



THE
MILLS
APARTMENTS
H O L R O Y D





FIND YOUR URBAN NATURE.

Welcome to The Mills, the embodiment of green city living in the evolving suburb of Holroyd. This benchmark new development will transform the former historic flour milling estate into a new and revitalised residential precinct.

Created by award-winning Marchese Partners, The Mills raises the bar on architectural comfort and style, creating a bold urban retreat just moments from Parramatta's burgeoning CBD and mere paces from the beautiful Holroyd Gardens nature reserve.

Surrounded by picturesque grounds, lush courtyards, walking tracks and playgrounds, these stylish apartments fuse contemporary architecture with abundant green space in a way that is genuinely refreshing.



**PARKLANDS, PICNICS
AND VIBRANT URBAN LIFE.
THE MILLS BRINGS IT
ALL TO YOUR DOORSTEP.**



CONVENIENCE AT YOUR DOORSTEP.

Everyday shopping. Essential convenience.

Living at The Mills puts everything you need at your fingertips.

Take it easy and take a stroll. You'll discover everything you need from specialty purveyors of fresh food and supermarket convenience to fun and fashion. You'll enjoy indulging in everything you want from casual al fresco to fine restaurant fare.

With a new Stocklands Mall brimming with almost 200 new places to shop alongside established major retailers plus the vibrancy of Parramatta's CBD only minutes away this is an area designed to make you feel right at home.

At the heart of an area that is heritage rich in sporting activity, life at The Mills brings some of Sydney's best entertainment options within easy reach. You're only minutes away from the colour and glamour at Rosehill Gardens or the action packed fervour at Parramatta Stadium. With over eight rolling green parklands all around you there's plenty of places to kick a footy with the kids or simply take it easy in the shade and watch the world go by.

Proximity to the University of Western Sydney and the Westmead bio-medical hub is ideal for those seeking career advancement, while nearby Merrylands train station puts greater Sydney within easy reach.

