



18-20 O'DEA AVENUE, WATERLOO

AN URBAN SANCTUARY, INSPIRED BY NATURE

Waterfall by Crown Group harnesses the power of one's natural surroundings, to encourage residents to retreat and recentre on a journey of personal rewilding.

EVERYTHING AT YOUR DOORSTEP

Close to a wide a range of amenities, including primary and secondary schools, tertiary education facilities, a variety of parks and sporting facilities, and swift connections to the CBD.

A TASTE OF THE BEST

Discover an eclectic mix of shopping centres, pop-up bars, hipster cafes, furniture stores and Sunday brunch favourites in Waterloo.

WATERFALL
BY CROWN GROUP





REWILD YOURSELF AT WATERFALL

LEADING SYDNEY DEVELOPER, CROWN GROUP, PRESENTS WATERFALL BY CROWN GROUP, THE COMPANY'S MOST AMBITIOUS PROJECT TO DATE THAT DRAWS ITS INSPIRATION FROM THE SEVEN-STOREY WATERFALL THAT CASCADES SPECTACULARLY DOWN ONE OF THE DEVELOPMENT'S FOUR ELEMENTAL BUILDINGS.



Waterfall by Crown Group harnesses the power of one's natural surroundings, to encourage residents to retreat and recentre on a journey of personal rewilding.

Three eight-storey buildings and the crescendo, a 21 storey sculptural tower, look introspectively over an extraordinary natural setting of tropical botany and beautiful watergardens.

Designed by award-winning architects SJB and featuring a specially commissioned public artwork by installation artist Mika Utzon Popov (grandson of Sydney Opera House architect Jorn Utzon), Waterfall by Crown Group harnesses the power of one's natural surroundings, to encourage residents to retreat and recentre on a journey of personal rewilding, providing an alternative physical environment to combat the stresses and strains of modern life.

This ethos, of luxuriating in nature, permeates the entire development, accounting for an array of outstanding communal facilities including:

- Rooftop infinity pool and spa with views of Sydney CBD
- Rooftop lounge with views of Sydney CBD and outdoor cinema
- Tranquil internal lagoon with BBQ area and bamboo walkway
- Cantilevered gym with state-of-the-art equipment
- Function room with kitchen
- Music room with baby grand piano
- Exciting array of shopping and dining on ground floor

As well as the remarkable internal natural settings of Waterfall by Crown Group, it lies adjacent to the newly landscaped Rope Walk Park giving residents pleasant all-around views of green space and the scope for leisure activities literally on the doorstep.

Totalling 331 residences, the development features a range of refined, elegant living spaces from studios, one, two and three-bedroom apartments, courtyard apartments to double storey super-penthouses with private roof terraces. Interiors are fresh, light and understated utilising natural stone, soft timbers and subtle hues.

Waterfall by Crown Group is a nine minute walk from Green Square train station (with connections every eight minutes to Sydney's CBD), Central station is a ten minute train ride away with a new metro station currently being constructed. Part of the ground-breaking Green Square regeneration precinct, the new Gunyama Park Aquatic Recreation Centre and public library is under a ten minute walk as are Waterloo's most popular retail areas including Danks Street and East Village.

With such easy commute times to central Sydney and its remarkable naturally-inspired environment, Waterfall by Crown Group offers residents the chance of a better life-work balance, to rediscover their inner-self, inspired by a calm and tranquil habitat.

PROJECT OVERVIEW

Location	18-20 O'Dea Avenue, Waterloo NSW 2017	
Architect	SJB Architects	
Towers (4 in total)	331 luxury apartments comprising: Building A (South) - 56 apartments Building B (East) - 68 apartments	Building C (Tower) - 153 apartments Building D (North) - 54 apartments
Apartment Sizes	Studio (40 - 41 sqm) 1 Bed + Study (50 - 63 sqm) 1 Bed + Flexi (54 - 57 sqm) 2 Bed (68 - 87 sqm) 2 Bed + Study (76 - 78 sqm)	2 Bed + Flexi (72 - 87 sqm) 3 Bed (93 - 94 sqm) Penthouse (141 - 148 sqm) Super Penthouse (173 sqm)
Leading Amenities	• Cascading waterfall • Rooftop infinity pool and spa with city views • Rooftop lounge with outdoor cinema screen • Tropical lagoon oasis with BBQ area • Cantilevered gym • Music room with baby grand piano • Function room with kitchen • Onsite retail	
Completion Date	2020	

