

20 Gadigal Ave, Zetland

NSQ VIS NORTH



MERITON

Meriton has been building quality brand new luxury apartments for nearly half a century throughout Sydney, Surfers Paradise and Brisbane. During that time, through our dedication to our customers, Meriton has become one of the largest property developers in Australia. At Meriton, we do just about everything in house from buying the 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 of quality in all developments by looking after landscaped grounds, communal areas and resort facilities while keeping costs low.

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 sub-contractors.

With Meriton controlling the building project from beginning to end, we constantly assess the market and are 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.

TAKE YOUR LIFE IN A NEW DIRECTION.



VSQ NORTH

VSQ North is an elegant landmark in a complex of four towers, ranging in height from 6, to 14, 15 and ultimately 27 levels; a commanding position that lifts expectations to new heights.

Soaring 27 levels, the tallest building in Green Square, VSQ North is a stand out addition to the CBD fringe skyline, towering above the surrounding neighbourhood and offering views unmatched by any other

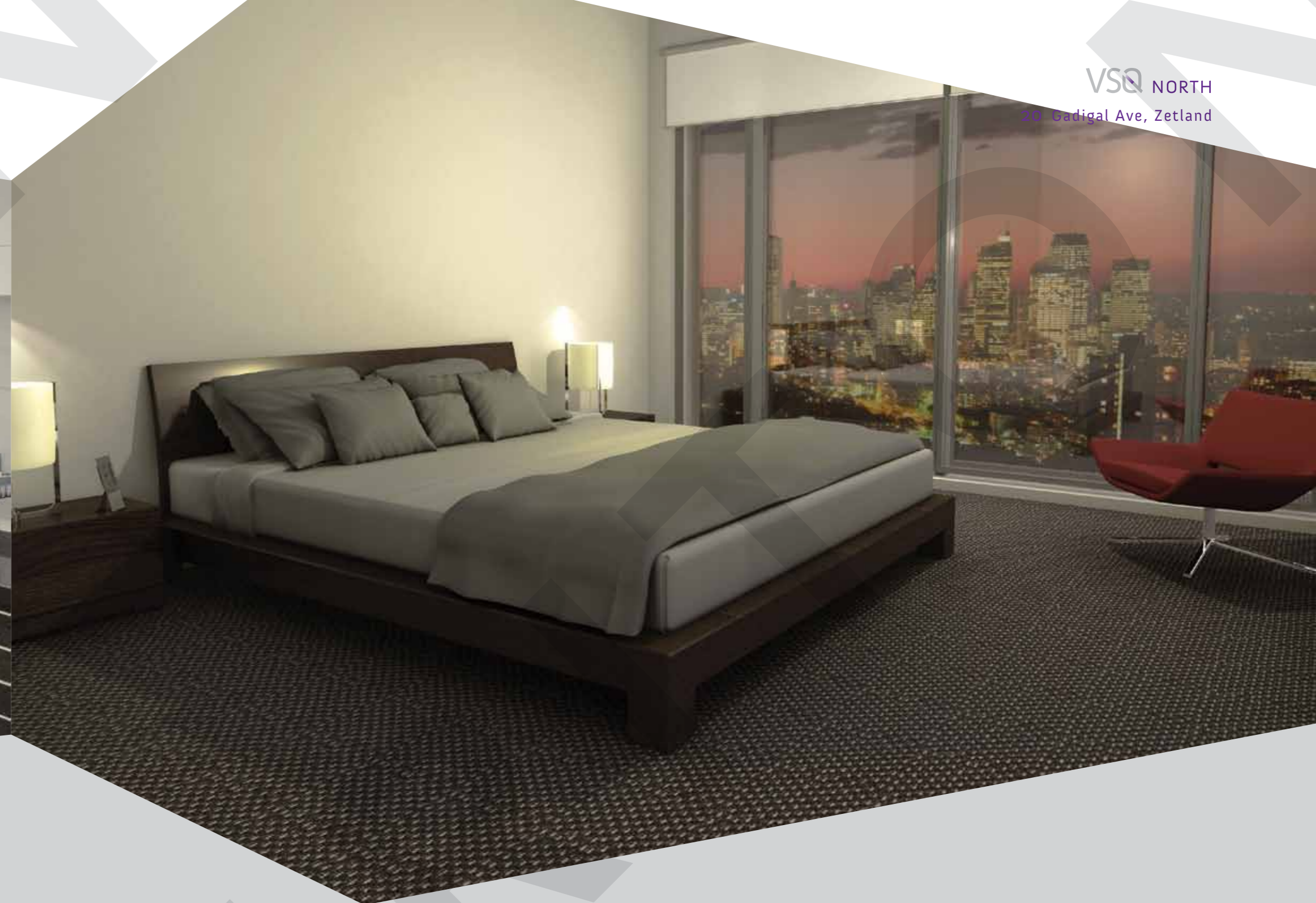
development. Multihued curtain walls of glass take full advantage of the panoramic views of Sydney CBD, harbour, district and park views. The distinctive coloured glass walls allow light to penetrate into the apartments, enhancing the impression of spaciousness.

