



PĀRK ONE  
SYDNEY

GOLDEN AGE  
➤





# ONE WITH NATURE

Experience a new sanctuary of luxury living, inspired by the natural splendour of Sydney's North Shore, with carefully crafted residences inside and lush private parklands outside.  
The scene is set for a beautiful life.



RISING GRACEFULLY ABOVE  
THE GARDENS, PARK ONE HAS BEEN  
DESIGNED TO OFFER A HOME OF  
NATURAL STYLE, AT AN ICONIC  
ADDRESS THAT DEFINES LUXURY  
NORTH SHORE LIVING.

80 WATERLOO ROAD MACQUARIE PARK

From the buzzing energy of the ground floor to the quiet refinement of the rooftop dining terrace, every element works in harmony with an organic sense of contemporary design. With its elevated position, subtle curves, shimmering façade and a lush green border, Park One is a striking architectural landmark.



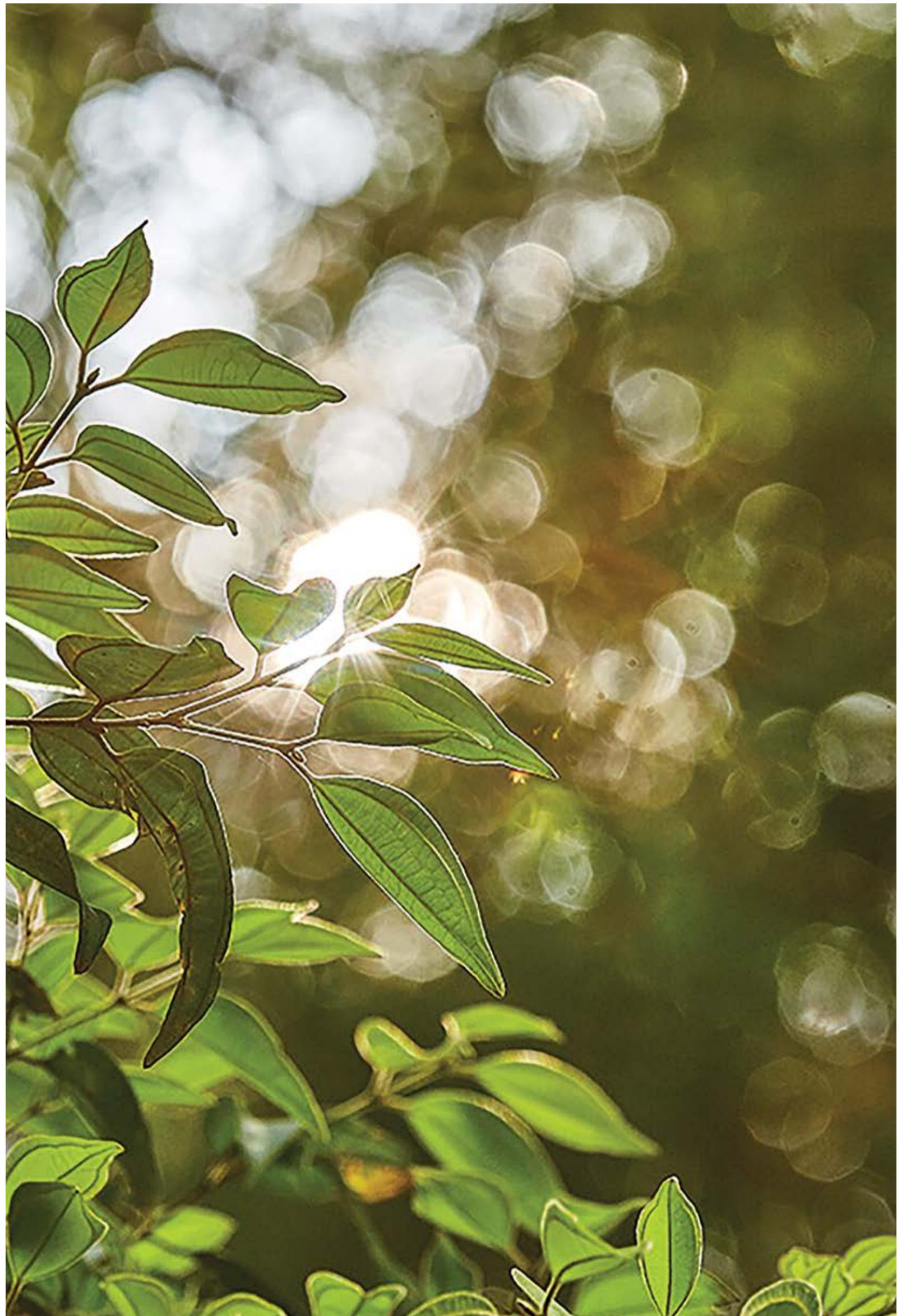
ONE WITH NATURE

PARK ONE  
SYDNEY

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PARK ONE SYDNEY

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# A NATURAL CONNECTION

## LEAVE THE WORLD BEHIND

Coming home to Park One means connecting with nature every day. Step inside the welcoming lobby, with its magnificent Jacaranda centrepiece and manicured gardens, and the stresses of modern city life fade away. This is your sanctuary.



AERIAL EXPERIENCE

14

15





# LIVE THE PARK LIFE

## SPOILED FOR CHOICE

A place to picnic with friends. A place to play with family. A place to relax under the shade of evergreen trees. A place to do it all, without leaving home. Park One is your own private botanic garden.

