UCCELLO

PAGEWOOD CENTRO



MERITON

AN ARTISTIC PASSION

This collection of apartments was inspired by the striking and powerful geometry of Paolo Uccello's work in St Mark's Basilica, Venice. Uccello was an artist obsessed with perspective, using it to create a sense of depth in his paintings, for which he was celebrated. It is this passion for perfection and spatial geometry that underpins the architectural qualities and craft of this ambitious project, curating exceptional spaces in which to live.

MERITON

QUALITY APARTMENTS BUILT FOR A LIFETIME

- Meriton is a 4.5 GOLD START iCIRT rated developer. The independent construction industry rating tool assesses developers on ability and trustworthiness
- Over 60 years of history under the same name and founder, specialising in building residential communities in only the best locations
- 100% construction completion record on every project
- Our developments are DA approved with construction well underway prior to marketing
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, subject to approval ensuring more people can purchase their dream apartment

Over **77,000** apartments built by Meriton across Sydney, Melbourne, Canberra, Brisbane and the Gold Coast

100% construction completion on every project

$3 billion in apartment sales in 3 years

9,000+ rental apartments and **5,000+** hotel suites owned, managed and operated by Meriton

Over **60 years** of history




Artist's impression

WELCOME TO ARTFUL LIVING

A residential oasis in the heart of modern Eastern Suburbs life, ***Uccello*** *is the* ***first*** *release within the much-anticipated* ***Pagewood Centro*** *masterplanned community.*

The Pagewood Centro masterplan is part of an island development unlike anything seen before in Australia. It will build on the success of Meriton's first masterplan within the precinct, Pagewood Green, where a standout 100% of all apartments are now occupied, which is testament to this fantastic location and quality product.

Uccello's two magnificent sculptural buildings will rise 20 levels above the brand new Pagewood Centro retail precinct which will form the much anticipated Town Centre. Uccello will boast the tallest towers in Pagewood and Eastgardens and will be bookended by two expansive parks. Positioned along tree-lined boulevards, apartments will capture breathtaking uninterrupted views of local golf courses, parklands, the Sydney CBD and Maroubra Beach.

A host of exceptional onsite amenities, childcare centres and Pagewood Centro's very own bus stop offers a wonderful resort lifestyle you'll never want to leave, all just moments to famous beaches, leading educational institutions and medical hubs.

A UNIQUE ARCHITECTURAL VISION

A collaboration between Meriton and award-wining architects Woods Bagot, Uccello encompasses a selection of luxuriously appointed 1, 1+MPR, 2, 3 and 4 bedroom residences like no other.

As the centrepiece of the masterplan, Uccello's two towers will make a dramatic statement with their unique curved brick pattern facades. They have been strategically designed to maximise solar aspect and views, with many apartments enjoying corner positions with dual aspects, flooding them with sunlight and fresh air.

- 53 metre separation between both towers, affording maximum privacy and sunlight
- Uccello presents a debut collection of 4 bedroom apartments, due to demand from families and those desiring house-like proportions in the sky
- All of 3 and 4 bedroom apartments are tri-aspect with most enjoying breathtaking views
- Open balconies or fully-enclosed weather tight balconies ensuring you have the ultimate choice for year-round enjoyment
- Generous floor plans are enhanced by superior thermal and sound protection courtesy of engineered performance glazing and acoustically rated internal wall systems, ensuring privacy and comfort
- Impressive double-height lobbies in each tower herald a grand arrival for you and your guests
- State of the art technology reaffirms Uccello as a market leading development, boasting high speed smart lifts and EV car charging provisions. All car spaces are designed to be fitted with an EV Charger at an affordable cost, futureproofing your investment





Artist's impression



Artist's impression

A NEW FAMILY NEIGHBOURHOOD



Convenience is central to your experience at Uccello, with everything you need to make life pleasurable and effortless right at your doorstep. A beautifully designed retail plaza has been envisioned to bring life and vitality to the area.

Take the lift to the ground floor, where residents will enjoy a beautifully designed and fully covered retail plaza boasting one of Sydney's best retail offerings. The new Pagewood Centro retail precinct will boast a Coles supermarket, pharmacy, fine dining & casual eateries. From here you'll enjoy pedestrian links to Pagewood Centro's network of green spaces, including the 2,700sqm Community Park, 4,750sqm recreation park and the newly completed 8,000sqm Central Park, featuring a basketball court, outdoor gym, state-of-the-art kids' playground and barbeque's facilities. If you're in need of some serious retail therapy, Westfield Eastgardens next door is home to more than 300 stores. It's all at your fingertips.



