

THE  
AVENUE  
M A S C O T









The Avenue, Mascot is where modern design stands proudly amongst a community of re-emergence, delivering a compelling way to live, whilst being connected to the best Sydney has to offer.

THE  
EPITOME  
OF URBAN  
LIVING

Offering a lifestyle unlike anywhere else in Sydney, The Avenue is a collective of 66 one, two and three bedroom apartments, complete with an exclusive rooftop terrace.

Situated in the heart of Mascot, it's at the doorstep of a savvy social scene, full of boutique bars, trendy dining and an array of amazing recreation to enjoy, with the John Curtin Memorial Reserve at your doorstep.

Carefully considered in its design, The Avenue is a symbol of modern living.

Each home has been precisely crafted - with natural materials in neutral tones to compliment its surrounds, and finished with interiors that are refined, yet practical.





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The Avenue, Mascot



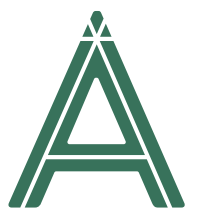














CONNECTED,  
CULTURED  
AND  
CONTEMPORARY



Mascot has undergone an exciting renewal over recent years, becoming one of the most desired places to live in Sydney. You don't need to venture far to find the best in food, retail and entertainment – and it's all just minutes from The Avenue.

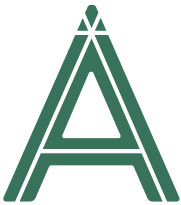
Boutique bars and acclaimed dining destinations have given new life to the historic industrial sites Mascot was once known for, creating a new hive of activity for locals to embrace.

And whilst there is plenty of buzz, it's evenly balanced with green spaces to enjoy at your leisure. This area is dotted with parklands, golf courses and sporting grounds which cater to everyone.

Mascot's central location puts you just minutes away from the Sydney CBD and airport, as well as arterial roads leading you to wherever you need to be, quickly and easily.







DINING

- 1. The Cannery
- 2. The Grounds of Alexandria



PARKS

- 3. John Curtin Memorial Reserve
- 4. Mascot Oval
- 5. Mascot Memorial Park
- 6. Sydney Park



TRANSPORT

- 7. Mascot Station
- 8. Sydney Airport
- 9. Green Square Station



EDUCATION

- 10. Mascot Public School
- 11. Gardeners Rd Public School
- 12. UNSW
- 13. UTS
- 14. University of Sydney



LEISURE

- 15. Moore Park Golf Club
- 16. Entertainment Quarter
- 17. The Lakes Golf Club



RETAIL

- 18. Mascot Central
- 19. Broadway Shopping Centre
- 20. Central Park
- 21. Mascot Retail Strip



3. John Curtin Memorial Reserve

8







With open green spaces and a leafy outlook no matter which way you turn, the neighbouring John Curtin Memorial Reserve is idyllic for a morning walk, or evening run.







# DIVERSE, VIBRANT AND LIVELY



## PARKS

Adjoining The Avenue is John Curtin Memorial Reserve, equipped with outdoor exercise stations and a children's playground. You'll also find Mascot Oval just a few minutes' drive away.



## RETAIL

You'll be spoilt for choice with Eastgarden Westfield, Mascot Central, Broadway Shopping Centre and Central Park all nearby. Together, they offer the perfect combination of everyday conveniences, boutique fashion and iconic lifestyle brands.



## EDUCATION

Nationally acclaimed universities like UNSW and University of Technology are all in close proximity, as well as high performing primary and secondary schools.







## TRANSPORT

It's only a short distance to Mascot train station, where you can get into the CBD in under 15 minutes. Never miss a flight again with Sydney Airport just 2km from your doorstep.



## DINING

Whether it's a tasting at Archie Rose Distillery followed by dinner at Three Blue Ducks, or a casual Saturday brunch at The Grounds of Alexandria, Mascot is surrounded by endless options that showcase an exceptional dining experience.



## LEISURE

Sydney's iconic The Lakes Golf Club can be found a short drive away. Or if you're more of a spectator, then you'll find the Sydney Cricket Ground and Royal Randwick Racecourse also close by.





