ZETLAND SQUARE

MERITON

MERITON

QUALITY APARTMENTS BUILT FOR A LIFETIME

Why buying Meriton apartments 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.
- 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 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 **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 apartment sales over 3 years

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

Over **60 years** of history



ARTIST IMPRESSION

ZETLAND'S NEW URBAN VILLAGE

Welcome home to Zetland Square, where bold city living meets peaceful parkside charm.

As a prominent gateway to one of Sydney's fastest-growing precincts, this vibrant new inner-city neighbourhood unites luxury apartments and 28 charming terrace homes, forming a lively and connected community beside Gunyama Park.

Set to transform the Zetland skyline, this highly anticipated first release unveils a striking 25-storey tower, one of the tallest in the area. Showcasing panoramic, never-to-be-built-out views over Sydney CBD, nearby golf courses, the Eastern suburbs, Botany Bay, and the Blue Mountains. These expansive, premium residences combine bold architectural design with timeless, elegant finishes.

Residents will enjoy exclusive access to a suite of exceptional lifestyle amenities, including beautifully landscaped entertainment areas with BBQ pavilions and a rooftop wellness retreat featuring an outdoor 20m pool, spa, indoor gym and sauna.

At the heart of the community lies the beautifully landscaped 3,500m² Mulgu Park, complemented by curated dining, cafés, a full-line national supermarket, and the convenience of an on-site childcare centre.

Zetland Square is exceptionally positioned, boasting a rare 3-street frontage that provides smooth access to the M1—placing the CBD, world-class universities, and Sydney's iconic beaches just minutes away.

A growing network of cycle and pedestrian paths link you to a dynamic mix of artisan cafés, dining precincts, local retail, lush parklands and Green Square Station - connecting you to the CBD in just 4 minutes. Enjoy direct access to Gunyama Park and Aquatic Recreation Centre, which feels like your own backyard with beach-inspired pools and elite fitness facilities, while the new Green Square Primary School is just a 6 minute walk away.

ARTIST IMPRESSION WITH ACTUAL VIEW

A CONNECTED NEIGHBOURHOOD

Zetland Square has been thoughtfully planned as a walkable, well-connected community, with over 6,500m² of landscaped pedestrian links weaving throughout the precinct. These pathways seamlessly connect residents to a network of green open spaces and everyday amenities, including Zetland Square's on-site retail, Mulgu Park and neighbouring Gunyama Park.

Recently expanded by an additional 6,300m², Gunyama Park now features a new playground, a skate park, lawns and BBQ facilities. All complemented by the adjacent, award-winning Aquatic and Recreation Centre, delivering world-class amenity right on your doorstep.

ARTIST IMPRESSION

- 1 CADI COLLECTION
- 2 TOWNHOUSE COLLECTION
- 3 BANGALA COLLECTION
- 4 BADU COLLECTION
- 5 EORA COLLECTION
- RETAIL / DINING
- SUPERMARKET

