CASTLE GRANGE

HILLS DISTRICT 2154

MADE BY MERITON

MADE BY

MERITON



Artist Impression

MERITON

Quality Apartments Built for a Lifetime

AUSTRALIA'S NUMBER ONE HOME BUILDER — HIA — 2002, 2014

BEST RESIDENTIAL DEVELOPMENT — PROPERTY COUNCIL of Australia — 2014, 2015

DEVELOPMENT OF THE YEAR — Urban Taskforce — 2018

AUSTRALIA'S BEST MIXED USE DEVELOPMENT — PROPERTY COUNCIL of Australia — 2020

DEVELOPMENT EXCELLENCE — Urban Taskforce — 2011, 2013, 2014, 2015, 2016, 2021, 2022, 2025

NATIONAL PROFESSIONAL EXCELLENCE IN BUILDING — AIB — 2021, 2025

AUSTRALIA'S NUMBER ONE APARTMENT BUILDER — HIA — 2023, 2024

BEST HIGH-RISE IN AUSTRALIA — INTERNATIONAL PROPERTY AWARDS — 2013, 2014, 2024, 2025

DEVELOPER OF THE YEAR — Urban Development Institute of Australia NEW SOUTH WALES — 2024

BEST MIXED-USE DEVELOPMENT — Urban Development Institute of Australia NEW SOUTH WALES — 2025

BEST MIXED-USE DEVELOPMENT IN AUSTRALIA — INTERNATIONAL PROPERTY AWARDS — 2025, 2026

WHY BUYING A MERITON APARTMENT SHOULD BE YOUR ONLY CHOICE

- Meriton is a 4.5 Gold Star iCIRT rated developer. The independent construction industry rating tool assesses developers on ability and trustworthiness.
- Over 60 years of history under the same name and founder, specialising in building residential communities in only the best locations.
- 100% construction completion record on every project.
- Our developments are DA approved with construction well underway prior to marketing.
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live.
- Our in-house architects and engineers work alongside the best firms in the country to deliver our purchasers a bespoke product.
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed.
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and one of Australia's most competitive management rates.
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment.

Over **79,000** apartments built by Meriton across Sydney, Melbourne, Canberra, Brisbane and the Gold Coast

100% construction completion on every project

Over **$3 billion** in apartments sales over 3 years

Over **10,000+** rental apartments and **6,000+** hotel suites owned, managed and operated by Meriton

Over **60 years** of history

Artist Impression



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Your Home Your Island

Welcome to Castle Grange, an exceptional new address built on an island site around beautiful central gardens and recreational space, creating an urban oasis for residents to enjoy. With four street frontages and no neighbouring buildings, this peaceful sanctuary encompasses seven intimate boutique buildings up to eight storeys high.

These architecturally designed “house-like” residences, some of the largest residences Meriton have ever designed, are nestled amid lush landscaped grounds and feature entertaining terraces and courtyards up to 160sqm. Daily life is elevated by an exceptional offering of amenities, including an

outdoor pool, spa, fully equipped gym and sauna, BBQ area, children’s play zone, games room, community gardens and three skygardens.

Occupying a privileged position, Castle Grange is on the doorstep of the remarkable Hills Showground Precinct, which is undergoing a $1 billion transformation. This vibrant new neighbourhood features expansive parklands, diverse retail options, and restaurants. With the new Hills Showground Metro Station a mere 4 minute walk, residents enjoy effortless connectivity to major business centres and educational hubs, making Castle Grange the ideal place to call home.



The centre of it all

Everything you need to make life effortless and enjoyable lies within easy reach, in this thriving location you're wonderfully well connected to it all.

Norwest Business Park
2 min Metro train ride

Hills Super Centre
3 min drive

Hills Showground Metro Station
4 min walk

Showground Village Retail
4 min walk

Castle Towers Shopping Centre
5 min drive

Castle Hill RSL Club & Aquatic Centre
5 min drive

Highly regarded local primary & secondary schools
Under 10 min drive

Macquarie University
14 min Metro train ride

Sydney CBD
35 min Metro train ride

Surrounded by 300+ parks and reserves
300+

Inspiring Architecture

A collaboration between Meriton and award-winning architects Giles Tribe, Castle Grange presents an exceptional opportunity to reside in one of Sydney's most liveable and in-demand lifestyle hubs.

