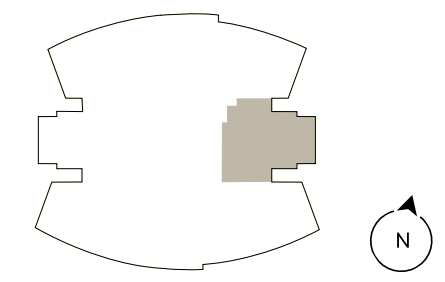
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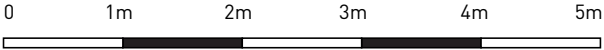
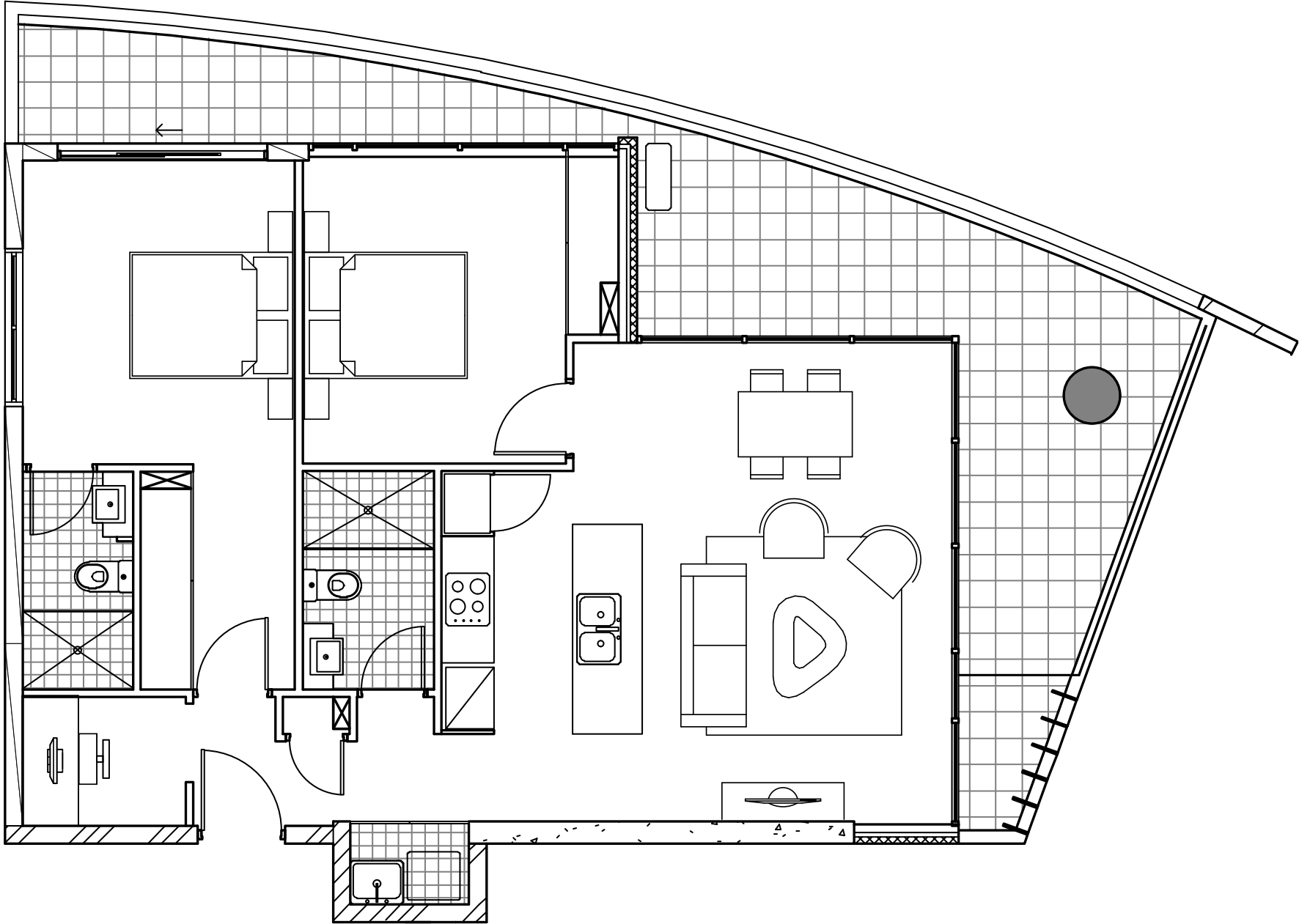
UNIT 1006 / 1605 / 1706 / 1906



