



 **DOWNTOWN
ZETLAND**

Completion late 2023

MODERN SYDNEY LIVING

RESIDENTIAL LOBBY

 DOWNTOWN
ZETLAND

D

LOCATION

D DOWNTOWN ZETLAND

- Royal Prince Alfred Hospital
13min drive
- The University of Sydney
9min drive
- Victoria Park Pool
12min drive
- Broadway Shopping Centre
11min drive
- Sydney Fish Market
15min drive
- Green Square Station
8min walk
- Central Park Mall
9min drive
- University of Technology Sydney
10min drive
- Green Square Library
14min walk
- Prince Alfred Park Pool
7min drive
- Inner Sydney High School
8min drive
- Sydney Tech Hub at Central
9min drive
- Gunyama Park Aquatic and Fitness Centre
4min walk
- Royal Botanical Gardens
10min drive
- East Village
13min walk
- St Vincent's Private Hospital Sydney
11min drive
- Sydney Boys High School
7min drive
- Moore Park Golf
9min drive
- Sydney Football Stadium / Sydney Cricket Ground
10min drive
- Entertainment Quarter
9min drive
- Supa Centa Moore Park
24min walk
- Centennial Park
30min walk

- Circular Quay (20min)
- Wynyard (15min)
- Town Hall (12min)
- Central (4min)
- Green Square
- Mascot (3min)
- Domestic (5min)
- International (8min)

Westpac

VINTAGE CELLARS

coles

MAD MEX

Harvey Norman

FREEDOM

Fantastic Furniture

THE GOOD GUYS

8 minute walk to station

Eastlakes Shopping Centre
5min drive

BWS

Woolworths

ALDI

Australia Post

Airport
10min drive

M Kensington Light Rail Station
19min walk

- Circular Quay (20min)
- Bridge Street (25min)
- Wynyard (23min)
- QVB (20min)
- Town Hall (18min)
- Chinatown (18min)
- Haymarket (14min)
- Central (11min)
- Surry Hills (8min)
- Moore Park (3min)

- ES Marks (1min)
- Kensington**
- UNSW Anzac Parade (8min)
- Kingsford (6min)
- Juniors Kingsford (7min)

- Royal Randwick (+3min)
- Wansey Road (+6min)
- UNSW High Street (+9min)
- Randwick (+11min)



- 8 min walk to Green Square Station
- 13 min walk to East Village Shopping Centre
- 10 minute drive to the CBD
- 10 min drive to University of Sydney and UTS
- Completion late 2023



D

PRICING

Average 1 Bed

Portman on the Park by Mirvac

77-93 Portman Street, Zetland

\$824,000

10%

Eminence by Meriton

811 Elizabeth Street, Zetland

\$923,357

23%

Allegra by Meriton

94 Epsom Road, Zetland

\$845,784

13%

Jolyn Place by Toplace

99 Dalmeny Avenue, Roseberry

\$767,328

2%

D DOWNTOWN ZETLAND

106-116 Epsom Road, Zetland

\$749,318



Average 2 Bed

Portman on the Park by Mirvac

77-93 Portman Street, Zetland

\$1,234,560 | **14%**

Eminence by Meriton

811 Elizabeth Street, Zetland

\$1,258,274 | **16%**

Allegra by Meriton

94 Epsom Road, Zetland

\$1,257,310 | **16%**

Jolyn Place by Toplace

99 Dalmeny Avenue, Roseberry

\$1,165,000 | **7%**

**DOWNTOWN
ZETLAND**

106-116 Epsom Road, Zetland

\$1,087,250



Average 3 Bed

Portman on the Park by Mirvac

77-93 Portman Street, Zetland

\$1,667,500 **-9%**

Eminence by Meriton

811 Elizabeth Street, Zetland

\$2,148,111 **17%**

Allegra by Meriton

94 Epsom Road, Zetland

\$2,426,385 **32%**

Jolyn Place by Toplace

99 Dalmeny Avenue, Roseberry

\$1,350,000 **-26%**

D DOWNTOWN ZETLAND

106-116 Epsom Road, Zetland

\$1,836,667





AVERAGE APARTMENT SIZES

Average 1 Bed

Portman on the Park by Mirvac

Avg. Int (M²)

54

Avg. Total (M²)

68

Eminence by Meriton

Avg. Int (M²)

57

Avg. Total (M²)

67

Allegra by Meriton

Avg. Int (M²)

58

Avg. Total (M²)

67

Jolyn Place by Toplace

Avg. Int (M²)

51

Avg. Total (M²)

56

D DOWNTOWN ZETLAND

Avg. Int (M²)

59

Avg. Total (M²)