From the striking contemporary architecture to your journey indoors through the naturally inspired lobbies, Castle Grange exudes the atmosphere of a luxurious hotel where you'll enjoy an environment where relaxation, family time and leisure are effortlessly integrated.

- A collection of oversized 1+MPR, 2, 2+MPR, 3 and 4 bedroom residences
- Ground-level apartments enjoy direct street access to enormous courtyards of up to 103sqm, complete with manicured lawns and gardens
- Expansive layouts up to 136sqm internally with seamless access out to balconies or entertaining terraces up to 160sqm
- Many apartments feature corner positions, maximising cross-flow ventilation, natural light and multiple balconies for extra space and comfort
- Floor-to-ceiling glass in all rooms provides superior thermal and sound protection for privacy, comfort and energy efficiency
- Impressive double-height lobbies herald a grand arrival for you and your guests
- Direct lift access to secure underground parking with separate lock-up storage
- All car spaces are designed to be fitted with an EV charger at an affordable cost, future-proofing your investment



Artist Impression



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Relaxed and Refined Living

Sun-soaked entertaining areas open to expansive alfresco spaces, filling the interiors with light and air while seamlessly merging indoor and outdoor living. These inviting all-seasons sanctuaries are perfect for hosting guests or simply relaxing in the sunshine.

APARTMENT INTERNAL SIZES

1 BEDROOM+MPR	50SQM - 83SQM
2 BEDROOM	75SQM - 97SQM
2 BEDROOM+MPR	86SQM - 114SQM
3 BEDROOM	95SQM - 116SQM
4 BEDROOM	135SQM - 136SQM

- Generously proportioned layouts make furniture placement easy
- Low-maintenance designer tiling throughout all living areas
- Many apartments boast a multi-purpose room complete with an operable window, A/C and built-in robe providing the perfect space to work from home or as an additional bedroom
- Abundant storage spaces including well-appointed pantries and closets
- Block-out roller blinds in all rooms providing complete privacy and light control
- Integrated reverse-cycle air-conditioning with individual controls in all rooms
- Sustainable features such as LED downlights and water-saving fixtures
- Provision for super-fast broadband and pay TV with fibre optic cabling to all rooms
- Comprehensive security including video intercom and CCTV cameras

Charming Courtyard Residences

These luxurious ground-floor residences exude a house-like sense of space and privacy. Each apartment boasts a private street-level entrance leading to expansive courtyards up to 103sqm. These beautifully manicured lawns and gardens, complete with gas water and power connections, create the perfect setting for alfresco dining or unwinding in the sunshine.



Artist Impression

Tailored to your Taste

A showcase of contemporary elegance drawn from nature, the beautiful kitchens are the perfect environment for modern living, inviting you to entertain, get creative and bring family and friends together. Two tonal colour palettes inspired by the local native flora evoke a sense of natural luxury, while most kitchens feature windows for an alluring outlook.

- Premium FRANKE appliances including an integrated oven with black soft close glass door, gas cooktop, undermount rangehood, integrated dishwasher and microwave, all backed by a 7-year warranty
- Bespoke full-height cabinetry with soft-closing drawers
- Island benches with additional storage
- Scratch-resistant Cosentino Dekton engineered stone benchtops
- Large undermount sink with copper or brushed brass tapware
- Elegant feature pendant light over the island bench
- Fridge waterline connection provided





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Your Inner Sanctuary

Sophisticated bathrooms and ensuites are designed as stylish havens where you can unwind after a long day. Contemporary large-format tiles wrap across the walls and floors, adding to the sense of luxury, with select master ensuites featuring a freestanding bath as the centrepiece.

- Custom designed wall-mounted cabinetry
- Frameless glass shower screens
- Copper or brushed brass tapware and accessories
- Wall-mounted floating toilet suites with concealed cistern
- Freestanding baths in most ensuites
- Ambient LED lighting

Bedroom Retreats

Retreat into luxury in your private sleeping spaces. Each bedroom features expansive built-in wardrobes providing abundant storage for your designer threads. Master suites boast lavish ensuites and many enjoy access to their own private balconies with gorgeous green vistas.



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Your Natural Playground

Your home is your personal sanctuary for all things health, wellbeing and leisure. Castle Grange's exclusive residential amenities afford you the kind of luxury that nurtures the soul – spaces where you can relax, entertain and connect with your neighbours.