DINING & RETAIL

- 1. The Cannery
- 2. Da Mario
- 3. Grain Organic Bakery
- 4. The Drink Hive
- 5. Welcome Dose Coffee
- 6. Fifth Earl
- 7. Three Blue Ducks
- 8. Blackstar Pastry
- 9. Mentmore and Morley
- 10. Archie Rose Distillery
- 11. Fred International
- 12. The Grounds of Alexandria
- 13. Bread and Circus
- 14. Koskela
- 15. Mitchel Road Antiques
- 16. East Village Shopping Centre
- 17. Messina, Rosebery
- 18. Tennyson Hotel, Mascot
- 19. Fresh at 1 Cafe



EDUCATION

- 20. Mascot Public School
- 21. St Therese Public School
- 22. UNSW
- 23. The University of Sydney
- 24. University of Technology, Sydney



PARKS

- 25. John Curtin Memorial Reserve
- 26. Sydney Park
- 27. Centennial Park
- 28. Moore Park
- 29. Mascot Memorial Park



LEISURE

- 30. The Lakes Golf Club
- 31. The Australian Golf Club
- 32. Anytime Fitness
- 33. F45 Training Mascot
- 34. Royal Randwick Racecourse
- 35. Allianz Stadium
- 36. Sydney Cricket Ground
- 37. Entertainment Quarter
- 38. Ritz Cinema
- 39. Broadway Shopping Centre
- 40. Enmore Theater



HEALTH

- 41. Royal Prince Alfred Hospital
- 42. Price of Wales Hospital















1. Stanton & Co. Restaurant
2. Koskela
3. Messina, Rosebery
4. The Grounds of Alexandria
5. Archie Rose Distillery
6. Three Blue Ducks
7. The Lakes Golf Club
8. The Red Spoon Co
- 9-10. Black Star Pastry



EXCLUSIVE,  
MODERN AND  
CHIC



From the rooftop terrace, right through to the finest detail, The Avenue has been designed to offer a sense of luxury to everyday living. Light tones like off-white, warm grey and taupe contrast perfectly with dark feature tile walls and black fittings throughout the home, creating a modern and stylish interior.

Living spaces cleverly connect with kitchens and private outdoor balconies, bringing the outside in, and encouraging natural light and air ventilation.

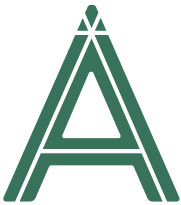
Each kitchen is complete with high-performing European appliances and luxurious stone bench tops.

Elegantly crafted for both form and function, the bathrooms are designed to offer a tranquil escape to unwind and rejuvenate.

An amazing rooftop terrace with neighbourhood vistas boasts the perfect backdrop to watching the sunset, or enjoy a BBQ with family and friends.







Artist's Impression

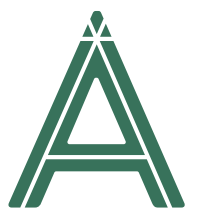










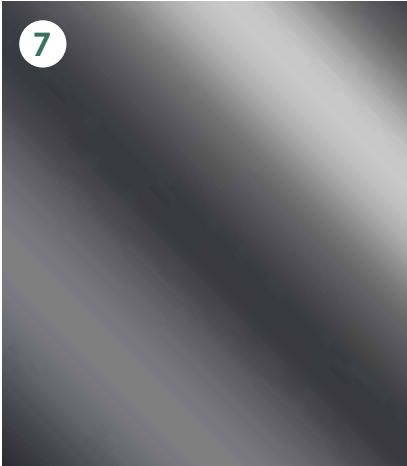
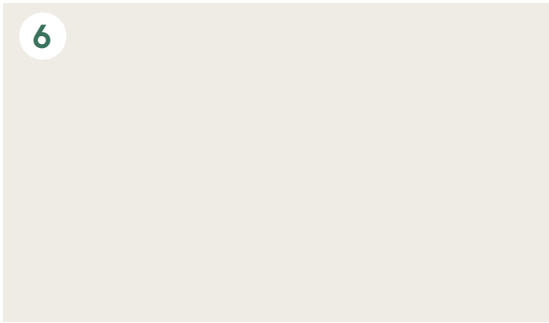
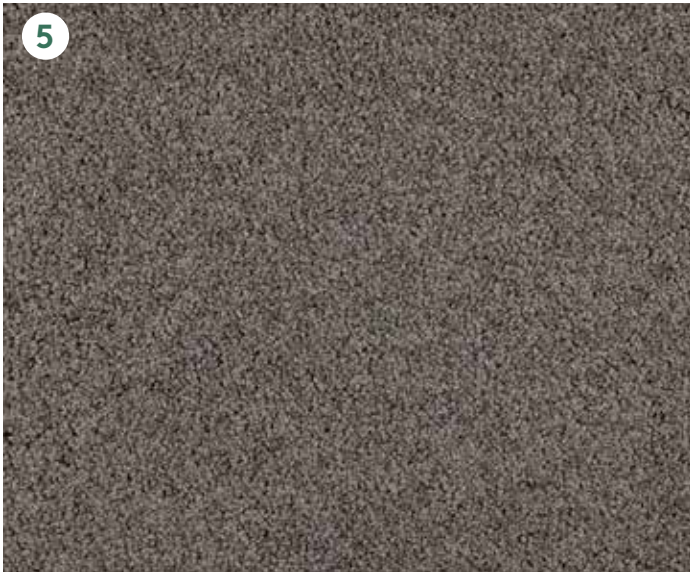
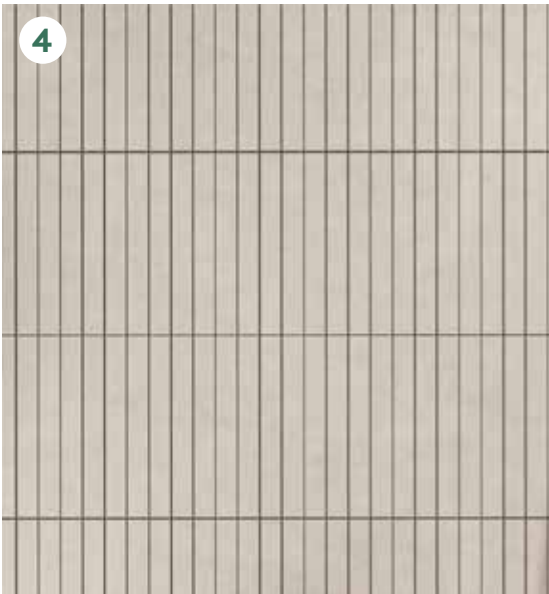
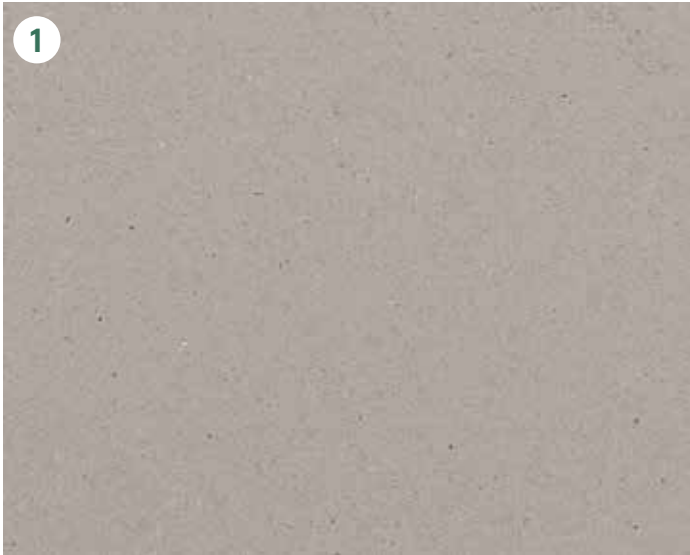




