



SKY RESIDENCE

A S H F I E L D

RISE ABOVE IT ALL

Welcome to Sky Residence. Set in the heart of Ashfield and perfectly positioned in a quiet street where you rise above it all. Set away from the bustle of major thoroughfares, yet within close proximity to a range of exciting local shopping, dining and transport options, this boutique development delivers all the benefits of a peaceful suburban location with the convenience of a busy cosmopolitan lifestyle.

This premium development includes a choice of one, two and three bedroom designer apartments, including several two story apartments, set over seven levels, all with spacious open plan living areas which flow onto generous balconies or courtyards.

An enticing additional feature of this building is large rooftop sky garden which is ideal for entertaining or relaxing whilst enjoying panoramic views of the Sydney skyline.



Artist Impression Only

STYLE LIKE NO OTHER



Sleek and above the ordinary, with striking architectural features, Sky Residence has a modern aesthetic and a timeless design to provide boundless street appeal and a harmonious color scheme that instantly makes you feel at home. The premium quality is set to leave you in awe. Homes have been carefully designed to ensure that space is optimized and style needs are met. Featuring stylish oak laminate floating timber flooring plus stackable glass

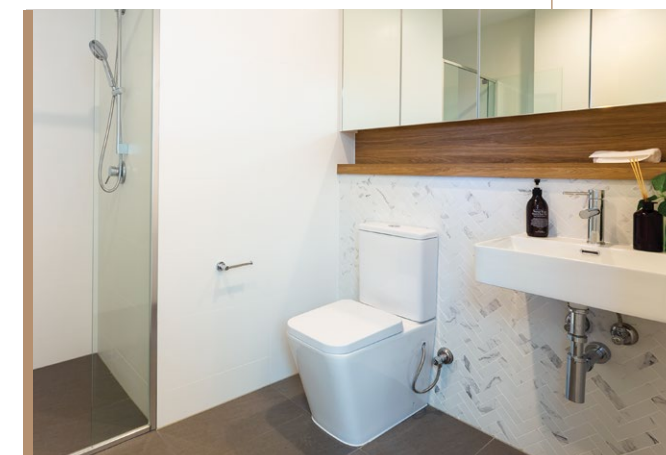
sliding balcony doors which allows living areas to flow seamlessly through to generous balconies and courtyards.

Your privacy has been thoughtfully addressed through the provision of underground and security controlled car parking, intercom system and external golden-hued sliding privacy screens.

EMBODYING STYLE AND ELEGANCE

These spectacular apartments embody the best in modern living comforts and fixtures. Some of the features include:

- Designer kitchens with Omega appliances – gas cooktop, oven and dishwasher, sleek stone benchtops with a stylish marble-look splash back, and chic overhead pendant lights.
- Stunning bathrooms tiled from floor to ceiling, with a frameless glass shower screen, large mirrored shaving cabinet with a wall hung vanity on a marble-look feature wall.
- Large windows that maximise the natural light in the spacious bedrooms, which come complete with built-in robes and en-suite to the master bedroom.
- On the upper levels, several apartments come replete with sky windows – large skylights that enhance the light, bringing inside that outdoor living feel.
- Split system air conditioning, providing a comfortable temperature all year round, and down lights throughout.





Artist Impression Only

THE SKY IS YOUR LIMIT



There are no limits when it comes to entertaining at Sky Residence. The residents' lifestyle will be enriched by the building's superb rooftop sky garden, where beautiful landscaping marries with a grassed children's play area. The developer has thoughtfully provided plentiful seating and a barbecue area. This is the ideal place to entertain family and friends. Of course, the unobstructed views across the Sydney CBD skyline offer an ideal backdrop for this relaxing scene.

FABULOUS INNER WEST LOCATION

Ashfield is a highly-sought after inner west suburb, located just 9km from Sydney CBD.

Sky Residence is ideally positioned just four minutes' walk to the train station for the short journey to Sydney CBD and just 300 metres from the vibrant Ashfield Mall. This lively shopping and dining strip stays open late for your convenience and entertainment, and offers everything from major supermarkets to fresh produce providers and a range of specialty stores, plus a huge array of restaurants and bars.

Buses along nearby Liverpool Road whisk you throughout much of the Inner West in all directions, putting you in touch with a long list of suburbs. For those who drive, nearby Hume Highway and Parramatta Road are rapid connections to the M4, M5, Anzac Bridge, Sydney Harbour Bridge and Harbour Tunnel.



EDUCATIONAL OPTIONS ABOUND

Residents can enjoy a wide range of infant, primary and high schools, as well as tertiary institutions. Ashfield Public School is located directly opposite the development.

For the younger students, there is the choice of: St Vincent's Catholic Primary School, Yeo Park Infants School, Ashfield Primary School, Summer Hill Primary School or Croydon Public School.

Taking the step up to high school, there's a number of nearby options, including: Canterbury Boys' High, Canterbury Girls' High, Ashfield High, Trinity Grammar Summer Hill, Burwood Girls' High School, PLC College and Newington College.

