

CARSON

ON THE PARK



ALAND

An illustration of a diverse group of people and a dog. A man in a red jacket and blue pants is holding hands with a woman in a yellow dress. A man in a white shirt is riding a red bicycle with a woman in a yellow top sitting on the back. A woman in a pink dress is walking a small black dog on a leash. A brown dog is standing on the ground.

Where
life comes
together.

A WELCOMING NEW COMMUNITY

Brought to you by trusted and award-winning Australian developer ALAND, Carson on the Park delivers the perfect balance between convenience, quality, community and affordability. Reflective of its location, the modern, architecturally designed one to three-bedroom, light-filled homes are individually crafted combining unrivalled design and uncompromising quality. Every apartment has been given equal yet unique attention to detail, allowing comfort and luxury to be matched with lifestyle and practicality. Located at 12 Carson Lane, St Marys, Carson on the Park is surrounded by several schools, specialty shopping, convenient transportation, exceptional restaurants and lush parks, making it the ideal place to call home and a sound investment opportunity.



It's all on your doorstep.

With its vibrant cultural scene and a wealth of independent stores and businesses, St Marys has a distinct identity and strong community.

At Carson on the Park, residents will be right in the heart of this evolving neighbourhood, enjoying close proximity to a range of existing and future educational, healthcare, entertainment, transport and retail facilities. This includes St Marys Village Shopping Centre, in addition to the vast mix of shops, restaurants and entertainment options on Queen Street, and the newly renovated St Marys Leagues Club.

At the centre of the town lies St Marys Fish Market and Coachman's Park where you'll enjoy an array of monthly events, markets, live music and more.



Lifestyle
score

8/10

A welcoming village awaits.



KEY

Infrastructure

- Future Metro Station – 850m
- M4 Western Motorway – 2.3km
- Train Line
- Train Stations: St Marys – 850m, Werrington – 2.4km

EDUCATION

1. St Marys Public School – 50m
2. Our Lady of the Rosary Primary School – 700m
3. St Marys Senior High School – 700m
4. St Marys South Public School – 1.6km
5. Oxley Park Public School – 1.9km
6. Chifley College Dunheved Campus – 3.3km
7. Western Sydney University Werrington Campus – 3.3km
8. Tregear Public School – 4.3km
9. TAFE NSW Nepean, Kingswood – 4.6km
10. Lethbridge Park Public School – 5.6km
11. Western Sydney University Kingswood Campus – 5.0km
12. TAFE NSW Mount Druitt – 5.9km

Entertainment & Amenity

13. St Marys Village – 100m
14. Ripples St Marys Leisure Club – 750m
15. Colonial Golf Course – 3.4km
16. Whalan Reserve – 3.8km
17. St Clair Shopping Centre – 4.5km
18. Westfield Mt Druitt – 5.6km
19. Dunheved Golf Club – 5.8km

MEDICAL

20. Renshaw Medical Centre – 290m
21. St Marys Medical Centre – 700m
22. Nepean Hospital – 6.1km
23. Mt Druitt Hospital – 6.5km

Your local neighbourhood guide.

Be at one with nature at your doorstep

Revitalise with the best that nature has to offer at one of the many local parks including Lang, Victoria, Kokoda, Cook, Bennett and Coachmans Parks.



Need a desk or resources? 190m

The second largest library in the Penrith area, St Marys Library has extensive resources for all ages including study spaces, story time, language learning and more.

Fresh food essentials 700m

Stock up on the most delicious, high-quality meat and food products at Chop Butchery. Whether it is for everyday meals, BBQs or special occasions, you can't go wrong here. [@chopbutchery1](#)



Shop till you drop 100m

You are just a few minutes walk from the redeveloped St Marys Village shopping centre complete with supermarkets, specialty shopping, beauty and fashion. [@stmarysvillage](#)



Burn some energy 200m

If you need a HIIT fix, get moving at F45 which is specifically designed to provide a functional full-body workout while improving energy levels, metabolic rate, strength and endurance. [@f45_training_stmarys](#)

Time for self-care 250m

Indulge in a bit of pampering, just a short stroll away, at Skin Essentials where you can have both relaxing and invigorating skin and body treatments. [@skinessentialsbeauty](#)



Dine and play 50m

St Marys Band Club provides a warm, friendly atmosphere for dining and playing. Open 7 days a week, "The Bandy" offers a range of menu options, live entertainment, function rooms for various events, daily activities and monthly kids discos. [@stmarysbandclub](#)

Share a pizza 200m

You only have to read the reviews to know that Monty's Pizza on Queen Street has the best pizza in town. You'll find traditional, gourmet and even Indian style pizzas. Dine in or order home delivery. [@montys_pizza](#)



Make a splash 750m

Fun for both the big and little kids, Ripples Leisure Centre offers a variety of aquatic fun with facilities including indoor and outdoor pools, spa, sauna, splash park, kids club and aqua fitness classes. [@ripplesleisure](#)

An area of growth and opportunity.



