CÉZANNE



Artist's impression

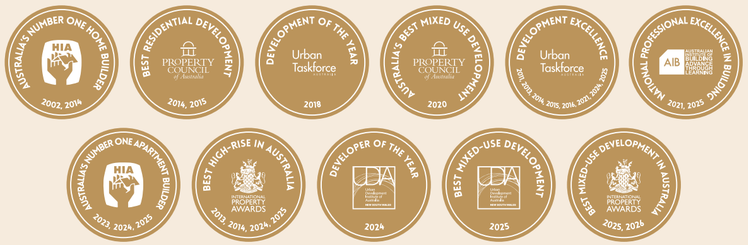
PAGEWOOD CENTRO

MERITON

INSPIRED BY THE FRENCH ARTIST PAUL CÉZANNE, CEZANNE'S ARCHITECTURAL DESIGN EMBRACES BALANCE, NATURAL MATERIALS, AND SHIFTING LIGHT TO CREATE A TIMELESS, HARMONIOUS COMPOSITION.

MERITON

QUALITY APARTMENTS BUILT FOR A LIFETIME



Why buying a Meriton home 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 offer 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 80,000 apartments built by Meriton across Sydney, Melbourne, Canberra, Brisbane and the Gold Coast



100% construction completion on every project



$3 billion in apartments sales over 3 years



Over 11,000+ rental apartments and 6,200+ hotel suites owned, managed and operated by Meriton



Over 60 years of history



Artist's impression

WELCOME TO ARTFUL LIVING

THE PAGEWOOD CENTRO MASTERPLAN IS PART OF AN ISLAND DEVELOPMENT UNLIKE ANYTHING SEEN BEFORE IN AUSTRALIA. IT WILL BUILD ON THE SUCCESS OF MERITON'S FIRST MASTERPLAN WITHIN THE PRECINCT, PAGEWOOD GREEN, WHERE ALL APARTMENTS ARE NOW OCCUPIED, WHICH IS TESTAMENT TO THIS FANTASTIC LOCATION AND QUALITY PRODUCT.

In collaboration with Plus Architecture, Meriton presents a new benchmark in design and quality within the Pagewood Centro masterplan.

Rising above a beautifully landscaped podium, Cezanne's three boutique buildings, standing 6 and 12 storeys high, command sweeping district vistas and serene coastal views towards Maroubra Beach.

Residents enjoy exclusive access to a beautifully landscaped rooftop garden with BBQ and dining pavilions, an inviting indoor pool, and a state-of-the-art gym and sauna, creating the ultimate private sanctuary for relaxation and wellbeing.



Artist's impression

WHERE ARCHITECTURE MEETS ART

ARCHITECTURALLY DESIGNED 1 + MPR, 2, 2 + MPR, 3 AND 4 BEDROOM RESIDENCES THOUGHTFULLY CRAFTED TO EMBRACE NATURAL LIGHT, SEA BREEZES AND A RELAXED SENSE OF TIMELESS ELEGANCE THAT FEELS PERFECTLY AT HOME BY THE COAST.

- Residents can enjoy never-to-be-built-out CBD, district outlooks and fresh coastal views toward Maroubra Beach
- Generously designed layouts for everyday living and entertaining, offering interiors up to 128m² and outdoor areas up to 58m² for seamless indoor–outdoor flow
- Select dual-aspect corner layouts to enhance light, airflow and privacy
- Sleek, designer tiles feature throughout the living areas, with fully tiled bedroom options available
- Versatile multi-purpose room (MPR), some with a window, perfect as an extra bedroom or home office
- Superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems
- Direct lift access to secure basement parking with separate lock-up storage for everyday convenience; dual parking for all 3-bed and 4-bed residences
- EV-charger provisions to future-proof your investment



Artist's impression

A MASTERPIECE IN MODERN LUXURY

CEZANNE OFFERS A CURATED SELECTION OF MODERN RESIDENCES, FINISHED WITH PREMIUM MATERIALS AND CUTTING-EDGE FEATURES. SPACIOUS, OPEN-PLAN LAYOUTS EXTEND SEAMLESSLY TO OVERSIZED BALCONIES - DESIGNED FOR EFFORTLESS LIVING AND STYLISH ENTERTAINING.

