
Artist's impression

THE NEW HEART OF CARLINGFORD

The Carling is a stunning master-planned community featuring seven luxury residential towers — the tallest in the area — along with a vibrant new retail precinct built around an enchanting Central Park.

Soaring 29 levels, the Carling boast never-to-be built-out panoramic views over the local district towards Sydney's glittering CBD, Rhodes, Macquarie Park and Parramatta.

Residents will enjoy exclusive access to a suite of exceptional amenities, including an indoor wellness centre featuring a lap pool, spa, sauna and gym, a stunning rooftop garden with district views, BBQ pavilion, and a communal room.

Exceptionally well connected, The Carling boasts easy access to the M2 and has a direct link to Carlingford Light Rail Station, connecting you to major precincts and hubs of employment. This key infrastructure project links Carlingford to Parramatta and Westmead, while stage 2 will further extend the light rail from Parramatta to Sydney Olympic Park. For families, a short walk or a few minutes drive is all it takes to arrive at Australia's highest ranking schools including James Ruse Agricultural High School & Carlingford West Public School. Additionally, Carlingford Court Shopping Centre is just 300m up the road, offering a variety of retail and dining options.

We welcome you to become part of this outstanding new community, where you'll discover everything your heart desires.



A LOCATION TO LOVE

Direct access to The Carling's Retail Precinct

On-site childcare centre

200m Direct link to Carlingford Light Rail Station with services to Parramatta & Westmead every 9 minutes

On your doorstep Bus services to Macquarie Park & Parramatta every 15 minutes

300m Carlingford Court Shopping centre

Moments to numerous top ranking NSW government primary and high schools

4 min Drive to M2

7km Parramatta CBD

8km Macquarie Park

10km Westmead Health Precinct

Quality Apartments Built for a Lifetime

1800 975 113 | meriton.com.au/thecarling
263-281 Pennant Hills Road, Carlingford

Disclaimer: The publication is intended as a general introduction to The Carling 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. 51) Pty Limited ABN 92 168 601 250 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809

July 2026

THE CARLING


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MERITON



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THE TALLEST TOWERS IN THE AREA

Soaring 29 levels, commanding never to be built out panoramic views

Meriton's collaboration with award-winning architects Fender Katsalidis and Crone Architecture, The Carling encompasses a luxurious collection of oversized 1+MPR, 2, 2+MPR, 3, 3+MPR and 4 bedroom residences designed to capture dazzling city vistas.

- Larger-than-average layouts make furniture placement effortless
- Sleek designer tiling throughout all living areas, most with level access to balconies
- Abundant storage space including a well-appointed pantry and linen closet
- Many apartments boast a fully functional multi-purpose room, complete with an operable window, A/C, and built-in robe providing the perfect space to work from home or accommodate guests
- Premium FRANKE kitchen appliances backed by a 7-year warranty
- Each laundry includes an 8-star energy-rated heat pump dryer, a front-load washer, premium benchtops, an undermount sink, a designer pull-out mixer, and bespoke joinery
- Double-glazed glass in all rooms, providing superior thermal and sound protection for privacy, comfort and energy efficiency
- The majority of the apartments enjoy direct lift access to secure underground parking with separate lock-up storage
- Impressive high ceiling lobby heralds a grand arrival for you and your guests
- State-of-the-art technology reaffirms The Carling as a market-leading development, boasting EV car charging provisions. All car spaces are designed to be fitted with an EV charger at an affordable cost, future proofing your investment
- Spacious residents-only motorcycle and bicycle parking


Artist's impression of The Carling's Central Park

A VIBRANT NEW PRECINCT ON YOUR DOORSTEP

The Carling's beautiful green epicentre, the 4,700m² Central Park forms a welcoming environment where residents can enjoy interactive playgrounds, an outdoor gym and calming green spaces for relaxation.

As Carlingford's new civic hub, the retail plaza offers residents direct access to lively cafes, a 3,000m² community centre and public library, and on-site childcare.


Artist's impression of The Carling Retail Precinct


Artist's impression of pool