By selecting native trees for the gardens, Park One will attract native birds and connect visually with spectacular Lane Cove National Park.

20



#### A RESPECT FOR NATURE

The green spaces encircling Park One provide restful garden settings and scenic vistas from every window, with a blend of flowering natives and lush greenery. Meticulous planning has gone into these gardens to quite literally bring Park One to life.



**1. Wilderness Walkway**

Relax and reconnect with nature in a beautiful garden setting on this landscaped nature walk.

**2. The Lounge**

Entertain with friends or enjoy quiet moments of solitude all with stunning views over the gardens.

**3. The Outdoor Lounge**

The private barbecue and alfresco area has been designed as an idyllic scene for outdoor dining in style.

**4. The Zen Forest**

Find peace and tranquility at your doorstep. Pull up a lounge, picnic with friends and family on the lush expansive grounds.

**5. The Great Lawn**

Throw a frisbee or play some badminton with friends and family on the lush expansive grounds.

**6. The Amphitheatre**

Join your fellow residents to watch movies under the stars from your seat on the terrace steps.

**7. Outdoor Table Sports**

Pick up a paddle and start a game of ping pong at any time, with the Urban Forest as your backdrop.

**8. The Atrium**

Settle in with a book or meet visitors to Park One under the glorious colours of the Jacaranda tree.

**9. The Meeting Place**

This is the perfect spot to park your bike, meet friends and family or grab a coffee to go from the café.

