



THE EMERALD



# THE EMERALD

Brought to you by acclaimed Australian developer ALAND, Emerald introduces an unprecedented level of style, value and convenience to the burgeoning hub of Campbelltown, offering both an outstanding lifestyle choice and an astute investment opportunity.

## INSPIRED DESIGN

Commanding an architecturally impressive street presence, the five-storey Emerald is desirably positioned opposite the expansive greenery of Campbelltown Showground. Its striking facade draws from a sophisticated palette of materials such as sandstone and warm timber, contrasted against copper louvres and glass balustrading.

CAMPBELLTOWN  
SHOWGROUND

CAMPBELLTOWN  
MALL

MAWSON  
PARK

WESTERN SYDNEY  
UNIVERSITY

CAMPBELLTOWN  
TRAIN STATION

KANANGRA-BOYD  
NATIONAL PARK

## THE EMERALD

Exceptionally convenient living is assured, with Campbelltown's lively town centre only a few minutes away on foot. A 1km stroll to the train station, commuters will enjoy the superb convenience of regular express transport to the city. Easily accessible to the M4 and M5 motorways, it's a near-direct 50 minute drive to the CBD and a 30 minute trip to Sydney Airport.

## A THRIVING COMMUNITY

Campbelltown lies at the heart of one of the most significant current and future growth areas in south west Sydney, with a vibrant CBD precinct earmarked for a visionary 'green' revitalisation in the next few years. Campbelltown's diverse demographics have created a welcoming sense of community. Its bustling town centre caters effortlessly to everyday needs and weekend leisure, home to a shopping mall and supermarkets, boutique speciality stores, cafes, a local cinema and much more. The Main South railway line provides a direct connection to the city, the airport and the Southern Highlands. Campbelltown's family-friendly atmosphere is reflected in a wide selection of popular schools. Western Sydney University campus at Campbelltown is a university of the people. That means being where the people are. Campbelltown campus is close to everything that's great about Western Sydney fantastic cafes and world-class facilities.