The apartments have been designed to celebrate the sense of space and light the location enjoys. Close attention to detail has ensured the fittings and features are of a high quality expected of a Meriton development.

VSQ North is the ultimate expression of a contemporary, inner city lifestyle. Set in rediscovered, rejuvenated Zetland, only four kilometres from the CBD and just minutes from the cafes and restaurants of Surry Hills.

VSQ North will become a magnet for anyone seeking a new interpretation of inner city living.

Large outdoor areas with semi-frameless glass balustrades... perfect for entertaining



State of the art bathrooms, frameless glass showers, wall-mounted toilets and basins.

APARTMENTS

A wide variety of apartment layouts and configurations mean this sublime residential development has a range of modern lifestyle possibilities to suit everyone. For anyone looking to invest, the mix of apartments gives you the greatest possible flexibility in price to suit your portfolio.

Through thoughtful design and fastidious planning, Meriton has ensured apartments come complete with spectacular views of the surrounding area.

Large balcony and terrace areas with semi-frameless glass provide the perfect setting for entertaining friends and family. Floor to ceiling windows invite natural light into the living areas and open up the apartments to the horizon, creating a sense a space and comfort.

The kitchens are designed for gourmets. Stainless steel appliances including microwave, oven and integrated dishwasher, combined with stone benchtops and spacious layouts to make cooking a pleasure. State of the art bathrooms feature wall-mounted toilet suite and basin and frameless glass showers.

The apartments come with everything you need to create a comfortable environment including individual, climate controlled split system air conditioning units, with condenser units located in landscaped common areas to avoid intruding into the apartment space. Great use has been

made of energy saving lighting. Drop shades and abundant internal storage space are standard features. Provisions are in place for high speed internet and cable TV.

All aspects of a healthy lifestyle have been catered for, including an indoor, 25m lap-pool, a spa, sauna and gymnasium.

VSQ North presents a beautifully appointed foyer and reception area and with 24 hr security, undercover parking, lift access from the basement and a security intercom system you'll always feel safe and secure with.



ACTUAL VIEWS FROM LEVEL 27

THE TOWER

From the terraces of VSQ North, residents will enjoy a panorama that others will envy. It's Sydney unfolding before you, as far as the eye can see. Breathtaking. Exhilarating.

VSQ North will tower above the landscape of the rejuvenated Green Square precinct, Sydney's most exciting urban regeneration. A sleek and elegant building, with distinctive walls of coloured glass curtains, VSQ North will be a stand alone landmark, admired and instantly

recognised. Set on the Northern point of Meriton's highly popular Victoria Square development, VSQ North rises 27 floors above street level, unlikely to ever be built out.

Slender edges give the building a sleek, elegant style, while the choice of textures and colours complement and enhance the surrounds. VSQ North has been designed to maximise exposure to the warmth of the sun, delivering natural light to each individual apartment.

A panorama that others will envy,
Sydney unfolding before you.

VSQ NORTH

The tallest building in Green Square, soaring 27 levels, makes VSQ North a stand out landmark.



LOCATION. LIFESTYLE.

Key to the design of VSQ North is the understanding that while thoughtful design and superb features make an apartment a home, it is the surrounding environment, available amenities and facilities that create a complete modern lifestyle.

Just moments from the CBD, VSQ North offers many advantages. The central location ensures you will get the most out of your valuable time, and your life.

New roads, pedestrian networks and open spaces have been subtly blended into the surrounding area which, combined with extensive landscaping, creates an environment which fosters the feeling of community and neighbourhood.

For families, VSQ North is comfortably close to some of the leading educational institutions in Australia including the University of New South Wales, several public and private primary and secondary schools including Sydney Boys and Sydney Girls Grammar schools, TAFE campuses and many high profile private colleges. As much as you'll enjoy the quiet luxury of VSQ North, you'll also appreciate the lively nearby sporting and recreation options. There's something for every outdoor minded person, with golf, tennis, netball within easy reach. For those less athletic, relax in the vast Centennial and Moore Park playgrounds. Or get your pulse racing at nearby Royal Randwick.

Born to shop? You'll love the shopping experiences just moments away. From the elegance and sophistication of Westfield Bondi Junction to the newly renovated Moore Park Supa Centre and the funky Danks Street shopping precinct. For all your entertainment and dining needs, the Entertainment Quarter has cinemas, restaurants, shopping and bars. As day turns into night head to the restaurants, bars and nightclubs of Surry Hills or the CBD. Or just grab a towel and soak up the sun on nearby Bondi, Coogee, Bronte or Tamarama beaches.



