



A NEW CORNERSTONE FOR A VIBRANT
URBAN VILLAGE. WELCOME TO CHATHAM.
EXCLUSIVE ELEVATED LIVING IN THE
HEART OF WEST RYDE.

A LIMITED RESIDENTIAL COLLECTION
UPON A COVETABLE CORNER SITE,
WHERE LUXURY AND CONVENIENCE
CAN BE FOUND BOTH AT HOME
AND ON YOUR DOORSTEP.



A NEW COMMUNITY



| LIFESTYLE |

A PLACE TO CONNECT

This new vertical community is nestled within a diverse and distinct suburban landscape. Whilst an established part of Sydney, it's ever evolving and becoming a real hidden gem. From a culinary food offering inspired by every corner of the globe, to high quality amenities and picturesque outdoor settings, Chatham is at the doorstep to all your heart desires.

HEART COME TO LIFE

DESIGN & VISION

WEST RYDE REAWAKENED

At the crossroads of sophistication and convenience, you'll find Chatham. An inspired collection of luxury residences from Ventus and Scion Group that blends contemporary design with urban amenity. From a pivotal corner location within a beating community heart, Chatham is set to reinvigorate the local landscape through a design that seamlessly blends activated ground floor retail with boutique elevated living. Minutes from some of Sydney's best kept secrets, and exceptionally well-connected to its city centres, welcome to a new era for a neighbourhood with endless reasons to call it yours.





Come home to living spaces that open out onto expansive balconies – making entertaining an effortless joy. Elegant fixtures and finishes enhance design features which seamlessly connect all areas of the home.

VAST OPEN PLAN LIVING
THAT BLURS THE BOUNDARIES
BETWEEN INDOOR & OUT



Streamlined finishes with ample bench space set the tone for kitchens made for home chefs. Waterfall stone benchtops, gunmetal tapware and feature pendant lighting combine to make a stunning impact. While quality European appliances and generous storage framed by timber-look joinery complete the heart of the home.



The bathrooms are an oasis where cool tones meet sleek elegant finishes. These spaces have been designed to be a daily retreat to recharge and rejuvenate within. Complete with frameless showers, floating vanities and discreet storage, they deliver a considered and functional design which is timeless and effortless to maintain.