For the more mature students, there's the choice of: Petersham TAFE, Sydney University, UTS, Sydney College of the Arts or the University of Notre Dame Australia.



ENJOY YOUR SURROUNDINGS

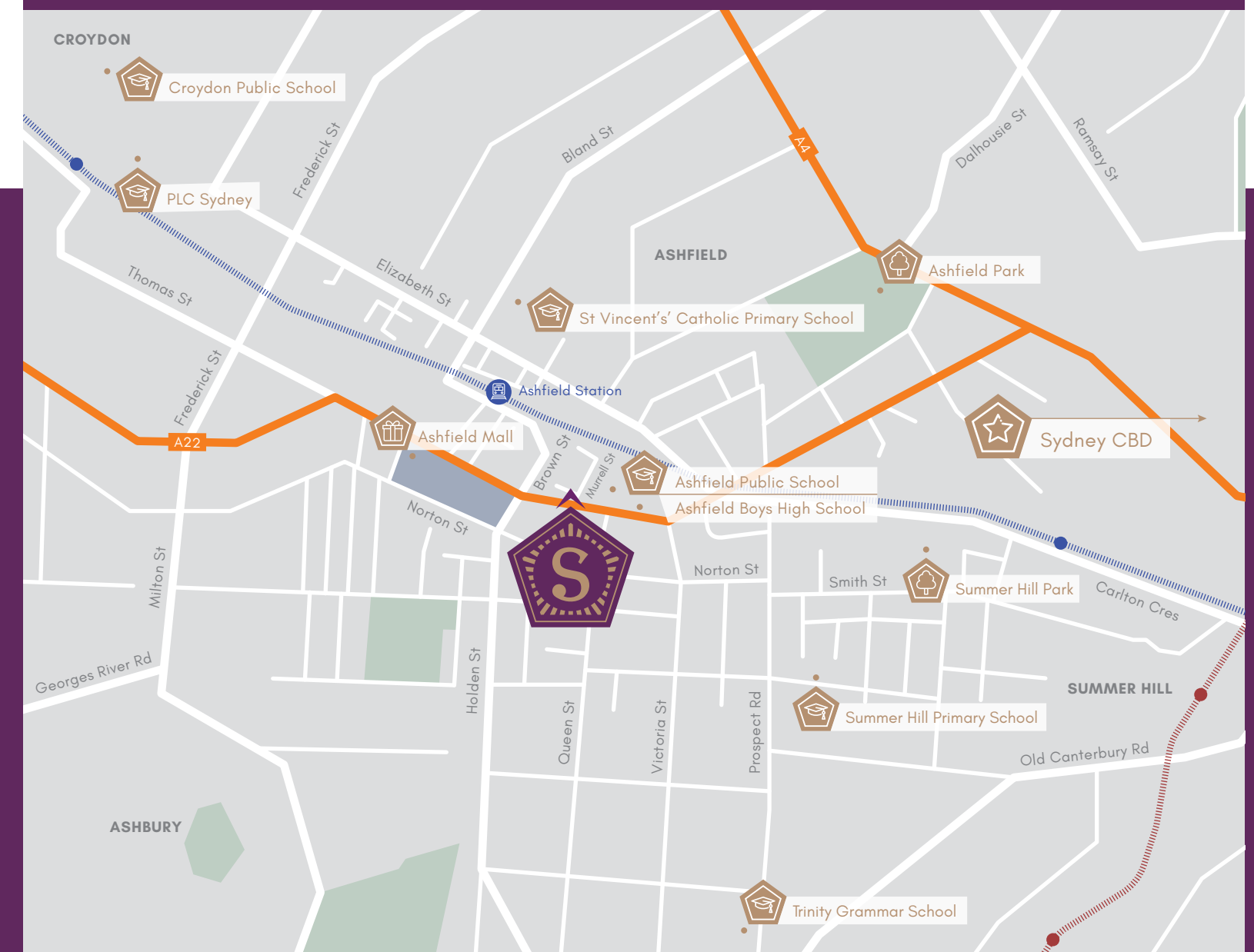
Those who reside in multi-cultural Ashfield are never short of dining options, with one of the most diverse ranges of delicious international dining options available across Sydney. Choose from Chinese, Japanese, Vietnamese, Australian, Thai, Italian, Indian, Lebanese and Spanish in the local area.

Nearby shopping centers Ashfield Mall, Westfield Burwood and DFO Homebush are great for those seeking retail therapy.



EXPLORING PICTURESQUE ASHFIELD

A gentle stroll anywhere in Ashfield is a picturesque window into the area's rich historical past. Beautiful Victorian, Gothic, Federation and early 20th century architecture is in pure abundance. For those with a penchant for green open spaces, there's easy access to Ashfield Park, Hammond Park or Summer Hill Park.



SKY RESIDENCE EXCEEDS ALL EXPECTATIONS WHEN IT COMES TO CONTEMPORARY APARTMENT LIVING EMBODYING LUXURY, WITH THE OPPORTUNITY FOR ENHANCED PRIVACY AND A RANGE OF DELIGHTFUL LEISURE OPTIONS ON YOUR DOORSTEP.



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