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T H E M I L L S



LANDMARK
group

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THE MILLS



Artist's impression.



T H E M I L L S

Welcome to The Mills, a bold urban retreat in the rapidly evolving suburb of Holroyd. This new development will transform a historic milling estate into a revitalised residential precinct. Embrace comfort and style just moments from Parramatta's burgeoning CBD and mere steps from the beautiful Holroyd Gardens nature reserve.

Created by award-winning architects Marchese Partners, The Mills raises the bar on modern architecture, fusing urban design with abundant green space in a way that's truly refreshing. A selection of 1, 2 and 3 bedroom apartments are available.

Surrounded by picturesque grounds, lush courtyards, walking tracks, and playgrounds, these stylish apartments will attract families and investors alike.

THE APARTMENTS

The Mills takes its name from its setting – the site of a grain mill, once a prominent landmark on the Holroyd horizon. Architectural firm Marchese Partners pays respect to this bygone era with a dynamic design that embodies urban living at its best.

Delivered in stages, this superbly-planned precinct will bring with it a heightened level of architectural excellence to the suburb.

Set among lush park-like spaces and peaceful gardens with shared BBQ areas and sheltered seating, The Mills is a place for you to enjoy. Spend time under dappled shades of green, or gaze over this leafy canopy from your broad balcony.

Featuring ideal Northern aspects, each stylish apartment building ensures an exceptional level of comfort with connections to parklands, walking and cycling tracks, and a recreational lake.

A modern outdoor patio at dusk. The scene is lit with warm, ambient lighting. In the foreground, a dark wood coffee table holds three lit candles. To the right, a light-colored sofa with a dark cushion is visible. In the background, a dining table and chairs are seen through a large glass window. The overall atmosphere is cozy and sophisticated.

WHERE PAST MEETS PRESENT

W H E R E P A S T M

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E E T S P R E S E N T



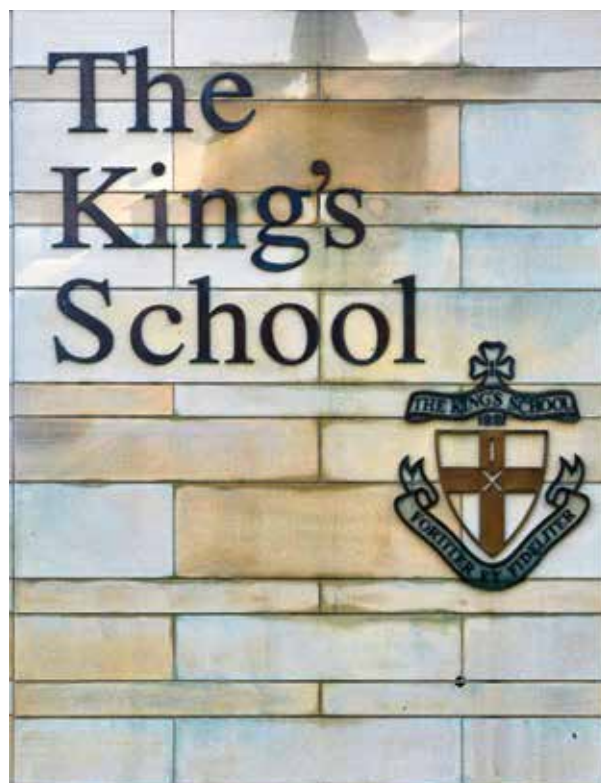
CONVENIENCE AT YOUR FINGERTIPS

THE LIFESTYLE

Enjoy convenience at your fingertips, from speciality food stores and large supermarkets to fun, fashion and everything in between.

The surrounding neighbourhoods are brimming with places to shop, wine and dine. Church Street, nicknamed 'Eat Street', features a wide range of international restaurants – you'll be spoiled for choice.

Between Westfield Parramatta and Stockland Merrylands Shopping Centre, you'll find all your favourite stores. The vibrancy of Parramatta CBD is only minutes away, and the nearby Merrylands train station puts greater Sydney within easy reach.