71



Average 2 Bed

Portman on the Park by Mirvac

Avg. Int (M ²)	Avg. Total (M ²)
80	93

Eminence by Meriton

Avg. Int (M ²)	Avg. Total (M ²)
82	97

Allegra by Meriton

Avg. Int (M ²)	Avg. Total (M ²)
80	92

D DOWNTOWN ZETLAND

Avg. Int (M ²)	Avg. Total (M ²)
85	96

Jolyn Place by Toplace

Avg. Int (M ²)	Avg. Total (M ²)
81	91



Average 3 Bed

Portman on the Park by Mirvac

Avg. Int (M ²)	Avg. Total (M ²)
113	127

Eminence by Meriton

Avg. Int (M ²)	Avg. Total (M ²)
116	178

Allegra by Meriton

Avg. Int (M ²)	Avg. Total (M ²)
136	168

D DOWNTOWN ZETLAND

Avg. Int (M ²)	Avg. Total (M ²)
118	146

Jolyn Place by Toplace

Avg. Int (M ²)	Avg. Total (M ²)
99	111



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BEST FLOOR PLANS

1 Bed
\$785,000



DOWNTOWN ZETLAND

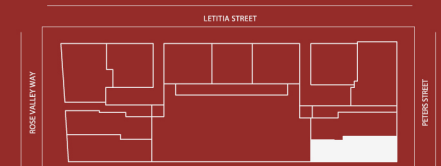
BUILDING C

APT.
C.001



TOTAL 84

INTERNAL 65
EXTERNAL 19



106 - 116 EPSOM ROAD ZETLAND, NSW

DOWNTOWNZETLAND.COM.AU

1300 219 453



Updated 5 October 2021. Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

2 Bed
\$1,250,000



DOWNTOWN ZETLAND

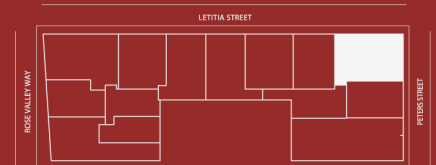
BUILDING C

APT.
C.310



TOTAL 104

INTERNAL	95
EXTERNAL	9



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3 Bed
\$1,940,000



D DOWNTOWN
ZETLAND

BUILDING C

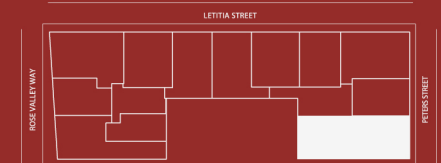
APT.
C.504

 | 
3 | 2

TOTAL 156

INTERNAL 123

EXTERNAL 33



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DEICORP
Design. Develop. Deliver.

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**DESIGN
EXCELLENCE**









DEICORP

Design | Develop | Deliver



200+
Highly skilled
employees



20+
Years of
continued success



DEICORP



40
Suburbs across the
Sydney region



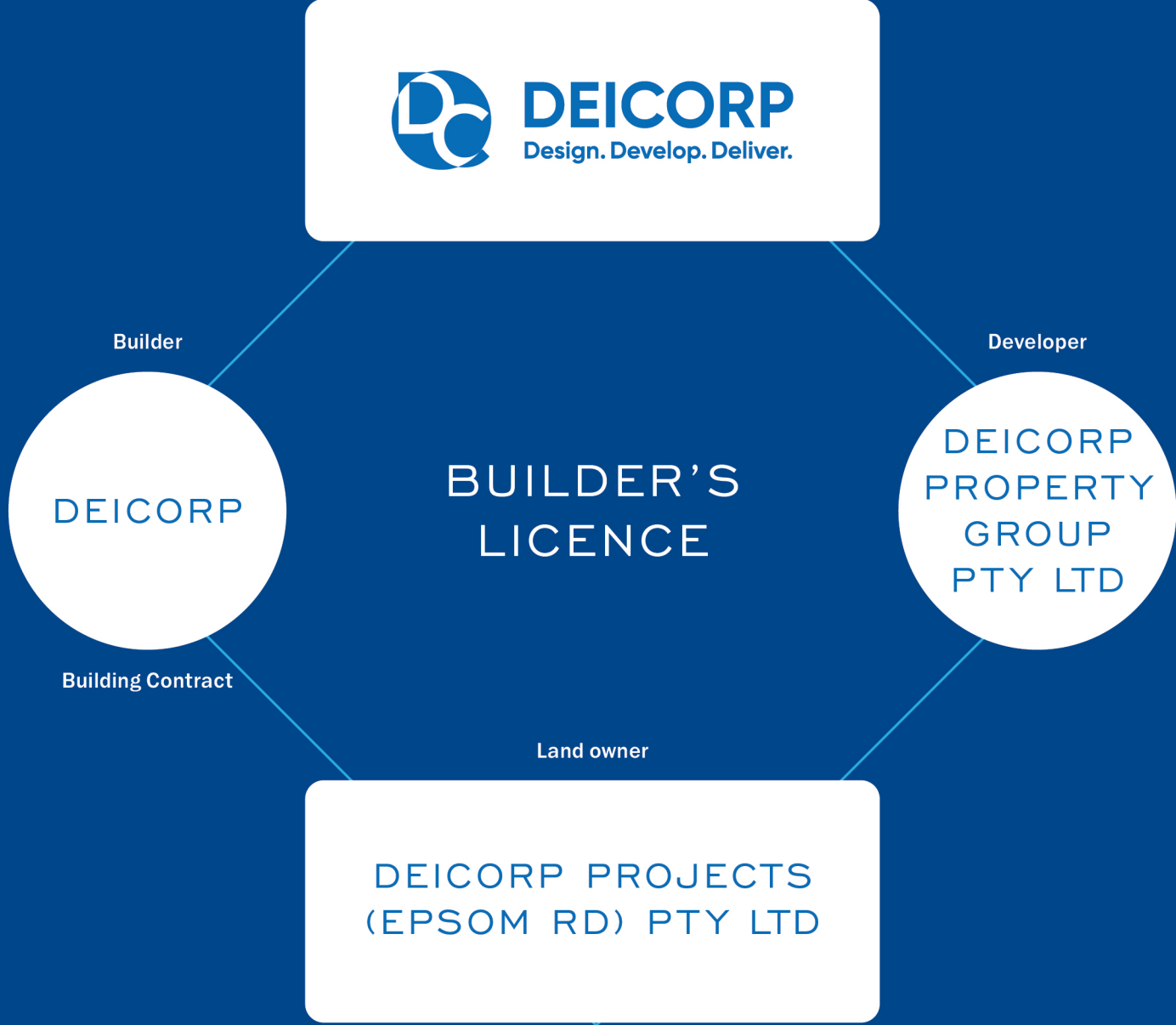
3,000+
Apartments
under construction



8,000+
Apartments and
counting



PEACE OF MIND
GUARANTEED





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