Situated in the heart of St Marys, just 9km to Penrith CBD, 26km to Parramatta CBD and 47km to Sydney CBD, Carson on the Park is set within a flourishing community.

St Marys offers its residents access to a wealth of employment opportunities with the new Sydney Metro connecting the suburb to the centre of the Western Sydney Aerotropolis at Badgerys Creek and the new Western Sydney International (Nancy-Bird Walton) Airport, in addition to the new Mamre Road Industrial Precinct.

The area will benefit from several major infrastructure projects across transport, health, retail and civic facilities, all due to be completed within the next few years. Totalling in excess of \$20 billion – including the highly anticipated Western Sydney International Airport (over \$5.25 billion) – these projects have already created thousands of jobs since 2020 and are set to generate a further 200,000 by 2026.



Western Sydney International Airport

The new \$5.3 billion Western Sydney International Airport will be a key gateway to the region, expected to accommodate 10 million passengers a year. This will not only help meet Sydney's burgeoning aviation demand, but also serve as the catalyst for investment, economic growth and job creation – the construction alone generating over 28,000 jobs by 2026. In net present value terms, the impact on the region's economy over the period 2020–2050 is estimated at \$9.2–\$15.6 billion respectively, while the impact on the whole of Sydney economy is estimated at \$15.7–\$25.6 billion.

The nearby Western Sydney Aerotropolis will drive the creation of over 200,000 jobs in the Western Parkland City.

Mamre Road Precinct

Approval of the \$2.6 billion Mamre Road Precinct, one of 12 key precincts in the Western Sydney Aerotropolis, will unlock 850 hectares of new industrial land and see the creation of new public spaces and conservation areas – creating 5,200 jobs during the construction phase alone. More than 17,000 new jobs to the thriving commercial precinct in Sydney's West have been finalised.



St Marys Metro Station

Part of an integrated transport system for the Western Parkland City, St Marys Metro Station will become an important metropolitan transport interchange providing access to the new Western Sydney International Airport. It will play a vital role in the revitalisation and renewal of St Marys as a strategic centre promoting future employment growth, supporting the local population and improving connections across Greater Western Sydney, including easy access to bus services, walking and cycling tracks. The work on the project itself will create 14,000 new jobs, with at least 20% of the workforce to be from Greater Western Sydney.



St Marys Leagues Club

Just nine minutes away from Carson on the Park, St Marys Leagues club has recently completed parts of its multi-million dollar renovation. This includes the Ironbark Terrace and the ever-popular Waterstone Grill, both offering new and exciting menu options amongst contemporary decor. The new adjacent hotel has also just been completed, making St Marys Leagues one of the most exciting venues in the area.



An aspiring investment.

St Marys is a rapidly growing suburb within the Western Sydney region with the population having grown by 18% over the last decade, and further projected to double over the next 15 years, driven by increased density in the town centre as well as connectivity with the new airport.

St Marys is becoming more affluent with 22% of households having a total income above \$104,000 and a growing portion of white-collar workers (53% as at 2016).

Approximately 55% of households in the area are renters, which is significantly higher than Greater Sydney (36%). The area boasts solid rental demand drivers, including proximity to jobs, hospitals, transport, education and amenities.

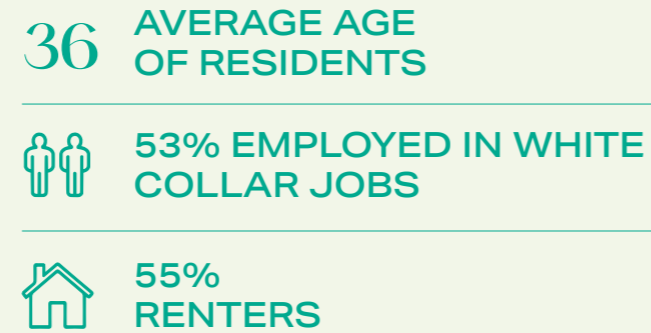
The apartment market in Greater Western Sydney is increasing daily due to affordability, but also as it allows more preference of location, convenience and hassle-free living. According to the most recent census data, over the last 25 years the number of occupied apartments has increased by 75%. This trend is more prevalent in areas such as St Marys, which offer easy access to amenities, services, transport and employment opportunities, ultimately servicing a wide range of demographics. As an investor, this leads to increased rental demand, tenant pool, generous rental prices and higher than average growth.