BOTH SANCTUARY AND INSPIRATION,
CHATHAM'S BATHROOMS EMBODY A
NATURAL SENSE OF COMFORT AND CALM



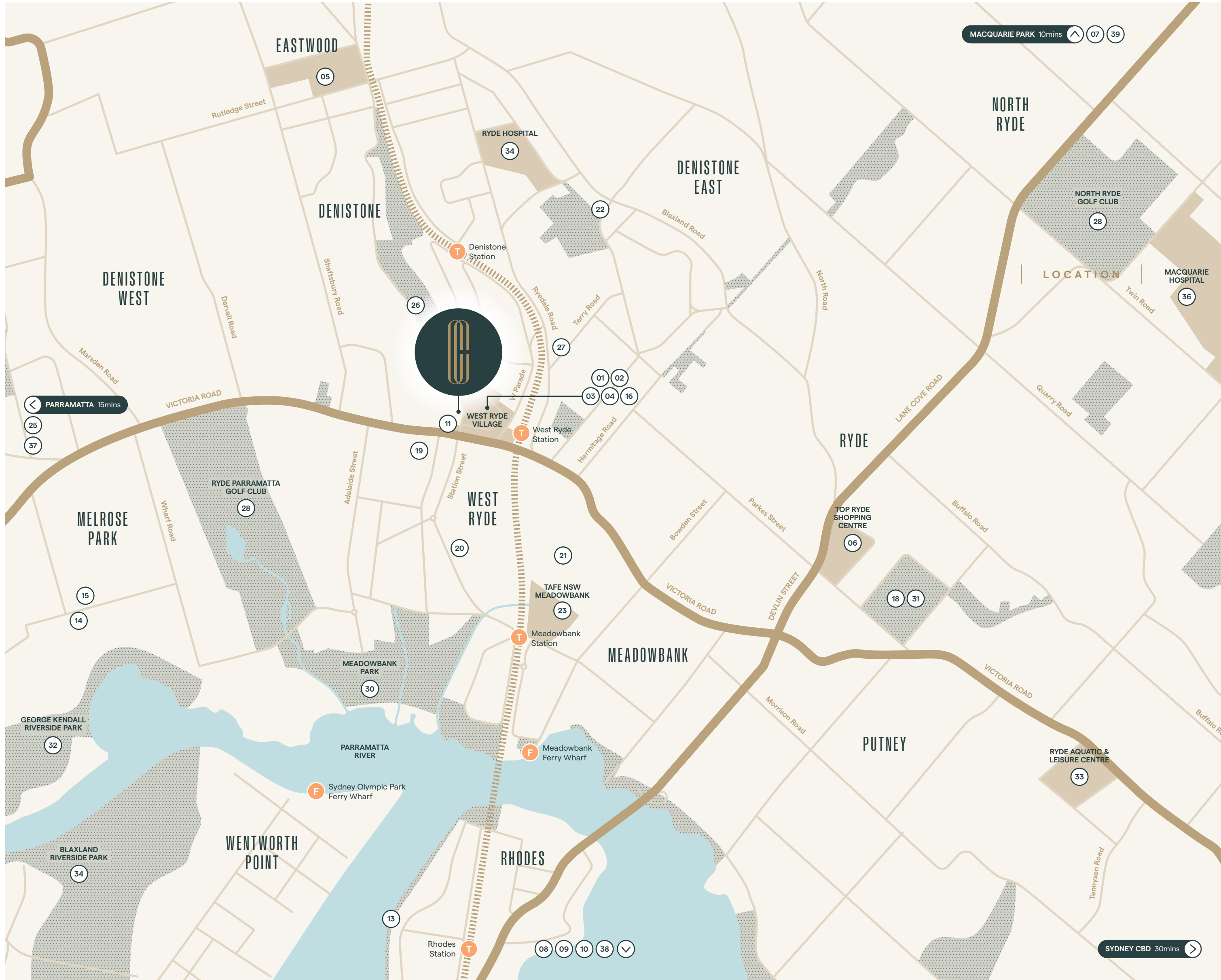


| LIFESTYLE |

ELEVATED VILLAGE LIVING

Breakfast, lunch, dinner or a sweet delight on the go - the options are almost endless. Locals head to Element 6 for the perfect cup of coffee and foodies Sydney-wide flock to Koi Dessert Bar for the indulgent sugar creations by Masterchef finalist Reynold Poernomo.

Top Ryde City delivers an upbeat dining precinct, as well as family-friendly entertainment like a cinema and mini golf course. Macquarie Centre is home to some of the biggest fashion brands and one of Australia's most well known ice rinks.



F FERRY **T** TRAIN

SHOPPING

- 01 West Ryde Marketplace
- 02 Woolworths West Ryde
- 03 Coles West Ryde
- 04 Freezium Korean Supermarket
- 05 Eastwood Shopping Centre
- 06 Top Ryde City Shopping Centre
- 07 Macquarie Shopping Centre
- 08 Rhodes Central
- 09 Rhodes Waterside
- 10 IKEA

CAFÉS & DINING

- 11 West Ryde Hotel
- 12 KOI Dessert Bar
- 13 Bare Witness
- 14 Speedibake
- 15 HungryBoys Cafe Melrose Park
- 16 Tatsuya
- 17 The Charcoal House
- 18 Sotto on Ryde

EDUCATION

- 19 West Ryde Public School
- 20 St Michael's Catholic Primary School
- 21 Meadowbank Public School
- 22 St Therese's Catholic Primary School
- 23 TAFE NSW Meadowbank
- 24 Macquarie University
- 25 Western Sydney University

PARKS & RECREATION

- 26 Denistone Sports Club
- 27 Ryde-Eastwood Leagues Club
- 28 Ryde Parramatta Golf Club
- 29 North Ryde Golf Club
- 30 Meadowbank Park
- 31 Ryde Park
- 32 George Kendall Riverside Park
- 33 Ryde Aquatic & Leisure Centre
- 34 Blaxland Riverside Park

HOSPITALS

- 35 Ryde Hospital
- 36 Macquarie Hospital
- 37 Westmead Hospital
- 38 Concord Hospital
- 39 Macquarie University Hospital

WHY BUY IN WEST RYDE ?