The beautiful green space of the Community Park



Artist's impression


PUUR
THEE


THEE
ANNI ALBERS NOTEBOOK 1970–1980



Artist's impression of Scheme A1

BEAUTIFUL INSIDE AND OUT

Drawing inspiration from their parkside setting, Uccello residences showcase fine features and finishes, set against a backdrop of magnificent views.

Choose from a selection of generous 1, 1+MPR, 2, 3 and 4 bedroom apartments and dual-level terrace style homes to suit any lifestyle. Expansive living spaces flow out to generous balconies, courtyards or entertaining terraces for your alfresco enjoyment.

- Many apartments boast a multi-purpose room (MPR) providing the perfect space to work from home, complete with a window and A/C.
- Sleek designer tiling throughout all living areas
- Sustainable features such as LED downlights and water-saving fixtures
- Integrated reverse-cycle air-conditioning in all rooms
- Comprehensive security including video intercom and CCTV cameras
- Provisions for super-fast broadband and pay TV with fibre-optic cabling in the living areas and bedrooms
- Every apartment has secure parking with direct lift access to each level, with 3 and 4 bedrooms boasting double parking





Artist's impression of Scheme B



Artist's impression

JUST EIGHT EXCLUSIVE TERRACE STYLE APARTMENTS



A limited collection of dual-level terrace style apartments enjoy the luxury of private street access.

Exuding a house-like appeal with plenty of privacy, Uccello's eight dual level, two-bedroom homes have an intimate neighbourhood feel. Opening to private courtyards, they provide a fabulous environment for entertaining, with an easy indoor/outdoor flow and abundant natural light.

FORM MEETS FUNCTION

Flawlessly designed and appointed with elegant finishes, Uccello kitchens are a perfect marriage of aesthetic beauty and faultless functionality.

- Premium BOSCH kitchen appliances include a fully integrated dishwasher, oven with black glass door, gas cooktop, microwave and undermounted rangehood all backed by a 5-year warranty
- Bespoke full height cabinetry with push touch doors and soft-closing drawers
- CaesarStone® 20mm benchtops with waterfall edge
- Mirror splashback and LED strip lighting
- Choose from matt black or polished chrome kitchen mixer complimented by undermounted sinks
- Fridge water line connection provided



Artist's impression of Scheme B





Artist's impression of Scheme A

AN ELEGANT PALETTE

Finished in classic neutral tones, the bathrooms exude style, creating luxurious spaces that invite you to relax and unwind.

- Mirrored feature wall with bespoke wall-mounted cabinetry and ambient LED lighting
- Premium floor-to-ceiling tiles enhancing the streamlined, minimalist aesthetic
- Indulgent freestanding baths in most ensuites
- Frameless glass showers
- Wall-mounted floating toilet suites with concealed cistern
- Choose from matt black or polished chrome tapware and accessories



A SENSE OF SANCTUARY

Basking in sunshine, the bedrooms have been designed as ambient, sumptuous havens with a feeling of privacy and escape.

Floor-to-ceiling windows flood the rooms with natural light, with generous built-in wardrobes providing abundant storage space. Many enjoy access to balconies and capture sweeping views. Master bedrooms are pure elegance, encompassing their own ensuites, while all bedrooms have the comfort of air conditioning.



Artist's impression

RESORT LIVING AT ITS FINEST

Beautifully landscaped gardens and superb facilities deliver the ultimate resort lifestyle in the comfort of your very own backyard.

- Beautifully landscaped 2,650sqm podium garden with an outdoor resort-style 20m pool, spa and BBQ pavilion
- Superbly equipped indoor gymnasium & sauna
- Level 19 rooftop garden with spectacular sweeping views
- Families are afforded the convenience of onsite childcare centres
- Dedicated on-site building management to lease properties, inspect grounds and facilities and conduct all maintenance
- My Parcel locker systems are available so that residents can fulfil their online shopping needs



Artist's impression



Artist's impression

A SENSE OF CONNECTION

A thriving location in the heart of the East makes Uccello unbeatably accessible. With immediate access to both Southern Cross Drive and Bunnerong Road, you'll enjoy convenient links to the CBD, eastern beaches and south to the coastal playground of Cronulla.

