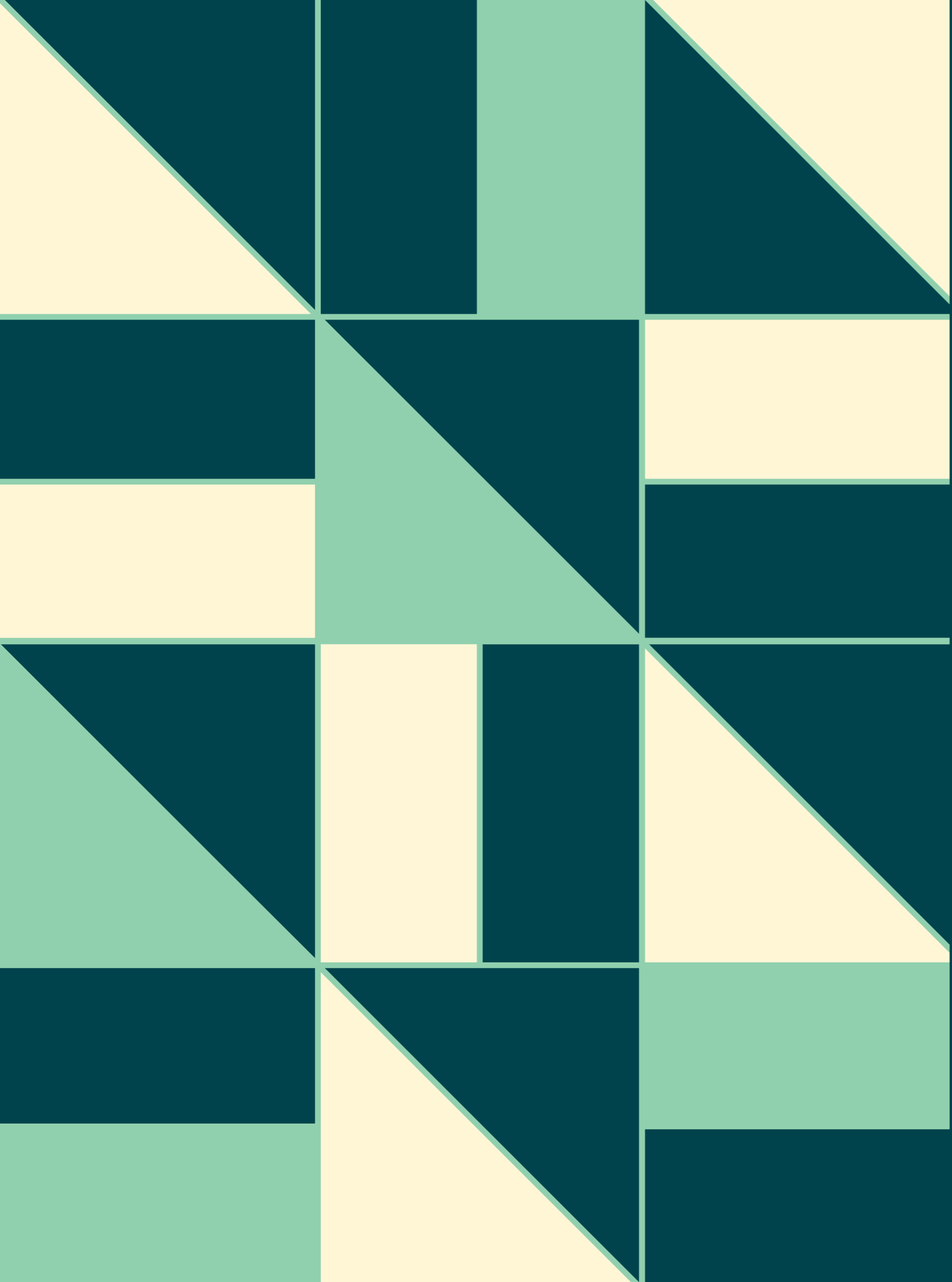




AUBURN
SQUARE



*A new
precinct for
the people
of Auburn.*

Welcome to your new home at Auburn Square

Auburn Square will be delivered by Tian An LFD, a partnership strengthened by the commitment of both Tian An Australia and LFD Developments, a family-owned business.

Our definition of quality is not only displayed in our construction and finishes but more importantly, it creates projects that deliver an outstanding quality of life. We have worked with renowned industry professionals to craft Auburn Square in a way that considers how people live, work and play. We pride ourselves on a superior level of innovative urban transformation and design, creating apartments that surpass expectations with their level of construction integrity and meticulous attention to detail.

Our experience working as a team on our recent project Cascade Gardens is proof that our high-level of quality can be achieved. An incredible track record shows we deliver methodically designed apartments that sit harmoniously within their surroundings, complement the environment and enjoy all the vitality and ease of village living. Our financial backing from an ASX listed property developer Tian An Australia means that you can feel reassured that your home is in safe hands.

Benjamin Lin

Managing Director



JALY LIN, EXECUTIVE CHAIRMAN & BENJAMIN LIN, MANAGING DIRECTOR

Your place in Auburn

With everything on your doorstep, Auburn Square is the home of convenience. Grab a coffee on your walk to the station, meet friends for lunch in the podium garden and enjoy family barbecues on the rooftop while the kids play safely on communal lawns. It's your own piece of an established community, offering all you need through life's stages.



