



CASCADIA

SYLVANIA

About Meriton

Meriton has been building quality brand new luxury apartments for nearly half a century throughout Sydney, Gold Coast and Brisbane. During that time, through our dedication to customers, Meriton has become one of the largest property developers in Australia. At Meriton, we do just about everything in house from buying land, planning projects, building, selling, property management, financing and strata management.

What separates Meriton from its competition is that we take an interest in each and every development well after it has been completed, by placing experienced on-site building managers to manage the day to day running of the development. This ensures we maintain a high standard in all developments by looking after landscaped grounds, communal areas and resort facilities while keeping strata costs to a minimum.

For those seeking a prime investment, Meriton's experienced property management department has been set up to ensure the management of your property is stress free, while a strict tenant selection criteria places only the highest quality tenants in your apartment.

With our rich history and stability, buying a Meriton property is like taking insurance out on your purchase. Unlike many other residential developers, Meriton is both the developer and builder, together with our familiar team of long serving and experienced subcontractors.

Meriton controls the building project from beginning to end, constantly assessing the market and always improving the quality of our finishes. Meriton's proven track record of completing every single development ensures our purchasers have complete peace of mind, something no other developer can offer.

Welcome to Cascada

On a peaceful bend of the Georges River, surrounded by a forest of trees sits Cascada Sylvania, tranquil and serene. One of Sydney's newest and most unique waterfront developments, the last of its kind.

North facing, with absolute water frontage and never to be built out panoramic views that span across the beautiful bays and inlets of the river to the city skyline. It's a breath of fresh air.

Just 30 minutes away from the stress and noise of the CBD sits this quiet haven the locals describe as Sydney's best kept secret. If you love the water, you'll love Cascada. Apart from being the ideal place to entertain for your family and friends, Cascada will transport you to a world of outdoor activities that are right on your doorstep. From bushwalking to swimming, kayaking, cycling, café hopping and shopping to the more serene pleasure of simply watching the boats sail by.

Your new home has been designed by award winning architects Andreas Antoniadis, with a brief to give you all the spaciousness of a large house, with the convenience of apartment living. The result is an exclusive development of 57 residences that embraces the panorama of its waterfront location.

Cascada sits nestled amongst Australian native trees, within a neighbourhood that takes preserving nature seriously. Over 170km² of the surrounding area has been designated national parkland. It's hard to imagine a more beautiful area to call home.

A development with such an abundance of open space deserves nothing less than a very generous approach to the size of the apartments. The three bedroom residences represent living on a grand scale, with outdoor terraces and entertainment areas designed to capture the breathtaking views. The fittings and fixtures are of the highest quality, reflecting the attention to detail that Meriton is renowned for.

The Architecture

Cascada incorporates three distinct precincts of apartments cascading down towards the river. Set across a very generous 17,500m² of open space, an exclusive central communal area imparts a feeling of tranquillity and privacy. Natural light filtering through the trees illuminates the grounds. Ease of access to the water is an added benefit with gradually descending stairs that lead you down to the river bank. The landscaping and communal area has been designed to enhance the feeling of community and proximity to nature.

Clean, contemporary lines define and elevate this urban masterpiece. Cascada is a low rise development just two storeys high. The apartments have minimal or, in some cases, no common walls. An architectural palette of natural stone, textured brick, wood, glass and metal combine to create an outstanding example of a development in harmony with the natural surroundings.



The Residences

Oversized and luxurious, the 55 three bedroom and 2 two bedroom plus study residences have been designed to embrace the magnificent location, with many facing North to bask in the sun. The design of all apartments reflects careful consideration for residents' privacy.

The use of expansive areas of glass enhances the sense of light and space and takes maximum advantage of the sweeping views. Living areas spill onto large terraces with semi-frameless glass, allowing you to enjoy the natural beauty of this rare location. The apartments are generous enough to feature separate living, dining and family rooms, allowing you the flexibility to entertain and cater to all needs at once.

From Corea Street to the Georges River, Cascada provides an opportunity for a multitude of buyers to purchase their dream home or future investment.

Waterfront Precinct

The penthouses of Cascada's 'Waterfront' Precinct represent a new definition of opulence. Carefully designed to feature uninterrupted views of the Georges River and the CBD skyline, set across one spacious level with Hebal construction. The penthouses include the finest finishes and features. An entertainer's delight, the gourmet kitchens take luxury to a new level, with the inclusion of superior quality Miele appliances.



Precincts Two and Three

Precincts Two and Three offer water or district views from almost all residences. The setting emphasises privacy, with the apartments set as they are amongst trees and landscaped surrounds with an abundance of space. Residences are two storey and feature solid full brick construction.

At Cascada

All Cascada residences incorporate stainless steel kitchen appliances including microwave, oven and integrated dishwasher, as well as stone bench tops and glass splashbacks in kitchens. The bathrooms and ensuites feature contemporary wall mounted basin and toilet suites and frameless glass showers to maximise the use of space. All residences have split system air conditioning units, internet and pay TV capabilities, audiovisual intercoms and built-in wardrobes.