**10. The Shops**

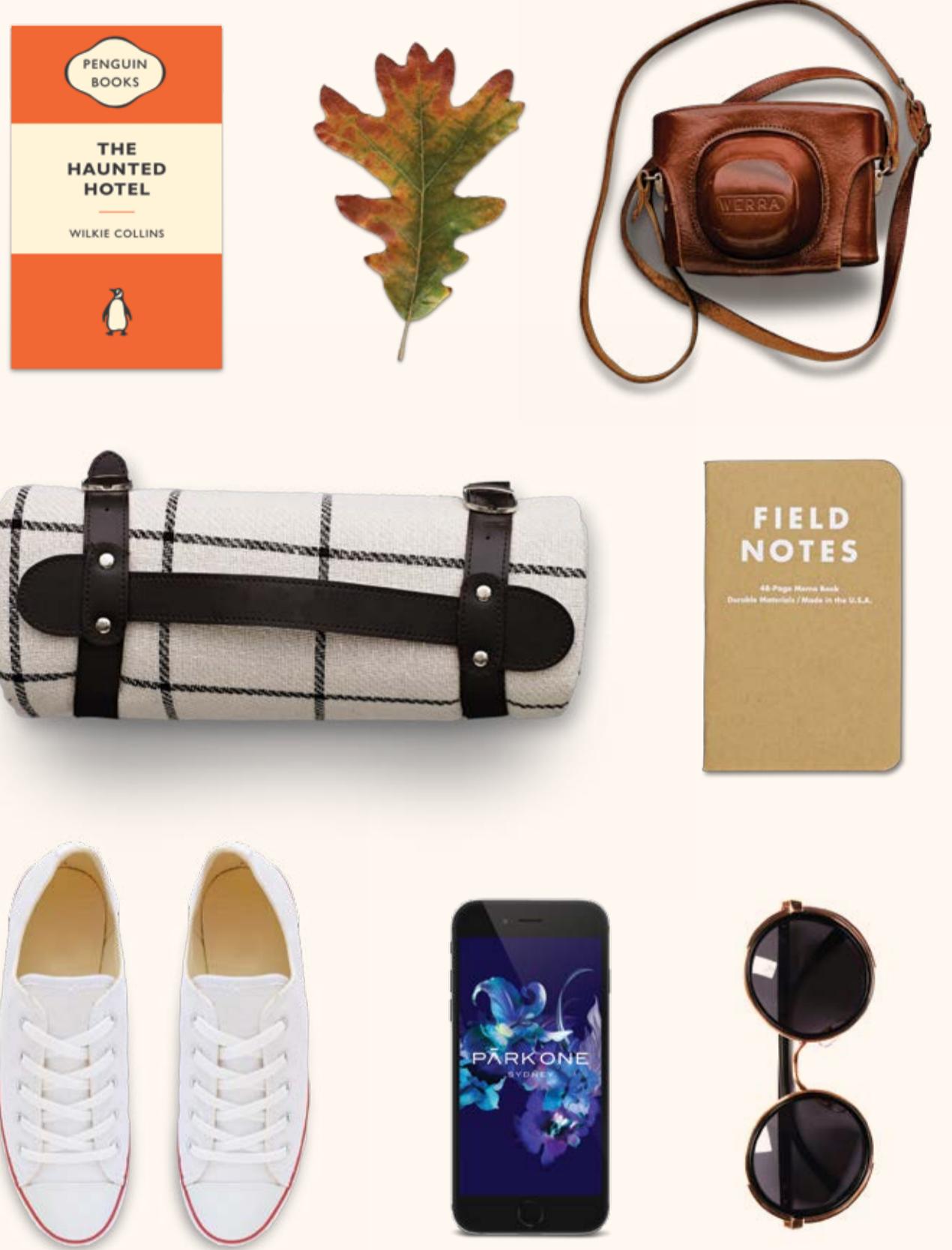
Catch up with friends over coffee and breakfast, pick up some picnic provisions and browse what's in store.



#### THE GREAT LAWN

The wide expanse of lawn around Park One provides residents with an abundance of open space for outdoor games, special events and relaxing in the sunshine. Park One offers more than 5,000m<sup>2</sup> of private parkland, far beyond the usual offering, with barbecues, table tennis, children's areas and much more.

## PARK ONE ESSENTIALS



### YOUR DAILY REQUIREMENTS

The outdoor setting at Park One is more than a beautiful place to spend lazy afternoons embraced by nature. The scale of this grand and green oasis has been designed to bring the building community together for yoga, organised sports, pop-up markets, movies under the stars; just a taste of what is possible.





#### CULTIVATED RETAIL

The luxury of Park One is reflected in the carefully curated retail environment on the ground floor, with the finest providores, boutique retail and on-trend dining in Macquarie Park. This is the perfect place to pick up supplies for a picnic on the lawn, a takeaway dinner to enjoy at home, or a regular coffee on your way to work.