- Resort outdoor 20m pool and spa
- Indoor state-of-the-art gym and sauna
- Beautifully landscaped resident-only gardens
- Barbeque and dining pavilions
- Three rooftop skygardens
- Children's nature play zone
- Games room with table tennis, putting green and foosball
- Dedicated on-site building management to manage/lease properties, inspect grounds/facilities and conduct all maintenance
- My Parcel locker systems so residents can fulfil their online shopping needs





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Your Castle Hill





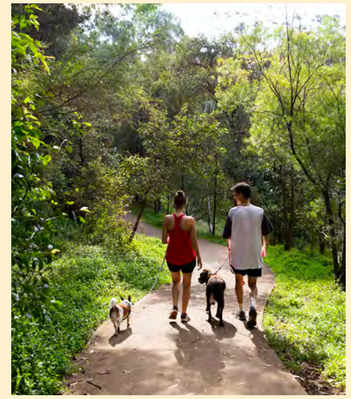
CASTLE HILL FITNESS & AQUATIC CENTRE

Keep fit and healthy in this community-focused fitness centre, one of the largest health facilities in Australia. The swim school, gymnastics centre, state-of-the-art gym and group exercise classes ensure there's something for the whole family, with programs for kids, seniors and everyone in between.



SHOPPING

Castle Towers Shopping Centre is one of the biggest and brightest destination retail and leisure hubs in the country, hosting major departments stores, hundreds of specialty retailers, cinemas, boutiques, supermarkets and wellbeing offerings along with essential services, healthcare and over 60 restaurants and cafes.



PARKLAND

Castle Hill offers countless opportunities to relax or get active in beautiful natural surroundings, whether you're exploring the bushland trails, going for a run in the park or enjoying family-friendly playgrounds for the little ones. In fact, The Hills Shire has more than 300 parks and reserves in both urban and rural environments.



EDUCATION

Many of Sydney's top schools are close by such as James Ruse Agricultural High School (consistently one of NSW's top-ranking schools), William Clarke College, Castle Hill High School, Baulkham Hills High School, Samuel Gilbert Public School and Excelsior Public School.



DINING

Castle Hill's dining culture is thriving. The area comes to life with people enjoying the multicultural restaurant scene, from Kaito Sake Bar or Al Aseel at The Piazza to the popular Castle Hill RSL, there is something for everyone.



CASTLE HILL FARMERS & FINE FOOD MARKET

Held on the second and fourth Saturday of each month at the Hills Showground, this is one of Sydney's oldest and most popular farmers markets. Stop by for artisanal bread, fine cheeses and authentic street food brought to you by genuine growers and producers.