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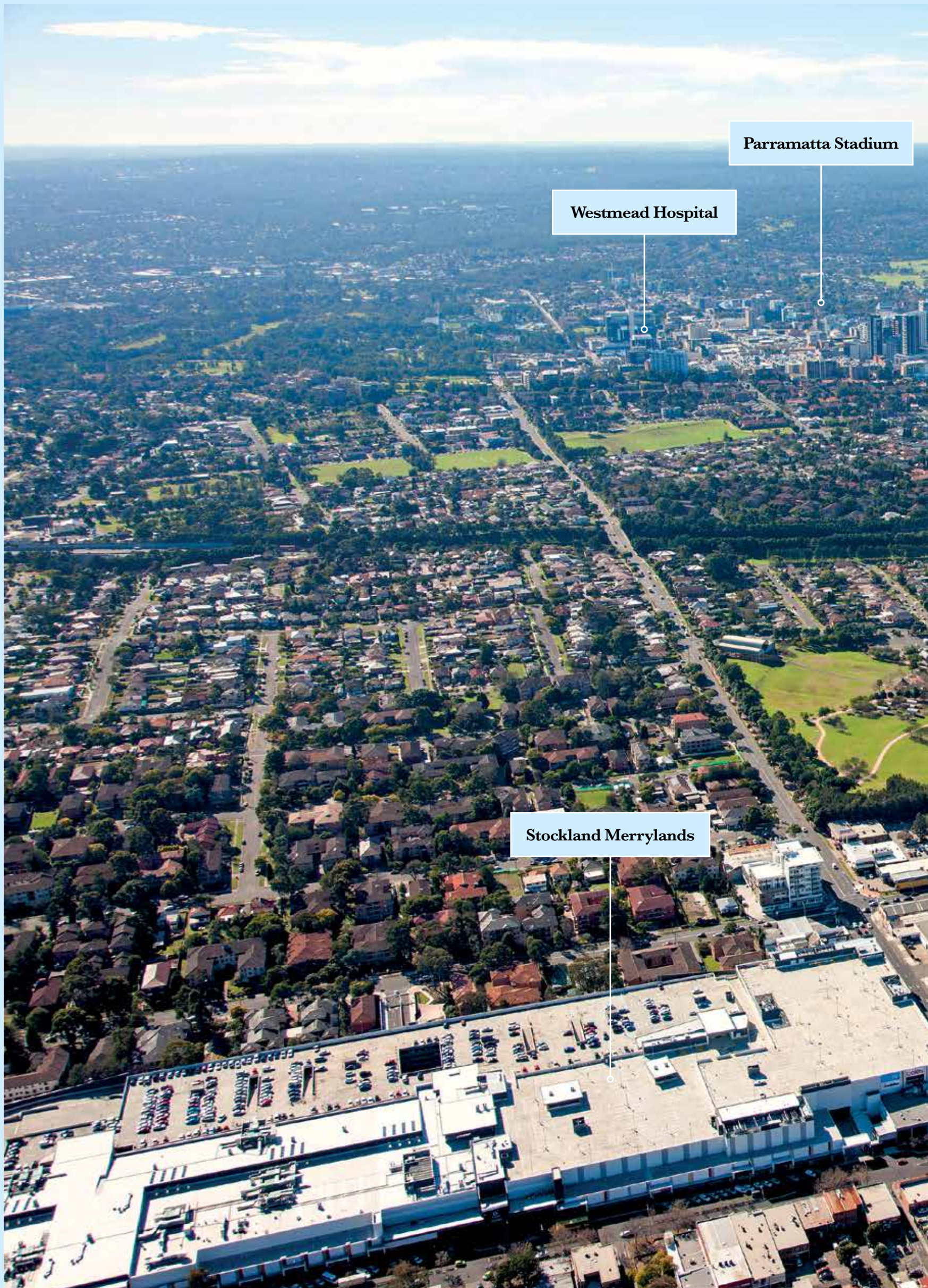
AT
THE MILLS



The Mills also brings some of Sydney's best entertainment options to your backyard. Soak up the colour and glamour at Rosehill Gardens or join in the action-packed fervour at Parramatta Stadium.

With more than eight rolling green parklands in the vicinity, as well as several golf courses, there are plenty of places to kick a football with the kids, enjoy a round of golf, or simply take it easy and watch the world go by.

The Mills' proximity to the University of Western Sydney and the Westmead bio-medical hub is ideal for those seeking further education. Also nearby is The King's School, the oldest independent school for boys in Australia.



Parramatta Stadium

Westmead Hospital

Stockland Merrylands



Parramatta CBD

Western Sydney
University

Rosehill Gardens

Holroyd Gardens

THE MILLS

Merrylands Station

A PLACE TO PROSPER

LOCATION

The Mills is perfectly situated to capitalise on Parramatta's rising status. It's a place to live, work, invest and grow, with excellent transport links to greater Sydney. As the \$1.6 billion Parramatta Square project takes shape, the allure of this dynamic centre shines even brighter.

