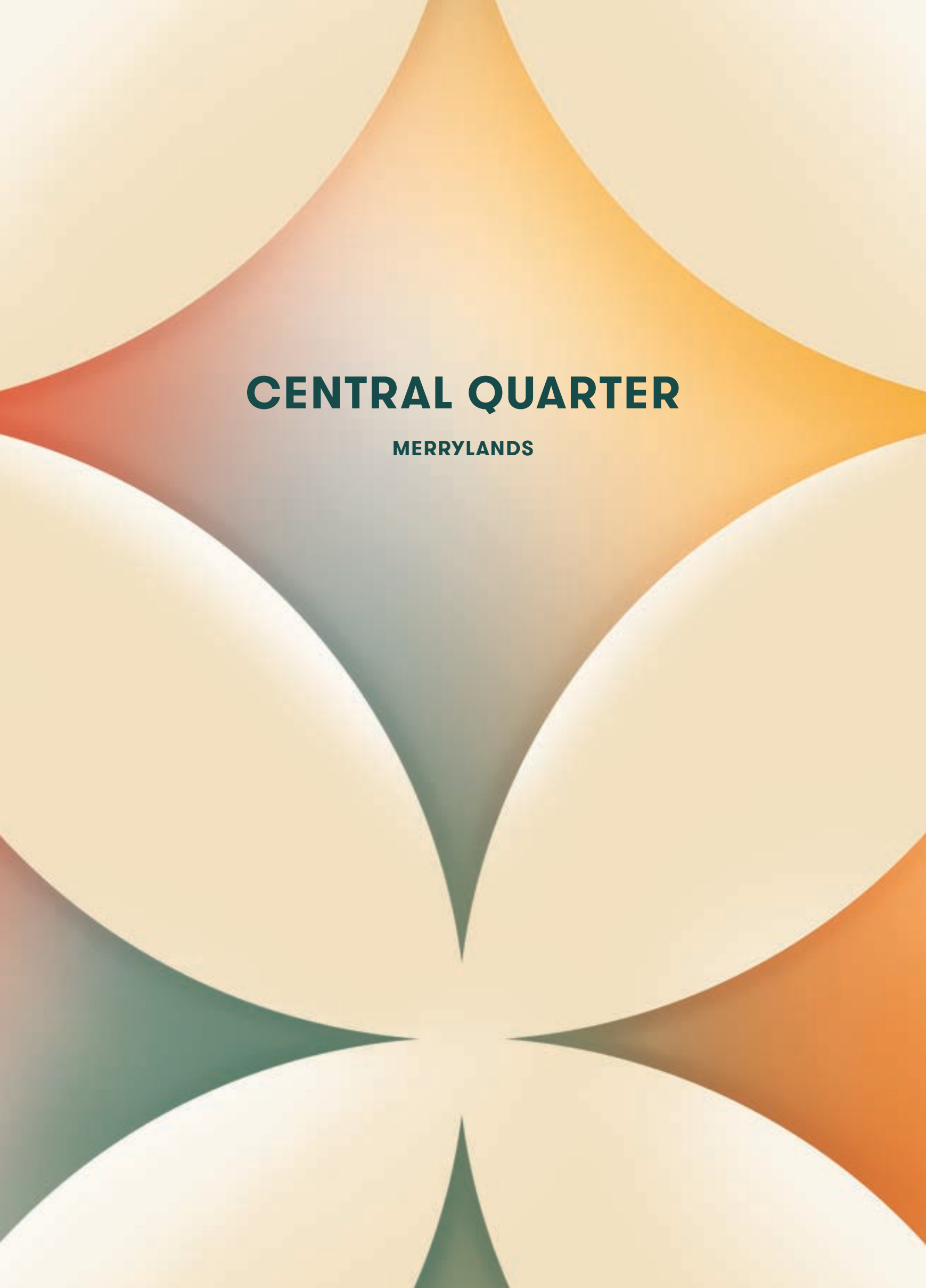




CENTRAL QUARTER

MERRYLANDS

The epitome of modern living



Central Quarter (CQ) is ushering in a new era for Merrylands with 194 meticulously designed 1, 2, and 3-bedroom units seamlessly connected to a retail precinct, bus interchange and train station, ensuring your every day needs are more than catered for. Developed by the renowned Northland Group and backed by an incredible 10-Year Latent Defects Insurance guarantee, you will purchase your new home with utmost confidence and peace of mind.

From a thoughtfully designed rooftop communal area, featuring an outdoor gym with inspiring views and a vibrant outdoor and kids' play area, to each meticulously curated residence, every space is crafted to elevate your lifestyle.





WESTMEAD HOSPITAL
10 MIN DRIVE - 4.2 KM



COMMBANK STADIUM
7 MIN DRIVE - 3.3 KM



PARRAMATTA PARK
6 MIN DRIVE - 2.5 KM

PARRAMATTA RIVER

ROSEHILL GARDENS RACECOURSE

SYDNEY OLYMPIC PARK

STOCKLAND SHOPPING CENTRE

WESTERN SYDNEY UNIVERSITY

HOLROYD GARDENS

B T MERRYLANDS TRAIN STATION + BUS DEPOT

GRANVILLE PARK

SYDNEY CBD

PARRAMATTA CBD

M4

GRANVILLE

CLYDE



Nestled at a prominent gateway to Merrylands train station and directly across from Stockland Shopping Centre, CQ is the ultimate destination for a dynamic and connected lifestyle.

Your ultimate convenience



The distinctive living experience at CQ is designed to offer the comfort of home. With a range of convenient retail and dining options within CQ itself, including a 24/7 high-spec gym, a leading childcare centre, and various beauty and wellness services. Everything you need is right at your doorstep.