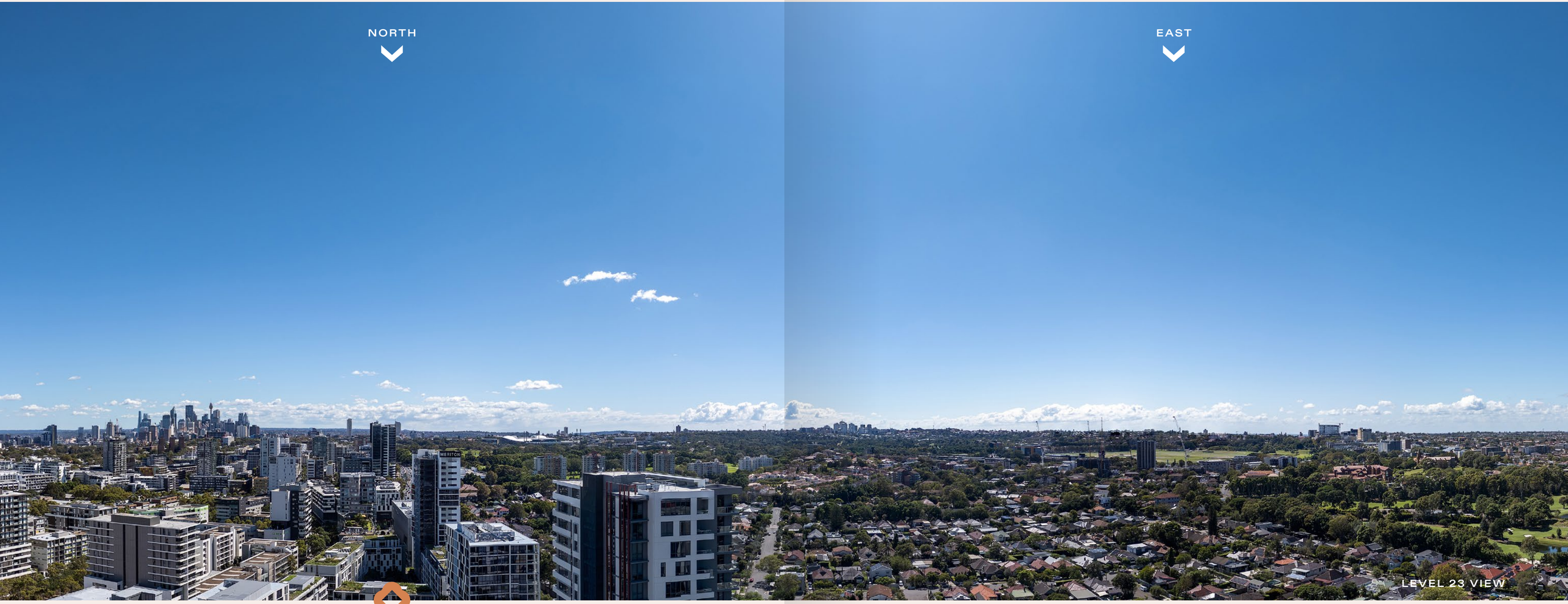
DESIGN HONOURING PLACE AND HERITAGE

ARTIST IMPRESSION

A collaboration between Meriton and the award-winning teams at MAKO Architecture and Aileen Sage Architects.

Rising from a lushly landscaped podium, the 25-storey tower has been thoughtfully designed to maximise spectacular views, while its bold architecture pays homage to the site's natural and cultural heritage. An elegant curved façade is complemented by terrazzo-inspired textured precast concrete, creating a timeless and distinctive presence.

- Generously proportioned 1, 1+MPR, 2, 2+MPR and 3-bedroom apartments
- A collection of 28 luxury 4-bedroom terrace homes spanning four levels, each featuring a private street entry and an internal lift with direct access to a double lock-up garage
- Seamless level access out to generous, covered entertaining balconies
- Many residences enjoy desirable corner positions with only one common wall, enhancing views, natural light and privacy
- Select residences offer private street entries
- Double glazed, floor to ceiling glass in all rooms, providing superior thermal and sound protection for privacy, comfort and energy efficiency
- Many apartments boast a multi-purpose room, including A/C, providing the perfect space to work from home or additional bedroom
- Direct lift access to secure underground parking with separate lock-up storage
- Impressive double-height lobby
- All car spaces are designed to be fitted with an EV charger at an affordable cost, future-proofing your investment



URBAN HORIZONS AND GREEN VISTAS



ARTIST IMPRESSION WITH ACTUAL VIEW

LIVING SPACES WITH CITY SOUL

Living areas seamlessly transition to generous balconies, setting the scene for sophisticated indoor/outdoor entertaining. The quality of the finishes, the cohesive colour palette and the carefully considered design combine to create a sense of contemporary drama.