LEVEL	10, 16, 17, 19
INTERNAL	72m ²
EXTERNAL	12m ²
TOTAL	84m ²



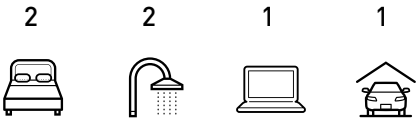
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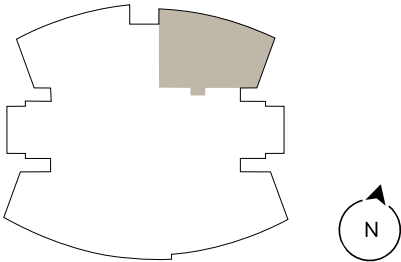
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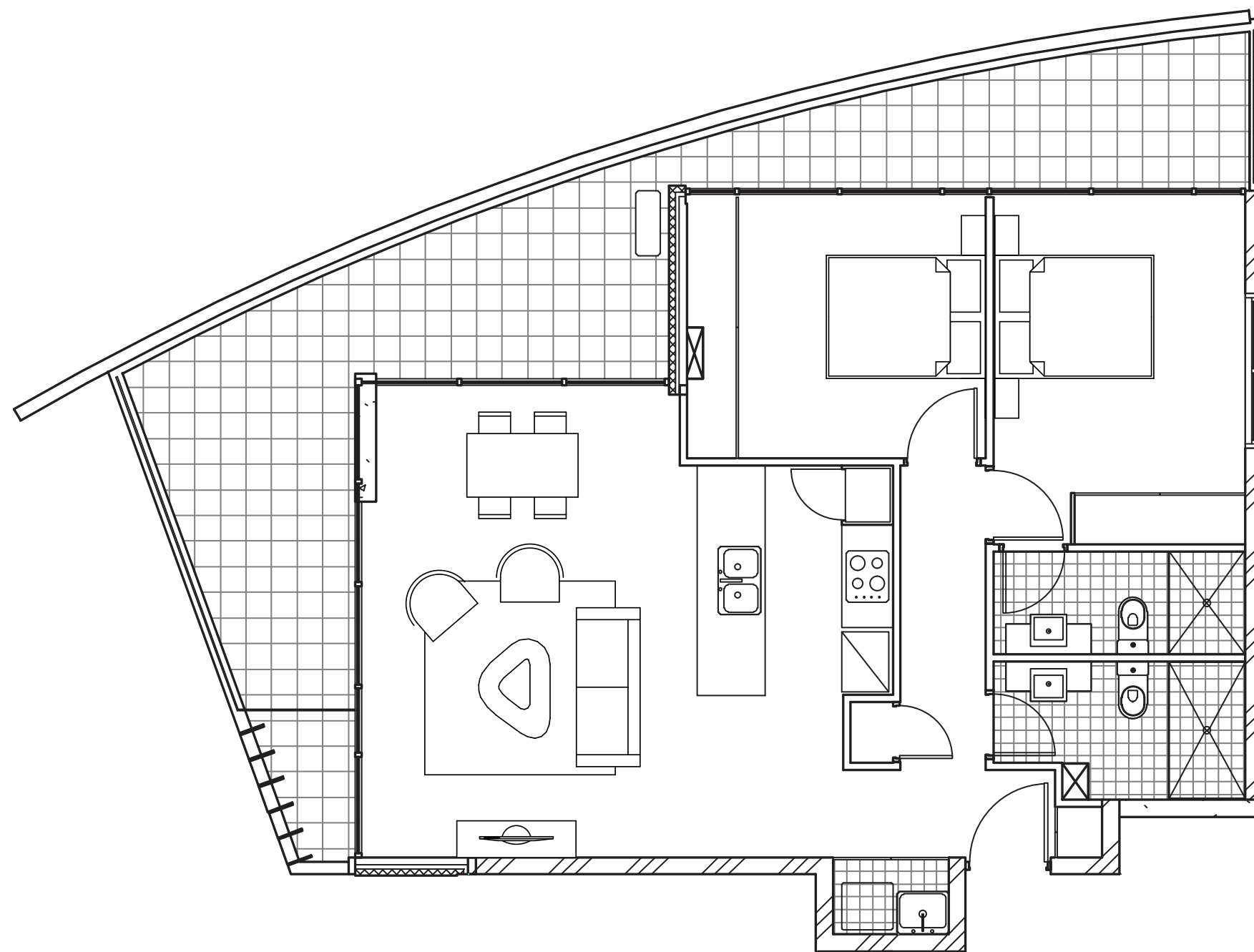
**UNIT 1204 / 1304
1404 / 1504 / 1604**



