



PROJECT NAME	Manet
PROJECT WEBSITE	meriton.com.au/manet
ADDRESS	124 Banks Avenue, Eastgardens, NSW 2036
SELLING AGENT	Chris Stathakis
ARCHITECT	Dickson Rothschild
TOTAL APARTMENTS	372 apartments Over 2 buildings, Building A - 19 levels, Building B - 17 levels
TOTAL UNSOLD/ AVAILABLE APARTMENTS	55 (17TH APRIL 2025)
COMPLETION DATES	Mid-End of 2025
LAUNCH DATE	Jul-23
FACILITIES	<ul style="list-style-type: none"> • Podium garden with an outdoor 20m pool, spa & BBQ pavilion • Indoor gymnasium & sauna • Adjacent to the 8,000sqm Central Park, complete with a basketball court, outdoor gym, kids playground, and BBQ facilities • Bicycle parking available to all residents • 4 onsite childcare centres (Pagewood Green and Pagewood Centro) • High speed smart lifts and parcel lockers • All car spaces can be upgraded with an EV car charger- Provisions provided • All apartments with lock up storage
INCLUSIONS / FINISHES	
KITCHEN	<ul style="list-style-type: none"> • Premium BOSCH kitchen appliances backed by a 5 year warranty • Fridge enclosure complete with water line tap • 20mm dekton bench top
LAUNDRY	<ul style="list-style-type: none"> • Freestanding tub, storage cabinet and dryer included
BATHROOMS	<ul style="list-style-type: none"> • Elegant bathrooms with premium finishes • 2 & 3 bedroom apartments come with Freestanding bath and shower
BALCONY/ COURTYARD	<ul style="list-style-type: none"> • Courtyard apartments with Gas Outlet, Water Point and Power points
GENERAL FEATURES	<ul style="list-style-type: none"> • Tiled living areas (timber look tiles and Marble look tile) • Carpet in the bedrooms • All storage cabinets come with shelves or hanging racks • Internet Provider - OCCOM • On-site Building Manager 5 days a week, with security after hours • Garbage room on each level • All apartments have direct lift access to their carspace and storage



DEVELOPMENT FEATURES

- 15,000sqm of new parklands
- Basketball court, outdoor gym, kids' playground and BBQ facilities.
- Retail plaza, featuring a Coles supermarket, pharmacy, fine dining, and casual eateries.
- Surrounded by championship golf courses, famous beaches, world-class universities

PRICE RANGE & SIZES (SUBJECT TO CHANGE) (17TH APRIL 2025)

2 Bed 1 Bath 1 Car	Price range - \$1,151,000 to \$1,516,000	Internal 79 External 10sqm-15sqm
2+MPR 2 Bath 1 Car	Price range - \$1,514,000 to \$1,576,000	Internal 88sqm External 10sqm
3 Bed 2 Bath 2 Car	Price range - \$1,493,000 to \$2,183,000	Internal 96sqm-111sqm External 11sqm-30sqm

MERITON INCENTIVES

- Vendor Finance
- Tenant Guarantee

LOCAL AREA SUMMARY

- Next door to the future 60,000 sqm Westfield
- Onsite bus stop with direct services to Bondi Junction & Kingsford Light Rail Station
- University of NSW - 2.4km
- Kingsford Light Rail Station - 2.6km
- Maroubra Beach - 2.7km
- Sydney Airport - 5km
- Port Botany - 5.8km
- Sydney CBD - 8km

WHY MERITON

- 100% Australian owned
- 4.5 GOLD STAR iCIRT rated developer
- Over 60-year history
- 100% completion rate
- Multi-award-winning developer
- 2024 UDIA NSW Developer of the Year & HIA NO.1 Apartment Builder