

DUO

CentralPark



LUXURY



A close-up, low-angle shot of a person's legs as they walk on a light-colored paved path. The person is wearing dark blue, slightly wrinkled trousers with the cuffs rolled up, revealing light-colored socks. They are also wearing bright orange ribbed socks and white high-top sneakers with white laces. The background is a blurred outdoor setting with green foliage and a white wall. The word "LIVING" is centered in the middle of the image in a white, sans-serif font.

LIVING

THE WORLD'S
MOST DESIRABLE
CITY TO LIVE
IN, DESERVES
A RESIDENCE
OF EQUAL
EXCELLENCE.

DUO is where premium lifestyle, everyday adaptability and luxurious design come together to present a unique residential offering in Sydney's most dynamic and award-winning precinct Central Park.

This outstanding example of architectural excellence by world acclaimed architects, Foster+Partners, has been conceptualised and brought to life with both luxury and flexible living in mind. Here, architecture and function synthesise to create the very foundation from which DUO is born.

From the progressive design that frames DUO's facade, through to the clean and refined lines that allow interiors to be freely customised, DUO beckons both city dwellers and savvy investors alike to discover this iconic offering.

TOWERING
ELEGANTLY WITHIN
SYDNEY'S MOST
VIBRANT URBAN
PRECINCT, DUO
BRINGS A LEVEL
OF SOPHISTICATED,
ASPIRATION AND
STYLE TO THE
CULTURE OF INNER
CITY LIVING.





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WELCOMING AT FIRST SIGHT

When first impressions are everything, DUO is uniquely dressed to turn heads and win hearts. DUO's inviting entrance is distinctly framed by a monumental mirrored canopy, which uses both light and reflection to create the seamless impression of space and height. This ornate feature compliments the fusion of modern furnishings and beautifully curated lighting to provide the warmest of welcomes.





FIRST IMPRESSIONS

The entry to DUO invokes a lobby experience that is as impressive as it is welcoming.

Open spaces and refined materials convey a distinct sense of luxury, while an exclusive 24-hour concierge service is on hand when you need it.



A minimalist wardrobe scene. A white clothing rack stands on a light-colored wooden floor. Four white long-sleeved shirts are hanging on black hangers. To the left, a window is covered with dark, sheer curtains, through which sunlight filters, creating shadows on the floor. A small, black and white patterned rug is visible in the bottom right corner. The word "INSIDE" is centered in the image.

INSIDE



OUTSIDE



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AN EXCLUSIVE ESCAPE

While the world continues to turn outside, DUO Club's premium resort amenities provides the ideal escape you can truly call your own. Boasting an indoor pool, jacuzzi, cardio room, yoga & recreation room you can refresh and relax within your private oasis.





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ELEVATED EXCELLENCE

Standing tall before a breathtaking view, DUO Club's rooftop terrace invites you to play high above the bustling city below. Exclusive use amenities make light work of entertaining visitors and guests, within the dining room, lounge, bar or BBQ spaces, while quiet areas invite you to hideaway with the warmth of Sydney sunshine as your perfect companion.





CONTEMPORARY LIVING

DUO's architecturally designed one, two and three bedroom residences feature refined, premium fixtures and finishes throughout the modern bathrooms and highly functional kitchen spaces, while the contemporary yet relaxed living spaces have been designed to adapt to each individual's lifestyle.





THE FINEST FINISHES

Refined, sophisticated and pared back, the premium finishes and clean lines define each residence. The understated and modern colour schemes were designed to create the perfect canvas, allowing you to add your personal touches to reflect your own individual style.