- Elegant, curved balconies soften the façade and extend living zones, creating natural vantage points for coastal vistas
- Reverse-cycle A/C to all rooms for year-round climate control with ceiling fans for added comfort
- Block-out roller blinds in all rooms providing complete privacy and light control
- Fibre-optic cabling to every room supports high-speed broadband and pay TV
- Energy-efficient LED lighting, solar panels, water-saving fixtures and a dryer reduce running costs without compromising comfort



Artist's impression

A BOLD EXPRESSION IN CULINARY DESIGN

- Elegant gourmet kitchens with luxurious stone benchtops and designer undermount sinks with pull-out mixers
- Subtle under-bench LED lighting enhancing a refined, modern aesthetic
- Premium FRANKE appliances, all backed by a 7-year warranty for peace of mind
- Bespoke cabinetry with soft-closing drawers and generous pantry storage for effortless functionality



Artist's impression

YOUR PRIVATE RETREAT

START AND END YOUR DAY IN A SPACE DESIGNED FOR CALM AND COMFORT. THE BEDROOMS AT CEZANNE ARE MORE THAN JUST A PLACE TO REST - THEY'RE PERSONAL SANCTUARIES FILLED WITH NATURAL LIGHT AND THOUGHTFULLY DESIGNED FOR EFFORTLESS LIVING.

Master bedrooms elevate the experience with private ensuites and, in many residences, seamless access to balconies - perfect for enjoying fresh air, open skies, and sweeping views. Whether it's a slow morning or a peaceful evening retreat, these are spaces designed to make every moment feel special.

Floor-to-ceiling windows frame stunning outlooks and flood each room with sunshine, creating a soft, welcoming atmosphere throughout the day while generous built-in wardrobes keep your space beautifully organised.



Artist's impression

WHERE SERENITY BEGINS

CRAFTED FOR CALM AND DESIGNED FOR INDULGENCE, EVERY BATHROOM AT CEZANNE OFFERS A REFINED RETREAT FROM THE EVERYDAY. SOFT TONES, PREMIUM FINISHES, AND INTUITIVE DESIGN COME TOGETHER TO CREATE A SPACE WHERE TRANQUILLITY TAKES CENTRE STAGE, SETTING THE TONE FOR PEACEFUL MORNINGS AND QUIET EVENINGS.

- Elegant, fully tiled bathrooms featuring frameless glass showers, wall-hung toilets and designer vanities
- Bespoke cabinetry featuring ample storage throughout
- Freestanding baths in most ensuites, creating a luxurious space to unwind
- Laundries feature premium benchtops, undermount sinks, designer pull-out mixers, and bespoke joinery

INDULGE IN RESORT LUXURY, WITH COASTAL OUTLOOKS

CEZANNE BRINGS TOGETHER TIMELESS ARCHITECTURE AND RESORT-INSPIRED DESIGN TO CREATE A SANCTUARY OF LIGHT, SPACE AND CALM COASTAL SOPHISTICATION.

- Landscaped rooftop garden with BBQ and dining pavilions
- Inviting indoor pool for year-round enjoyment
- A wellness centre with a gym and sauna
- A private sanctuary designed for relaxation and rejuvenation



Artist's impression



Artist's impression

ELEVATE YOUR EVERYDAY ESCAPE



A SENSE OF CONNECTION

A THRIVING LOCATION IN THE HEART OF THE EAST MAKES CEZANNE UNBEATABLY ACCESSIBLE. WITH IMMEDIATE ACCESS TO BOTH SOUTHERN CROSS DRIVE AND BUNNERONG ROAD, YOU'LL ENJOY CONVENIENT LINKS TO THE CBD, AND THE VERY BEST OF THE EASTERN SUBURBS.

Pagewood Centro's on-site bus stop at your door connects you to Bondi Junction and the new Juniors Kingsford Light Rail station, which provides a direct route to the city in just 26 minutes. CBD services leave every 15 minutes during peak times from the Westfield bus stop just next door.