The Location



An easy connection

Auburn is a hub of connectivity situated in the geographical heart of Sydney. It offers the family-friendly benefits of suburban living, with great transport accessibility to business centres including Parramatta and the CBD for work and study. Walk to Auburn train station in 3 minutes or, if you prefer to drive, take Parramatta Road and the M4 motorway for direct and easy access further west or into the city.



Reaching the city in 30 minutes makes my work/life balance easier.





North Sydney

Sydney CBD

Burwood

AUBURN SQUARE



SYDNEY SHOWGROUND

OUDOS BANK ARENA

ANZ STADIUM

BICENTENNIAL PARK

PARRAMATTA RD

SYDNEY MARKETS

PHILLIPS PARK

M4 MOTORWAY

COSTCO & BUNNINGS

SYDNEY ADVENTIST SCHOOL AUBURN

AUBURN MEMORIAL PARK

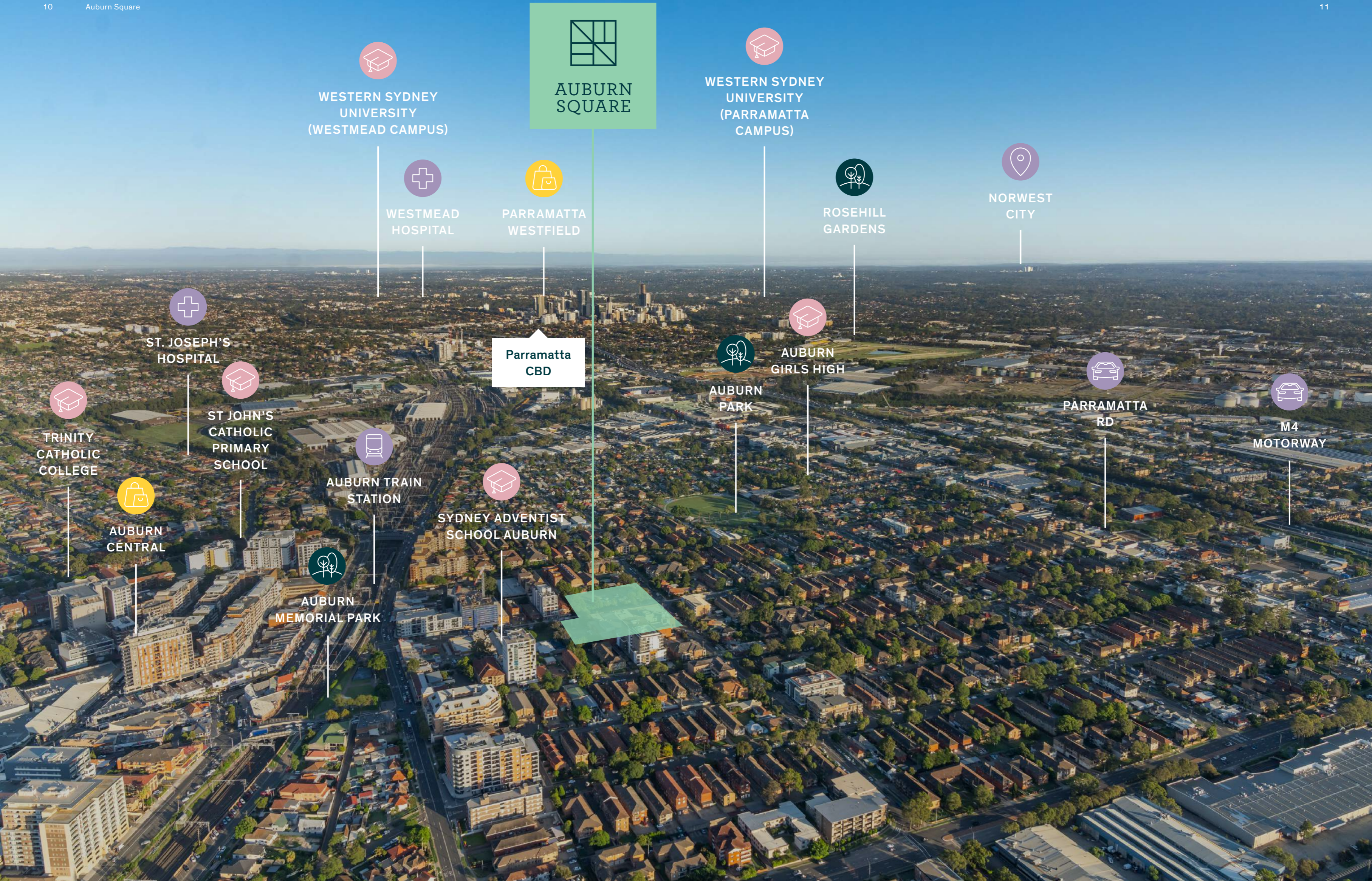
AUBURN GIRLS HIGH

AUBURN PARK

AUBURN TRAIN STATION

AUBURN CENTRAL





WESTERN SYDNEY UNIVERSITY
(WESTMEAD CAMPUS)

AUBURN SQUARE

WESTERN SYDNEY UNIVERSITY
(PARRAMATTA CAMPUS)