LIVING ROOM FEATURES

- Generously designed layouts make furniture placement easy
- Low-maintenance designer tiling throughout all living areas
- Abundant storage spaces including well-appointed pantries and closets
- Block-out roller blinds in all rooms providing complete privacy and light control
- Each laundry includes premium benchtops, an undermount sink, designer pull-out mixer, bespoke joinery and a dryer
- 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



ARTIST IMPRESSION WITH ACTUAL VIEW

URBAN LIVING, BEAUTIFULLY SERVED

The kitchens are a finely crafted work of art where sculpted curves, luxurious finishes and premium appliances inspire culinary creativity. Many capture panoramic views or feature serveries to balconies, naturally extending your entertaining outdoors.

KITCHEN FEATURES

- Bespoke full-height cabinetry with fluted glass doors and soft-closing drawers
- Premium FRANKE appliances include an integrated oven, gas cooktop, rangehood, dishwasher, and microwave—all with a 7-year warranty
- Elegant Caesarstone benchtops
- Large undermount sink with brushed brass or copper tapware
- Elegant feature pendant light over the island benches
- Fridge waterline connection provided



ARTIST IMPRESSION WITH ACTUAL VIEW



ARTIST IMPRESSION

BATHED IN ELEGANCE

Defined by their sophisticated finishes, beautiful craftsmanship and ambient lighting, the bathrooms carry through the calming aesthetic with the soft curvature of the vanities, baths and cabinetry.

BATHROOM FEATURES

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

YOUR SANCTUARY

With walls of glass accentuating magical views, the bedrooms have a soothing mood and stylish aesthetic, many enjoying the luxury of a walk-in wardrobe.

ARTIST IMPRESSION WITH ACTUAL VIEW

URBAN WELLNESS RETREAT



ARTIST IMPRESSION OF ROOFTOP POOL AND SPA



ARTIST IMPRESSION OF THE ROOFTOP GARDEN & BBQ PAVILION

Stay fit, active, and unwind in the serene surroundings of Zetland Square's world-class amenities.

- A rooftop wellness retreat features an outdoor 20m pool, spa, indoor gym and sauna
- Beautifully landscaped entertainment areas with BBQ pavilions
- 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 needs

THE HEART OF ZETLAND SQUARE

Step outside and discover Zetland Square's beautifully landscaped 3,500m² Mulgu Park, a serene space to enjoy lush open lawns, leafy pathways with seating pods, edible gardens, shaded picnic areas and a BBQ pavilion for relaxed outdoor gatherings. Framed by relaxed eateries and outdoor dining, Mulgu Park forms the vibrant heart of the community, where neighbours meet, unwind and connect.