Pagewood Centro's own onsite bus stop at your door connects you to Bondi Junction and the new Juniors Kingsford Light Rail station, which provides a direct route to the city in just 26 minutes. Westfield bus station is next door where services to the CBD leave every 15 minutes during peak times.




Sydney Cricket Ground
Royal Randwick Racecourse
Centennial Park
The Prince of Wales Hospital
University of New South Wales
Marcellin College Randwick
Brigidine College Randwick
Bondi Beach
Coogee Beach
Kingsford Light Rail
Bonnie Doon Golf Club
UCCELLO
PAGEWOOD CENTRO
FUTURE STAGE
Pagewood Green Bus Stop
Maroubra Beach
ELD EASTGARDENS

A VIBRANT LIFESTYLE



BEACHES

- Moments to Coogee and Maroubra surf beaches
- 10 minutes to the hidden gem of Yarra Bay with its white sand, clear water and beloved Yarra Bay Sailing Club
- Clovelly, Gordons Bay, Bronte and Bondi beaches are within easy reach

RETAIL



- Take the lift downstairs and stroll over to Pagewood Centro Retail Precinct, stock up on fresh produce, browse the latest trends or grab dinner
- 100m to Westfield Eastgardens, a renowned shopping destination home to more than 300 specialty stores
- A wonderful array of multicultural eateries and fashionable cafes lie at your doorstep while popular restaurants such as Coogee Pavilion are close at hand

PARKS, SPORT & RECREATION



- Enjoy Pagewood Centro's expansive network of parks, including the 8,000sqm Central Park, featuring a state-of the- art kids' playground, outdoor gym, basketball court and BBQ pavilion
- Explore sprawling Centennial Park with its shady picnicking areas,walking and cycle paths, playgrounds, ponds and cafes
- Play 18 holes at a number of local golf courses including neighbouring Bonnie Doon and the exclusive fairways of The Lakes Golf Club

EDUCATIONAL INSTITUTIONS

- Minutes to the University of NSW which is ranked 2nd in Australia and 27th in the world for Graduate Employability
- Easy commute to University of Technology Sydney, University of Notre Dame and Sydney University
- Close to Pagewood Public School, Matraville Public School and St Aidan's Catholic Primary School
- Close proximity to numerous top-performing private schools including Marcellin College, Brigidine College, Waverley College and St Catherine's School



ART, CULTURE & ENTERTAINMENT

- Soak up the excitement of game day as you take in a soccer, rugby league, rugby union or AFL match at Sydney's leading sporting arenas the SCG and Allianz Stadium
- Head to the Entertainment Quarter and watch the latest blockbuster or arthouse film, try your hand at ten pin bowling, catch a gig at the Hordern Pavilion or enjoy an exhibition at the Royal Hall of Industries
- Enjoy a day in the marquee with a glass of champagne and pick the winning horse at Royal Randwick Racecourse