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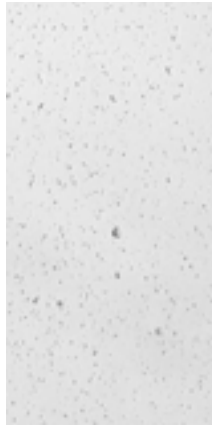


FINISHES

RESORT



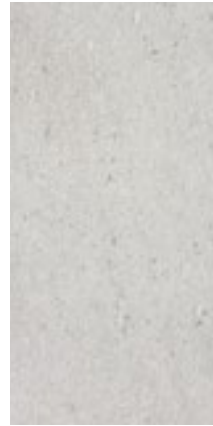
Timber floor option



Tile floor option



Bathroom feature

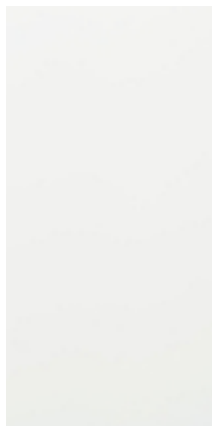


Bathroom tile

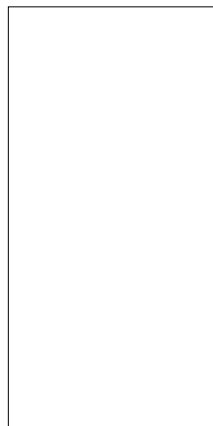
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Kitchen and bathroom veneer



Kitchen splashback



Kitchen joinery



Bedroom carpet

URBAN



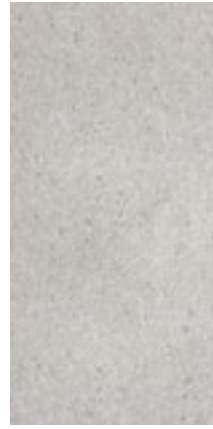
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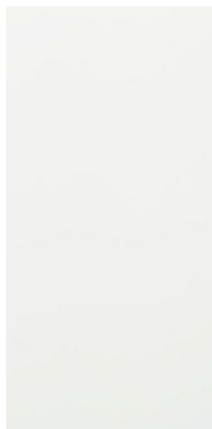
Bathroom feature



Bathroom tile



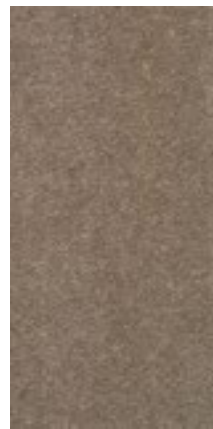
Kitchen and bathroom veneer



Kitchen splashback



Kitchen joinery



Bedroom carpet

INCLUSIONS

FACILITIES

24/7 (24 hours per day, 7 days per week)
Concierge providing security, parcel collection, key management

Cardio room equipped with commercial grade cardio equipment and light weights located on Level 2 for exclusive use by DUO residents

Pool, jacuzzi and multi-purpose recreation room located on Level 2 for exclusive use by DUO residents

Private residents' DUO Club including lounge, library, dining room, outdoor terrace with BBQ on Level 16 for exclusive use by DUO residents

Parking is available with selected apartments

Four passenger lifts in a single core

34 UNIQUE INCLUSIONS

5 Star Green Star compliant appliances are supplied: refrigerator, washing machine, clothes dryer (or combined washer/dryer), microwave, oven (or combination micro/oven), cooktop, dishdrawer and ducted rangehood

All apartments include a caged basement storage on title located in basement, sized to allow storage of a bicycle

Ducted air conditioning

INTERIOR MATERIAL SPECIFICATION

BEDROOMS FEATURE

- Plush range wool blend carpet
- Robes with polyurethane doors and parcel shelf and hanging rail within

KITCHENS FEATURE

- Engineered timber floor boards or vitrified rectified floor tiles (subject to scheme)
- Combination of high quality timber veneer and polyurethane cupboards (varies with floor plan)
- Soft close cupboards and drawers
- Kitchen appliances, with integrated dish drawers and refrigerators
- Gas cooktops; electric cooktops for dual key studios
- Ducted exhaust
- Backlit glass splashback

BATHROOMS FEATURE

- Full height joinery shelf (subject to apartment type)
- Tiled showers with mirror feature panel
- Wall hung pans with concealed cisterns
- Wall hung basins with underslung towel rail
- Vanity units with storage
- Full-height mirrors
- Ducted exhaust

LIVING, DINING AND HALLWAYS FEATURE

- Matching engineered timber floor boards or vitrified rectified floor tiles (subject to scheme)
- Painted timber skirting throughout