ST MARYS UNIT

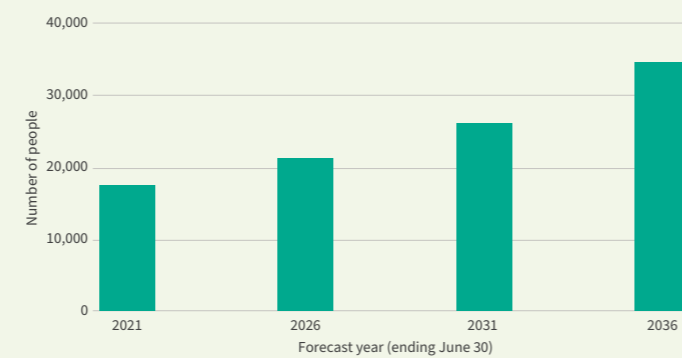
Current median unit price **\$560,000**
 Gross rental yields for units **4.0%** in June 2022
 Residential vacancy rate in St Marys **1.90%**

Source: <https://www.realestate.com.au/nsw/st-marys-2760/>

WHO LIVES IN ST MARYS?

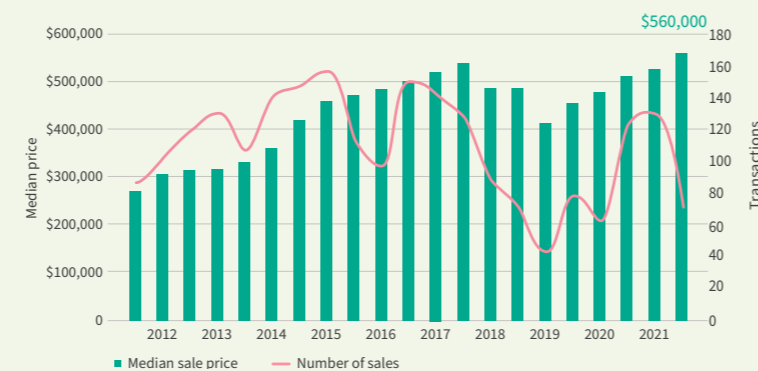


ST MARYS AREA POPULATION GROWTH



Source: TNSW 2020; Prepared by Urbis

ST MARYS APARTMENT MARKET (SEMI-ANNUAL)