WESTMEAD HOSPITAL

PARRAMATTA WESTFIELD

ROSEHILL GARDENS

NORWEST CITY

ST. JOSEPH'S HOSPITAL

Parramatta CBD

AUBURN PARK
AUBURN GIRLS HIGH

PARRAMATTA RD

M4 MOTORWAY

TRINITY CATHOLIC COLLEGE

ST JOHN'S CATHOLIC PRIMARY SCHOOL

AUBURN TRAIN STATION

SYDNEY ADVENTIST SCHOOL AUBURN

AUBURN CENTRAL

AUBURN MEMORIAL PARK



Health Services

- 1 Auburn Anglican Church
- 2 St Joseph's Hospital
- 3 Auburn Hospital

Food and Beverage

- 4 Auburn Central
- 5 New Star Kebab
- 6 El Jannah Granville
- 7 Darband Restaurant
- 8 Bacar Restaurant
- 9 Menzil Turkish Bakehouse
- 10 Chefs Gallery Parramatta
- 11 Cook & Co
- 12 Peranakan Place
- 13 Armory Wharf Cafe
- 14 Oliveto Ristorante & Bar
- 15 Left of Field

Shopping

- 16 Auburn Central Shopping Centre
- 17 Lidcombe Shopping Centre
- 18 DFO Homebush
- 19 Sydney Markets
- 20 Westfield Parramatta
- 21 IKEA
- 22 Costco (Lidcombe)

Parks and Recreation

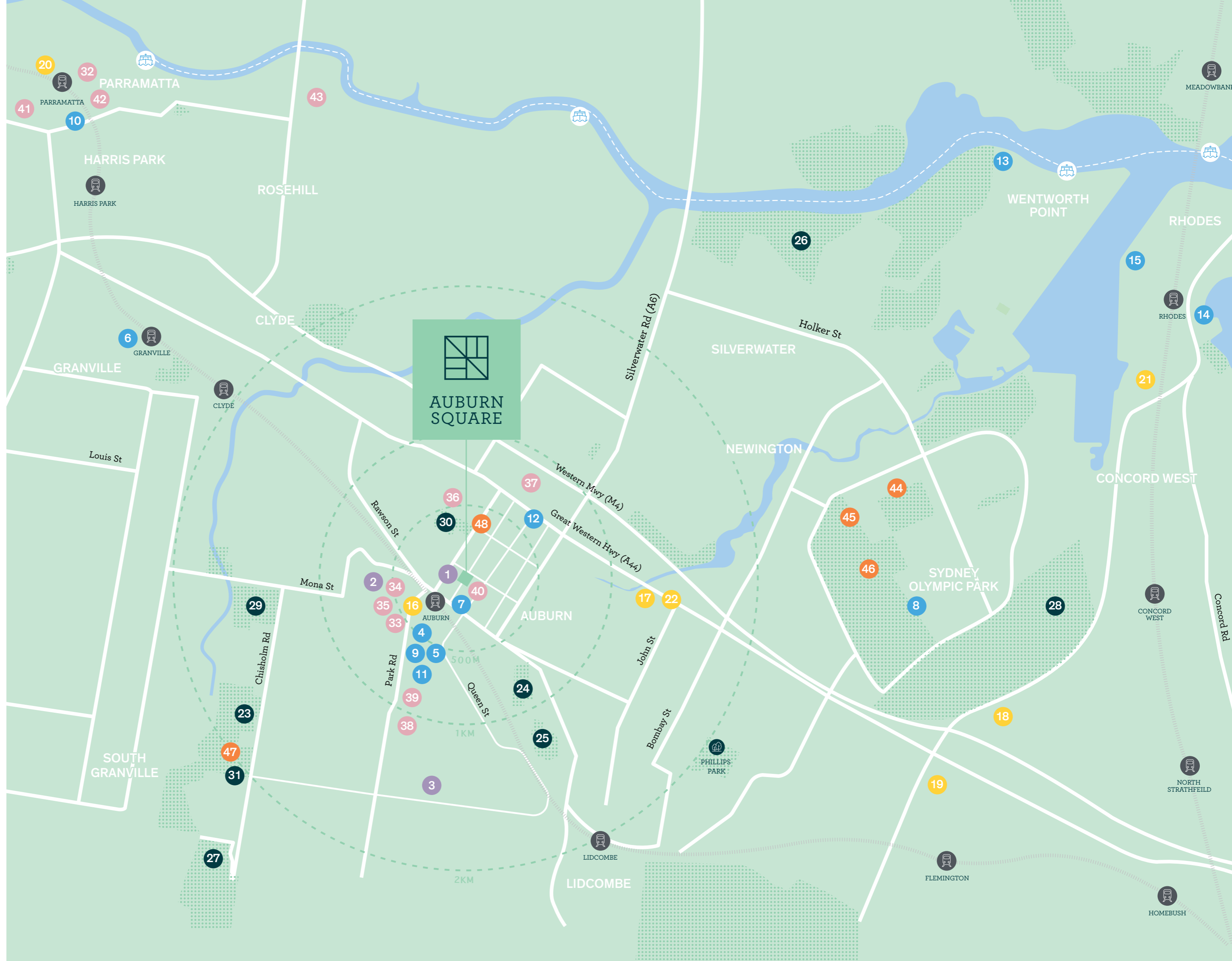
- 23 Auburn Botanic Gardens
- 24 Auburn Basketball Centre
- 25 Auburn Ruth Everuss Aquatic Centre
- 26 Blaxland Riverside Park
- 27 Rosnay Golf Club
- 28 Bicentennial Park
- 29 Mona Park
- 30 Auburn Park
- 31 Auburn Tennis Club