LOGGIAS FEATURE

- Near flush floor finish transition inside to out
- Floor finish matches interior floor finish (subject to scheme)
- Sliding glass doors (as indicated on floor plan)

BALCONIES FEATURE

- Tiled floor finish
- Sliding glass doors (as indicated on floor plan)

LAUNDRIES FEATURE

- Washing machine, dryer (some apartments have combined washer/dryers) and laundry tub
- Ducted exhaust

TECHNICAL SPECIFICATION

SECURITY

- Key access to apartments
- Secure building with security fob access into the Entry Lobby and lift access to apartment levels
- 24 hour Concierge service
- CCTV system with on-site recording
- Video intercom
- Off-site monitored fire system

LIGHTING

- LED downlights to bedrooms
- LED downlights to living and dining areas
- LED downlights to hallways, bathrooms
- Undermount LED splashback lighting
- Loggias contain low voltage wall mounted fittings

TELECOMMUNICATION

- Data/phone points in living room, bedrooms and study
- High speed optic fibre internet ready

MATV/PAY TV

- Pay TV ready
- Free to air aerial connections in all bedrooms and living room

WASTE

- Garbage chute located on each floor

ENVIRONMENTAL SPECIFICATION

Targeting 5 star Green Star rating, from the Green Building Council of Australia

Connection to Central Park's on-site recycled water treatment plant for irrigation, washing machines and toilet flushing

Connection to Central Park's on-site central thermal plant and tri-generation facility which supplies efficient, low-emission domestic hot water and thermal energy for space heating and cooling

Smart meter energy management screens to promote low energy living



FRASERS PROPERTY AUSTRALIA

Local at heart but international in outlook, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our 90 years' experience in Australia guarantees quality and reliability every time. With \$23 billion in assets across 77 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise.

At Frasers Property, we understand the human side of property, our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit.

The difference is **real**.





SEKISUI HOUSE AUSTRALIA

Established in 1960, Sekisui House is one of Japan's most respected home builders and new community developers. Sekisui House strives to create environmentally thoughtful developments that work hand-in-hand with the natural environment. With over two million homes to our credit and operations across Japan, Singapore, the USA, Russia and China, Sekisui House is now a major player in the Australian market.

With a focus on customer service and a dedication to every element of the development process—from master-planning and community design, through to the construction of individual homes—Sekisui House brings a unique, human philosophy to residential development.



FOSTER+ PARTNERS

As one of today's most prestigious and progressive architectural firms, Foster+Partners has produced an outstanding array of architectural icons throughout the world including the Reichstag in Berlin; The Great Court (pictured) for the British Museum; 30 St Mary Axe in London's CBD; and the Commerzbank HQ in Frankfurt. With a sound reputation defined by artistry, innovation and ecological sensitivity, Foster + Partners has brought their finest work to DUO—a monumental structure that is set to join a league of the world's most recognised architectural works by an acclaimed industry leader.

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SALES ENQUIRIES AND DISPLAY SUITE

Central Park Avenue (corner Carlton Street)
Chippendale NSW 2008, Australia
Open 10am-6pm. Call us on 1300 857 057

centralparksydney.com



#centralparksyd

DUOSYDNEY.COM.AU

DUO

CentralPark



URBAN



LIVING

WELCOME TO
DUO, WHERE A
PERFECT BALANCE
OF ACCESSIBILITY,
QUALITY AND
LUXURY URBAN
LIFESTYLE LIVES.

By blurring the lines between historic and modern day architecture, Central Park hosts unique and memorable spaces to live, work and play. Commonly referred to as a village within a city Central Park has set the benchmark for contemporary architecture and urban living at an all time high.

For those who work or study within Sydney's CBD, this urban lifestyle offering makes the concept of commuting entirely redundant. When it's time to play, DUO's location provides a gateway to Sydney and beyond with Central Railway Station and major bus terminals near your door.