ARTIST IMPRESSION OF MULGU PARK



ARTIST IMPRESSION OF ON-SITE RETAIL

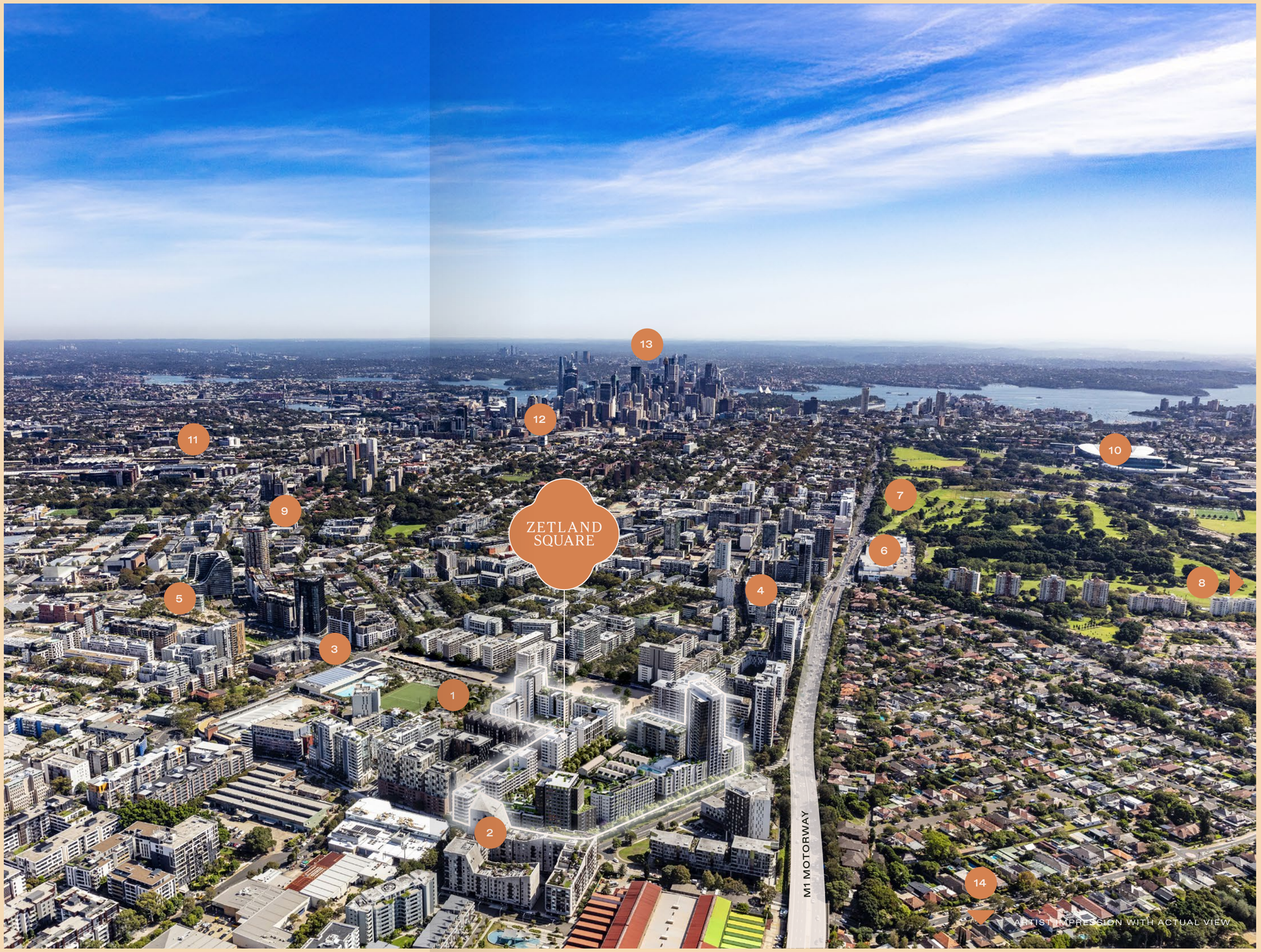
YOUR NEW SOCIAL HUB

Life at Zetland Square is effortless. Curated retail lanes and parkside eateries create a vibrant hub where you can enjoy morning coffee with friends, pick up everyday essentials, and connect with neighbours. Everything you need is right on your doorstep.

PARKSIDE LIVING, CONNECTED

At Zetland Square, the city moves with you. Stroll to Green Square Station and reach the CBD in just 4 minutes or Sydney Airport in 7 minutes. The M1 puts the harbour, beaches, and business hubs within easy reach, while cycle paths and walkable laneways make getting around feel effortless—this is luxury living, perfectly connected.

1. GUNYAMA PARK & AQUATIC RECREATION CENTRE - NEXT DOOR
2. BUS STOP - 20M
3. GREEN SQUARE PRIMARY SCHOOL - 320M
4. EAST VILLAGE SHOPPING CENTRE - 450M
5. GREEN SQUARE STATION - 700M
6. SUPA CENTA MOORE PARK - 900M
7. MOORE PARK GOLF - 1KM
8. THE UNIVERSITY OF NSW - 2KM
9. WATERLOO METRO STATION - 2.5KM
10. ALLIANZ STADIUM & SCG - 3.3KM
11. THE UNIVERSITY OF SYDNEY - 3.9KM
12. UNIVERSITY OF TECHNOLOGY SYDNEY - 4.3KM
13. SYDNEY CBD - 4KM
14. SYDNEY AIRPORT 4.5KM