Education

- 32 Arthur Phillip High School
- 33 Alpha Omega Senior College
- 34 St John's Catholic Primary School
- 35 Trinity Catholic College
- 36 Auburn Girls High School
- 37 Auburn North Public School
- 38 Al Faisal College
- 39 Auburn Public School
- 40 Sydney Adventist School Auburn (SASA)
- 41 Parramatta High School
- 42 Parramatta Public School
- 43 Western Sydney University Parramatta Campus

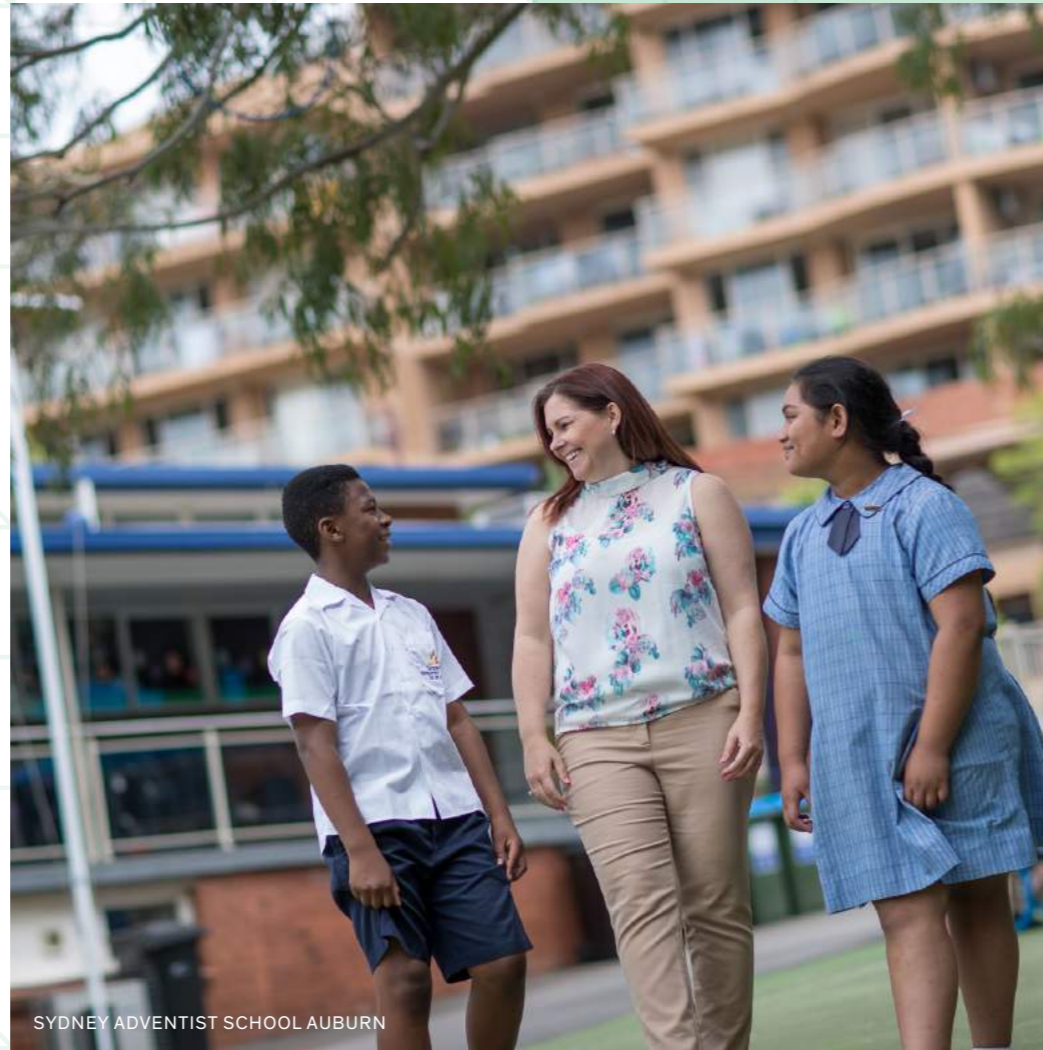
Culture and Entertainment

- 44 Sydney Showground
- 45 Qudos Bank Arena
- 46 ANZ Stadium
- 47 Peacock Gallery and Auburn Arts Studio
- 48 Auburn Centre for Community



An educated choice

Auburn Square is surrounded by a diverse selection of Public, Catholic, Islamic and Independent schools catering for children from Kindergarten to Year 12. Western Sydney University's new and innovative Parramatta City campus is easily accessible, or if you work in Parramatta's growing business district – it is only 10 minutes by train. For those working or studying in the city, you can get from Auburn Station to Central in only 30 minutes, with plans to further increase commuting capacity via the new Metro West train line.