Parramatta is well established as Sydney's second-largest CBD and Australia's sixth-largest economy. It also enjoys the mantle of NSW's most liveable city. A mere 2 kilometres away from all the action is The Mills, a place to call home surrounded by everything you need to make the most of Sydney life.



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STOCKLAND MERRYLANDS

With over 200 shops, a children's play area and Kiddie Kabz to get around on, this 61,151 m2 shopping wonderland has everything you need, including free wifi and a justice of the peace service.



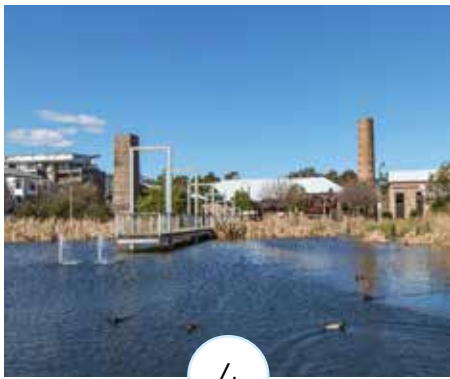
PARRAMATTA CBD

A mere 2 km from The Mills, and recognised as the area with "the greatest growth potential of anywhere in Australia over the next five years" by BIS Shrapnel, Parramatta CBD is NSW's real centre of enterprise.



MERRYLANDS TRAIN STATION

Opened in 1878 on the 'Old South Line', Merrylands Train Station is now an ultra-modern commuter hub that will get you to Sydney CBD in just 35 minutes.



HOLROYD GARDENS

This beautifully revitalised heritage area has a Road Safety Track where your kids can learn the rules of the road while you enjoy a picnic in the shade.



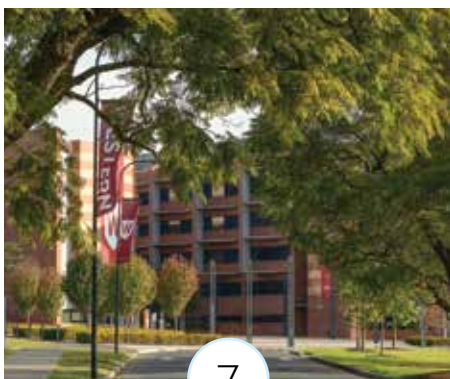
WESTMEAD HOSPITAL

One of Sydney's major hospitals, this is a world class health facility at your door. The renowned Westmead Children's Hospital and the Sydney Medical School are also located here.



WESTCONNEX

The new WestConnex infrastructure upgrade will save approximately 40 minutes travel time from Parramata to Sydney Airport.



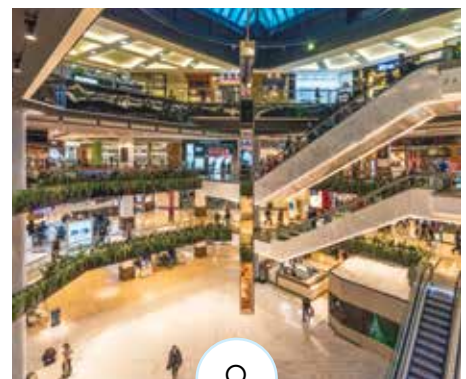
UNIVERSITY OF WESTERN SYDNEY

With six campuses across Western Sydney and a complete range of degree courses, the dynamic UWS is ranked as one of the world's top 100 universities under 50 years old.