CONNECTED TO IT ALL



DINING & CAFES

- The Cannery Rosebery
- Lune Croissanterie Rosebery
- Gelato Messina Rosebery
- The Grounds of Alexandria
- Ciccio cafe and restaurant
- Coogee Pavilion



RETAIL & PROVIDORES

- Zetland Square's specialty retail
- Supa Centa Moore Park
- Rosebery Engine Yards
- East Village Shopping Centre



GALLERIES, CULTURE & ENTERTAINMENT

- Entertainment Quarter
- Royal Randwick Racecourse
- Joynton Avenue Creative Centre
- SCG and Allianz Stadium
- Green Square Library



TRANSPORT

- Epsom Road Bus stops
- Green Square Station connecting you to the CBD in 4 minutes and Sydney Airport in 7 minutes
- Waterloo Metro Station with turn up and go services every 4 minutes during peak times - connecting you to the CBD in just 2 minutes
- The M1 connecting you to Sydney CBD and surrounding areas
- Bourke Street cycleway, a 3.4km path from Waterloo to Woolloomooloo



EDUCATION

- Zetland Square's on-site childcare centre
- Minutes to numerous top-performing schools including Sydney Boys High School, Sydney Girls High School, SCEGS and Sydney Grammar School
- Taylors College
- Green Square Primary School
- The University of NSW which is ranked 2nd in Australia and 27th in the world for Graduate Employability
- The University of Sydney
- University of Technology Sydney



PARKLANDS & BEACHES

- Zetland Square's 3,500m^2 Mulgu Park
- Adjacent the new 6,300m^2 Gunyama park
- Beside Woolwash Park
- Drying Green Park and Joynton Park
- Coogee Beach and Maroubra Beach
- Centennial Park



WELLNESS & LEISURE

- Direct access to Gunyama Park Aquatic Recreation Centre, with its beach-inspired pools & elite fitness facilities
- The Australian Golf Club
- Moore Park Golf Course
- Capybara Baths
- Prince of Wales Hospital, Royal Hospital for Women and the Sydney Children's Hospital



FUTURE FOCUSED INVESTMENT

Substantial investment in high-quality community infrastructure has made Zetland a desirable residential and investment prospect.

80%

Zetland apartment rents have increased approx. 80% over the past 5 years

1%

Meriton residential vacancy rate is consistently below 1%

$13+ BILLION URBAN TRANSFORMATION

Zetland is a key residential hub within Green Square - a multi-decade transformation with over $13 billion in public and private investment including;

- Over $700 million in public infrastructure
- Green Square Library and Plaza
- The $106 million Gunyama Park Aquatic and Recreation Centre
- 40+ parks and public domain works across the precinct
- Major road, transport and pedestrian connectivity upgrades already delivered

JOB OPPORTUNITIES

Within 15 minutes to more than 375,000 jobs across Sydney's CBD, airport, education and technology precincts, Zetland benefits from a highly diversified employment base supporting long-term rental demand and economic resilience.

STUDENT DEMAND

Zetland sits within 10 minutes of University of New South Wales, University of Technology Sydney and the University of Sydney—supporting a combined student population of over 150,000 and underpinning one of the city's strongest and most consistent rental demand drivers.



ARTIST IMPRESSION

SUSTAINABLE LIVING

At Zetland Square 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 benefiting from lower energy bills.

Zetland Square has been designed to optimise connectivity and pedestrian links, allowing easy access to nearby amenities and multiple transport options including Green Square Station.

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.

Double glazed, 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.

FIND OUT MORE ABOUT ZETLAND SQUARE'S ENERGY EFFICIENT DESIGN.

1800 920 477

MERITON.COM.AU/ZETLANDSQUARE

118-130 EPSOM RD ZETLAND

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Disclaimer: The publication is intended as a general introduction to Zetland Square 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