

# ADELA BURWOOD

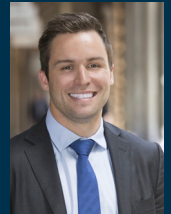
## 1 GLOUCESTER AVENUE, BURWOOD



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ADELA OFFERS A RICH AND DIVERSE VILLAGE LIFESTYLE WITH A SENSE OF CONNECTION AND CONVENIENCE

Immersed in the vibrant heart of Burwood, Adela is nestled in a tranquil, leafy pocket, creating a sanctuary amid a thriving town centre. Characterised by bold, striking architectural design, Adela presents a unique new addition to the local landscape. Perfectly planned and beautifully appointed one, two and three bedroom apartments.

- Four separate entrance foyers for boutique feel
- Three communal rooftop sanctuaries with views of Burwood Park and the city skyline
- Walking distance to Westfield Burwood, train station and Burwood Park
- Close to leading private & public schools ie. MLC School, PLC Sydney, Trinity Grammar School, Meriden School

**Number of Units** 107 apartments

**Apartment Mix** 1, 2 & 3 bedroom - basement parking for all units

Type	Price Range	Internal Size	External Size	Rentals*	Strata Levies*
1 BED	From \$785,000	50 -57 sqm	7-49 sqm	\$600-\$650 p/w	\$580-\$700 p/q
2 BED	From \$1,100,000	74 -89 sqm	10-35 sqm	\$700-\$800 p/w	\$750-\$1,000 p/q
3 BED   2 CAR	From \$1,375,000	91-104 sqm	11-61 sqm	\$1000-\$1100 p/w	\$1,000-\$1,280 p/q

**Deposit Required** 10% deposit and \$5,000 holding deposit

**Developer:** Aoyuan International

**Architect:** PBD Architects

**- COMPLETION: LATE 2019 -**

## ADELA BURWOOD

### FREQUENTLY ASKED QUESTIONS

#### **HAS THE BUILDER BEEN APPOINTED?**

No, the builder has not been appointed at this stage.

#### **WHAT IS THE ANTICIPATED CONSTRUCTION COMMENCEMENT DATE?**

Construction is anticipated to commence in early 2018.

#### **WHAT IS THE ANTICIPATED COMPLETION DATE?**

Construction is expected to be complete in late 2019.

#### **WHAT IS THE SUNSET DATE?**

31st December 2021.

#### **WILL THERE BE AN ONSELLING CLAUSE IN THE CONTRACT?**

There are no restrictions in relation to onselling in the Adela Contract of Sale.

#### **WILL DEPOSIT BONDS BE ACCEPTED?**

Bank guarantees and deposit bonds are subject to vendor approval.

#### **WHAT AMENITIES WILL BE PROVIDED ON THE COMMUNAL ROOF TOP TERRACES?**

Both water points and built in barbeques will be included on each of the rooftop terraces.

#### **WILL THE COMMUNAL ROOF TOP TERRACES BE ACCESSIBLE BY ALL RESIDENTS OR RESTRICTED TO RESIDENTS THE SPECIFIC BUILDING WHICH THE TERRACE IS LOCATED?**

Access to rooftop terraces will be restricted to lift core access.

#### **WHAT SERVICES WILL BE PROVIDED ON THE BALCONIES?**

Only apartments with garden areas to be maintained will receive a water tap on the balcony. All other balconies will not receive services.

#### **ARE THE BALCONY BALUSTRADES SOLID OR GLASS?**

The balcony balustrades will be a mixture of both glass and solid.

#### **DOES EACH APARTMENT HAVE A STORAGE CAGE LOCATED IN THE BASEMENT?**

Yes, every apartment in Adela will receive a storage cage in the basement.

#### **WILL THERE BE AN EMBEDDED ENERGY NETWORK IN THE BUILDING?**

Yes with Origin Energy.

#### **WILL THE BUILDING HAVE NBN? FOXTEL, ETC**

Yes, the building will have Foxtel capabilities and NBN will be enabled.

#### **WILL THE APARTMENTS HAVE AN AUDIO/VISUAL INTERCOM SYSTEM?**

Yes. Each apartment will have an audio/visual intercom provided between each apartment and the main building entries for visitor access control.

#### **WHERE IS THE HOT WATER SERVICE LOCATED AND HOW WILL IT BE METERED?**

Adela will feature centralised hot water, billed by unit entitlement.

#### **HOW WILL THE NON-ACCESSIBLE PORTIONS OF THE ROOFS BE TREATED?**

The non-accessible portions of the roof will be treated with pebbles.

#### **WHERE ARE THE AIR CONDITIONING CONDENSERS LOCATED?**

The air conditioning condensers will be located on the roof of the building. None will be located on the balconies.

#### **WHAT TYPE OF AIR CONDITIONING SYSTEM WILL THE APARTMENTS HAVE?**

Each apartment will be provided with a multi-split AC to the living area.

#### **ARE THERE GARBAGE CHUTE ON EACH LEVEL?**

Yes, there will be garbage chutes on every level.

#### **WHERE DOES THE RECYCLING GARBAGE GO?**

The garbage chutes at Adela will include an E Diverter System where you can select the type of garbage before opening the chute. Once you select garbage or recycling you can place your garbage in the chute where it will be sent to the appropriate bin in the garbage room located in the basement.

#### **HOW MANY VISITOR CAR PARKING SPACES ARE THERE?**

There are a total of 22 visitor car spaces.

#### **WHERE ARE THE VISITOR PARKING SPACES LOCATED?**

Visitor car spaces will be located on basement 1.

#### **ARE THERE BICYCLE STORAGE AREAS?**

Yes, bicycle storage areas will be located in the basement.