LEVEL	12 - 16
INTERNAL	74m ²
EXTERNAL	25m ²
TOTAL	99m ²



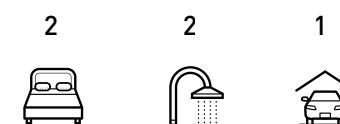
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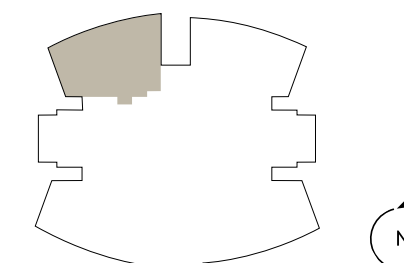
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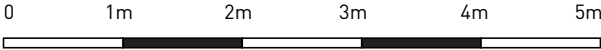
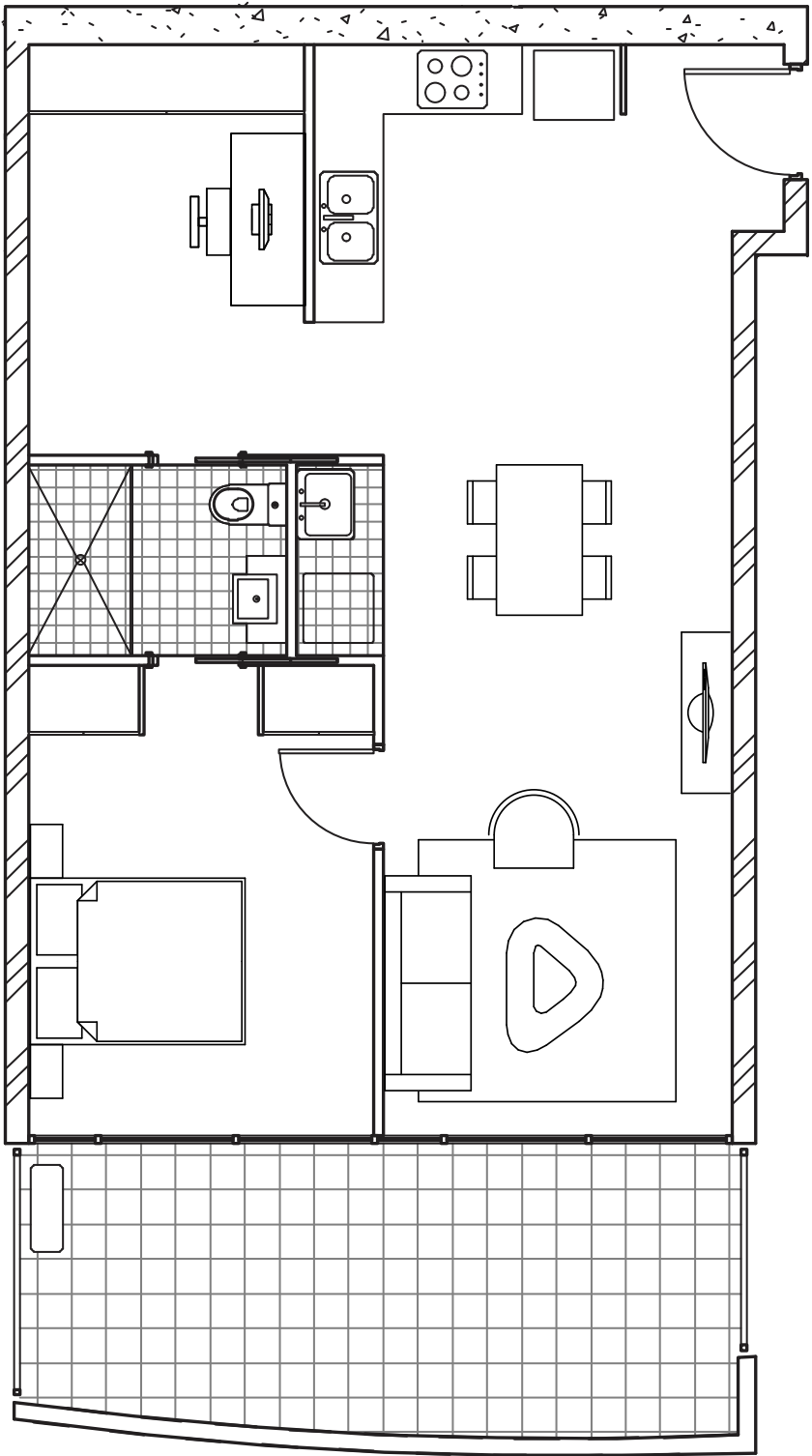
UNIT 1303 / 1403 / 1503 / 1603