A close-up photograph of a person's hand holding a clear glass filled with a golden liquid, likely whisky. The hand is positioned in the lower center of the frame. In the background, a portion of a magazine or catalog is visible on a light-colored marble surface. The magazine features several photographs of landscapes and buildings. The page number '30' is visible on the left edge of the magazine, and '31' is visible on the right edge.

# UNWIND IN STYLE

## AWAY FROM IT ALL

From the luxurious lounge on the ground floor up to the opulent rooftop terrace, Park One provides places for residents to spend time with friends in beautiful surrounds. These are serene and superbly crafted spaces to enjoy in every season.



LIFESTYLE AMENITY

LIFESTYLE AMENITY

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53



#### LOUNGE IN STYLE

The private residents lounge is a haven of sophisticated design within its own gorgeous garden setting. Plush seating, kitchenettes and a natural palette of stone, timber, marble and brass set the scene for moments of relaxed elegance.

# ELEVATED LIVING

36

## ABOVE THE TREE TOPS

Up on Level 19, the Park One Sky Terrace takes the experience of outdoor entertaining in a communal open air lounge to new heights. Here residents can enjoy barbecues and private dining, set against a flawless parkland and city panorama.



# INSPIRED BY NATURE

## PARK ONE RESIDENCES

The award-winning architectural studio of DKO has designed each one, two and three-bedroom home to take full advantage of the breathtaking views and parkside setting. Light filters through the surrounding trees to illuminate the open spaces and fine details of the interiors, all inspired by the colours, forms and materials of nearby Lane Cove National Park.



#### A NEW PERSPECTIVE

These are homes which celebrate space, from the open-plan living areas to the abundant storage and generous terraces. Expansive windows have been oriented to maximise natural light and provide residents with a seamless connection to the lush surroundings. From the feature lighting over the island bench to the premium materials used throughout, these are simply exquisite interiors from every angle.

PARK ONE RESIDENCES

PARK ONE RESIDENCES

PARK ONE SYDNEY

PARK ONE SYDNEY

Artist Impression



# NATURAL SELECTION

46

## CHOOSE YOUR LOOK

The interior design of the residences draws on the beauty of stone and the warmth of timber to create a naturally opulent living space. Plush carpeting, brushed brass accessories and tapered joinery add to the effortless luxury of every home.



47

**GARDEN SCHEME**

The Garden Scheme evokes the warmer tones of the native trees in nearby Lane Cove National Park. Miele appliances, subtle LED strip lighting and a utensil hanging rail add a touch of urban sophistication to all Park One kitchens.

**PARK SCHEME**

The Park Scheme references the unique tones of minerals naturally found in this part of North Sydney. Park One kitchens include Caesarstone benchtops and splashbacks, abundant storage and island benches for easy entertaining.

**GARDEN SCHEME**

The bathrooms with a Garden Scheme blend crisp hues and natural materials in the porcelain tiles and timber styled joinery. In all bathrooms, the use of the brass tapware connects visually with the brass highlights in the kitchen.

**PARK SCHEME**

Darker tiles in the Park Scheme continue the look of the kitchen. The large mirrored cupboards, with concealed lighting underneath, are just one part of the extensive storage found in all Park One residences.

# BEAUTY IN DETAIL

## NESTLED IN LUXURY

A high level of flexibility in the interior design provides options to suit every lifestyle. A freestanding bath is standard in all three-bedroom residences, while upgrades include marble surfaces and feature lighting.





# HEART OF THE PARK

## TAKE THE SCENIC ROUTE

The position of Park One puts you in the centre of the thriving Macquarie Park area, with the very best of elegant North Shore living all around, and close connections to the Sydney CBD.



