

THE AVENUES

EAST ZETLAND



A BRAND NEW NEIGHBOURHOOD
BY DEICORP

Introducing The Avenues by Deicorp – a charming new neighbourhood nestled in East Zetland.

HOME ON THE AVENUES

Welcome to The Avenues by Deicorp. Where peaceful gardens and tree-lined avenues create an oasis parkside neighbourhood in the heart of East Zetland. Your private sanctuary sheltered from the pace of urban life yet surrounded by a circle of lively inner-city villages. A place of vibrancy or quiet retreat in Sydney's metropolitan heartland.

This inspired new neighbourhood brings together a collection of highly considered residences with enticing new village-style retail. It's a neighbourhood filled with warmth and character, central to everything the modern cosmopolitan lifestyle demands.



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‘We have designed a village-like precinct of finely crafted and intimately scaled buildings within a lush garden setting. These boutique residences will win over a new generation to apartment living in this great location.’

CRAIG BAUDIN, PARTNER & LEAD ARCHITECT, FENDER KATSLIDIS

ELEGANTLY CRAFTED APARTMENTS

Elegantly-appointed apartments offer seamless indoor-outdoor space, immersed in private internal gardens and the backdrop of Gunyama Park. Enjoy beautiful arrivals through open archways that transition from the bustle of the city to the sanctuary of home, with your own onsite café and retail scene for true local living and everyday essentials. A new village haven set amongst leafy neighbourhood avenues to retreat, relax and re-energise, with the city always at your door.

East Zetland

Elegant Village Living



LIFE UNFOLDS AT STREET LEVEL, WHERE CURATED RETAIL AND DINING BRING ENERGY TO TREE-LINED AVENUES.

A vibrant selection of alfresco cafés, restaurants and boutique stores transforms everyday moments, from morning coffee rituals to leisurely weekend strolls. This lively village streetscape enhances the neighbourhood's charm and appeal – somewhere to step away from your busy day, wind down, connect with friends and family, and share in a welcoming community.

Close to the best of inner Sydney life, residents enjoy seamless connectivity to the city, coastline, and beyond. At The Avenues, lifestyle and convenience come together in perfect harmony.



CAFE CULTURE

Your village. Your home. Alfresco cafes, New York-style retail and foodie stores place a thriving social and culinary scene on your doorstep.



FLAVOUR & FINESSE

Eateries, boutiques and galleries enliven the inner-city, from East Zetland to Surry Hills, Paddington, Rosebery, Alexandria and more.



LOCAL PROVIDORES

Patisseries, providores, florists, brewers and bakers, plus the nearby East Village Shopping Centre ensure true local living.



CURATED CONVENIENCE

In The Avenues and beyond, live close to everything from supermarkets, universities and village shopping to destination foodie precincts.

Stroll the avenues of East Zetland, where the energy of the city meets the warmth of community.



SEAMLESSLY CONNECTED

Walk, cycle, ride or drive anywhere in minutes. Just moments to the heart of Sydney CBD, Green Square station and Waterloo Metro.



SANCTUARY IN THE CITY

Discover a pocket of calm where leafy parks and open green spaces offer a gentle contrast to the energy of the city — a retreat grounded in nature.



ACTIVE LIVING

Bordered by the world-class leisure of Gunyama Park and nearby Moore and Centennial parks, it's never been easier to stay fit and keep active.



RETREAT FROM CITY TO SEA

Come summer, Sydney's iconic eastern beaches beckon. A 20-minute drive has you basking on Bronte's sands or catching a wave at Bondi.



ARTIST IMPRESSION

**Interiors crafted with care
and layered with texture.**

WHERE ELEGANCE MEETS EASE

Warmth and elegance are bywords for The Avenues' beautifully considered residences. In a seamless alfresco flow, interiors open to balconies and terraces, surrounded by the sun-drenched greenery of the gardens. Crafted kitchens are a focus to gather and entertain, while bedrooms and ensuites provide a calm and peaceful retreat. Inspired by nature, interiors are designed for contemporary warmth, complemented by high quality finishes and appliances.

City fringe living just four kilometres from Sydney CBD.