Campbelltown Sports Stadium



Campbelltown Catholic Club



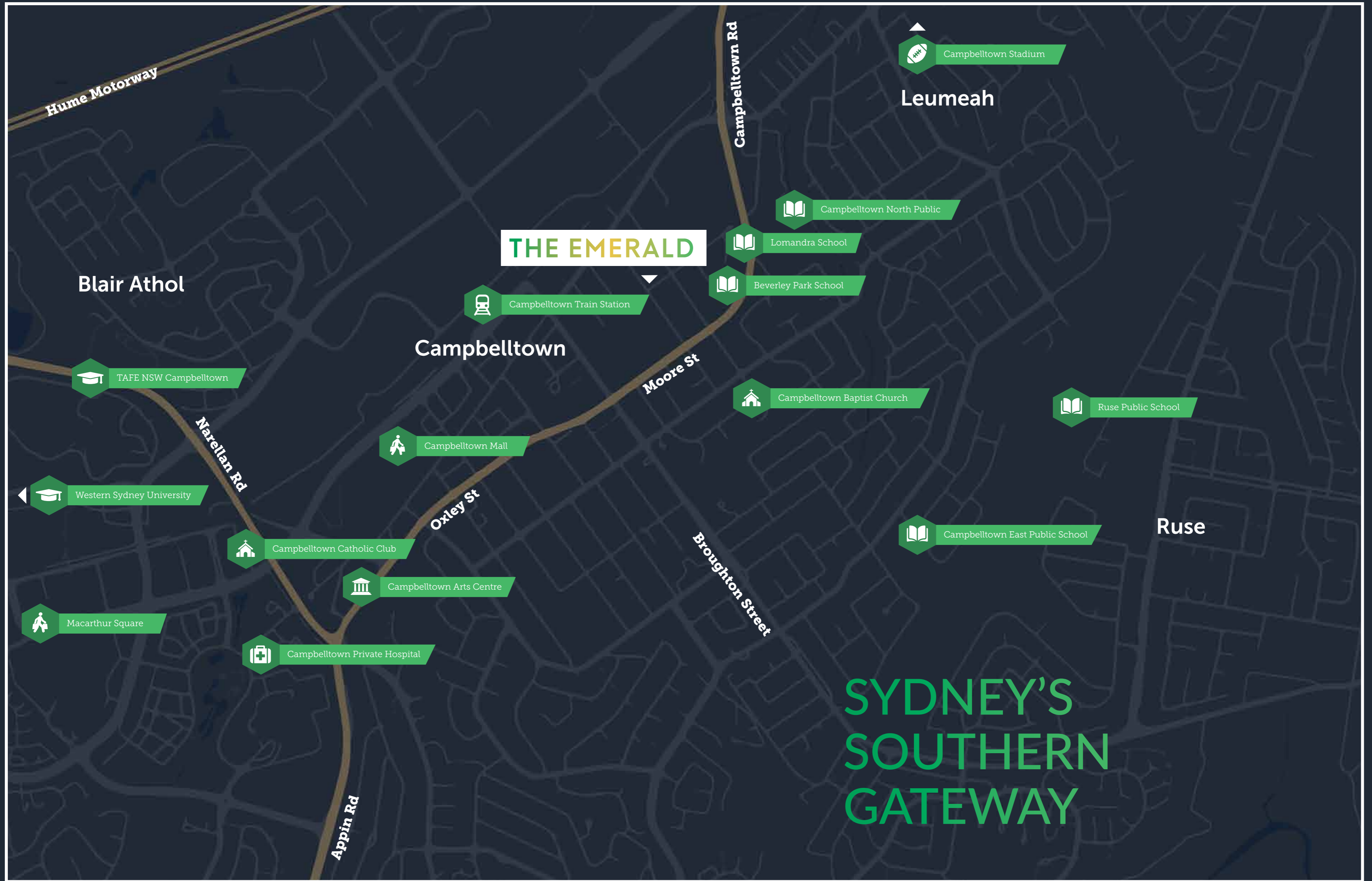
Campbelltown Arts Centre

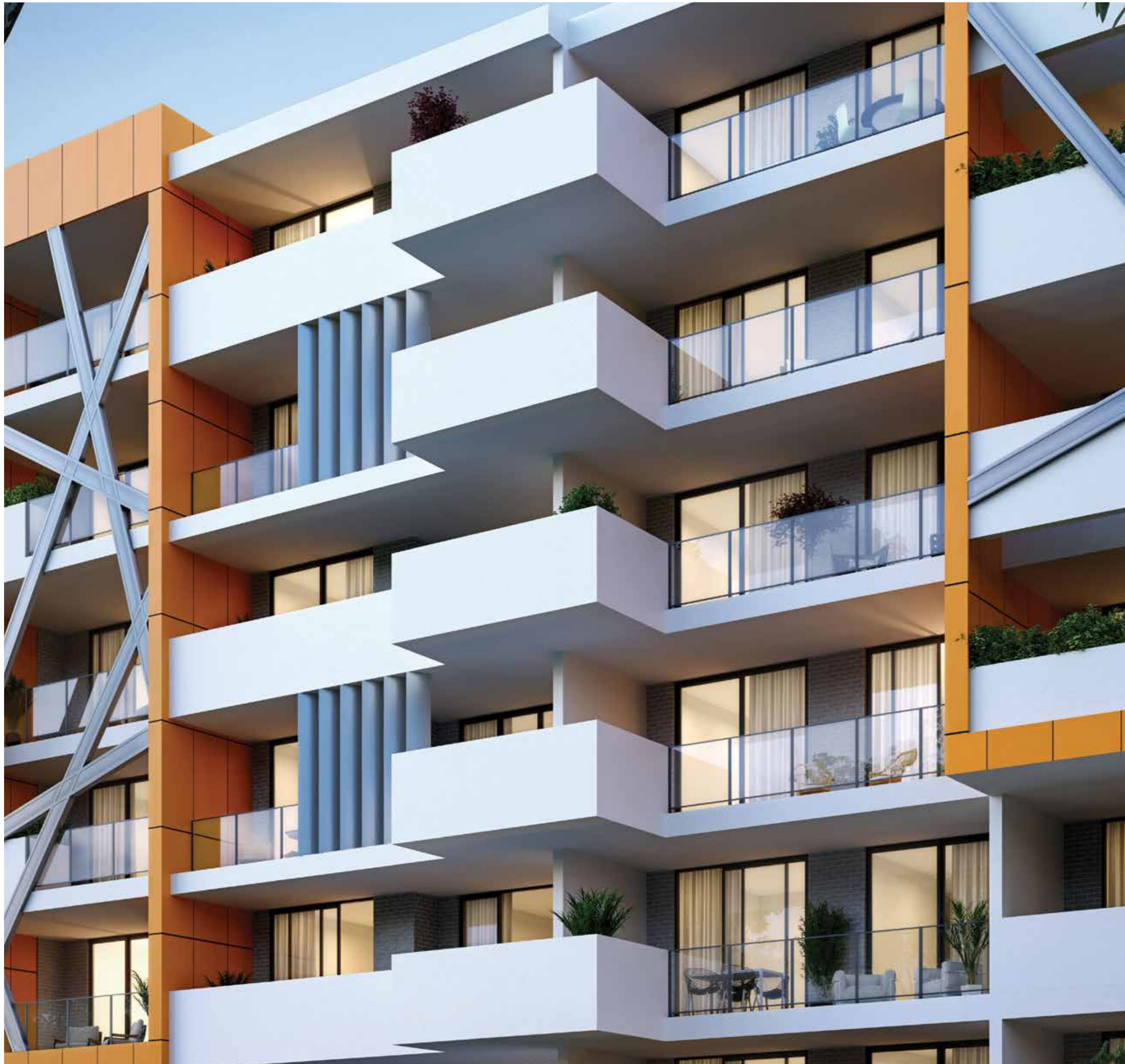


Western Sydney University



Koshigaya Park





## CLASSIC ELEGANCE WITH A CONTEMPORARY EDGE

The Emerald consists of 101 superbly crafted 1-bed, 2-bed and 3-bed apartments with security parking and lift access. Designed for exceptional liveability, each apartment embraces generous proportions and expansive alfresco areas. Free-flowing layouts ensure easy entertaining indoors and out, and the interiors are enhanced by beautifully appointed island kitchens and designer-inspired bathrooms with full-sized tubs in the 2-bed and 3-bed apartments. An enviable setting neighbouring the showground's sports fields and bicycle park creates a sense of sanctuary from urban life and provides an idyllic green backdrop to the many apartments overlooking the grounds.



ARTIST IMPRESSION

## FREE FLOWING LAYOUTS FOR EASY ENTERTAINING

Whether you are entertaining indoors or out, each apartment embraces generous free flowing proportions and expansive alfresco areas. An enviable setting neighbouring the showground's sports fields and bicycle park creates a sense of sanctuary from urban life and provides an idyllic green backdrop to the many apartments overlooking the grounds.

## QUALITY AND STYLE IN EVERY DETAIL

Finished to perfection, each Emerald apartment showcases a stylish modern colour palette and durable, high quality fittings and fixtures. Many include elegant custom joinery, adding even more flexibility to versatile floorplans suited to a range of individual lifestyle needs. Split system Daikin air-conditioning ensures year-round comfort, while downlights add a sophisticated ambience and quality roller blinds dress every window. The open plan kitchens have been created as highly functional and social spaces, equipped with Grohe tapware, timber grained cabinetry and sleek stone benchtops.