EDEN GARDENS

LANE COVE RIVER

MACQUARIE PARK STATION

PARRAMATTA RIVER

M2 MOTORWAY

PARK ONE  
SYDNEY

MACQUARIE CENTRE

SHRIMPTON CREEK

MACQUARIE UNIVERSITY

Why is Macquarie Park one of the most highly sought after places to live in North Sydney? Simply put, it has everything.

**TRANSPORT**

Close to major arterial roads  
Trains connecting with the CBD  
Various bus routes  
An extensive bicycle network

**EDUCATION**

Kindergartens  
Day care centres  
Private and public schools  
Macquarie Park University

**SHOPPING**

Macquarie Shopping Centre  
International retailers  
Fresh produce and supermarkets  
250+ shops under one roof

**PARK LIFE**

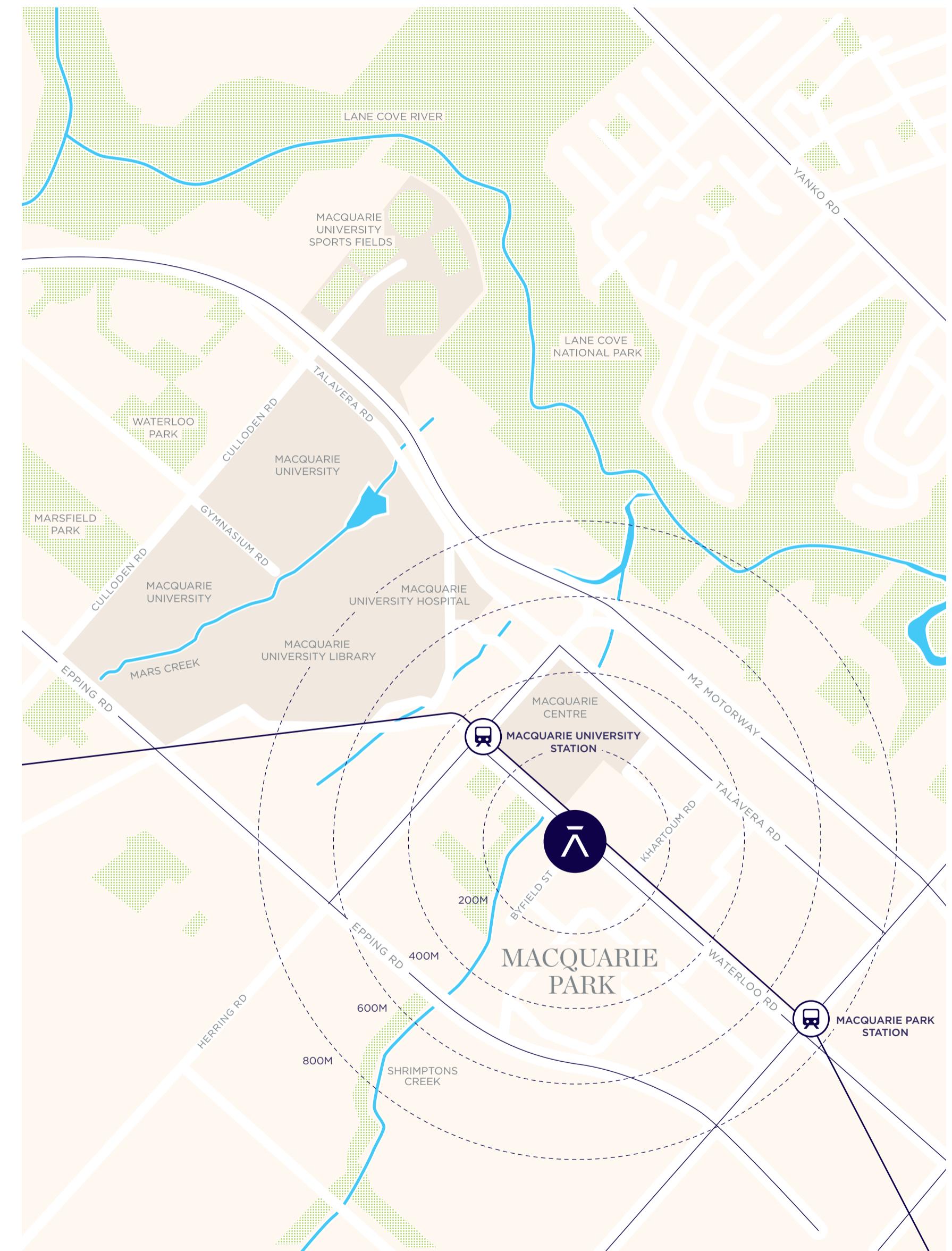
Lane Cove National Park  
Multiple smaller parks  
Walking trails  
Sporting ovals