INVESTING

A KEY SYDNEY GROWTH AREA

West Ryde's diverse community and central location have made it one of Sydney's key growth areas. Rapidly emerging as a highly sought after suburb due to its proximity to key economic precincts, it's fast becoming a key investment region for the city.

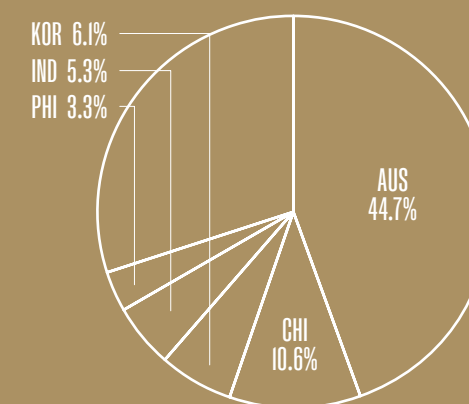
Neighbouring Macquarie Park is home to international corporations spanning a vast number of industries including leading tech,

engineering, medicine and pharmaceutical. With the fourth largest concentration of jobs in NSW, it's no wonder people are flocking to be nearer the action.

As one of the largest business precincts for jobs in NSW, and home to an increasingly affluent and professional demographic, the region continues to attract strong owner-occupier and investment demand.

4TH LARGEST

Neighbouring Macquarie Park has the 4th largest concentration of jobs in NSW

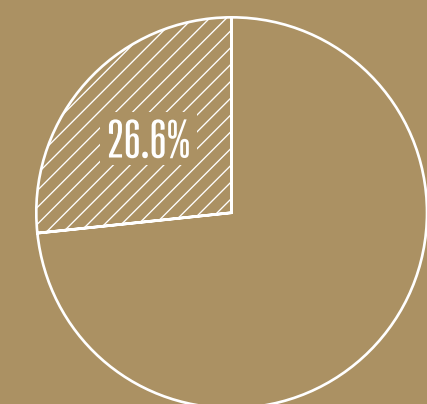


44.7% of people were born in Australia, followed by China 10.6%, South Korea 6.1%, India 5.3% and the Philippines 3.3%

Source: 2021 Census

↑ 28%

By 2041, the population of the Ryde area is expected to grow by 28%



In West Ryde, 26.6% of households earned an income of \$3,000 or more per week in 2021

Source: 2021 Census



PROJECT PARTNERS

THE TEAM

VENTUS

DEVELOPER

Ventus has been delivering outstanding residential housing across Sydney since 1993. Specialising in development and construction, we pride ourselves on attention to detail throughout every stage of the development process.

Our team ensures that the optimal end product is delivered each and every time. This excellence starts from identifying the ideal location in each area they develop, designing exceptional layouts and delivering the finest workmanship to present the best possible product.

Scion

PROJECT DELIVERY

With an unrivalled attention to detail and the utmost dedication to quality, Scion is fast forging a name that stands for excellence in residential development and construction. We are a proven property partner with a growing reputation for high calibre design and build.

Scion is well recognised for delivering quality developments across the Sydney region within time and on budget. We pride ourselves on attention to detail throughout every stage of the development and construction process, taking total control of the project management and construction delivery for each and every one of our developments.



VISION ASSET GROUP

SELLING AGENT

A proven agency with a focus on empowering financial freedom through property — Vision Asset Group is a dynamic team focused on exceptional service and forging long-term relationships, built on trust. Dedicated to providing positive outcomes for all, their knowledge of chosen market places is unmatched with an impressive attention to detail.

GET IN TOUCH

REGISTER YOUR INTEREST TODAY

CHATHAMWESTRYDE.COM.AU

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