DUO



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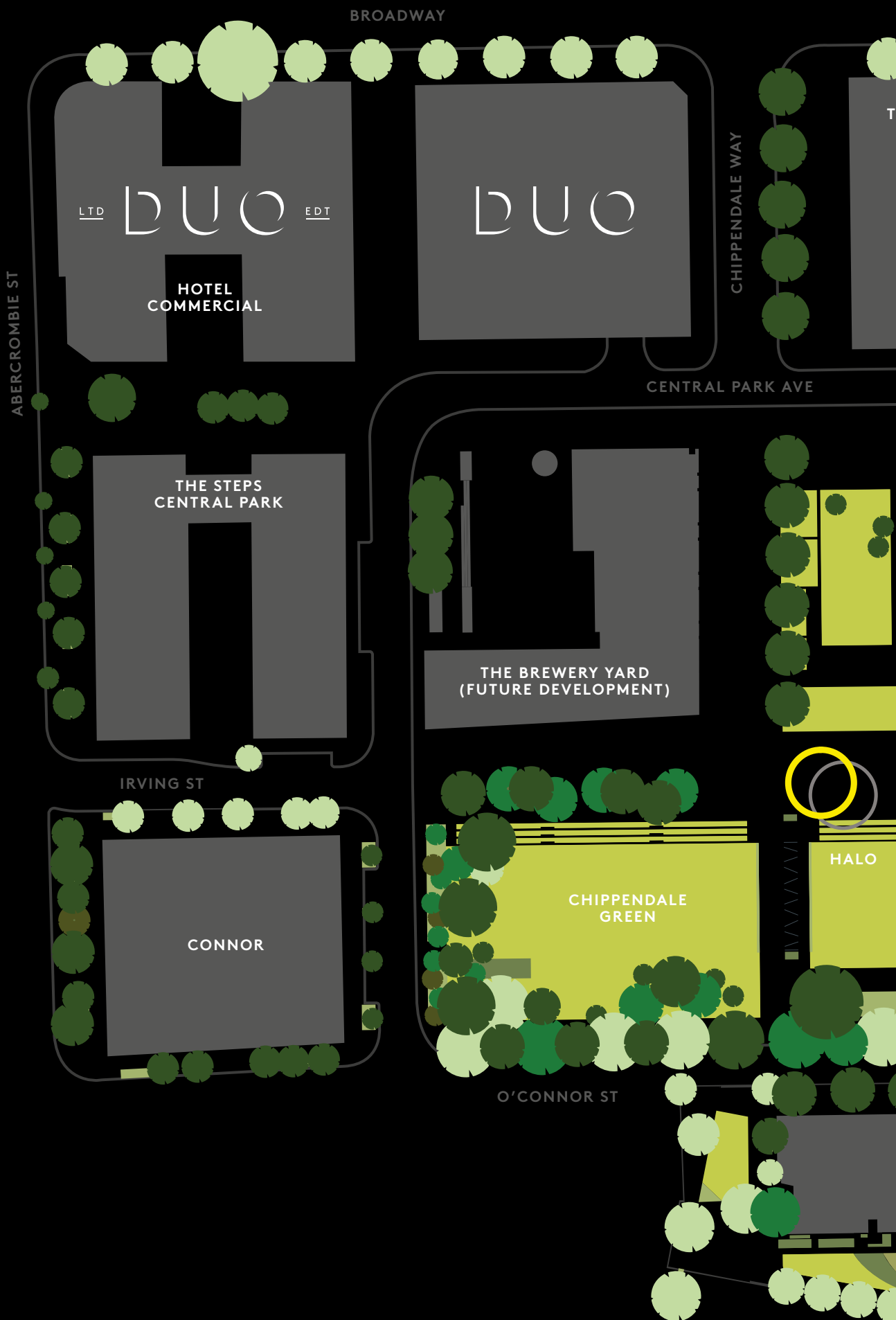






CENTRAL PARK

Since first gracing Sydney with its awe-inspiring presence, Central Park has become an iconic beacon of architectural excellence. With its signature green wall climbing up to the clouds, Central Park's One Central Park, has been heralded as one of Sydney's most progressive and awarded residential buildings, boasting the tallest vertical gardens in the world.