SYDNEY ADVENTIST SCHOOL AUBURN



ST JOHN'S CATHOLIC PRIMARY SCHOOL



With so many great schools in the area, we are spoilt for choice.



WESTERN SYDNEY UNIVERSITY



ARTHUR PHILLIP HIGH SCHOOL



Education quick fact

Arthur Phillip High School is the first public high-rise high school in NSW.



SYDNEY ADVENTIST SCHOOL AUBURN

The Architecture



AUBURN BOTANICAL GARDENS

An urban sanctuary of modern convenience

Auburn Square is setting a new benchmark for residential developments in Western Sydney, with the precinct design largely inspired by the nearby Auburn Botanical Gardens. From the apartments to landscaping, retail precinct and public domain, it's all about creating a place that brings the community together to enjoy all aspects of life and family, in Auburn's lush green surrounds.



Confident in its restrained materiality, the building's elegant simplicity is designed to promote a sense of belonging and will provide a sophisticated and enduring addition to the evolving suburb of Auburn.



ROTHELOWEMAN,
ARCHITECTS



A new rhythm and presence in Auburn

Natural balance and harmony exist between the precinct's retail and residential spaces, designed to counter environmental elements like noise, weather and heat. Deep brick colonnades frame the ground floor public and retail area, with contemporary residences above. Strong yet humble materials honour Auburn's existing architectural footprint, pairing with lush greenery and contrasting textures.





Welcome home

Arrive home to a sense of calm, flowing seamlessly from the outside in, with secure lobbies offering the perfect welcome. The green wall feature and warmth of timber joinery subtly connects exterior design elements to the interiors, elegantly incorporating practical features that make life easier. A bench to sort the mail, a seat to wait for a friend, or simply some space out of the weather to remove your coat while you wait for the elevator, Auburn Square delivers on all thoughtful details.

The Apartments



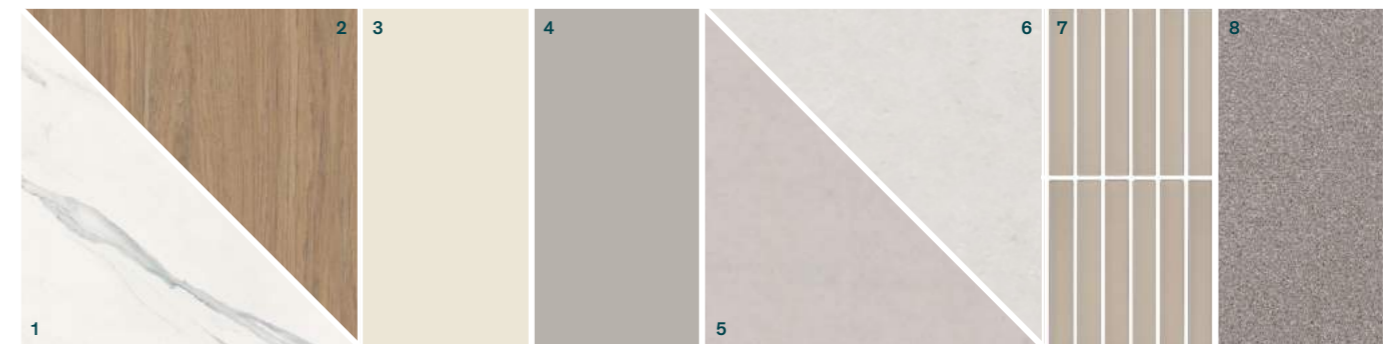
Designed for how you live

Each apartment layout has been designed for ultimate day-to-day liveability to provide a sense of comfort and ease when you're home. High-end finishes, contemporary design elements and premium inclusions set Auburn Square apart. The carefully considered interiors enhance natural light and highlight functionality. Apartment orientations, tiled flooring and deep balconies let you harness seasonal sun for sustainability and lower power bills.

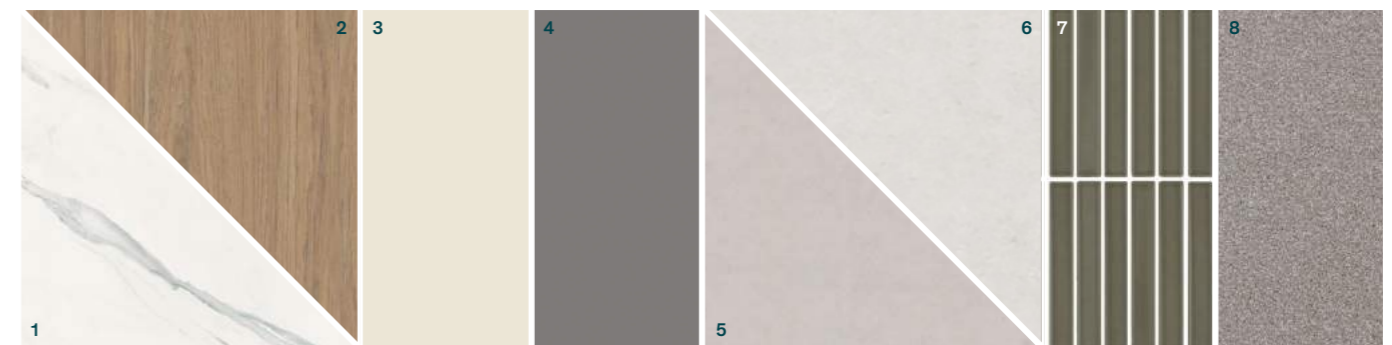


ARTIST IMPRESSION

LIGHT SCHEME



CONTRAST SCHEME



- 1 Kitchen Benchtop and Splashback
- 2 Kitchen Joinery - Feature Shelf
- 3 Kitchen Joinery - Island Bench
- 4 Kitchen/Bathroom Joinery