Pagewood Centro Retail Precinct

THE NEW LOCAL MEETING PLACE OF THE EAST

- Cézanne rises above 520m² of vibrant retail space, perfectly positioned opposite the newly opened 6,000m² Pagewood Centro retail precinct - home to Coles, healthcare services, cafés, dining, an ice-creamery, pet grooming, and more
- Meriton's Pagewood masterplan boasts 28,000m² of parklands, including outdoor gyms, children's playgrounds, multiple BBQ facilities, and a basketball court - providing amenities unlike anything else in Australia
- Overlooking the 2,300m² reserve park, residents enjoy direct access to a lush green haven with open lawns and a children's playground for year-round enjoyment



Community Park



Reserve Park

RETAIL

- Take the lift downstairs and stroll over to Pagewood Centro Retail Precinct, stock up on fresh produce, browse the latest trends or grab dinner
- 100m to Westfield Eastgardens, a renowned shopping destination home to more than 300 specialty stores
- A wonderful array of multicultural eateries and fashionable cafes lie at your doorstep while popular restaurants such as Coogee Pavilion are close at hand





PARKS, SPORT & RECREATION

- Enjoy Pagewood Centro's expansive network of parks, including the 8,000m^2 Central Park, featuring a state-of-the-art kids' playground, outdoor gym, basketball court and BBQ pavilion
- Explore sprawling Centennial Park with its shady picnicking areas, walking and cycle paths, playgrounds, ponds and cafes
- Play 18 holes at a number of local golf courses including neighbouring Bonnie Doon and the exclusive fairways of The Lakes Golf Club

BEACHES

- Moments to Coogee and Maroubra surf beaches
- 10 minutes to the hidden gem of Yarra Bay with its white sand, clear water and beloved Yarra Bay Sailing Club
- Clovelly, Gordons Bay, Bronte and Bondi beaches are within easy reach





EDUCATIONAL INSTITUTIONS

- Minutes to UNSW which is ranked 2nd in Australia and 27th in the world for Graduate Employability
- Easy commute to University of Technology Sydney, University of Notre Dame and USYD
- Close to Pagewood Public School, Matraville Public School and St Aidan's Catholic Primary School
- Close proximity to numerous top-performing private schools including Marcellin College, Brigidine College, Waverley College and St Catherine's School

ART, CULTURE & ENTERTAINMENT

- Soak up the excitement of game day as you take in a soccer, rugby league, rugby union, or AFL match at Sydney's leading sporting arenas: the SCG and Allianz Stadium.
- Head to the Entertainment Quarter and watch the latest blockbuster or arthouse film, try your hand at ten pin bowling, catch a gig at the Hordern Pavilion or enjoy an exhibition at the Royal Hall of Industries
- Enjoy a day in the marquee with a glass of champagne and pick the winning horse at Royal Randwick Racecourse





HOSPITALS

- The Prince of Wales Hospital, Royal Hospital for Women and the Sydney Children's Hospital providing a full range of services is just an 8 minute drive
- Stroll over to the outdoor gym in Pagewood Green's Central Park and enjoy a workout in the sunshine
- Enjoy a game of tennis or netball amid the urban bushland of Moore Park, or play soccer or touch football at nearby Heffron Park.

A SMART INVESTMENT

CEZANNE PRESENTS AN ASTUTE INVESTMENT PROSPECT WITH THE NEWLY COMPLETED PAGEWOOD GREEN DEVELOPMENT HIGHLIGHTING THE PRECINCT'S SCOPE FOR STRONG RENTAL RETURNS, IMPRESSIVE CAPITAL GROWTH AND HIGH DEMAND FROM TENANTS, INCLUDING UNIVERSITY AND HOSPITAL STAFF.



On-site bus stop with direct routes to Kingsford Light Rail Station & Bondi Junction

On-site childcare centres

The Pagewood Centro retail precinct boasts 23 specialty shops anchored by a Coles supermarket

5 minute drive to UNSW

6 minute drive to Maroubra Beach

7 minute drive to Kingsford Light Rail Station

8 minute drive to Prince of Wales Hospital

8km from the Sydney CBD

1%

Meriton Residential vacancy rate

Rental returns at Pagewood Green have proven to be the strongest across the Meriton portfolio

SUSTAINABLE LIVING

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

Cezanne features energy-efficient LED lighting, solar panels, and water-saving fixtures, delivering sustainable living with refined comfort

For more information view the Environmental Energy Efficiency saving report

EV-charger provisions to future-proof your investment

Located close to multiple transport options including an on-site bus stop, encouraging residents to use public transport and minimise automobile use



Artist's impression

CEZANNE

A MASTERPIECE TO CALL HOME

MERITON

10 STUDIO DRIVE EASTGARDENS
MERITON.COM.AU/CEZANNE

Disclaimer: The publication is intended as a general introduction to Cezanne 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. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250. Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809.