Two basement car spaces are allocated to each residence and extra storage is available. For security and ease of access, the development includes private lift access operated by security codes to individual levels from the secure underground car park.



Cascada Lifestyle

If you love an outdoors lifestyle, you'll feel completely at home at Cascada. Boasting spectacular national parks, serene river and waterways and kilometres of pristine beaches close by, you'll never be lost for healthy, natural things to do. Nearby is The Royal National Park and there you'll enjoy picnic spots by the river, surf beaches, cliff top walks and tracks through the rainforest.

For those who want to throw themselves in the deep end, you'll find hire facilities for kayaks, canoes and motorboats at the Boatshed at Woronora. Como Marina has hire facilities to make the most of your day out on the Georges River. There's plenty of other ways to make a splash, with ferry cruises, surf schools, fishing charters and scuba diving close by. For those thinking of more communal water activities; nearby clubs include the Port Hacking Royal Motor Yacht Club, Sailing Club and Outrigger Canoe Club.

The many parks and ovals in the area offer unlimited opportunities for outdoor fun. Golfers will enjoy a choice of four golf clubs and a driving range. There's a state-of-the-art athletics track and four major leisure centres offering pools, gyms and more. From football and soccer ovals to tennis courts, netball and basketball courts, you're going to love the Cascada lifestyle.



SYDNEY CBD

SYDNEY AIRPORT

BOTANY BAY

TOM UGLYS BRIDGE

GEORGES RIVER

SOUTHGATE SHOPPING CENTRE

BUS TERMINAL

PRINCES HWY

CASCADA
SYLVANIA

1

2

3

COREA ST

Location

Cascada residents will enjoy a lively indoor entertainment mix nearby, from cinemas to bowling. The restaurant scene is cosmopolitan and varied, offering some of Sydney's finest dining options including a focus on fresh seafood.

Sophisticated shopping can be found in nearby village style shopping malls and two large centres. Southgate Shopping Centre, with over 60 retailers including supermarkets, banks and entertainment is only a five minute walk away. Westfield Miranda is in easy reach, a mere 10 minute drive.

The area has a number of well regarded primary and secondary schools including Sylvania High School, Sylvania Public School, St Patricks Sutherland, Danebank Anglican and Mater Dei, child care facilities and a large choice of early learning centres.

Transport

The Sylvania area is served by frequent bus and train services.

- Cascada is an easy 30 minutes drive from Sydney CBD.
- Sydney Airport is just 25 minutes from Sylvania.
- The main bus stop is located at Southgate Shopping Centre, just a few minutes walk from Cascada.
- The closest train stations are located at Sutherland (5km, 10min drive), Hurstville (8km, 15min drive) and Miranda (3.5 km, 10min drive) which connect easily to all main lines throughout Sydney.

Sustainable Living

Working closely with councils, government and suppliers, we're able to offer luxury apartment living with the smallest of carbon footprints so you'll enjoy reduced strata levies and utility bills. Cascada features NatHERS, BASIX and Ecologically Sustainable Development elements including:

Comfort and Lifestyle

- Cascada boasts a 6.5 star average thermal comfort rating, well above current standards to improve indoor comfort and reduce reliance on air conditioning.
- All glass windows and doors have a solar tint to reduce heat gain in summer.
- Covered balconies provide shade, extra living space and help keep the apartments cool.
- A Hebal wall system is used in-between neighbouring apartments.
- A strong emphasis has been placed on the preservation of the existing Australian native trees and bushland.
- The building materials have been selected for their ability to harmonise with the natural surroundings.
- Bicycle parking stations allow residents to enjoy the outdoors, car-free.

Water

Rainwater is used in on-site car washing bays and to water gardens in common areas.

All apartments have:

- 4 star water efficient toilets, using around 75% less water per flush.*
- 4 star water efficient taps, using around 66% less water per minute.*
- High quality water smart showers to reduce water and still deliver an enjoyable shower.

Energy

Energy efficient lighting is used throughout common areas, bedrooms and bathrooms. Approximately 70 solar panels are fitted to the rooftop, generating sustainable power to common areas.

All apartments have:

- Energy efficient split system air conditioning.
- Bathroom and laundry exhaust fans that duct directly to the external wall, reducing energy usage.
- Timer switches on laundry and bathroom exhaust systems.
- Individual instant gas hot water systems to reduce heat loss and strata fees.

These savings represent a 40% reduction in water use and a 35% reduction in energy use compared to the average Pre-BASIX building.

The Cascada residences have been designed and developed to minimise the impact on our environment, allowing you to feel completely at home with nature.

* than average





MERITON
SUPERIOR QUALITY AND VALUE
SINCE 1963

cascadasylvania.com.au

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