- 5 Floor Tile
- 6 Bathroom Wall Tiles
- 7 Bathroom Feature Tile
- 8 Bedroom Carpet

Your home is here

Open concept living and dining areas enhance the overall sense of space in these luxurious apartments. Large format floor tiling in neutral colours provide a seamless transition from the kitchen through to the living area and out onto the balcony or terrace.



An entertainers' terrace

Floor-to-ceiling glass sliding doors extend generous interior living spaces seamlessly out to your private balcony or terrace. Deep and covered, these are perfect for year-round entertaining. Welcome the day with a morning coffee, dine alfresco with friends and family on weekends or simply unwind from the day in your own outdoor space.



CONTRAST SCHEME

All the right ingredients

Enjoy cooking up a storm in your spacious contemporary kitchen, with everything you need to be a master chef in your own home. Featuring SMEG and Westinghouse appliances including gas cooktop, dishwasher and rangehood, and clever storage solutions throughout, you have everything you need for weeknight cook-ups or extravagant dinner parties with friends.

COLOUR SCHEMES

Select from two colour schemes for either a predominantly light or contrasting finish on cabinetry, splashback and floor tiles. These colour schemes will run throughout the whole apartment, including a stylish feature wall that sets the tone in your living, dining and kitchen spaces.



LIGHT SCHEME

ARTIST IMPRESSION

Clean style

Maximising light and space, all bathrooms and ensuites feature contemporary finishes for an air of timeless elegance. Your chosen colour scheme carries into the bathrooms with complementing wall tiles, cabinetry and floor tiles, with the option for a bathtub in larger apartments.



ARTIST IMPRESSION



CONTRAST SCHEME

LIGHT SCHEME

ARTIST IMPRESSION

Your place to unwind

Spacious 1, 2 and 3 bedroom apartments provide the ideal retreat to unwind in your own space. Depending on the layout chosen, master bedrooms can include an ensuite and balcony access. All bedrooms feature plush carpet and built-in wardrobes, finished in your chosen colour scheme.