CENTRALISED FOR SMARTER LIVING

Claiming an iconic position within Central Park, DUO provides a sanctuary from the hustle and bustle of the city while offering you everyday access to the many convenient and entertainment options within this dynamic precinct.





WORK

A close-up photograph of several large, vibrant green leaves. The leaves are layered, with the most prominent one in the foreground showing clear venation. The lighting is soft and natural, highlighting the texture and color of the foliage. The background is a bright, out-of-focus white, suggesting a window or a bright outdoor setting. The word "LEISURE" is centered in the middle of the image in a clean, white, sans-serif font.

LEISURE



SHOPPING ESCAPADES

From avid shoppers through to those who enjoy the convenience of everyday essentials at their fingertips, Central Park's multi-level shopping destination has it all. Boasting cutting edge fashion, footwear and accessories as well as fresh produce and everyday conveniences, this integral part of urban living will spoil you for choice. Add to that a natural light-filled atrium, free Wi-Fi and extended trading hours everyday and there's no need to stray more than a few steps from home for your daily retail adventures.

DINING DALLIANCES

Treating yourself to dinner out can be an everyday affair given the smorgasbord of dining choices that frame Central Park. With tempting food stalls beckoning your savour, cool cafés and restaurants that serve up international cuisine, your options are left open for culinary discoveries seven nights a week.



CENTRAL SYDNEY LIVING

ARTS & ENTERTAINMENT

1. White Rabbit Gallery
2. Galerie Pom Pom
3. Kaleidoscope Gallery
4. Wellington St Projects
5. aMBUSH Gallery
6. Seymour Centre
7. Qantas Credit Union Arena

SHOPPING

8. The Living Mall
9. Broadway Shopping Centre
10. Brewery Yard Markets
11. Press Books

EATING & DRINKING

12. Freda's
13. The Duck Inn
14. The Rose Hotel
15. The Old Clare Hotel
16. Automata
17. Ester
18. The Lord Gladstone

CAFÉS

19. Brickfields Bakery & Café
20. Something for Jess
21. The House Specialty Coffee
22. Toby's Estate Coffee Roasters

PARKS & RECREATION

23. Prince Alfred Park
24. Chippendale Green
25. Victoria Park
26. Ian Thorpe Aquatic Centre
27. Royal Botanic Gardens

TRANSPORT

28. Central Station
29. Central Station Light Rail

EDUCATION

30. University of Technology Sydney
31. University of Sydney

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↙ Sydney Airport (6km)

↙ Newtown (2km)