LEVEL	13 - 16
INTERNAL	72m ²
EXTERNAL	26m ²
TOTAL	98m ²



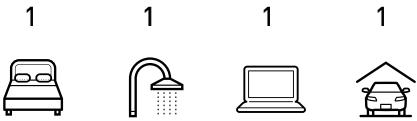
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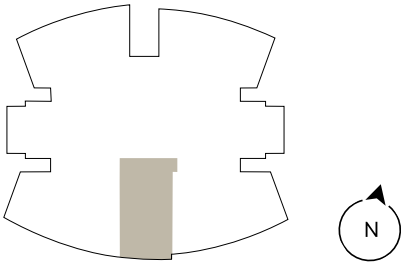
THE **GALLERIA**
BY **NUCORP**

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PARRAMATTA

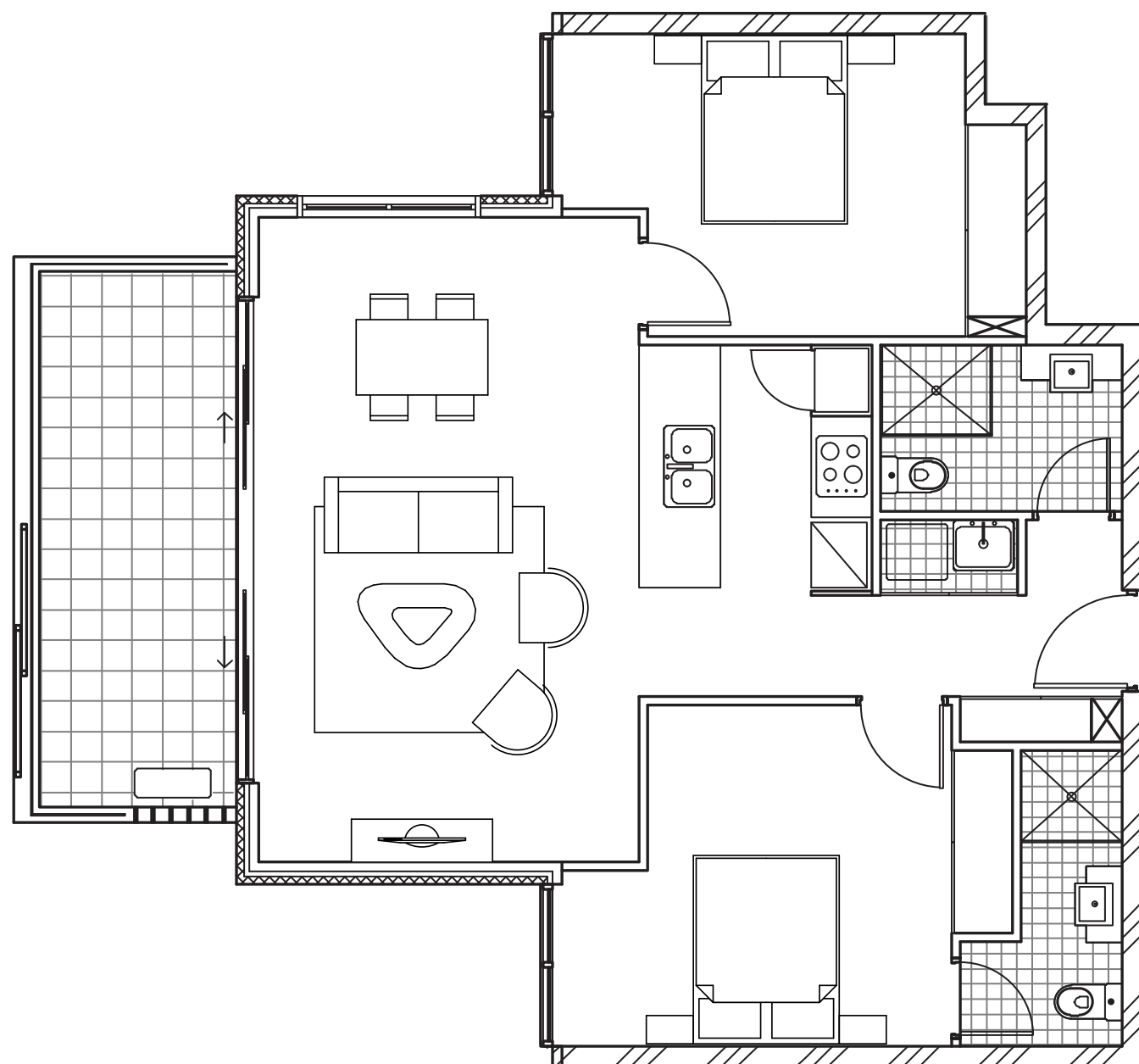
UNIT 1307 / 1407 / 1507 / 1607



LEVEL	13 - 16
INTERNAL	58m ²
EXTERNAL	7 m ²
TOTAL	65m ²



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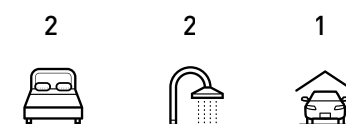
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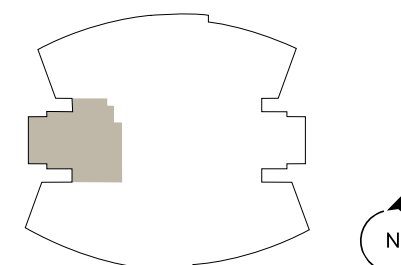
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UNIT 1702 / 1802 / 1902



LEVEL	17, 18, 19
INTERNAL	71m ²
EXTERNAL	13m ²
TOTAL	84m ²



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SECTION 5

FINISHES SCHEDULE

INTERIOR FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
FLOOR FINISHES			
Floor finish- carpet	Bedrooms	Level loop pile	Godfrey Hirst, Sussex Range, Dark or Light
Floor finish- tile	Basement entry, basement stair, kitchen, study, living areas	300 x 300 vitrified tile, matte finish	Timber Ceramic
Floor finish- tile	Bathroom, ensuite, laundry	50x50mm non slip unglazed mosaic tiles	TO BE SELECTED
WALL FINISHES			
Wall finish paint	All walls- set plasterboard or cement rendered walls	Interior low sheen acrylic paint (wash and wear)	White on white
Skirtings	All walls	Install 50 x 12mm flat mdf skirting applied to face of wall	White on white
Wall tiles	Bathroom	100 x 200mm ceramic wall to ceiling tiles	Nova white
CEILING FINISHES			
Ceiling finish	All set ceilings and bulkheads	Interior ultra flat paint, plaster-boards on hard set ceilings	Dulux Snowdrift
Celling Shadow line	Suspended ceilings in kitchen	P50 Rhondo shadow line angle to all ceiling junctions with walls	Dulux Snowdrift
DOOR FINISHES			