SYDNEY CBD

MOORE PARK

WATERLOO METRO
(6 MINS DRIVE)



GREEN SQUARE STATION
(11 MINS WALK)



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NATURE & WELLNESS

- 1 Joynton Park
- 2 The Drying Green
- 3 Gunyama Park & Aquatic Centre
- 4 Moore Park Golf Club
- 5 Moore Park Tennis Courts
- 6 Anytime Fitness Zetland
- 7 Bondi Icebergs
- 8 Bondi to Coogee Coastal Walk

EAT & DRINK

- 9 Little Ginger
- 10 Social Society
- 11 Moon & Back
- 12 Da Mario
- 13 Cicco Zetland
- 14 Black Star Pastry
- 15 The Cannery
- 16 The Grounds Of Alexandria
- 17 Mecca Coffee Alexandria
- 18 Ora Restaurant
- 19 Margaret Double Bay
- 20 Catalina
- 21 Matteo
- 22 Bills Bondi
- 23 Coogee Pavilion

HEALTH & EDUCATION

- 24 University of New South Wales
- 25 University of Sydney
- 26 Prince of Wales Hospital
- 27 St Vincents Hospital
- 28 Sydney Boys High School
- 29 Sydney Girls High School
- 30 Moore Park Children's Early Learning Centre
- 31 Green Square School (Future)
- 32 Our Lady of Mt Carmel Catholic Primary School
- 33 Cranbrook School
- 34 The Scots College
- 35 University of Notre Dame

SHOPPING & SERVICES

- 36 East Village
 - Coles
 - Taste Growers Market
- 37 Woolworths Green Square
- 38 Assembly Label
- 39 Incu
- 40 Carriageworks Markets
- 41 Supa Centa Moore Park
- 42 Westfield Bondi Junction
- 43 The Intersection Paddington
- 44 My Vet Zetland
- 45 Dogue Zetland
- 46 Puppy Playground

ARTS & ENTERTAINMENT

- 47 The Entertainment Quarter
- 48 Royal Randwick Racecourse
- 49 Hordern Pavilion
- 50 Sydney Cricket Ground
- 51 Allianz Stadium

- T Train Station
- L Light Rail Station
- M Metro Station
- F Ferry Wharf
- Rail Line
- Ferry

Investment Insights



Zetland offers investors a rare blend of strong connectivity, top-tier education, vibrant lifestyle amenities, and infrastructure-led growth just minutes from the Sydney CBD.

Zetland is a thriving inner-south Sydney suburb just 4km from the CBD, offering exceptional connectivity, lifestyle appeal, and strong investment potential. With direct access to major employment centres, Sydney Airport, and three of Australia's top-ranked universities, Zetland continues to attract a diverse and growing population. The suburb is well-serviced by an extensive bus network, major arterial roads, and the new Metro

South West line, which has further enhanced transport links via Waterloo Station. Boasting proximity to elite secondary schools, major hospitals, retail hubs like East Village and Green Square, and popular dining precincts such as The Cannery and The Grounds of Alexandria, Zetland offers investors a compelling mix of convenience, amenity, and long-term capital growth potential.

POPULATION GROWTH

Predicted 5.1% p/a population growth in the next 15 years

GREEN SQUARE TOWN CENTRE

\$540 million invested, expected completion 2025.

Source: URBIS

TECH CENTRAL

\$10 billion invested, expected completion 2037

GUNYAMA PARK AQUATIC & RECREATION CENTRE

\$2.9 billion Stage One (Due 2024)

BUILDING STATS		
ST. GERMAIN 13 levels, 93 units	VICTORIA 11 levels, 76 units	VERONA 7 levels, 61 units
RETAIL 250sqm	RETAIL 208sqm	RETAIL 428sqm

Designed by Master Architects

FENDER KATSALIDIS

Fender Katsalidis delivers design excellence. Revered in the industry as pioneers of the built environment, the practice delivers exemplary projects across urban design, architecture, and interior design disciplines. They are devoted to making quality contributions to the fabric of our cities that are innovative, sustainable and enduring.



BESLEY PRESSER

Besley & Spreser is a studio of architects based in Sydney. The practice delivers concept-driven architectural design for a variety of public and private clients. The practice's approach centres around crafting compelling architecture informed by research, with a particular interest in the exploration of materials.

BESLEY & SPRESSER

From Zetland to everywhere — in under 10 minutes drive.

ERSKINEVILLE 7 min, 3 km	NEWTOWN 10 min, 4.2 km	ALEXANDRIA 6 min, 2.2 km	SURRY HILLS 8 min, 3.3 km	DARLINGHURST 9 min, 3.8 km
RANDWICK 10 min, 7.3 km	PADDINGTON 10 min, 4.2 km	RUSHCUTTERS BAY 10 min, 6.4 km	POTTS POINT VIA M1 10 min, 7.3 km	DOUBLE BAY VIA M1 10 min, 7.6 km

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