The Greenspace



ARTIST IMPRESSION

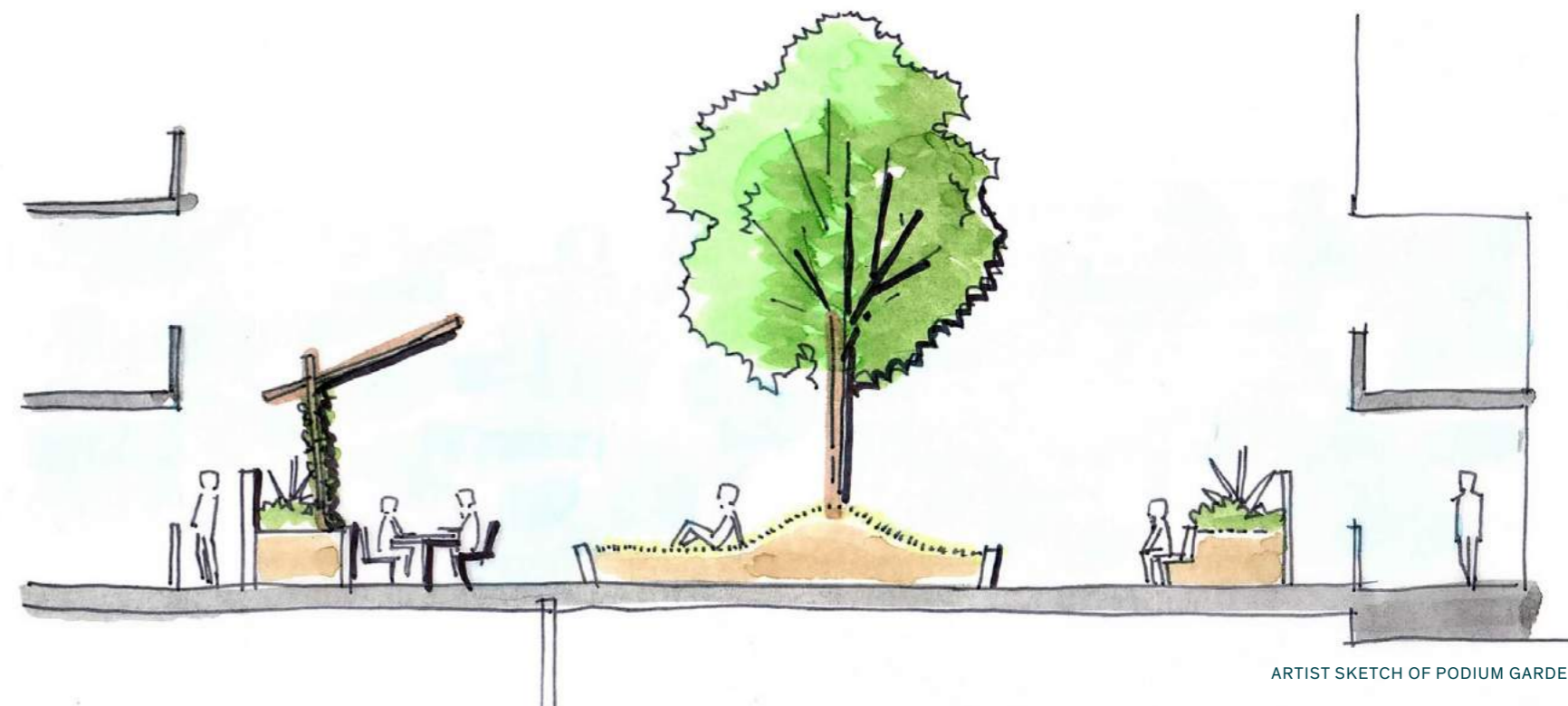
A place of quiet contemplation

Auburn Square's 2,000sqm of green space offers privacy and serenity for residents to enjoy with friends and family. The Level 1 podium garden is a centrepiece, overlooked by surrounding apartments. Thoughtfully designed by landscape architects Ground Ink to enrich the living experience, it provides the opportunity to unwind amid the calm of nature and a safe and sheltered retreat for families to enjoy.

Expansive views towards the CBD and Sydney Olympic Park greet you when you step out into the impressive rooftop garden. Complete with outdoor fitness equipment, you can keep fit and enjoy breathtaking views at the same time.



ARTIST IMPRESSION



ARTIST SKETCH OF PODIUM GARDEN



Your own backyard

Lush garden beds surround the ultimate family zone. Pockets of seating scattered around this podium garden make it easy to meet with friends for a quick catch up or invite the whole family for easy outdoor dining, the choice is yours.

Entertainment for all

The rooftop garden is the place for fun family gatherings on warm spring or summer evenings. Cook up a feast on the communal barbecues or catch a movie at the outdoor cinema.



The Lifestyle



“

Community is everything in Auburn, big families are a part of that.

”



Fun for all the family

An established suburb with so much to offer, Auburn is culturally rich with a strong sense of community. Family members of all ages will find plenty of opportunities to follow your passions and get involved with locally run projects in arts and culture. The Peacock Gallery and Auburn Arts Studio house regular exhibitions and workshops, with the annual Cumberland Art Awards showcasing local talent.





Foodie quick fact

Broadsheet describes New Star Kebab in Auburn as a contender for Sydney's best turkish cuisine.



NEW STAR KEBAB

For the foodies at heart

For the people of Auburn, food and family go hand in hand – take a step into Sydney's best kept foodie secret that keeps locals hungry for more.

Auburn is a haven for multicultural food, celebrated for being both diverse and delicious. A welcoming community of foodies brings the traditional flavours of the Middle East, Asia and Africa to the tables of the many family run cafes and restaurants in the area. Try Laksa at Peranakan Place or visit Auburn Seafood for fresh salmon and prawns – there's so much to explore.



BACAR RESTURANT

Our diverse culture is represented through great food.



AUBURN SEAFOOD



CHEFS GALLERY





BICENTENNIAL PARK



RUTH EVERUSS AQUATIC CENTRE



ROSNAY GOLF CLUB

Connect with nature in your new neighbourhood

The Auburn Botanic Gardens is a haven of tranquillity for visitors of all ages. Spanning 9.2 hectares, it is known for its Ryoan-ji style Japanese Garden, complete with whimsical cherry blossom trees.

Auburn is an active community, with a selection of parks and ovals that promote fun and fitness for the whole family. The Auburn District Cricket Club calls Mona Park home, with the quintessential white picket fence surrounding the pitch of George Parry oval. If you're a fan of the world game, Auburn Football Club's mission is to help local kids develop life skills through sport. The Ruth Everuss Aquatic Centre is a great place to learn to swim or simply cool off in summer.



I love living in such an active community.



BLAXLAND RIVERSIDE PARK



BICENTENNIAL PARK



PADDY'S MARKETS



Shopping in Auburn is as diverse as the suburb itself.



AUBURN CENTRAL



PADDY'S MARKETS



Shopping quick fact

Parramatta Westfield has almost 500 shops & has been open for 45 years.



Fun and entertainment for the whole family

With so much to offer growing families, Auburn has all you need for a full and vibrant lifestyle.

Whether you're looking for big retailers, outlet shopping or small family owned businesses, Auburn has all your bases covered. Closer to the station you'll find Auburn Central and smaller village shops, while Parramatta Road, Auburn is a weekend destination for shoppers. This is also where you'll find Auburn Redyard, an outdoor entertainment precinct and outlet mall home to Reading Cinema.