Door frames	All doors	Single rebated, Metal door frame, flush finish. Interior stain enamel paint	Dulux Snowdrift
Door hardware	All doors	Round straight lever with standard Rose	Stain chrome
Door	Bedroom Wardrobes	Sliding Mirror doors in anodised aluminium frames, clear finish	Mirror

ITEM	LOCATION	DESCRIPTION	COLOUR
FLOOR FINISHES			
Kitchen above splashback cupboards	Kitchen	Poly and verneer 16mm HMR particleboard melamine carcass construction. Doors in laminex or formica - soft closing doors	TO BE SELECTED
Kitchen cupboards below bench top	Kitchen	16mm HMR particleboard melamine carcass construction. Doors in laminex or formica	TO BE SELECTED
Kitchen bench tops	Kitchen	Kitchen bench tops	TO BE SELECTED
Kitchen splashback	Kitchen	Mirror	Timber Ceramic
Kitchen appliances	Kitchen	live gas/electric oven 60cm, live burner gas cook top- Smeg , live 60cm speed slid-out range hood	Stainless steel, stainless steel, Stainless steel
Kitchen sink	Kitchen	Double bowl 2	Stainless steel
Lighting	Bedroom, study, living, dinning, hall, ensuite, laundry, kitchen, bathroom	Oyster fitting, Square down-light	NA, Stain Chrome
BATHROOM/ENSUITE/LAUNDRY FINISHES			
Vanity joinery	Bathroom, ensuite	16mm HMR particleboard melamine carcass construction. Doors in laminex or formica	TO BE SELECTED
Vanity bench-top	Bathroom, ensuite	Ceaser-stone	TO BE SELECTED
Toilet pan & seat	Bathroom, ensuite	Parisi	White Vitreous China
Vanity basin	Bathroom, ensuite	Fowler regent inset basin	White Vitreous China
Bath tubs	Bathroom, ensuite	Tasman- 1600mm long	White acrylic
Bath screen	Bathroom, ensuite	Semi Frameless fixed glass	Natural anodised aluminium frame and clear glass
Shower screen corner	Ensuite	Semi frameless pivot door, shower screes	Pivot anodised aluminium frame and clear glass
Laundry tub	Laundry	B111 45 litre Eureka compact	304 stainless steel tub, coated steel cabinets
Laundry dryer	Laundry	Fisher & Paykel 4.5Kg dryer	ED 56 white