**SPORTING LIFE**

Local gyms  
Swimming and aquatic centre  
Four nearby golf courses  
Sporting clubs for all ages

**COMMUNITY**

An established part of Sydney  
Major hospital and medical services  
A welcoming community  
A family friendly area





Sydney Harbour

## ICONIC SYDNEY

The beating heart of Australia's best known city is only 19km away (by M2 motorway by car), home to the region's commercial centre, prestigious cultural institutions and internationally known landmarks around the iconic Sydney Harbour.



## BEACH CULTURE

Sydney is famous for its scenic beaches, and from Macquarie Park you're never far away from gentle waves or pounding surf.



Macquarie Centre

## PARKS AND OVALS

As its name suggests, Macquarie Park is one of Sydney's greenest areas. Local parks, gardens, sporting ovals, nature reserves and walking trails provide the perfect place for keeping fit, playing sport or just enjoying time outdoors.



North Ryde Golf Club

## LANE COVE NATIONAL PARK

Lane Cove National Park offers the classic Australian bush experience not far from the heart of the city. Hire a boat to paddle on the river, wander the heritage walk or enjoy a picnic surrounded by nature and the sound of birds singing.



Lane Cove National Park

## MACQUARIE UNIVERSITY

The world-class Macquarie University, ranked within Australia's top 10, currently provides tertiary education for around 30,000 students. It also boasts the largest student exchange program in the country.



Macquarie University



LOCATION GUIDE

LOCATION GUIDE

PARK ONE SYDNEY

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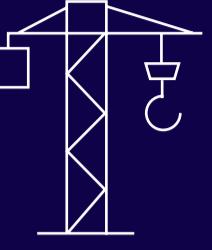
Macquarie Park is undergoing a rapid transformation to become an area of high-quality living.



Macquarie Park is thriving and is forecast to experience significant residential growth. This growth has been underpinned by the endorsement of the Macquarie University Station Precinct (also known as the Herring Road Precinct) as a Priority Precinct.

The precinct includes popular destinations such as Macquarie University and the Macquarie Shopping Centre.

The NSW Government envisages the Herring Road Precinct as a vibrant, connected and walkable community that will build upon the success of the existing business, retail and educational facilities in the area.

 \$17 MILLION

#### INFRASTRUCTURE

UrbanGrowth NSW has committed **\$17 million in infrastructure** to support this thriving new precinct.

(Source: ryde.nsw.gov.au)



#### EDUCATION

Over **\$1 billion of investment in Macquarie University** ensures its leading international status. Facilities include a technologically advanced private hospital, a state-of-the-art swimming and sports complex and an on-campus railway station.

(Source: macquariepark.com.au)

\$1 BILLION

2.4 HECTARES

#### PARKS

The Herring Road Priority Growth Precinct Plan includes transforming Herring Road into a landscaped main street. This will include **2.4 hectares of parks** and open space — around 20% of the entire precinct.