Apartment Type	Water Rates Range Per Annum	Strata Levies Range Per Quarter	Council Rates Per Annum
Studio	\$850 - \$900	\$770 - \$950	\$900 - \$1,100
1 Bedroom + Study	\$1,000 - \$1,050	\$750 - \$1,240	\$1,000 - \$1,200
1 Bedroom + Flexi	\$1,100 - \$1,150	\$810 - \$1,220	\$1,100 - \$1,300
2 Bedroom	\$1,200 - \$1,250	\$1,150 - \$1,650	\$1,200 - \$1,400
2 Bedroom + Flexi	\$1,300 - \$1,350	\$1,190 - \$1,710	\$1,300 - \$1,500
3 Bedroom	\$1,350 - \$1,400	\$1,480 - \$1,820	\$1,400 - \$1,700
Penthouses	\$1,400 - \$1,450	\$2,650 - \$3,020	\$1,600 - \$2,000
Super Penthouse	\$1,500 - \$1,550	\$3,300 - \$3,400	\$2,100 - \$2,500

Disclaimer: The information in this table is indicative only and is not financial or other advice.



CONVENIENCE AT YOUR DOORSTEP

Located 4km south of Sydney's CBD, Waterloo is ideally situated between Alexandria, Redfern and Moore Park. Once an industrial area, the suburb is rapidly evolving into a sought-after destination to live, work and play. It's a neighbourhood with limitless potential that's fast becoming a highly lucrative part of Sydney.

Aesthetically, Waterloo is characterised by contrasts; elements of its 19th century industrial heritage remain intact, repurposed to suit the trappings of modern life, and are juxtaposed against the modern architecture facilitating the area's revitalisation. Similarly, the built urban environment is pleasantly contrasted by ample greenery and open-air spaces.

It's truly amazing to observe Waterloo's transformation from an industrial precinct into one of Sydney's premier destinations. Our ongoing vision for the area is to regenerate the former industrial precinct and evolve it into a vibrant, nature-filled neighbourhood that stimulates activity, brings people together and enhances the local culture, for the benefit of Waterfall by Crown Group residents and the wider community.

As Sydney is increasingly recognised for its world-class architecture, we continue to push the boundaries of what's possible. This collection of buildings is unified by a consistent design language, yet each building expresses a distinct, singular identity, ensuring the precinct will be dynamic, diverse and enlivened.



Waterloo is rapidly evolving into a sought-after location to live, work and play.



\$750,000

THE MEDIAN APARTMENT PRICE IN
WATERLOO.¹

156

THE TOTAL NUMBER OF VISITS PER
PROPERTY IN WATERLOO.¹

32

THE MEDIAN
AGE OF WATERLOO
RESIDENTS.²

34%

OF INDEPENDENT
YOUTHS LIVING IN
WATERLOO.¹

\$700

AVERAGE RENT PER WEEK IN WATERLOO.¹

¹According to realestate.com.au

²According to the Australian Bureau of Statistics

WATERLOO BY NUMBERS

14,616

The total population of Waterloo, which has increased by 37% in the past five years.¹

24.6%

The percentage of mature and established independents living in Waterloo.³

3,014

The total number of families living in Waterloo, with an average of 1.4 children per family.¹

54%

The percentage of Waterloo residents who are working professionals or managers.¹

4.7%

The average annual rental yield in Waterloo—higher than some nearby suburbs with average annual rental yields of 3.7%.²



Gunyama Park and Aquatic Centre. Source: City of Sydney

Waterloo's population has increased 37% in the last five years and is currently 14,616. With 64.5% of residents aged 20 to 49 years and 54% defined as working professionals or managers, the area is predominantly inhabited by young employed professionals.

The current average rental yield in Waterloo is 4.7%—higher than some nearby suburbs. The up-and-coming area has experienced considerable growth in property values evidenced by the median sales price for two-bedroom units, which has increased 7.6% annually in the past five years.

Recently opened in early 2018, the nearby Green Square Library will feature underground library facilities and an above-ground public plaza. The Gunyama Park and Aquatic Centre, which will feature swimming facilities and outdoor sporting areas, is expected to open in 2020.

A range of other community-minded facilities are under construction nearby, including a new Sydney Metro station and quarter, making Waterloo an excellent opportunity that's only going to get better.

¹According to the Australian Bureau of Statistics

²According to Core Logic

³According to realestate.com.au

NIGHTLIFE

Some of the city's finest bars and restaurants can be found in Waterloo. The suburb has a diverse offering of venues ranging from casual to polished. Bars, restaurants, clubs and live music halls are intrinsic to the area, and popular destinations for locals and tourists alike.