INTERIOR
FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
BATHROOM/ENSUITE/LAUNDRY FINISHES			
Hand basin tapware	Bathroom/ensuite	Basin mixer	Polished chrome
Bath tub tapware	Bathroom	Bath spout	Polished chrome
Mixer/shower	Bathroom/ensuite	Wall mixer	Polished chrome
Shower/bath mixer diverted	Bathroom/ensuite	Wall mixer	Polished chrome
Shower sprout	Bathroom/ensuite	Shower rose	Polished chrome
Kitchen/Laundry Mixer	Kitchen/Laundry	Kitchen mixer	Polished chrome
Laundry Taps	Laundry	Washing machine taps	Polished chrome
Robe Hook	Bathroom- 2 off per bathroom	Bathroom accessories	Polished chrome
Towel Rail 600mm	Bathroom- 1 per bathroom/ensuite	Bathroom accessories	Polished chrome
Toilet Roll Holder	Bathroom, ensuite	Bathroom accessories	Polished chrome
Doors	Wardrobes	frameless sliding mirror full height Painted MDF Board	Polished silver anodised aluminium frame

COMMON AREA
INTERIOR FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
FINISHES			
Floor finish-tile	Ground floor lobby and basement access stair	300 x 300 vitrified tile, matte finish, non slip	TO BE SELECTED
Floor finish-carpet	Common corridor, stair from ground and above	Level loop pile	Godfrey Hirst, Sussex Range
Wall finish paint	All walls- set plasterboard or cement rendered walls	Interior low sheen acrylic paint. P50 shadow line all round	Dulux Snowdrift
Ceiling finish	All set ceilings and bulkheads	Interior ultra flat paint, plaster-boards on hard set ceilings	Dulux Snowdrift
Lighting	Feature ground floor lobby, corridor lighting	Compact fluorescent fittings	TO BE SELECTED

EXTERIOR
FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
FLOOR FINISHES			
Floor finish-tile	Balconies, external unit entry stairs, ground floor lobby and basement access stair	300 x 300 vitrified tile, matte finish, non slip	TO BE SELECTED
Paving	Footpaths, pathways, courtyards		Refer to landscape architect details
WALL FINISHES			
Wall paint finish	External rendered wall or to Architect Specifications	Exterior low sheen acrylic paint	TO BE SELECTED
Wall paint finish	Timber slatted fencing	Timber stain	TO BE SELECTED
ROOF FINISHES			
Roof material	Pitched metal roofs, gutters and downpipes	Colorbond	TO BE SELECTED
MISCELLANEOUS			
Windows and sliding doors	Typical	Powdercoated aluminium frames with clear glazing	“Rattlesnake”
Doors	External unit entry doors	Single rebated, Metal door frame, flush finish. Interior semi gloss enamel paint	TO BE SELECTED
Letterboxes	Typical	Aluminium letterboxes	Natural anodised
Split Air Conditioner	Living room and main bedroom		
Pergola paint finish, timber sun louvres	Timber posts, rafters, battens	Timber stain	TO BE SELECTED
Handrails	2 off 25x x 50	2 off 25 x 50 rectangular section powder coated aluminium rails	TO BE SELECTED
Spitters	Balconies	Stainless steel 40mm diameter pipe	TO BE SELECTED
Downpipes	External walls	Colorbond downpipes thickness as per structural engineers specification	TO BE SELECTED
NOTE: ALL ITEMS MAY NOT BE AVAILABLE AT THE TIME OF ORDERING. IF ANY ITEMS ARE UNAVAILABLE A SIMILAR QUALITY PRODUCT WILL BE PROVIDED.			



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