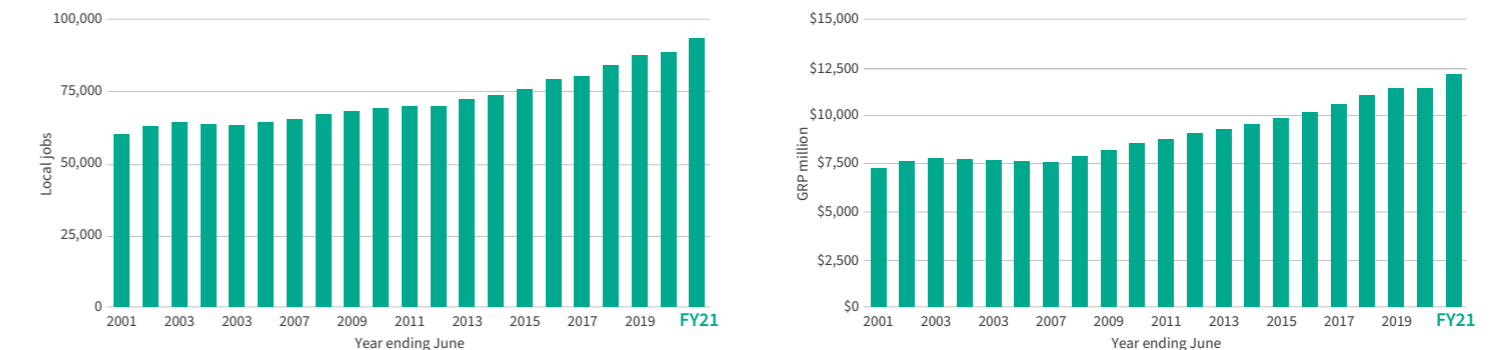
Source: Pricefinder; Prepared by Urbis

ST MARYS UNIT RETURNS

Median yield **3.6%**

Source: <https://www.realestate.com.au/nsw/st-marys-2760/>

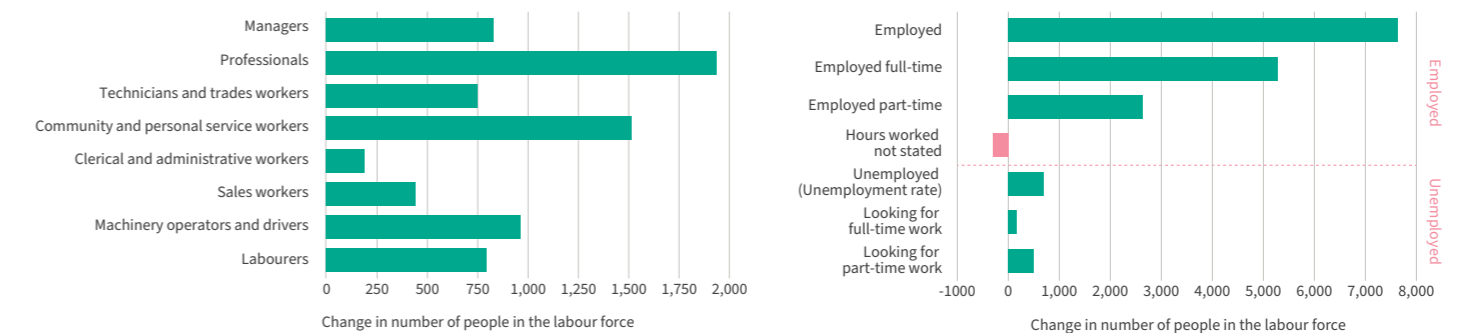
PENRITH CITY LGA LOCAL JOBS & GROSS REGIONAL PRODUCT



Source: profile.id.com.au

Source: profile.id.com.au

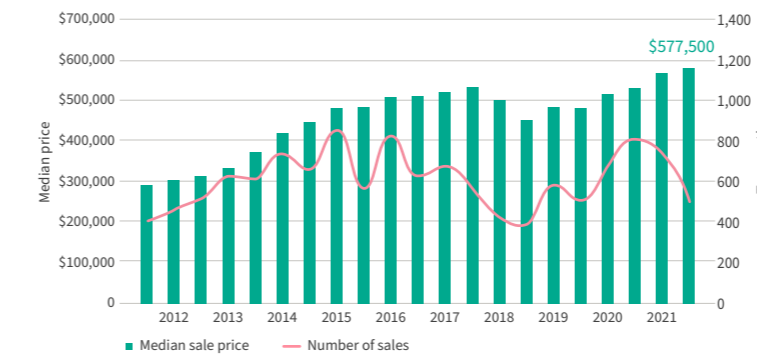
OCCUPATION DISTRIBUTION & EMPLOYMENT STATUS 2011-2016



Source: Quickstats Census Data and Profile id

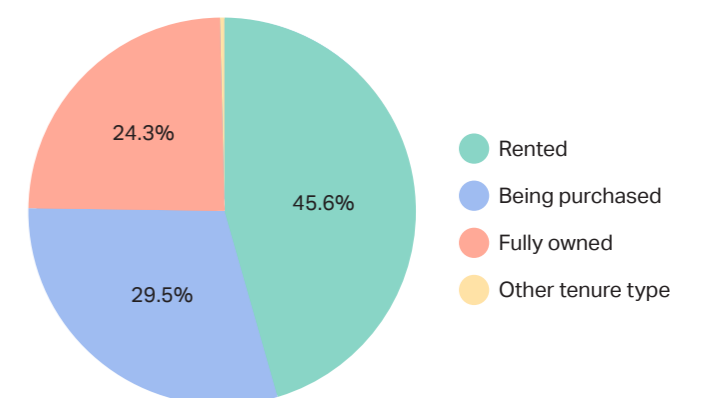
Source: Quickstats Census Data and Profile id

PENRITH CITY LGA APARTMENT MARKET (SEMI-ANNUAL)



Source: Pricefinder; Prepared by Urbis

TENURE TYPE



Source: yourinvestmentpropertymag.com.au/top-suburbs/nsw-2760-st-marys.aspx

PENRITH UNIT RETURNS

Median yield **3.8%**

Source: <https://www.realestate.com.au/nsw/st-marys-2760/>

ALAND quality & excellence.