A mix of premium finishes combine to form stylish interiors that are comfortable, yet contemporary, and afford the perfect canvas so you can personalise to your taste.

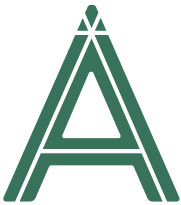


FINISHES



- 1. Kitchen Benchtop Raw Concrete Caesarstone
- 2. Bathroom Floor & Wall Tile
- 3. Flooring Timber Look Tile
- 4. Bathroom Feature Tile
- 5. Bedroom Carpet
- 6. Kitchen Joinery Natural White Polyurethane
- 7. Kitchen Splashback Smokey Mirror







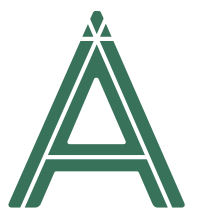






Artist's Impression









## DEVELOPER

Landmark Group is a leading property firm based in Sydney. Wholly Australian owned, they specialise in residential and commercial property development.

Over the past 20 years, Landmark Group has formed strong relationships with key consultants, local governments and investors. They are well-regarded as experts in all facets of property development, from architectural design and project management to council approval and sales and marketing.

Each Landmark Group development represents the company's commitment to quality, integrity and market knowledge.



## ARCHITECT

Having first opened its doors in 2000, DKO has grown into a practice of over 170 design professionals working out of offices in Australia, New Zealand and Asia. At the core of DKO's ethos is the pursuit of high quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome. DKO is committed to architecture that serves people, respects place and stands the test of time. The diverse, passionate and accomplished design team focuses on sharp, intelligent and articulated solutions across bespoke residences, distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning projects.





BAYSIDE  
BOTANY



THE MADISON  
CARINGBAH



THE HUDSON  
CARINGBAH



THE LYNE  
WAHROONGA



SKYE AT THE MILLS  
HOLROYD



ALTO AT THE MILLS  
HOLROYD





THE  
AVENUE  
M A S C O T

[sales@pia.com.au](mailto:sales@pia.com.au)  
[pia.com.au/theavenue](http://pia.com.au/theavenue)



**ACT NOW BY CONTACTING:**  
2 Australia Ave, Sydney Olympic Park, NSW 2127  
TEL: 02 9192 2800 | Email: [sales@pia.com.au](mailto:sales@pia.com.au) | [www.pia.com.au](http://www.pia.com.au)



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