A significant part of the neighbourhood's transformation, Waterloo's nightlife activity is only going to flourish as the neighbourhood continues to evolve. Neighbouring suburbs Redfern and Surry Hills boast some of Sydney's most popular nightlife destinations.

AMENITIES AROUND WATERLOO

Waterfall by Crown Group is close to a wide a range of amenities, including primary and secondary schools; tertiary education facilities such as UNSW and University of Sydney; a variety of parks and sporting facilities; and swift connections to the CBD, surrounding suburbs and airport.

SURROUNDING SUBURBS

Waterloo is a premier destination in its own right, but it is nevertheless in good company geographically. Neighbouring suburbs Redfern, Surry Hills and Zetland have established themselves as Sydney hotspots to live, work and play. Redfern boasts one of the world's best parks alongside a

vibrant hub of casual restaurants and retailers. Renowned for its vibrant creative community, Surry Hills is home to some of Sydney's finest boutiques and designers; and Zetland offers excellent shopping and dining experiences.

METRO CONNECTION

The Waterloo metro quarter, currently in development, will establish Waterloo as one of Sydney's most connected and attractive inner-city neighbourhoods. Waterloo station will create a high-quality and easy connection to the CBD, only four stations from Barangaroo station and six quick minutes to Martin Place station.



A significant part of the neighbourhood's transformation, Waterloo's nightlife activity is only going to flourish.





WATERLOO AT A GLANCE

Less than 5km from the CBD, Waterloo is slated as the next growth corridor in Sydney. There is already a wealth of nearby amenities and services, including schools and universities, parks and bike trails, as well as restaurants, cafés and bars.

Continued private and government investment in infrastructure will ensure success for the area's remarkable transformation into Sydney's next hotspot.

500M

East Village Shopping Centre / Moore Park / Gunyama Park and Aquatic Centre / The Freedom Hub / Moore Park Children's Early Learning Centre / Supa Centa Moore Park / Danks St Plaza

1KM

Green Square School / Waterloo Public School / Green Square Station / Our Lady of Mt Carmel Catholic Primary School / Green Square Library / Waterloo Metro Station & Quarter

2KM

Sydney Cricket Ground / Entertainment Quarter / Centennial Park / The Grounds of Alexandria / Sydney Boys High School / Redfern Park / Alexandria Park Community School / John Smith Specialty Coffee

3KM

University of Technology Sydney / UNSW / Australian Film, Television and Radio School / St Vincent's Hospital / Sydney Girls High School / University of Sydney

4KM

Sydney CBD / Chinatown / Town Hall Station / Darling Harbour / Barangaroo

AT THE CENTRE OF EVERYTHING

TRANSPORT

Waterfall by Crown Group is at the centre of a robust and expanding transport system, with a multitude of road, rail, bus and air connections direct to the Sydney CBD and beyond.

5MINS

TO SYDNEY DOMESTIC & INTERNATIONAL AIRPORT FROM GREEN SQUARE STATION

5MINS

TO CENTRAL STATION FROM GREEN SQUARE STATION

FIVE BUSES DEPART EVERY

5MINS

Bus stop		1 minute
Cycleway		1 minute
Green Square train station		9 minutes
Future Waterloo metro station		18 minutes
Future Waterloo metro station		4 minutes
Redfern train station		5 minutes
Sydney Airport		10 minutes

IN THE HEART OF SYDNEY'S CYCLEWAY NETWORK

connecting Waterloo to Zetland, Moore Park and Sydney CBD

EASY ACCESS VIA THE EASTERN DISTRIBUTOR MOTORWAY

to the Northern Beaches and South Coast

97%

WALKABILITY SCORE¹

73%

TRANSIT SCORE¹

¹According to Walkscore.com



EDUCATION

Waterfall by Crown Group is in the heart of Sydney's renowned education precinct, within walking distance of world-class universities, top-ranked secondary schools and early learning centres and primary schools.