(Source: ryde.nsw.gov.au)



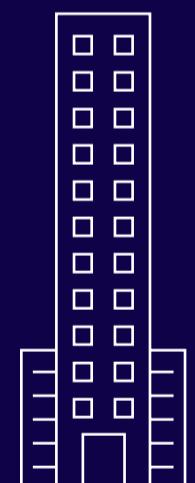
#### TRANSPORT

The NSW Government's North West Rail Link project includes new modern trains, eight new stations and upgrades to five existing stations. The Rapid Transit upgrade will provide **15 trains an hour** which will run in both directions between Epping and Chatswood, while the Sydney Metro Rail Link will provide improved access from Chatswood to Sydney's CBD and beyond.

(Source: transport.nsw.gov.au)

15 TRAINS

2nd BIGGEST CBD



#### EMPLOYMENT

Macquarie Park is the **2nd biggest CBD in NSW** and the 4th biggest CBD in Australia after Melbourne, Sydney and Brisbane. This means that many jobs for residents will be local, without the need to travel into Sydney. By 2030, this area is predicted to attract 45,000 new jobs. Park One provides an opportunity to live, work and play in one area.

(Source: macquariepark.com.au)

# PARK ONE PARTNERS

## LEADERS IN THEIR FIELD

Park One represents a new level of visionary property development, inspired by the unique location of Macquarie Park. Each member of the team shares a commitment to create the area's most iconic address, and a home of enduring value for its residents.



## DEVELOPER



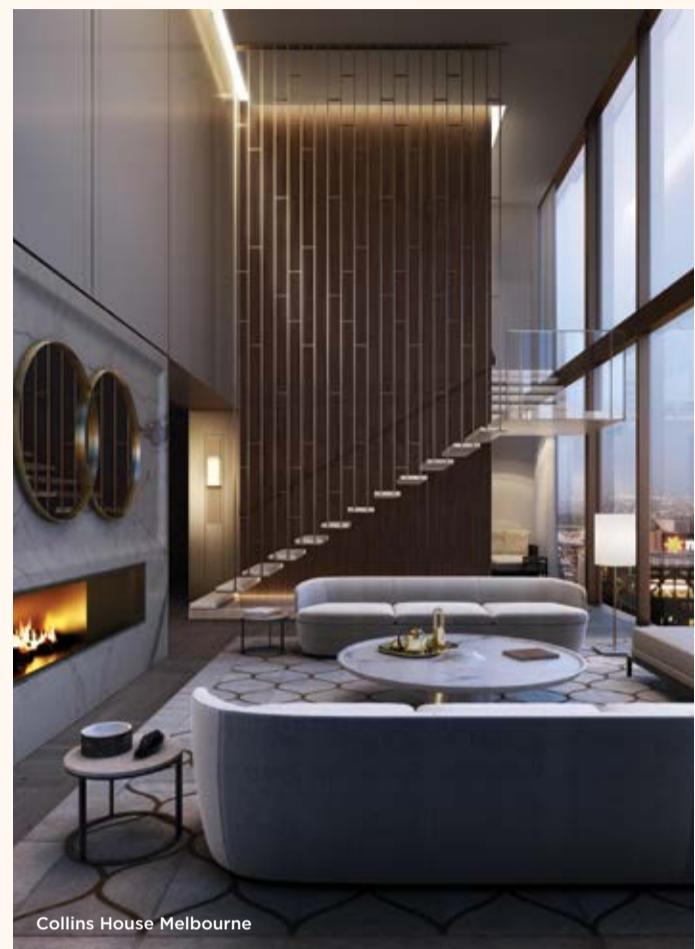
### GOLDEN AGE



Golden Age Development Group is an established Australian property development business known for signature, high-end commercial and iconic residential projects in key capital city locations.

Previous Melbourne projects include The Emerald, Opera, Sheraton Melbourne which was the first five-star hotel in the CBD in ten years when launched in 2014, and Victoria One, which will be the tallest tower in the CBD when finished in 2017. More recently, Golden Age has developed the highly successful Sydney developments, No1 Lachlan, Waterloo, and Essence, Double Bay.