We pride ourselves on ensuring our customers have acquired an asset that will stand the test of time. It's how we help you flourish on your property journey.

ALAND is an Australian-owned family business and one of Sydney's largest and leading private groups working within development, construction, finance and property management.

Showcasing meticulous quality and attention to detail, we have delivered numerous acclaimed residential projects across Sydney, continually setting the highest quality standards and levels of trust among our community of clients, customers, co-workers and peers.

We invest significant amounts of time and expertise in researching the market, ensuring that each location has been hand-picked for growth and income potential.

ALAND VACANCY RATE 0.5%

ALAND AVERAGE YIELD 4.9%

ALAND AVERAGE PORTFOLIO GROWTH PER ANNUM 6.1% – all projects

ALAND COMPLETION RATE 100%



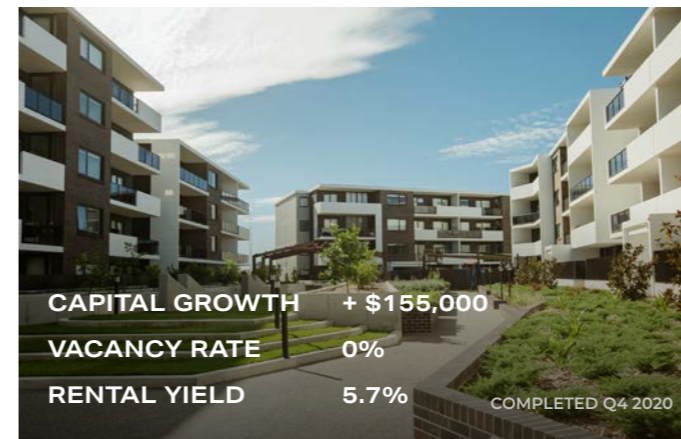
PARAMOUNT ON PARKES, PARRAMATTA



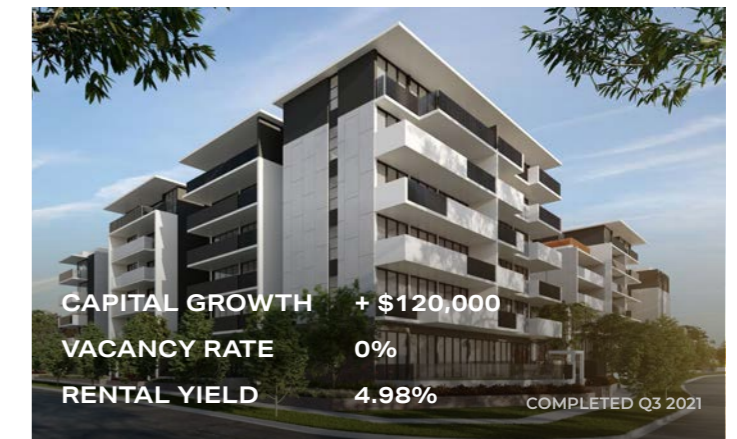
ALAND CARE APP

At our core, we believe in upholding the maintenance of our buildings to the same standard as when they were first constructed. That's why our commitment to care continues well after the development of your property is completed, with our in-house building management division ALAND Care. This ability is what sets apart ALAND's projects on a point of longevity, capital growth, low vacancy rates and livability.

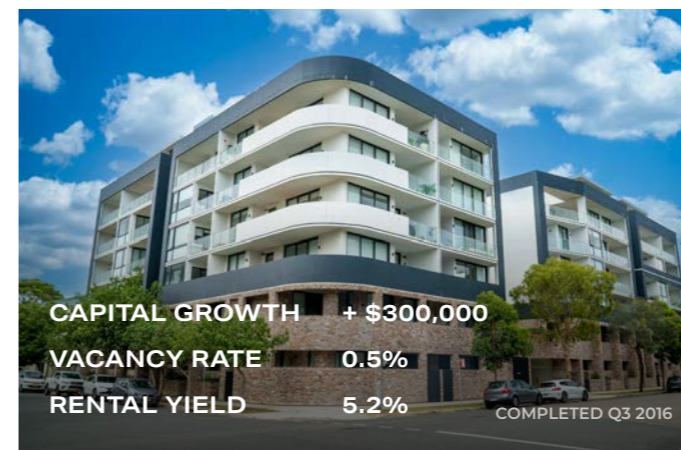
Founded with the desire to provide additional and holistic assistance to our customers, ALAND Care is comprised of our expert team of builders, building managers and contractors. Additionally, all residents and investors will have 24/7 access to the ALAND Care mobile app, providing a seamless experience to interact with their Building Manager or Concierge staff and property management services.