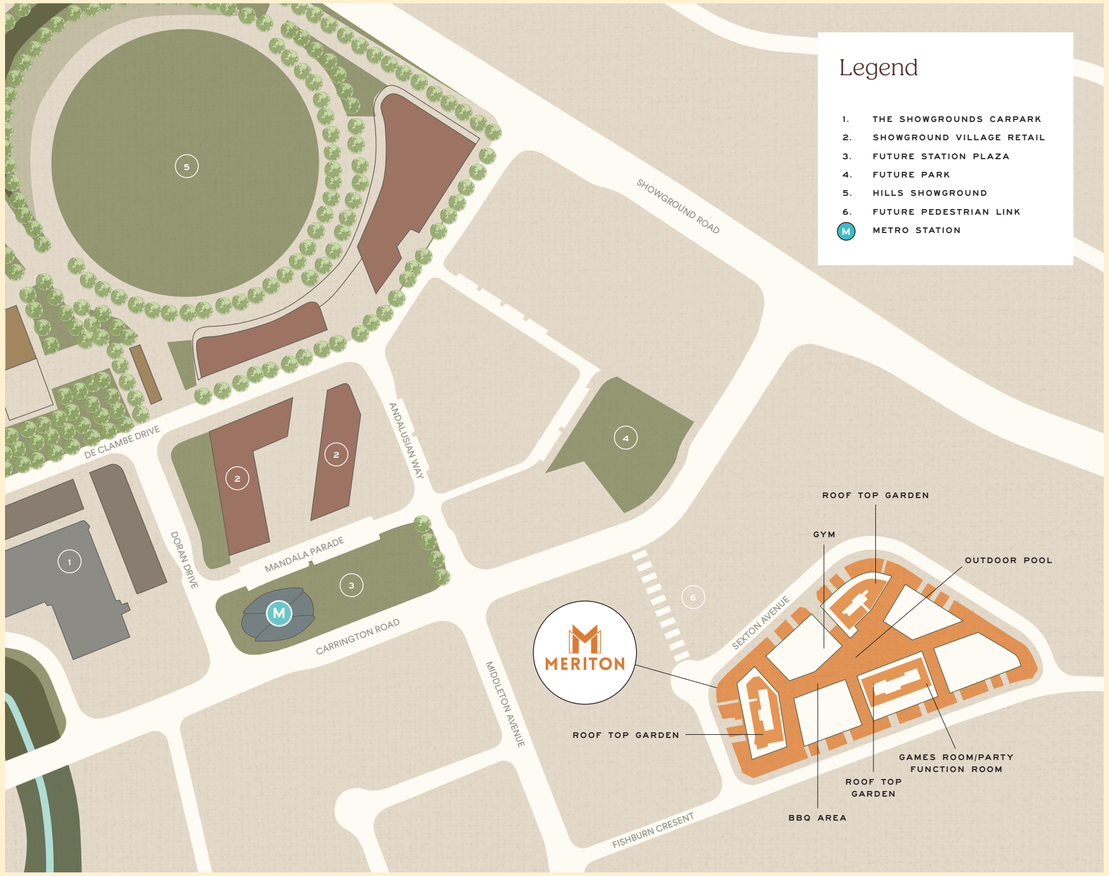


HILLS SHOWGROUND METRO STATION

A 4-minute walk away, the Hills Showground Metro Station brings high-frequency travel to your doorstep for effortless connectivity across Sydney, with a trip to Chatswood taking just 23 minutes and a direct ride to the Sydney CBD taking less than 40 minutes.

METRO RIDE TIMES FROM HILLS SHOWGROUND STATION





Castle Hill Showground Precinct Revitalisation

At Castle Grange's door, the new Hills Showground Precinct is poised to become a vibrant neighbourhood and a well-connected lifestyle destination incorporating the Hills Showground Metro Station where you can connect to all major business centres and universities within 35 minutes. A $1 billion transformation will see the creation of a lively, walkable 15-hectare entertainment and recreational hub that's bustling day and night, with a new civic plaza at its heart along with exciting cultural offerings and green open space for you to enjoy in one colourful destination.

KEY FEATURES

- The iconic Showground site will be reinvigorated as lively civic space and a destination for events and entertainment
- Retail area – a pedestrian-friendly home to a diversity of shops, health and wellbeing, education and commerce
- Dining – a multicultural culinary scene with alfresco dining, creating a meeting place for the whole community

An Investment in your Future

Under the Castle Hill Strategic Plan, the Castle Hill Strategic Centre will be the leading shopping and entertainment destination for North West Sydney by 2041*, supported by significant investment in infrastructure and transport, expansion of quality employment and development of diverse new housing, retail, recreation and open space. Castle Grange is perfectly positioned to reap the benefits of this substantial ongoing growth, making it an astute investment in your future.





Metro services every 4 minutes

Unit rents in castle Hill have increased 10% over the past 12 months

Future walking/cycling paths & lush parkland
2 min walk

Future cafes, restaurants & 10,000sqm+ retail
4 min walk

21K+ job opportunities
By 2041 Castle Hill will have over 21K job opportunities

By 2030
Plans to connect St Marys and Tallawong Metro Stations will connect Castle Hill to the future Western Sydney International Airport

*Disclaimer: figures recorded October 2024. Source: realestate.com.au, The Hills Shire Council's Draft Castle Hill Precinct Plan Exhibition Brochure

Sustainable Living

At Castle Grange your apartment has been specially designed to meet stringent heating, cooling and energy efficiency standards. This ensures that residents and visitors experience enhanced comfort while benefitting from lower energy bills.

Find out more about Castle Grange's energy efficient design.

Castle Grange has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options including the Metro.

Meriton is a leader in sustainable living providing cheaper energy through Meriton Energy, combined with individual water meters and water saving fittings, ensuring maximum savings.

High-performance window systems designed to achieve exceptionally high thermal performance and reduce reliance on mechanical heating and cooling.

All car spaces are designed to be fitted with an EV Charger at an affordable cost, future proofing your investment.

Bicycle parking allows residents to have a healthy and cost-effective transportation alternative.



1300 409 733

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24-34 FISHBURN CRESCENT, CASTLE HILL

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Disclaimer: The publication is intended as a general introduction to Castle Grange only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice.
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