[goldenagegroup.com.au](http://goldenagegroup.com.au)



## CO- DEVELOPER

Longship has a strong record delivering residential and commercial property throughout the Asia Pacific region. Locally this respected business is the long-term development partner of Golden Age Development Group. Longship and Golden Age share core principles of design excellence, outstanding quality and liveability in every project.



## LEAD ARCHITECT

Turner is an architectural studio that believes the buildings and environments it creates have lasting qualities that will remain relevant over time. Leading edge design, environmentally sustainable principles, issues relating to constructability, and market awareness inform each new project.

[turnerstudio.com.au](http://turnerstudio.com.au)



## DEVELOPMENT PARTNER

Time&Place Property Pty Ltd was founded in early 2015 to create a new story in property development. Established by Tim Price, this development studio brings together a team of industry experts with diverse experience across the residential and mixed-use development space.

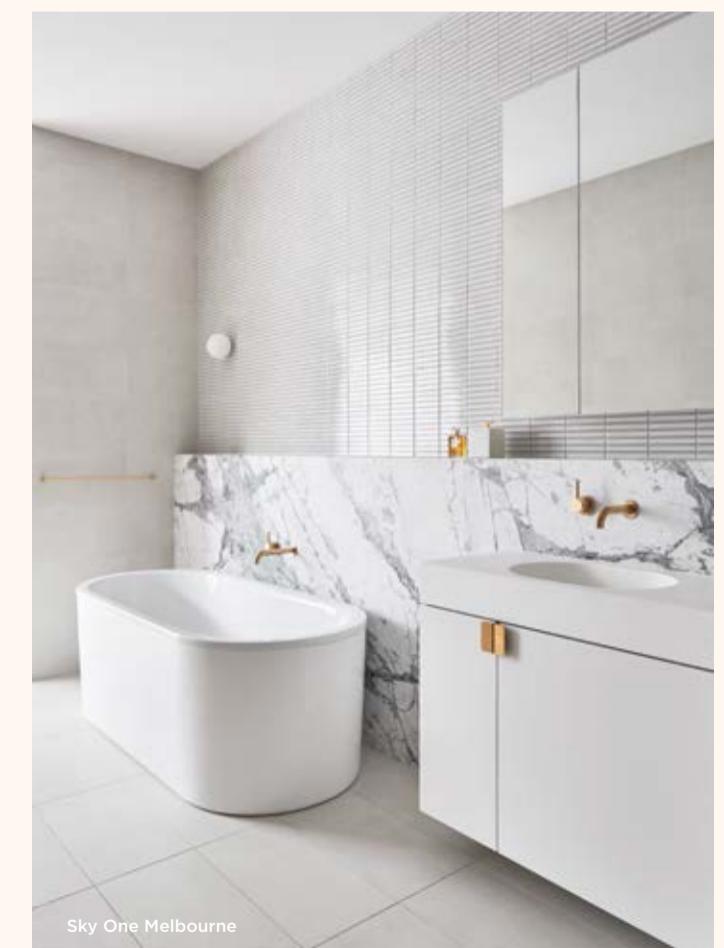
[timeplace.com.au](http://timeplace.com.au)



## INTERIOR ARCHITECT

DKO Architecture is one of Australia's leading innovative design practices, specialising in urban design, architecture and interior design. Established in 2000, the practice has developed its reputation through extensive experience in the exploration of residential design.

[dko.com.au](http://dko.com.au)





A BEAUTIFUL WAY  
TO LIVE AWAITS

Artist Impression

Disclaimer: Whilst Golden Age, their related companies and their consultants endeavour to ensure the contents of this brochure are correct at the time of printing, the information it contains is to be used as a guide only. This brochure was completed prior to the engineering and construction of the project therefore design, engineering, dimensions, fittings and specifications are subject to change. This brochure does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have questions regarding the property. If there is any point which is of particular importance to you we will be pleased to check the information for you.

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