BOTTLEBRUSH, SCHOFIELD GARDENS



COSTELLO, EDMONDSON PARK



GREEN ON CRESSY, ROSEBERRY



THE EMERALD, CAMPBELLTOWN

Designed to
exceptional
standards.

Embark on the very best of urban living with these elegant, contemporary apartments. High quality finishes, sophisticated design and craftsmanship make these homes something to be proud of. Balconies and terraces extend the living area to seamlessly fuse the indoors with the outdoors, creating a relaxing, airy and spacious environment. Open plan living spaces and stylish kitchens give you the perfect place for cooking, dining, entertaining and socialising.

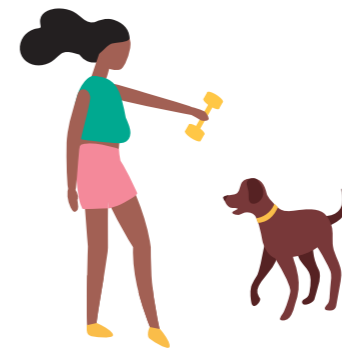
YOUR PERFECT PLACE

While there's no denying that life at Carson on the Park is geared towards connection, our residences are designed with affordable luxury living in mind.

Step inside each of the apartments and you'll find bright, spacious, family-friendly gathering spaces that feel like home. Whether you're entertaining, celebrating or simply making the most of a beautiful day, Carson on the Park seamlessly delivers the best of indoor/outdoor living. With high ceilings, the best quality finishes, private gardens, and full-length windows, every corner of Carson on the Park has been thoughtfully designed for the whole family to enjoy.

Whether you opt for a one, two or three bedroom home, you'll experience exceptional design and clever craftsmanship that provide you with the ultimate comfort and serenity at home, with the urban vibrancy of St Marys at your doorstep.





Expansive living.

Practical interior design, quality finishes and cutting-edge technology create a home filled with flexible and adaptable spaces. The floor-to-ceiling windows open up on to a terrace or generous balcony with a leafy outlook, flooding natural light into the living areas at Carson on the Park.



Bespoke kitchens.