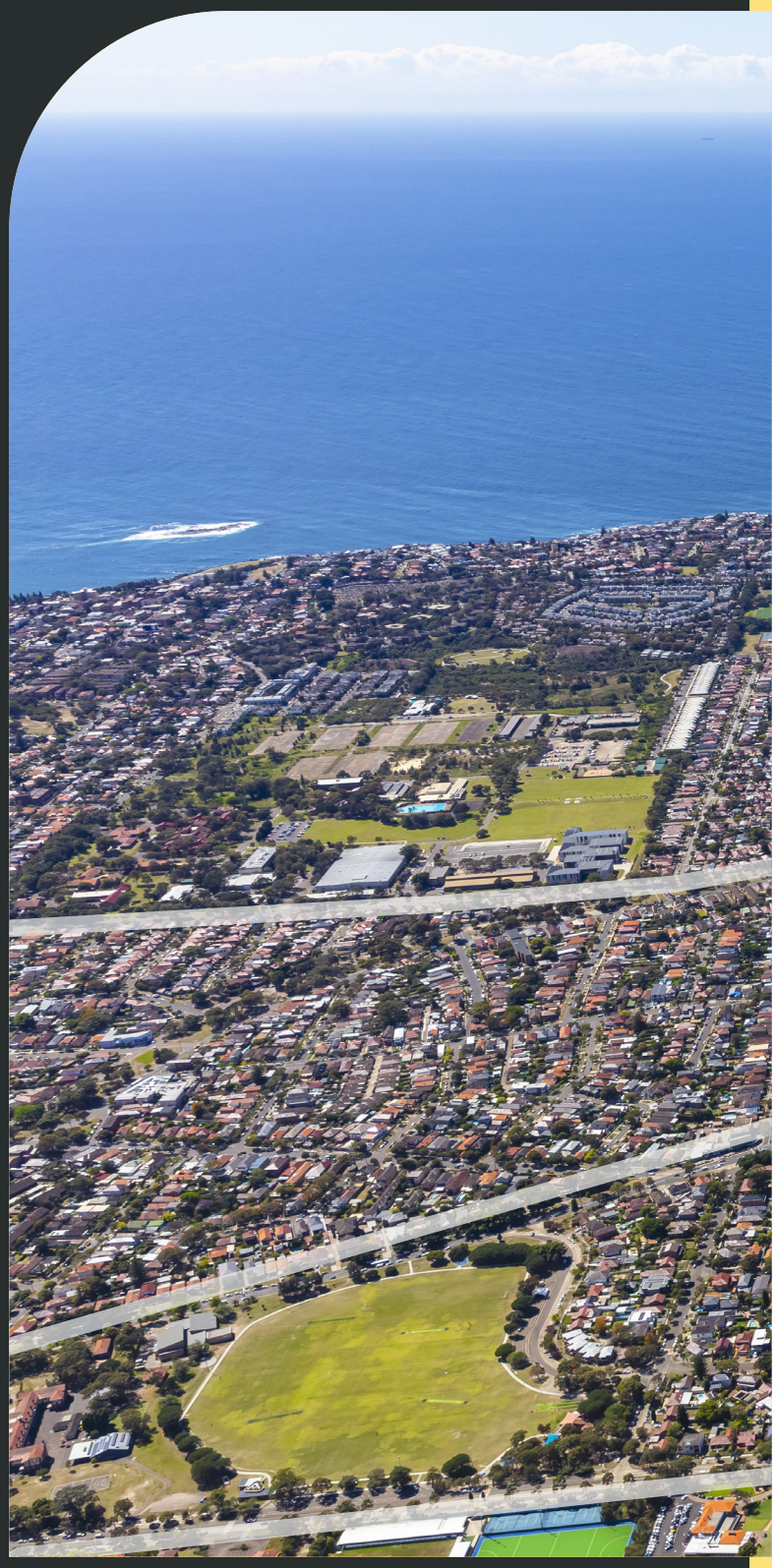
HEALTH & FITNESS

- The Prince of Wales Hospital, Royal Hospital for Women and the Sydney Children's Hospital providing a full range of services is just an 8 minute drive
- Stroll over to the outdoor gym in Pagewood Green's Central Park and enjoy a workout in the sunshine
- Enjoy a game of tennis or netball amid the urban bushland of Moore Park or play soccer or touch football at Heffron Park



AN INTELLIGENT INVESTMENT

Uccello presents an astute investment prospect with the newly completed Pagewood Green development highlighting the precinct's scope for strong rental returns, impressive capital growth and high demand from tenants, including university and hospital staff.



Onsite bus stop with direct routes to Kingsford Light Rail Station & Bondi Junction

4 onsite childcare centres

5 minute drive to UNSW

6 minute drive to Maroubra Beach

7 minute drive to Kingsford Light Rail Station

8 minute drive to Prince of Wales Hospital

8km from the Sydney CBD

1%

Meriton residential vacancy rate

Average tenancy is 18 months

Rental returns at Pagewood Green have proven to be the strongest across the Meriton portfolio



SUSTAINABLE LIVING

Meriton is a leader in sustainable living providing cheaper energy through Meriton Energy, combined with individual water meters and water saving fittings, ensuring maximum savings

Residential common area energy consumption will be offset by solar panels & LED lighting

For more information view the Environmental Energy Efficiency saving report

All car spaces are designed to be fitted with an EV Charger at an affordable cost, futureproofing your investment

Located close to multiple transport options, encouraging residents to use public transport and minimise automobile use



Artist's impression of Scheme A1



Disclaimer: The publication is intended as a general introduction to Uccello, Pagewood Centro only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 51) Pty Limited ABN 92 168 601 250 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809

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128 BUNNERONG ROAD EASTGARDENS

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