ROSEHILL GARDENS

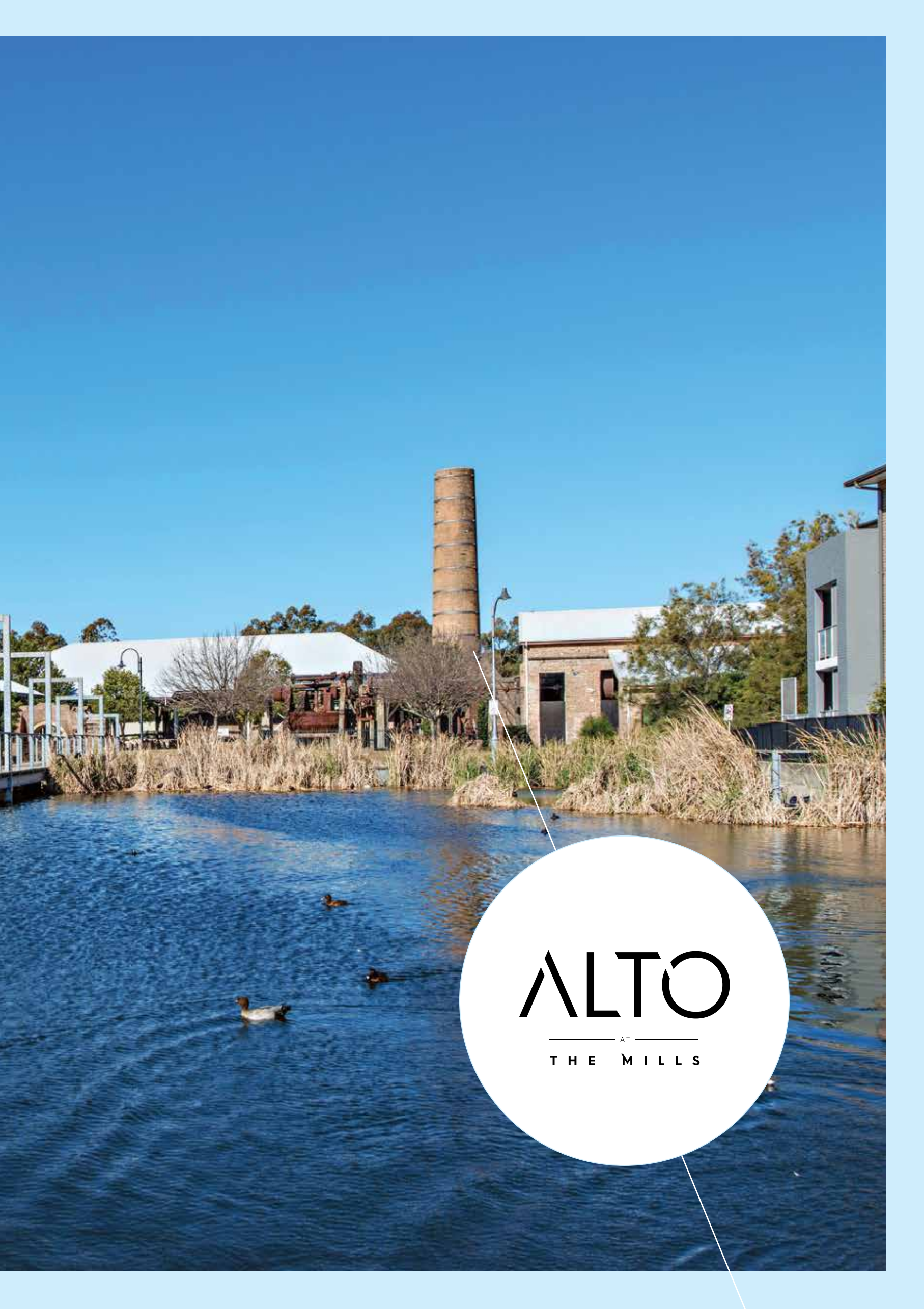
Hosting the famous Golden Slipper and the excitement of thoroughbred racing, this is also one of Sydney's preeminent venues for major events and outdoor festivals.



WESTFIELD PARRAMATTA

Visit Westfield Parramatta for the ultimate retail therapy with hundreds of boutique and department stores.





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MINDARIE
LANE COVE



THE MADISON
CARINGBAH



THE LYNE
WAHROONGA



BAYSIDE
BOTANY



DEVELOPER



Landmark Group is a leading property firm based in Sydney. Wholly Australian owned, they specialise in residential and commercial property development.

Over the past 20 years, Landmark Group has formed strong relationships with key consultants, local governments and investors. They are well-regarded as experts in all facets of property development, from architectural design and project management to council approval and sales and marketing.

Each Landmark Group development represents the company's commitment to quality, integrity and market knowledge.

ARCHITECT

marchesepartners

Renowned for their work on premium 'lifestyle living' projects, Marchese Partners is an award-winning architecture, interior design and engineering firm based in Australia.

In consistently high demand, Marchese Partners combines meticulous planning with exceptional engineering and stylish design to create cutting-edge interiors that stand the test of time.

Their specialties include multi-unit residential developments, mixed-use projects, hotels, resorts and aged care developments. They bring a deep understanding of each of these markets to their work, enabling them to deliver market-leading solutions for their clients.



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