THE CARLING



Artist's impression

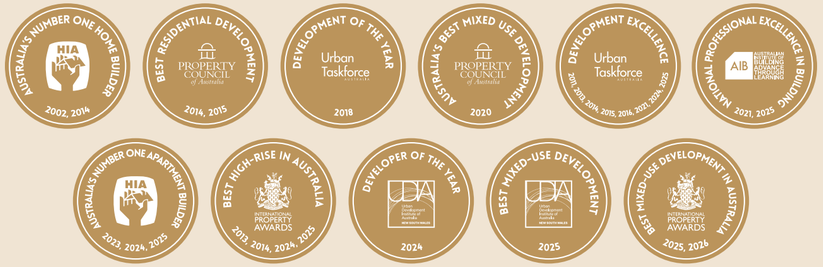
MERITON

263-281 Pennant Hills Road
Carlingford

EVERYTHING YOUR HEART DESIRES

MERITON

QUALITY APARTMENTS BUILT FOR A LIFETIME



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 offer Australia's most competitive management rate of 4%.
- 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



Over $3 billion
in apartments sales over 3 years



Over 10,900+ rental apartments and 6,200+ hotel suites owned, managed and operated by Meriton



Over 60 years
of history

THE TALLEST TOWERS IN THE AREA

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. The Carling presents a unique opportunity to live a life of discerning quality, uniting intelligent design, exceptional craftsmanship and inspiring vistas.

The Carling's beautiful green epicenter, 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 beautifully designed retail plaza will bring life and vitality to the area, offering residents ultimate convenience with direct access to lively cafes, essential services, a 3,000m² community centre and public library, and an on-site childcare centre.

On-site amenities deliver a world-class lifestyle experience, with exclusive access to a luxurious indoor wellness centre featuring a lap pool, spa, gym and sauna. Stunning rooftop and podium gardens are complemented by barbeque pavilions and breathtaking district views.

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, hubs of employment and all of Sydney's wonders. 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.



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THE NEW HEART OF CARLINGFORD

A collaboration between Meriton and award-wining architects Fender Katsalidis and Crone Architecture, The Carling's visionary masterplan is focused on bringing vibrant new amenity to the Carlingford area, curating open spaces to create a welcoming new community focal point. Carefully selected facade materials play on light and shade to achieve an architecturally remarkable building designed to capture dazzling city vistas.

- Spacious 1, 1+MPR, 2, 2+MPR, 3, 3+MPR and 4 bedroom residences
- Most apartments enjoy desirable corner positions, enhancing views, light and privacy
- 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 and separate lock-up storage, a rare commodity in the Sydney apartment market
- 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




Actual view from level 24

VIEWS THAT WILL TAKE YOUR BREATH AWAY

From your superb vantage point, you'll be rewarded with sweeping views from a variety of aspects, gazing from Macquarie Park around to Rhodes, the Sydney CBD and Parramatta, creating a backdrop that's mesmerising by day or night.

Park & City Views



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FALL IN LOVE WITH YOUR NEW ABODE

Wonderfully generous living areas are orientated to harness sweeping views and abundant natural light.

- 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.
- 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
- 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

Open-plan Spaces

THE HEART OF YOUR HOME

Impeccably designed, light-filled kitchens are thoughtfully arranged for everyday use as well as elaborate entertaining. Finished with custom-crafted joinery and ambient over-bench lighting, they're graced with a suite of European appliances to elevate your culinary experience.

- Premium FRANKE appliances including an integrated oven with black glass soft-closing 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 and Cosentino Dekton stone benchtops with waterfall edge
- Large undermount sink with brushed nickel tapware
- Elegant feature pendant light over the island bench
- Fridge waterline connection provided



Artist's impression

The Kitchen



Artist's impression

SOPHISTICATED BATHROOMS

Stylishly appointed, bathrooms exude a refined minimalism, boasting premium finishes and elegant appointments.

- Premium floor-to-ceiling tiles
- Bespoke wall-mounted cabinetry and ambient LED lighting
- Freestanding baths in most ensuites
- Frameless glass shower screens
- Brushed nickel tapware and accessories
- Wall-mounted floating toilet suites with concealed cistern



Artist's impression

BEDROOMS THAT DREAMS ARE MADE OF

Spacious, functional and bathed in light, the ambient bedrooms feature roomy built-in wardrobes, with master suites encompassing luxury ensuite bathrooms.

