



PROJECT NAME	Uccello
PROJECT WEBSITE	meriton.com.au/uccello/
ADDRESS	9 Studio Drive, Eastgardens, NSW 2036
SELLING AGENT	Chris Stathakis
ARCHITECT	Woods Bagot
TOTAL APARTMENTS	375 apartments Over 20 Levels and 2 Iconic Towers
TOTAL UNSOLD/ AVAILABLE APARTMENTS	(17th April 2025) 13 Available
COMPLETION DATES	Completed
LAUNCH DATE	Late 2021
FACILITIES	<ul style="list-style-type: none"> Podium garden in Building B with an outdoor 20m pool, spa & BBQ pavilion Indoor gymnasium & sauna Rooftop garden on top of Building A with spectacular sweeping views 4 onsite childcare centres (Pagewood Green and Pagewood Centro) Bicycle parking available to all residents High speed smart lifts and parcel lockers All apartments with parking that 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"> Complete premium BOSCH kitchen appliance package backed by a 5 year warranty Fridge enclosure complete with water line provision Full height polyurethane cabinetry complete with 20mm Caesar stone bench tops All units with full size pantry Water saving tapware
LAUNDRY	<ul style="list-style-type: none"> Storage cabinet and dryer included
BATHROOMS	<ul style="list-style-type: none"> Elegant bathrooms with premium finishes, full height tiled walls and most with bathtubs Water saving tapware
BALCONY	<ul style="list-style-type: none"> Selection of open and enclosed balconies Courtyard apartments with Gas Outlet, Water Point and Power points



DEVELOPMENT FEATURES

- Security lift access
- On site Building Manager
- Embedded internet service with access to all major providers
- 10,000sqm of new parklands including basketball court, outdoor gym, kids playground & BBQ facilities
- Grounded by an onsite retail plaza, featuring a Coles supermarket, pharma-cy, fine dining, and casual eateries.
- Surrounded by championship golf courses, famous beaches, world-class universities
- Overheight lobby areas

PRICE RANGE & SIZES (SUBJECT TO CHANGE) - 17th April 2025

1BED 1BATH 1CAR	SOLD OUT	Internal 55-62sqm	External 10sqm
1BED+MPR 1BATH 1CAR	SOLD OUT	Internal 62 (winter garden/enclosed balcony)	
2BED 2BATH 1CARS	\$1,230,000 t	Internal 77-90sqm	External 9-20sqm
3BED 2BATH 2CAR	\$1,660,000	Internal 106-108sqm	External 24-29sqm
4BED 2BATH 2CAR	\$1,953,000 to \$2,240,000	Internal 138-144sqm	External 16-35sqm

MERITON INCENTIVES

- Competitive Vendor Finance available
- Tenant Guarantee upon settlement
- Fully Furnished apartments available

LOCAL AREA SUMMARY

- Neighbouring the future 60,000 sqm Westfield redevelopment
- 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