ANZAC BRIDGE

SYDNEY UNIVERSITY

DARLING HARBOUR

CENTRAL STATION

ULTIMO TAFE

UTS

SYDNEY CBD

HARBOUR BRIDGE

BOTANICAL GARDENS

SURRY HILLS

SYDNEY FOOTBALL STADIUM

SYDNEY CRICKET GROUND

ENTERTAINMENT QUARTER

BONDI BEACH
BONDI JUNCTION
EASTERN SUBURBS

UNIVERSITY OF NSW
CENTENNIAL PARK

GREEN SQUARE TRAIN STATION

VICTORIA SQUARE

VSQ NORTH

BUS ROUTES

303 / 301

M20 (EXPRESS)

343

M5

F1

EASTERN DISTRIBUTOR

SOUTH DOWLING STREET

VSQ NORTH AND OUR ENVIRONMENT

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. VSQ North features Ecologically Sustainable Development elements including:



WATER

Rain water is used in on-site car washing bays and to water gardens and flush toilets 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 throughout common areas, bedrooms and bathrooms. Solar panels fitted to the roof top to generate power in common areas. Energy efficient split system air conditioning in all apartments. Bathroom and laundry exhaust fans duct directly to the external wall, reducing energy usage.

Timer switches on laundry and bathroom exhaust systems. Central hot water heating systems reduce bills and greenhouse gas emissions. Electric heat pump system for pool and spa chosen instead of gas to save energy and strata fees.



COMFORT AND LIFESTYLE

VSQ North boasts a 6.3 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 to improve energy efficiency.

Bicycle parking stations allow residents to enjoy the outdoors, car-free.

* than average



THE POTENTIAL FOR TOWERING RETURNS

As one of the first developers to see the potential of Sydney's South, Meriton now has a well earned reputation for providing quality accommodation for thousands of Australians. To date, over 3000 apartments have been completed in the area along with shopping centres, childcare centres, open park areas, and an abundance of communal facilities for everyone to enjoy.

Every Meriton development comes with an enviable lifestyle. Residents enjoy facilities that others can only dream of, with indoor swimming pools, spas, saunas and gymnasiums, excellent security and onsite caretakers.

Our developments have included dedicated areas for shopping and local businesses, creating job opportunities for thousands. In some areas of our cities, Meriton developments have created brand new communities. Suburbs just south of the CBD are excellent examples of this. Meriton pioneered the rejuvenation of a former industrial area and, today, old factories have been replaced by high quality housing and well planned amenities such as Meriton's Danks Street Plaza, Crown Square park and serviced apartments.

Inner city suburbs have seen enormous demand from those seeking to buy, rent and invest, with potential for substantial capital gains.

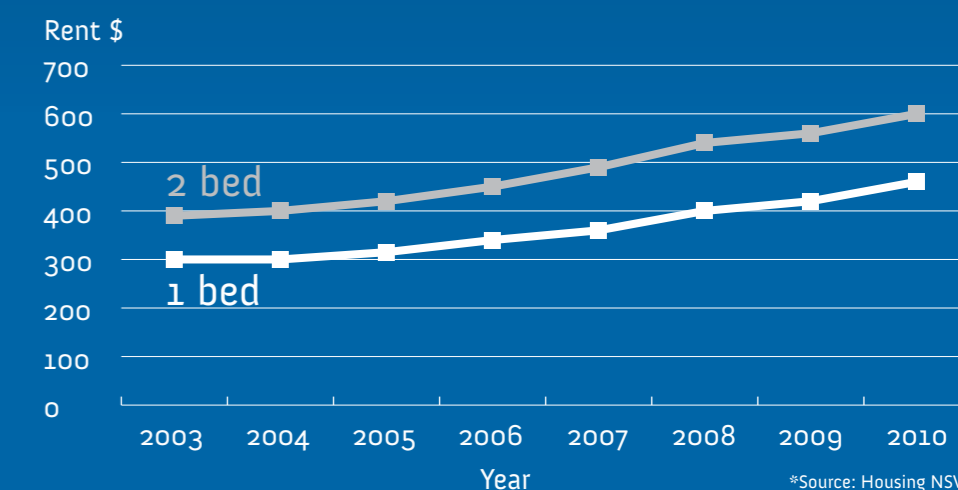
RENTS HAVE INCREASED BY 50% SINCE 2003

Meriton's confidence in this ever growing inner city suburb continues to be justified by very strong capital gains and consistent high rental growth coupled with low vacancies.

Rental growth has seen median rents in Meriton's nearby Crown Square development increase by up to 10%* over the past 12 months, while the vacancy rate for this popular location remains at a record low of 1.3%. Rents will continue to rise now and in the long term as Sydney is faced with major undersupply issues and high demand.

Investors can expect strong annual yields in central prime inner city locations such as Zetland, with their close proximity to the Sydney CBD, airport, universities and schools as well as all the lifestyle options available in the surrounding eastern suburbs.

ANNUAL AVERAGE RENT



VSQ North is the ultimate expression of a contemporary, inner city lifestyle.





MERITON
SUPERIOR QUALITY AND VALUE
SINCE 1963

vsqnorth.com.au

All information and images contained within this publication are intended as a general introduction to 'VSQ North' only and do not form an offer, guarantee or contract from Meriton Apartments. Information is as accurate as possible as of the publication date, but may change. Interested parties are directed to rely on their own enquiries and the information provided in the contract for sale.