THE VIBRANT NEW CENTRE OF CARLINGFORD

The joy of The Carling lies in the convenience of enjoying all life's pleasures and necessities at your door.

A beautifully designed retail plaza and village forecourt create a sense of vibrancy and a welcoming environment where you can catch up for coffee with friends, enjoy evening drinks or get the kids together for play dates in the playground. Specialty stores cater for all your daily needs while upmarket cafes and restaurants with outdoor dining bring life and energy to the precinct. Dotted with trees, landscaped pedestrian links connect you to the Central Park, where you'll find active and restful leisure areas and a direct link to the Light Rail station.



The Neighbourhood

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YOUR EVERYDAY ESCAPE

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.


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World-class amenities create an exceptional lifestyle experience for residents.

- An indoor wellness centre equipped with a lap pool, spa, gym and sauna
- Stunning rooftop and podium gardens feature barbeque pavilions and breathtaking district views
- Resident communal room
- A 3,000m² community centre and public library
- Families are afforded the convenience of an on-site childcare centre
- Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance
- My Parcel locker systems so residents can fulfil their online shopping need

CONVENIENCE IS KEY



Future stages

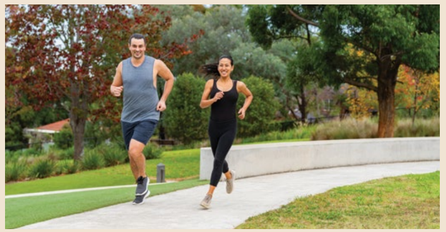
Well-serviced by bus, rail, and road networks, this vibrant area is now even more accessible with the completion of Stage 1 of the Parramatta Light Rail. This key infrastructure project links Carlingford to Parramatta and Westmead, with services every 9 minutes. Stage 2 will further extend the light rail from Parramatta to Sydney Olympic Park.

Location

A LIFESTYLE TO BE LOVED

Wonderfully central, The Carling is conveniently close to everything you need to enjoy life, from transport and renowned schools to leading retail centres, beautiful national parks and recreational attractions.

Highly regarded local educational institutions make The Carling a popular choice for families and young couples, with a number of high ranking public and private primary & secondary schools nearby and Macquarie University a short bus ride away.











The nearby Carlingford Parklands, soon to connect residents to the new light rail station, is undergoing an exciting transformation. The upgrade will introduce new basketball courts, a themed playground, a dedicated bike track, improved footpaths, lush native gardens, and vibrant recreational spaces for everyone to enjoy.

AN ASTUTE INVESTMENT OPPORTUNITY

As part of the City of Parramatta, Carlingford will benefit from multimillion dollar ongoing infrastructure investment in one of Sydney's most rapidly growing areas.

Direct access
to The Carling's Retail Precinct

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

200m
Short walk to Carlingford Light Rail Station with services every 9 minutes to Parramatta & Westmead

300m
Carlingford Court Shopping Centre

280m
Galaringi Reserve Park

4 min
Drive to M2

7km
Parramatta CBD
Sydney's second CBD where over 185,000 people work

8km
Macquarie Park where over 70,000 people work, projected to become the 4th largest CBD in Australia over the next 20 years

10km
Westmead Health Precinct
$1 billion investment in Westmead biomedical precinct and hospital upgrade

Carlingford offers a solid 4.7% rental yield, appealing to investors seeking strong returns
(2024-2025 source: REA)

1%
Meriton residential vacancy rate

Meriton average tenancy is 18 months

TOP RANKING SCHOOLS

Carlingford West Public School - #11 in the top Sydney Government Primary School rankings in 2024	**1.3km**
Our Lady Help of Christian Catholic Primary School - #13 in the top Sydney Non-Government Primary School 2024	**4km**
James Ruse Agricultural High School – Australia's highest academically ranked school	**900m**
The King's School - #1 Boy's School in Sydney in 2024	**2.8 km**
Tara Anglican School for Girls - #7 in the top Sydney Non-Government Secondary School rankings in 2024	**4km**
Arden Angelican School - #11 in the top Sydney Non-Government Secondary School Rankings in 2024	**4km**

SUSTAINABLE LIVING

At The Carling 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.

learn more about The Carling's energy efficient designs

The Carling has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options including the Light Rail

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 double glazed window systems designed to achieve exceptionally high thermal performance and reduce reliance on mechanical heating and cooling

New generation 'heat pump condensing' 8-star energy-rated dryers and front load washing machines are provided to reduce energy consumption and minimize moisture penetration into apartments

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

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



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meriton.com.au/thecarling

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