

### Feature Properties



#### **13 Tucks Road, Toongabbie**

Auction Sunday 9<sup>th</sup> April at 12:30pm onsite

- Spacious 3 bedroom family home
- Land size 557sqm (approx.)
- Potential for granny flat (STCA)

<http://www.ranw.com.au/residential-for-sale/0000331484.html>

**For more information please contact:**

Simar Gill 0450 690 054  
[simar@ranw.com.au](mailto:simar@ranw.com.au)



#### **98/3 Sorrell Street, Parramatta**

For Sale

- Stylish and unique 3 bedroom offering district views
- Security complex with intercom, electronic key & lift access
- Sun drenched open plan living

<http://www.ranw.com.au/residential-for-sale/0000330347.html>

**For more information please contact:**

Alfredo De Assis 0422 399 541  
[alfredo@ranw.com.au](mailto:alfredo@ranw.com.au)



#### **2 Brabyn Street, North Parramatta**

Auction Saturday 29<sup>th</sup> April at 11:00am onsite

- Three bedroom cottage with charm and character
- Zoned R3; Clear, Level & Elevated 481sqm block (approx.)
- Separate lounge room with split system air conditioning

<http://www.ranw.com.au/residential-for-sale/0000332012.html>

**For more information please contact:**

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### Recent Sales

We sold 6 properties this week at Auction, here are some of the great results achieved



#### **16 Charles Street, Oatlands**

*Sold for \$1,500,000*

<http://ranw.com.au/residential-for-sale/0000329751.html>



#### **80 Redbank Road, Northmead**

*Sold for \$1,315,000*

<http://ranw.com.au/residential-for-sale/0000329831.html>



#### **15 Kenelda Street, Guildford**

*Sold for \$1,100,000*

<http://ranw.com.au/residential-for-sale/0000329750.html>



#### **13 Lucy Street, Merrylands West**

*Sold for \$868,000*

<http://ranw.com.au/residential-for-sale/0000330400.html>

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## Parramatta Square is Approved & Under Construction

Parramatta Square is the largest urban renewal project in the state. The cost of the entire project is estimated to be \$2 Billion. Walker group will be completing most of the development which includes Parramatta Square 4,6 & 8. This single development will change the face of Parramatta & turn it into a real city centre where it can take its rightful place as Sydney's 2nd CBD.

Elements of the Parramatta Square project are as follows:

### **1 Parramatta Square:** A \$220 Million Western Sydney University Campus over 14 levels (Completed)

The WSU campus will create the standard for on-site amenities, with a breathtaking atrium that vaults upwards to connect with the podium floors, a roof terrace breakout area that delivers exceptional views to the north and east and a multi-dimensional retail space on the ground floor. Aiming for 5 Star Green Education v1 – Design and As-built ratings, the campus will be a visually exciting, functional masterpiece befitting a building design that is the result of an international competition won by the firm Architectus.

### **2 Parramatta Square:** Sydney Water Tower (Completed)

### **3 Parramatta Square:** A 13-floor commercial building with NAB as the main anchor tenant (Proposed)

With approximately 35,000sqm of net lettable area, 3 Parramatta Square is unique in its suitability for a single tenant or multiple world-class businesses. It can accommodate large campus-style floor plates of between 2,000 and 3,000 square metres, with inter-floor connections and layout flexibility.

### **5 Parramatta Square:** A new civic centre for Parramatta & new library

The building is a cutting-edge glass construction featuring a wave-shaped façade of crystalline blocks designed by a French consortium made up of Manuelle Gautrand Architecture, Design Inc and Lacoste + Stevenson. Core to the building design is a stack of transparent glass that gradually rises to the north-east with a large LED screen for public art projections. There is opportunity to transform the building into an interactive public art display through shading devices that also serve as projection screens, making the city's civic facilities a canvas for artistic expression in a way we haven't seen before in a public building in Australia.

### **4 & 6 Parramatta Square:** A 154m & 135m Grade A commercial tower representing over 100,000sqm of lettable area (Proposed)

Flexible, functional and inspiring, these buildings will create super-premium office space that will be a standout address for blue chip tenants. The large, premium-grade floor plates are designed to accommodate accessible, innovative spaces that encourage the free flow of human interaction within the work environment. Design functionality will also be matched by a small, green footprint and the latest thinking in sustainability – from energy to waste management. High quality amenities will cater to the express needs of the people who work here: crèches, end-of-trip amenities and access to dining and shopping.

**8 Parramatta Square:** Aspire – NSW tallest residential tower at 233m Works between the towers which will consist of luxury water features & a spectacular urban environment Designed to be the tallest residential building in New South Wales and a vital part of Parramatta Square, Aspire Tower will stand as a soaring statement of style and substance. A mix of uses with all-hours amenity, it will bring in a new era of vibrancy, it will be a new era of vibrancy in the heart of Parramatta. Developed by Walker Corporation and due for completion in December 2019, Aspire Tower will literally take inner city living to new heights.

Article: <https://www.buildsydney.com/parramatta-square-development/>  
<http://www.imags.com.au/parramatta/files/assets/basic-html/page-21.html#>

### **RICHARDSON & WRENCH PARRAMATTA – Contact Us:**

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