Close to Western Sydney University, TAFE NSW and a variety of high schools and day cares, this prime location is the ideal choice for growing families.

Amidst the vibrant and multicultural neighbourhood of Merrylands, you will enjoy the lively atmosphere and diverse offerings from bakeries, to many restaurants and speciality grocers – all at your fingertips.





A vibrant, connected lifestyle

In the surrounding multicultural neighbourhood of Merrylands, you'll enjoy a lively atmosphere, diverse hospitality and social options. For growing families with children and students, you're easily connected to some of the best education and training institutions Sydney has to offer. And whilst the suburban convenience is unparalleled, you'll still benefit from being within walking distance to lush greenery with many parks in the area.

For work or those just seeking an exciting weekend adventure, you'll be connected to buzzing Parramatta City by a 5 minute train journey.



Parks

A stone's throw from Holroyd Gardens; Merrylands; and Granville Parks, CQ connects you with an array of opportunities to unwind and enjoy the outdoors.



Education + Health

Close to Western Sydney University, TAFE NSW Granville, top-performing schools, and a new day-care within the CQ building, this area is ideal for families. It also offers access to world-class health services at Westmead Hospital.



Shopping

Seamlessly connected to a retail precinct within the building itself, and directly across from Stockland Shopping Centre, there's a plethora of shopping opportunities at your disposal.



Transport + Employment

Nestled at a prominent gateway to Merrylands train and bus stations, under 40 minutes from Sydney CBD and 5 minutes from Parramatta, a whole realm of destinations are within easy reach. Connecting you to thriving job markets and major commercial hubs.



Entertainment

Amidst the offerings of multicultural Merrylands and within a brief ride to CommBank Stadium and lively Parramatta, an array of entertainment options await you.



Cafés and eateries

Rich with culture, explore the surrounding artisanal bakeries, authentic eateries, and speciality grocers, offering plenty of delicious options.



Step Into Your Future





Bright and spacious living

The spacious living room, the heart of the home, boasting abundant natural light, thoughtful planning and spacious private balconies with many apartments displaying views of the city skyline.

Whether enjoying quiet moments or engaging in lively get-togethers, this is where connections and memories are made - a place you will always look forward to coming home to.

1 Laminate timber flooring
In Beige Oak.

2 Tiled balcony
Stone look tiles flush with interior living space.

3 Air Conditioning
To all bedrooms and living areas, keeping you comfortable all year round.

4 Exceptional views
Many apartments boast unobstructed views with east side apartments having a clear view of Sydney CBD.





A symphony of form and function

CQ effortlessly blends quality and style with stone benchtops making a tasteful statement. The open-plan dining area and kitchen are designed for optimal light and space.

1 Smeg Appliances
Gas cooktop, multi-function oven, rangehood, microwave and dishwasher.

2 Villeroy and Boch Tapware
Polished chrome finish.

3 20mm Stone
Luna white benchtops - Silica free.

4 Designer mixed joinery
Porcelain and Tessuto Milan matt finishes.

Contemporary free flow design



- CQ's architectural design enhances everyday functionality providing a harmonious environment that seamlessly combines style and comfort. Every apartment exudes a warm and inviting atmosphere.
- 1 Plush Carpeting**
In neutral dark tone.
 - 2 Tiled balcony**
Stone look tiles flush with internal bedroom area.
 - 3 Built in wardrobe**
With full height mirrored front.
 - 4 Air Conditioning**
To all bedrooms and living areas, keeping you comfortable all year round.



- From the polished chrome fittings to the soft-close cabinetry, each detail is meticulously crafted to offer both functionality and a touch of refined elegance, ensuring your bathroom remains timeless.
- 1 Fully tiled bathroom**
Large format 600×600mm wall tiles and 300×600mm floor tiles in natural stone look.
 - 2 Chrome Tapware**
Stylish fixtures and fittings with Villeroy and Boch basin mixer.
 - 3 Cabinetry**
Built in cabinetry with full mirrored front and strip lighting.
 - 4 Recessed shelf**
Flush designed recessed shelf.



A testament of quality

Established in 1988, Northland Group is an Australian-owned property development and construction organisation based in Sydney. For more than three decades, Northland has built a reputation for the outstanding quality, considered thought, and exceptional care placed into each development.

Northland strives to create distinctive developments in equally distinctive locations. Each project is carefully studied and constructed to ensure it serves the environment, community, owners and future generations. Importantly, each development is created to 'Live, Experience and Enjoy'.

Find out more at: northland.net.au



10-Year Latent Defects Insurance

The NSW Government recently introduced legislation that encourages developers/builders to insure a property for the first 10 years of its building life.

Latent Defects Insurance (LDI) is voluntary and only offered to developers and builders deemed trustworthy by the insurance industry.

Every CQ apartment

Includes a 10 year Latent Defects Insurance policy. This policy provides peace of mind around quality assurance well beyond the completion of project. This market-leading insurance prioritises you, the property owners, ensuring long-term protection against major structural and waterproofing defects. With mandatory independent inspections, LDI safeguards your investment and preserves its value.

First in Merrylands

Northland is the first developer in the area to provide LDI.

10-Year Coverage

10 years of significant structural and waterproofing defects.

Direct Claims for Repairs

Owners can claim rectification costs directly from the insurer.

Rigorous Inspections

Only available to developers who are deemed trustworthy, like Northland, who undergo a strict regime of independent inspections at key construction phases.





Enquire today

CENTRALQUARTER.CO

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This document was produced prior to commencement of construction. The pictures showing the interiors of the apartments are indicative only. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice. Creative by Heard.