Harbour Bridge ↑

Circular Quay ↑

Sydney Opera House ↑

The Rocks

Sydney CBD

Darling Harbour

17

DUO

CentralPark

Haymarket

PITT ST



CAMPBELL ST

ELIZABETH ST

WENTWORTH AVE

CROWN ST

ALBION ST

Bondi Beach (8km) ↓

DEVONSHIRE ST

Surry Hills

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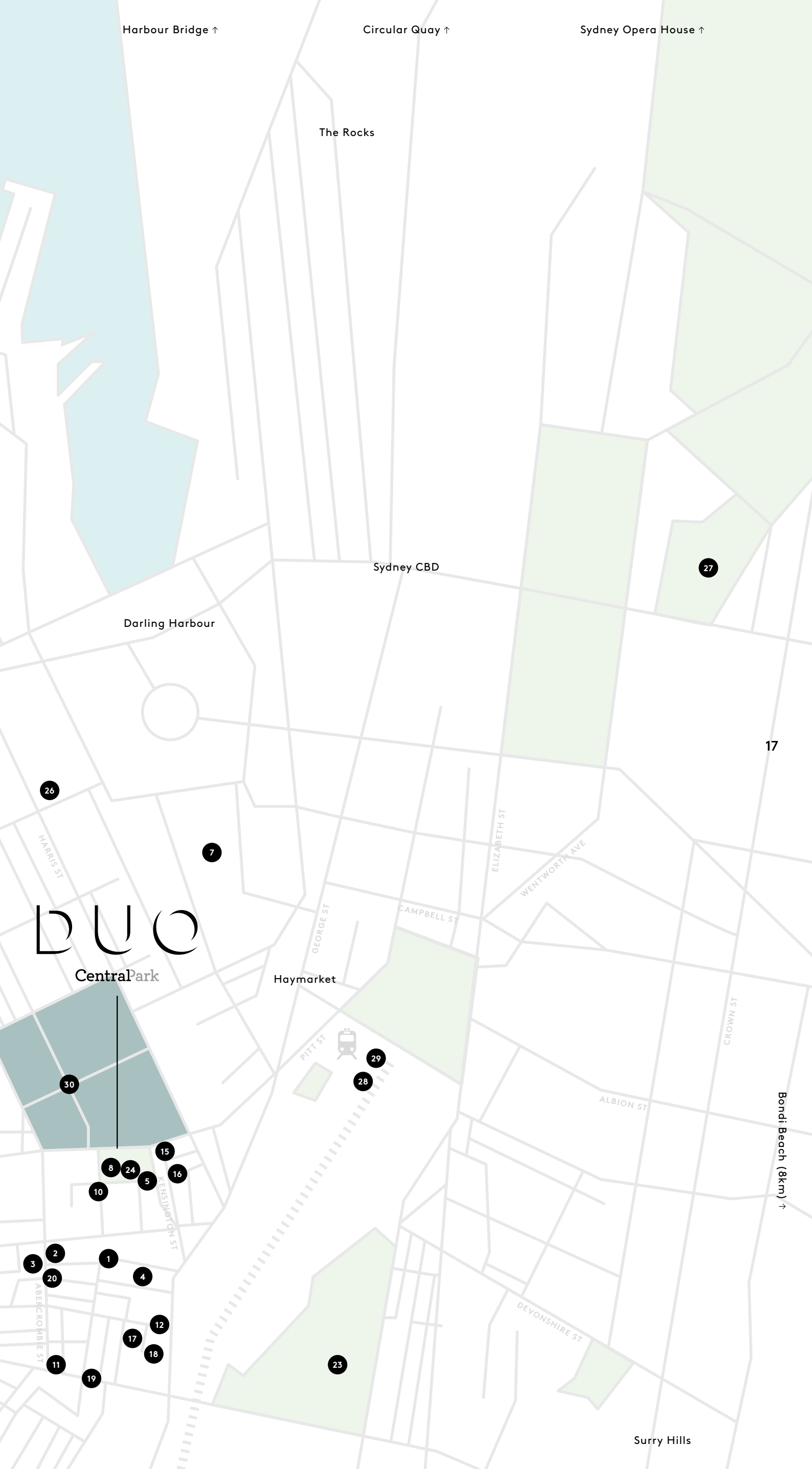
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AN EVOLVING HOT SPOT

As an urban playground and cultural hot spot, Chippendale offers residents access to first-class social activities and infrastructure right on their doorstep.





ACTION PACKED

When location is everything, DUO puts you in the centre of it all. Be spoilt for choice with fine dining, entertainment and nightlife, key educational facilities, transport and amenities and of course the latest in shopping, art galleries, creative spaces and hidden gems that make this prime location both inspiring, eclectic and unique.



RELAX



PLAY

CENTRAL



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REFLECTIONS OF SUSTAINABILITY

DUO is an intricate balance of location and surroundings, opportunity and innovation.

Central Park has embraced sustainability with smart metering, open spaces and massive investment in green technologies. DUO is connected to Central Park's innovative on-site central thermal plant and tri-generation facility, which provides efficient, low-emission domestic hot water and thermal energy for space heating and cooling across the precinct. Central Park's on-site recycled water treatment plant provides water for irrigation, washing machines and toilet flushing.

DUO will benefit from all of this and will proudly achieve a five star Green Star rating from the Green Building Council of Australia.

LIVE AND LEARN

As Sydney's foremost education precinct, Central Park is strategically placed to conveniently neighbour Ivy League educational institutions and universities including University of Technology Sydney, Sydney University and the University of Notre Dame. DUO's prime location positions its range of residences from one bed suites, one bedroom + study, two and three bedroom apartments as a savvy investment that allows students to live and learn in one of the world's most desirable cities.



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