James Cahill Pre-School		3 minutes
Our Lady of the Rosary Catholic Primary School		4 minutes
Sydney Boys High School		5 minutes
Sydney Girls High School		5 minutes
Kensington Public School		6 minutes
Green Elephant Early Learning Centre		6 minutes
Green Square School		10 minutes
Moore Park Children's Early Learning Centre		11 minutes
Our Lady of Mount Carmel		11 minutes
UNSW		13 minutes
University of Technology Sydney		16 minutes
University of Sydney		18 minutes

3RD

University of Sydney ranked 3rd best university in Australia

3RD

Sydney Girls High School ranked 3rd in NSW

4TH

UNSW ranked 4th best university in Australia

5TH

Sydney Boys High School ranked 5th in NSW

A TASTE OF THE BEST

Waterfall by Crown Group offers residents the very best in everyday convenience with a mix of vibrant retailers on the ground floor. Covering a range of needs, retailers will include restaurants, casual dining, as well as convenience stores and beauty services.

The retail stores face outwards from the development onto O’Dea Avenue and the new Rope Walk Park, providing the perfect opportunity to grab a coffee or your lunch and enjoy the newly landscaped community space.

Waterloo also offers residents an eclectic mix of shopping centres, pop-up bars, hipster cafes, furniture stores and Sunday brunch favourites for when you want to explore the local area.

DINING & SHOPPING

- East Village Shopping Centre - Coles, Virgin Active gym + over 50 specialties
- Moore Park Supa Centa - Harvey Norman, Freedom + over 50 specialties
- Danks Street Plaza - Coles + 16 specialties
- Westfield Sydney
- Westfield Bondi Junction

- 5 minutes
- 8 minutes
- 13 minutes
- 12 minutes
- 15 minutes



LOCAL PICKS



TREETOP CAFÉ 150M

A café with a healthy focus that serves up nourishing fare in a warm, welcoming setting. Perfect for a dine-in breakfast or lunch, or for grabbing a coffee on the way to the park.

MOORE PARK 450M

The sweeping grounds of Moore Park are home to the world-famous Sydney Cricket Ground and only a stone’s throw from Waterfall by Crown Group.

WATERLOO METRO QUARTER 1KM

New train station and precinct with retail, commercial, and community services (due for completion in 2026).

LUKE’S KITCHEN 1.3KM

World-renowned chef Luke Mangan’s latest venture opened in 2018 and has been busy ever since. Evenings at Luke’s Kitchen are an elegant affair, featuring contemporary Australian cuisine paired with a fine selection of international wines.

THE FORGOTTEN CASK 1.7KM

A rooftop bar with a vibrant atmosphere specialising in premium and obscure rums unlikely to be found in other bars. A very popular spot for a casual drink during the warmer months.

SURRY HILLS SHOPPING VILLAGE 1.8KM

Located a short distance from Waterfall by Crown Group the once old shopping village is currently undergoing a \$150 million redevelopment and is due for completion in 2022.

THE GROUNDS OF ALEXANDRIA 2KM

Opened in 2012, The Grounds is a staple of neighbouring Alexandria and features a wholesome range of places to eat and relax among lush gardens, an animal farm, a florist and markets. With an emphasis on fresh, locally grown produce and year-round activities, The Grounds fosters a spirited local community.



THE CROWN GROUP STORY

Founded by architect Iwan Sunito and engineer Paul Sathio more than two decades ago, Crown Group has grown to become one of Australia's most reputable property developers with a multi-billion dollar portfolio of developments under construction and in the pipeline.

Renowned for a level of attention to detail unmatched by its competitors, Crown Group prides itself on delivering the best for its clients, reflected in dozens of top industry awards for its construction and design.

Crown Group's focus on good design and building with the future in mind has fostered steady and sustainable growth and has embedded the company with a unique vision.

From luxury apartments for today's executives, to five-star facilities fit for growing families; from state-of-the-art retail hubs to award-winning architectural icons and hotels; Crown Group offers the perfect property formula.

As modern lifestyles change and people demand new and innovative living arrangements, Crown Group stays ahead of the pack to deliver the best across every aspect of property development.



Infinity by Crown Group, Green Square



Arc by Crown Group, Sydney



V by Crown Group, Parramatta



IWAN SUNITO
CHAIRMAN & GROUP CEO

Iwan Sunito graduated with a Bachelor of Architecture (Hons) and Master of Construction of Management from UNSW. In 1993, Iwan became a Registered Architect in NSW and was awarded the UNSW Eric Daniels Prize for excellence in residential design. Iwan has received a number of awards including the Urban Taskforce Australia Property Person of the Year.