ARTIST IMPRESSION



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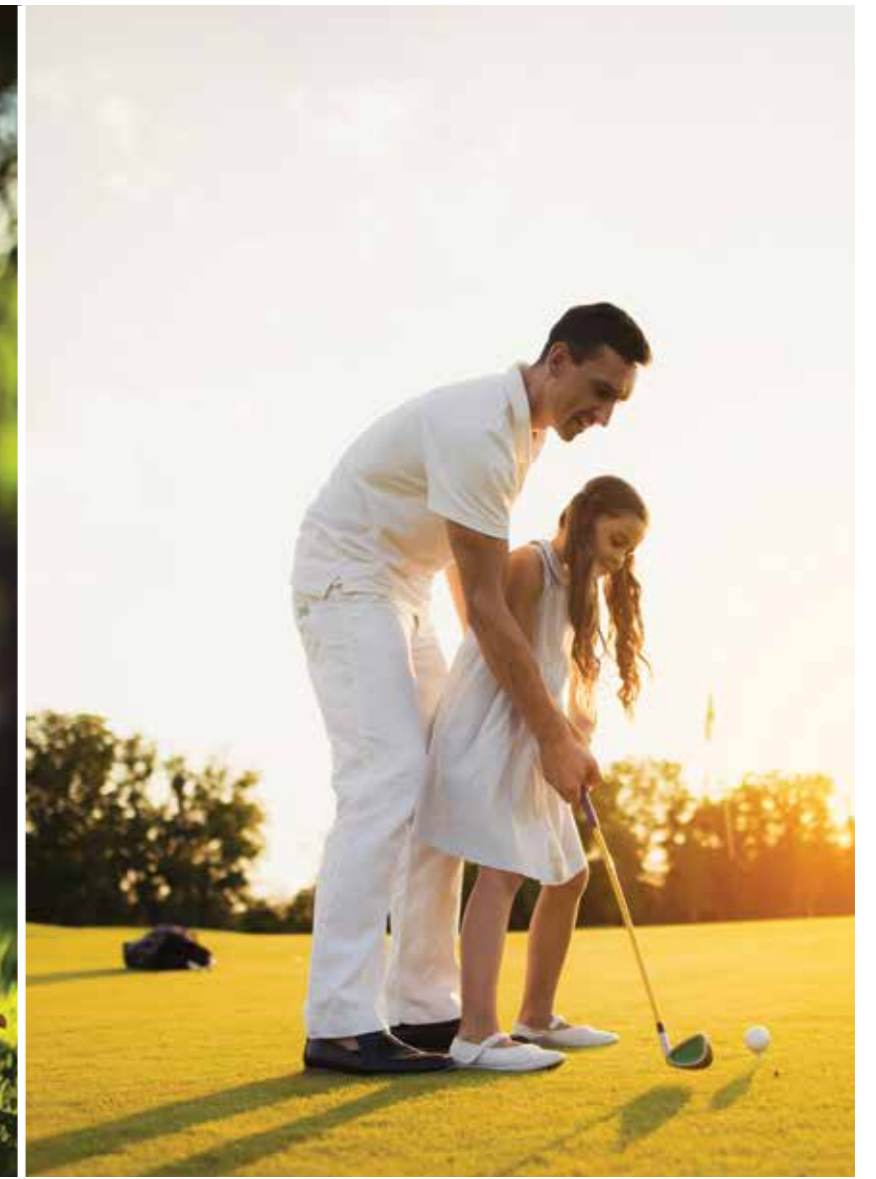
## A PERFECT BALANCE OF FORM AND FUNCTION

Emerald's theme of elegant functionality continues in spacious bathrooms appointed with natural porcelain tiles, polished edge mirrors and Grohe designer tapware. Additionally, apartments feature full-height walk-in or built-in wardrobes, video intercom interfaces and secure undercover car spaces.

## WHERE CITY MEETS COUNTRY

“There was something in the city that he said he couldn’t breathe. And there was something in the country that he said he couldn’t leave”

John Denver  
(Lyrics from Wild Montana Skies)





DEVELOPER



BUILDER

ALAND Constructions

DESCRIPTION

101 units

DA SITUATION

Approved

PROJECT LEVELS

Lower Ground  
plus 5 levels

CONSTRUCTION  
COMMENCEMENT

Approx June 2019

COMPLETION DATE

Approx July 2020

INCLUSIONS

- Stone benchtops
- High grade Westinghouse appliances
- Mirror splashback in kitchen
- Frameless shower screens
- Daikin split system air-conditioning
- Grohe tapware in kitchens and bathrooms
- Quality roller blinds
- Downlights throughout
- NBN provisions

AMENITIES

- Elegant lobbies
- Video intercom
- Secure basement parking
- Quality KONE security lifts
- Located opposite a park







Specialising in residential developments of the highest quality, ALAND has delivered many acclaimed apartment projects across Sydney, all based on a simple philosophy. They undertake projects with the utmost confidence, drawing on their extensive experience, financial strength and flawless standards to ensure success.



**BUILDING YOUR FUTURE**

**aland.com.au**

Please note the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent or Vendor's consultant in respect the size, form, dimensions, specifications or layout of the apartment or at all. The final product may change from that illustrated. Furniture is not included and is for illustration purposes only. Changes may be made to the detail layouts during the developing in accordance with the provision of the contract of sale of the building and or planning requirements for compliance with relevant standards or codes. Any interested parties should make their own enquiries as to the accuracy of the information.

Design by Playlab Creative