PADDY'S MARKETS



PARRAMATTA WESTFIELD

The Team

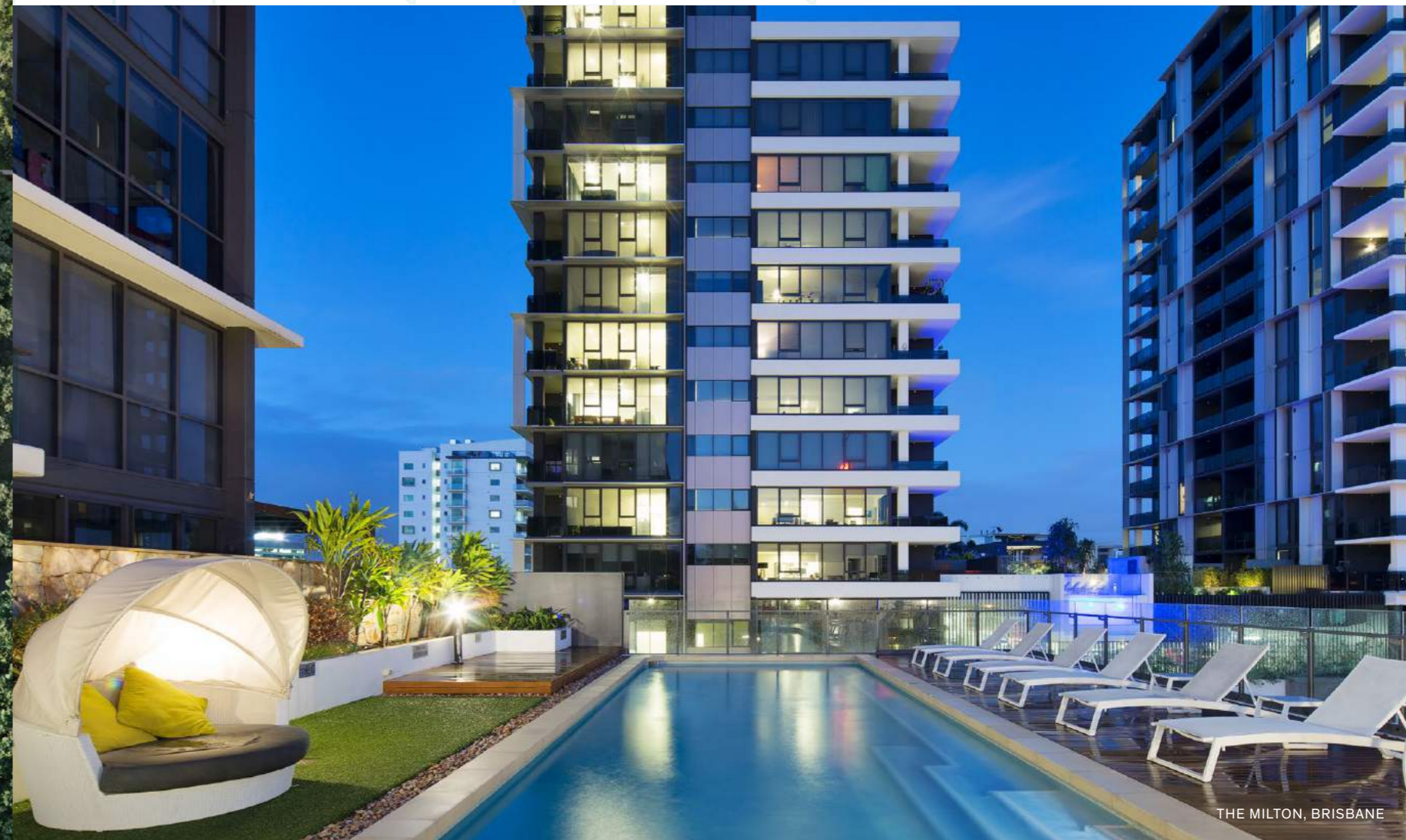


Tian An LFD is an Australian property developer of well thought out high-end residential and mixed use projects. The company is a joint venture between LFD Developments and Tian An Australia, an ASX listed property developer and the Australian arm of a respected property development company in China.

Together their vision is to develop liveable communities catering to a broad demographic of buyers, from owner-occupiers to those looking to invest in a quality product that will provide strong returns for years to come. The Tian An LFD team brings together experienced professionals across construction, finance, engineering, design and project management, allowing them to integrate all facets of each project.



CASCADE GARDENS, PYMBLE



THE MILTON, BRISBANE

CASCADE GARDENS, PYMBLE



HIGHLINE, WESTMEAD

rothelowman

Rothelowman engage in radical exploration to find extraordinary solutions.

As pioneers in the field of architecture and design, Rothelowman are ever-evolving their practice, people and market through the award-winning projects they deliver for Australia's premier private and public organisations.

Rothelowman brings more than 25 years' experience to bear on Auburn Square. Their team applies an award-winning track record of innovative solutions to deliver highly commercial, intelligent designs.

Auburn Square will enhance the urban environment, add value to the natural landscape and stand the test of time as a unique and authentic human environment.



HAWTHORN PARK, MELBOURNE



GRANDH, HURSTVILLE

HOME789

HOME789 is a publicly listed company based in Sydney, specialising in local and overseas markets. It provides an all-encompassing service.

HOME789 has received recognition from numerous professional bodies, including Australian Business Awards (ABA), the Real Estate Business Awards (REB), New South Wales Business Chamber (NSWBC) and Real Estate Institute of New South Wales (REINSW).



BABYLON, ROUSE HILL

Where
Auburn
comes
together.

Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property.

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