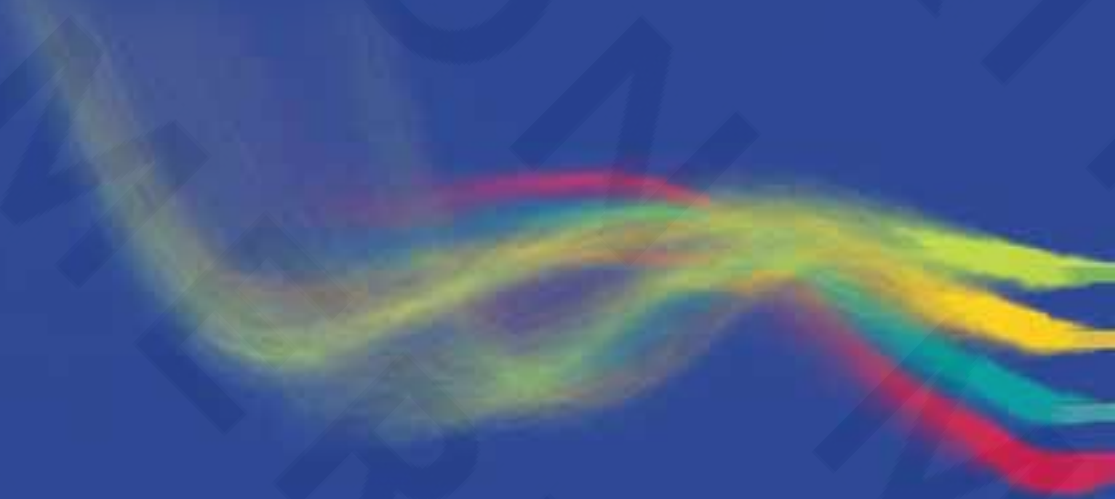




usion





Fusion

brings prestige
and elegance to the growing
reputation of Arncliffe as the
place to build a modern lifestyle.

Beautifully conceived, these brand new apartments are defined by their clean lines and vibrant colours. One of the only developments in the area not bordered by a major roadway or train line, Fusion's secluded location provides residents with a quiet and peaceful setting.

Fusion includes all the luxuries and modern features you would expect from a Meriton development. The design responds to the urban character of Sydney's south and through thoughtful use of space creates a haven of escape from the rush of today.

Designed by Australia's most experienced and most trusted residential developer, Meriton, Fusion combines the best aspects of apartment living and creates a balanced and intimate home environment.

The building itself responds to the requirements of modern living, and the natural and urban surrounds of Sydney's South. Careful use of colour, form and materials create a lively aesthetic and individuality. Masonry screen walls and large expanses of coloured glass frame spectacular views of the surrounding area and forms an individual sanctuary within.

A central courtyard is extensively landscaped with meticulously designed garden beds providing a peaceful escape and a pleasing outlook for inward facing apartments.





Arncliffe

Just 10 km south of Sydney's CBD, Arncliffe is fast becoming a home for people seeking convenience and comfort.

Convenient shopping at Rockdale Plaza, Marrickville Metro and Hurstville Westfield complement the many outdoor attributes of the area which include Wolli Creek Recreation Park, Girrawheen Park, Kogarah Golf course, Bardwell Valley Golf Club and tennis clubs and water sports. The location is to be envied and provides every opportunity to make the most of a modern life including the possibility for fantastic boating on Botany Bay.

The Princess Highway and M5 Motorway provide convenient access to Sydney's beaches, as well as the CBD, the south and the west of the city. In addition to unrivalled access to all points of Sydney, a close proximity to Sydney International Airport opens up the rest of Australia, and the world.

Local schools provide for a vast range of educational needs, and the area includes all the culinary benefits that come from a multicultural community. Arncliffe is also ideally placed to take advantage of some of Sydney's famous landmarks, including Randwick racecourse, Centennial Park, and of course the world famous Southern Beaches.

By providing a full service, Meriton makes Fusion an easy investment. Meriton can assist with finance for the purchase. Meriton will find and install a tenant, collect rent and, as the strata management company, will ensure the development is well maintained and costs are kept low.

Fusion is on a large site with no neighbouring developments. The apartments are well spaced out with unusually large landscaping and all facilities are incorporated in the development. This combined with the fact that Meriton is a consistent company that has been developing for over 47 years, makes Fusion the perfect investment.



The Apartments

Fusion offers a diverse array of floorplans and can accommodate varied requirements with design layouts ranging from studio to 1 bedroom, 2 bedroom and 3 bedroom apartments.

Many apartments on the upper floors boast spectacular views across Sydney including the CBD.

Fusion apartments will be fitted with the finest materials. Kitchens will include stainless steel appliances, stone bench-tops and stainless steel under-bench sinks complimented with chrome tap-ware. The bathrooms are designed to maximise comfort and style and include wall hung basins, vitrified floor-tiles and semi-frameless showers.

Media rooms include integrated Broadband internet and cable delivered pay TV ensuring the apartments are configured to cater for modern communication requirements. Resort style facilities within their own dedicated building including a lap pool, fully equipped gymnasium, spa and sauna mean Fusion provides every amenity for a modern lifestyle.

All apartments include environmentally considerate design elements and come with air-conditioning, energy efficient fixtures and fittings and the finish expected in a luxury Meriton development.





Sustainability

Meriton is acutely aware that today, the environment is becoming more and more important to all of us.

Working with the councils, government and building product manufacturers, Meriton is constantly striving to construct environmentally responsible buildings whilst maintaining an excellent architectural standard and luxurious living conditions.

Fusion incorporates the latest thermal energy and water saving initiatives complying with NATHERS and BASIX standards.

Rest assured your new apartment treads lightly on our ecosystem and makes the smallest environmental footprint possible.

Transport

Arncliffe has exceptional transport options including two of Sydney's major train lines, the Illawarra line and the Airport and East Hills line.

Wolli Creek, Turrella and Arncliffe Stations are all within easy walking distance from Fusion. Buses including 400 – 471 come through Arncliffe and continue on to Bondi Junction, Sydney CBD,

Burwood, Pagewood, Sydney Airport, Rockdale, Bexley, Earlwood, Canterbury, Ashfield and Five Dock. Both the M5 and the Princess Highway can be easily accessed by car.





MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

The same team at Meriton has been building quality luxury apartments for over 47 years throughout Sydney and South East Queensland. During that time, through our commitment to our customers, Meriton has become the market leader.

Our expertise and experience in building management has enabled Meriton to maintain a high standard of quality in all apartments by ensuring that all landscaped grounds, communal areas and resort facilities remain immaculate at all times.

Meriton is committed to providing the highest quality apartments in some of the most attractive locations in Australia. Meriton apartments are designed complete with luxurious finishes, fittings and layouts with the added value of access to resort style facilities. Meriton offers spectacular and outstanding investment opportunities.

www.fusionarncliffe.com.au

All information and images contained within this publication are intended as a general introduction to 'Fusion' only and do not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and the information provided in the contract for sale.

Presented and produced by Meriton Apartments