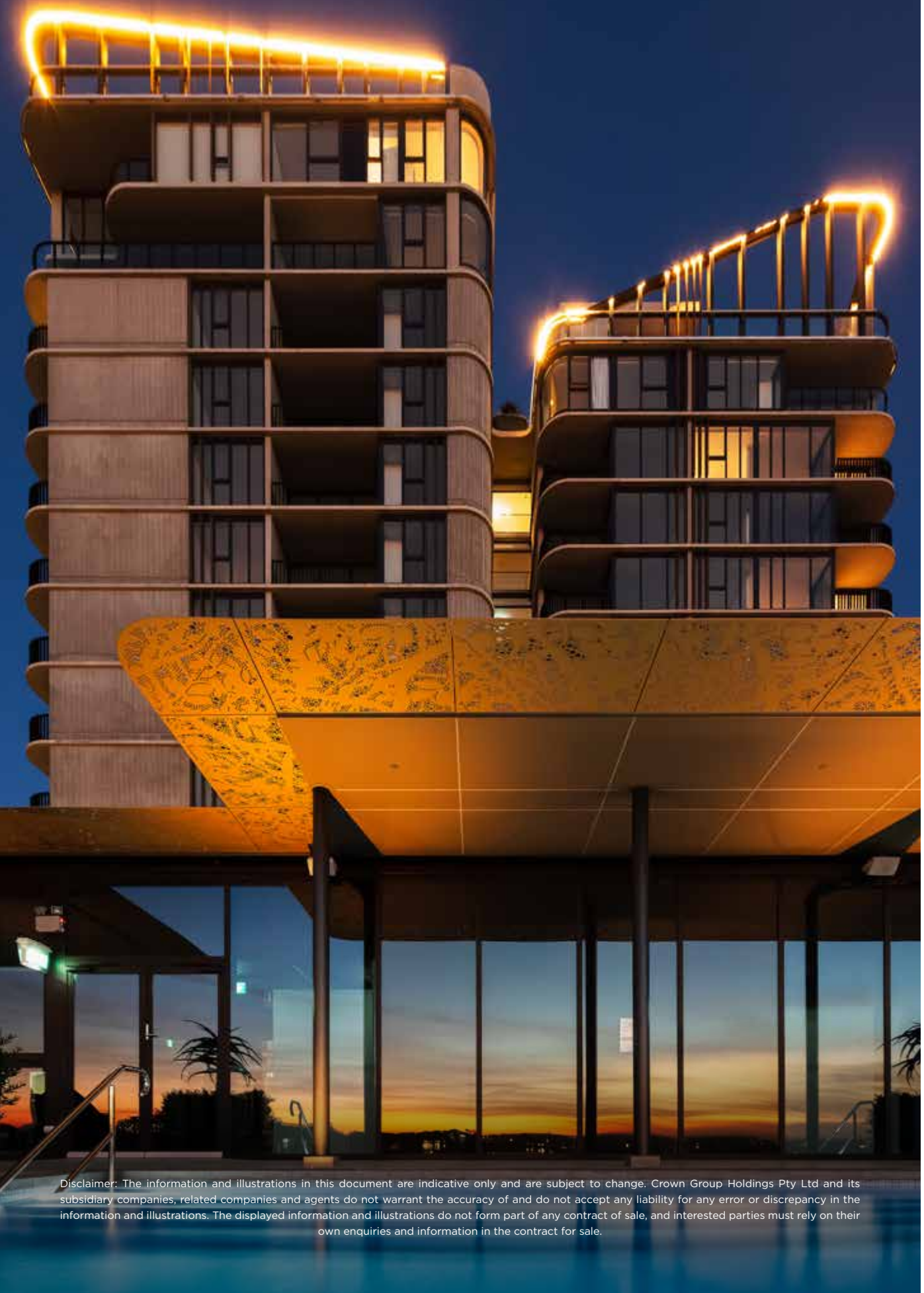
PAUL SATHIO
CEO CONSTRUCTION

Paul Sathio graduated with a Bachelor of Engineering (in Civil Engineering) from University of Technology Sydney (UTS) and Masters of Engineering Science from UNSW. Paul has more than two decades' experience in the construction and development industry.





18-20 O'DEA AVENUE, WATERLOO



WATERFALL
BY CROWN GROUP

Disclaimer: The information and illustrations in this document are indicative only and are subject to change. Crown Group Holdings Pty Ltd and its subsidiary companies, related companies and agents do not warrant the accuracy of and do not accept any liability for any error or discrepancy in the information and illustrations. The displayed information and illustrations do not form part of any contract of sale, and interested parties must rely on their own enquiries and information in the contract for sale.