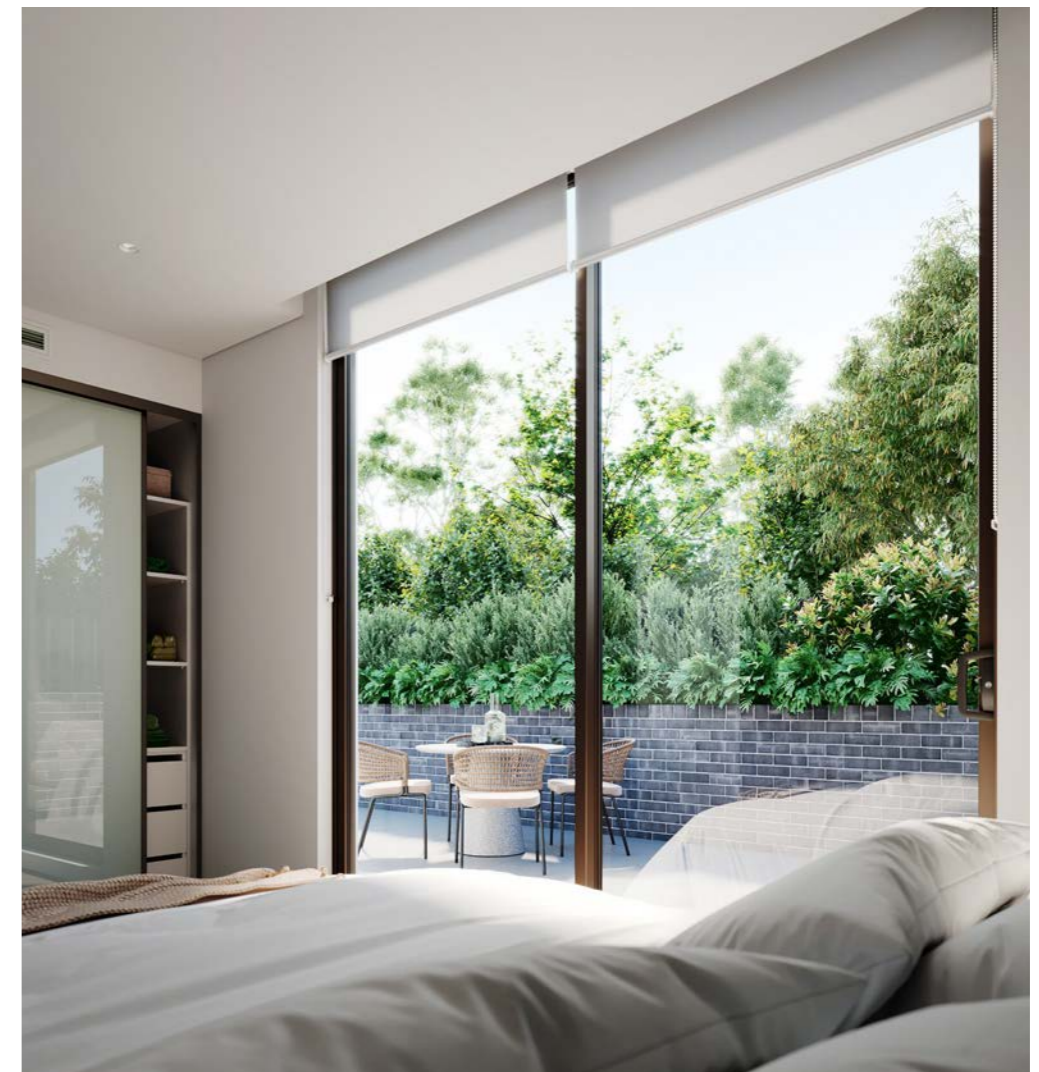
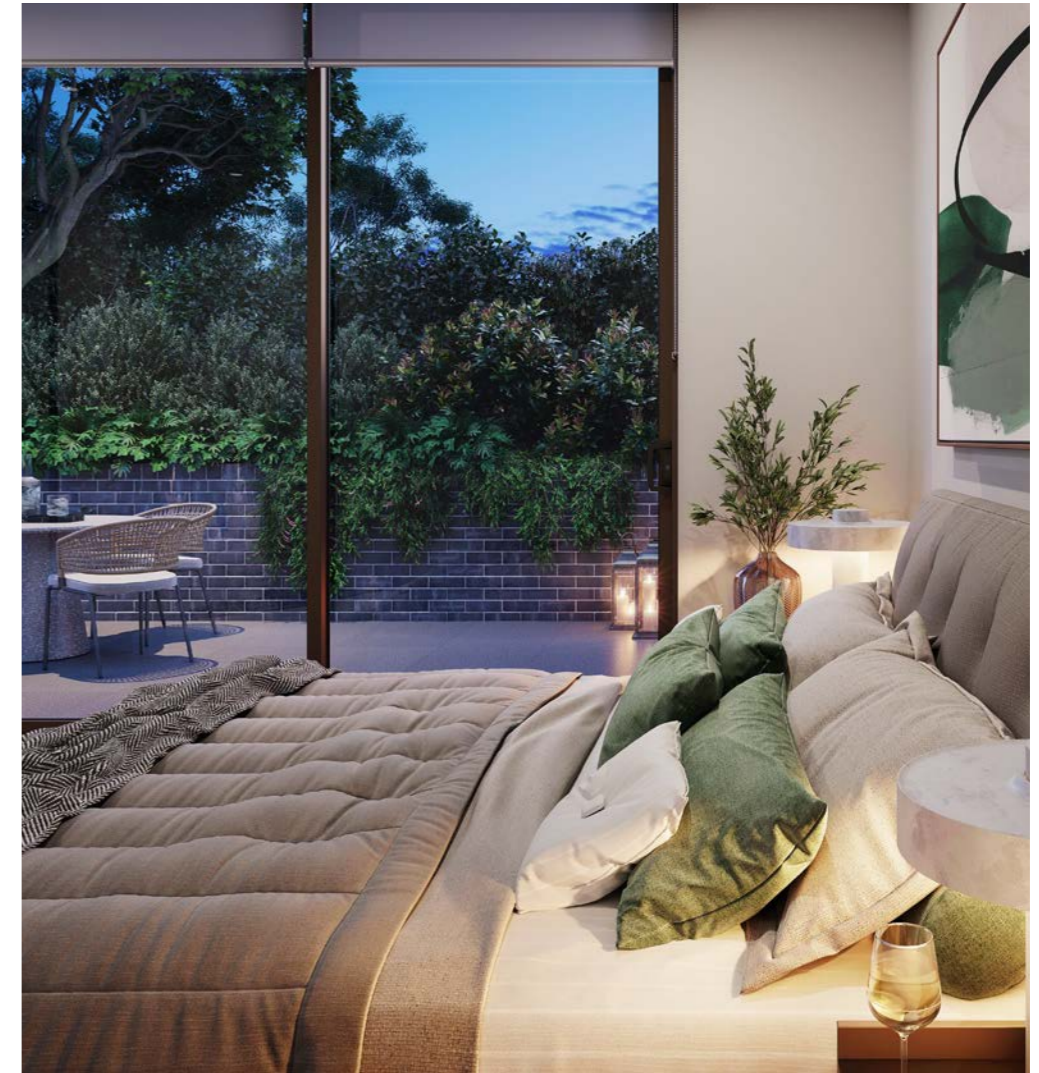
For many people, the kitchen is the true heart of the home. That's why every kitchen in Carson on the Park is designed not just for a perfect family meal, but also for enjoying an intimate evening with friends. High quality cabinetry, easy-clean glass splashbacks, Grohe tapware, stone benchtops, state-of-the-art appliances and a designer aesthetic, all combine to create a kitchen ambience where not a single vital detail has been overlooked.





Spacious bedrooms.

Carson on the Park offers apartments with one, two or three bedrooms, each with the same exquisite attention to detail to ensure that you feel at peace surrounded by calm interiors. Inspired by nature and its elements, the master bedrooms are private sanctuaries of light and space. Rich textures, plush carpet and natural light further encourage relaxation, whilst the ducted reverse cycle air conditioning allows you to create the optimum level of year-round comfort. For practicality, each bedroom comes with fitted wardrobes of bespoke design.





Modern bathrooms.

Thoughtfully subtle lighting, a sophisticated colour palette and sensitively selected materials and fittings combine to create a relaxing oasis of calm in every Carson on the Park bathroom. The harmonious interplay of glass, porcelain tiles, designer Grohe metal tapware and timber presents an invitingly warm result and thoroughly considered modernist vision, delivering everything required for luxury living.





Space to breathe.

A series of carefully curated communal spaces create an engaging social landscape for lounging, entertaining, playing and well-being. Designed to foster connection with neighbours and friends, the flexible outdoor zones encourage individuals to choose how they will best use each space. A dedicated BBQ area is enhanced by a children's playground, perfect for young families.



Community score **9/10**



Timeless simplicity & style.

Overlooking landscaped gardens and parks with dedicated common spaces for children to play, Carson on the Park benefits from a range of local amenities and underground car parking.



Vision & outlook.

For over 20 years, ALAND has delivered exceptional quality at an affordable price to Greater Western Sydney.

Offering end-to-end service and a high attention to detail, we ensure every property we build is a safe and smart investment that will be rewarding for years to come.

We partner with only the best suppliers that provide excellent quality as well as warranty assurances. From the moment you step foot in one of our display suites, to the day you receive the keys to your new home or investment, we ensure that expectations are met with friendly and personalised service.

Our reputation speaks for itself and our track record of developing innovative and sustainable residences has been recently recognised by the 2021 Urban Taskforce Development Excellence Awards, as well as being the winner of the Residential Development award at the 2021-2022 Asia Pacific Property Awards.

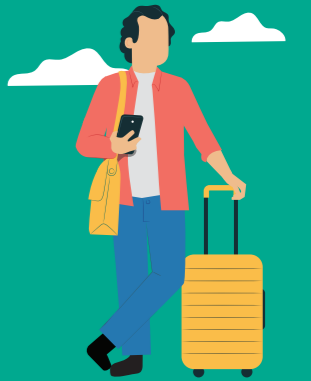
Through our experienced team of in-house architects, designers and project managers, we draw on our extensive knowledge, financial strengths and high standards to ensure success for each and every project we undertake.

At our core, we believe in upholding the long-term maintenance of our buildings to the same standard as when they were first constructed. Most importantly, we pride ourselves on ensuring that you have acquired an asset that will stand the test of time. It's how we help you flourish on your property journey and build your ALAND portfolio.





LIVE WHERE LIFE COMES TOGETHER



CARSON ON THE PARK

Brought to you by trusted and award-winning Australian developer ALAND, Carson on the Park delivers the perfect exchange between convenience, quality, community and affordability. Just minutes to nearby schools, specialty shopping, lush parks and more, this new address is the ideal place to call home and a strong investment opportunity. Upon completion, the development will comprise of one, two and three bedroom apartments – individually crafted combining premium design and state-of-the-art quality excellence.



CARSON

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ALAND

1800 0 ALAND
CARSONSTMARYS.COM.AU

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