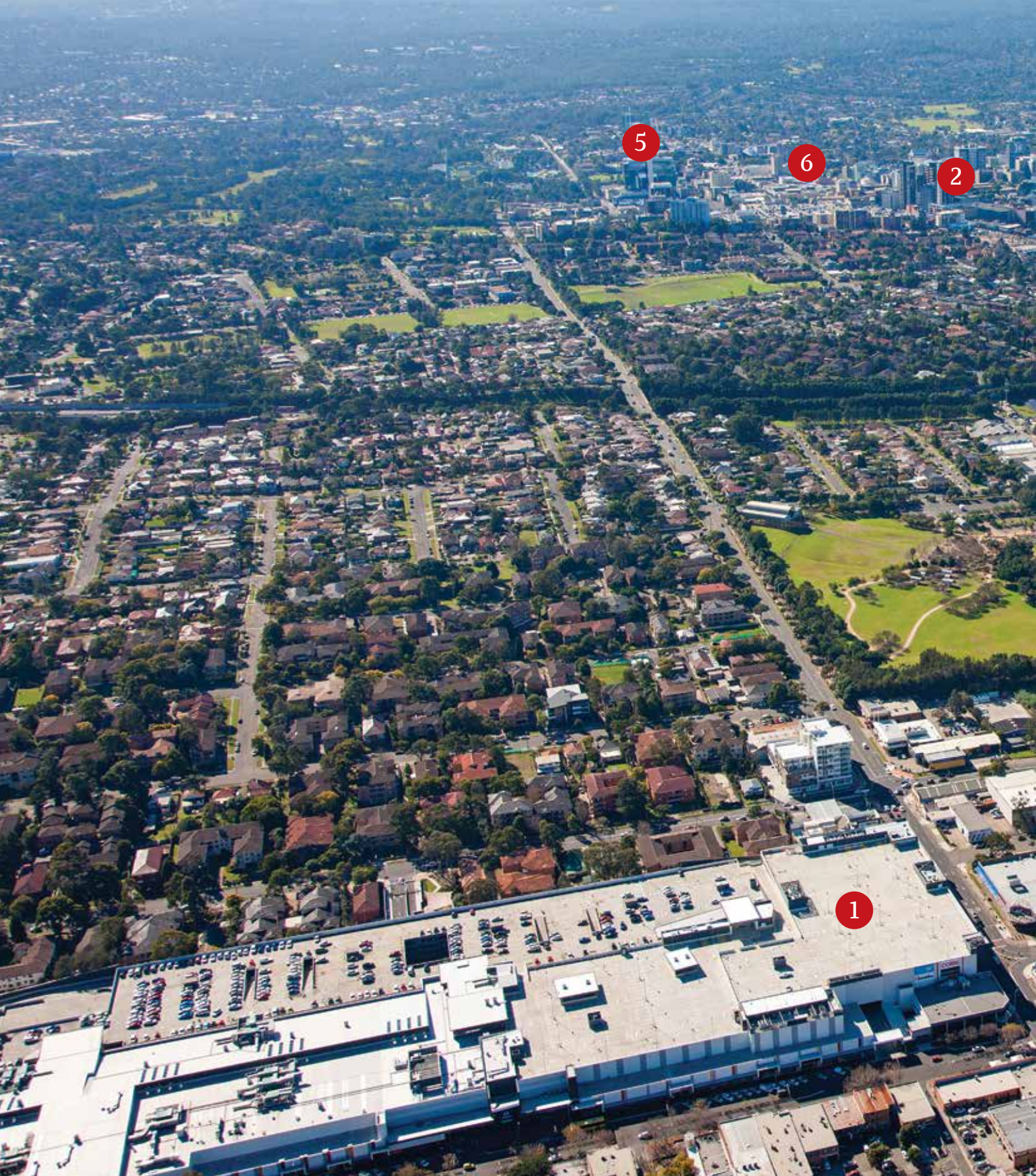


Harris Farm





**PUT YOUR
FEET UP AND
ENJOY A
FRESH NEW
LIFESTYLE.**



1

Stockland Merrylands

With a children's play area and Kiddie Kabz to get around on this is an eclectic shopping wonderland with everything, including free Wi-Fi and a Justice of The Peace service.

2

Parramatta CBD

Conferred by BIS Schrapnel with "the greatest growth potential of anywhere in Australia over the next five years", Parramatta CBD is NSW's real centre of enterprise.

3

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 the Sydney CBD in just 35 minutes.

4

The Brickworks

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



5

Westmead Hospital

One of Sydney's major hospitals including the renowned Westmead Children's Hospital and the Sydney Medical School. This is a world class health facility at your door.

6

Parramatta Stadium

Also known as Pirtek Stadium, is a boutique events stadium and since 1986 has held a variety of international, national and local sporting events as well as concerts, festivals and corporate and community events.

7

University of Western Sydney (UWS)

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

8

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.

A MODERN TWIST ON RESIDENTIAL LIVING.

The Mills takes its name from its origins. The site is one of two grain mills and a prominent landmark in the growth of the area. Paying respect to this bygone era, Marchese Partners has created an architecturally dynamic embodiment of urban living at its best.

Delivered in stages, the superbly master planned precinct will bring with it heightened level of architectural excellence for the suburb.

Lush landscaping forms The Mills' serene setting blending park-like spaces and peaceful signature garden zones with shared BBQ areas and sheltered seating.

It's a place for you to enjoy, spending time under dappled shades of green. On your broad balcony you can gaze over this leafy canopy that adds a new dimension of openness to your outlook on life.

With their ideal Northern aspects, each design-conscious apartment building ensures an exceptional level of comfort with natural connections to the adjacent parklands, recreational lake, walking and cycling tracks.

Arriving home, secure parking with lift access provides ultimate convenience along with additional basement storage.

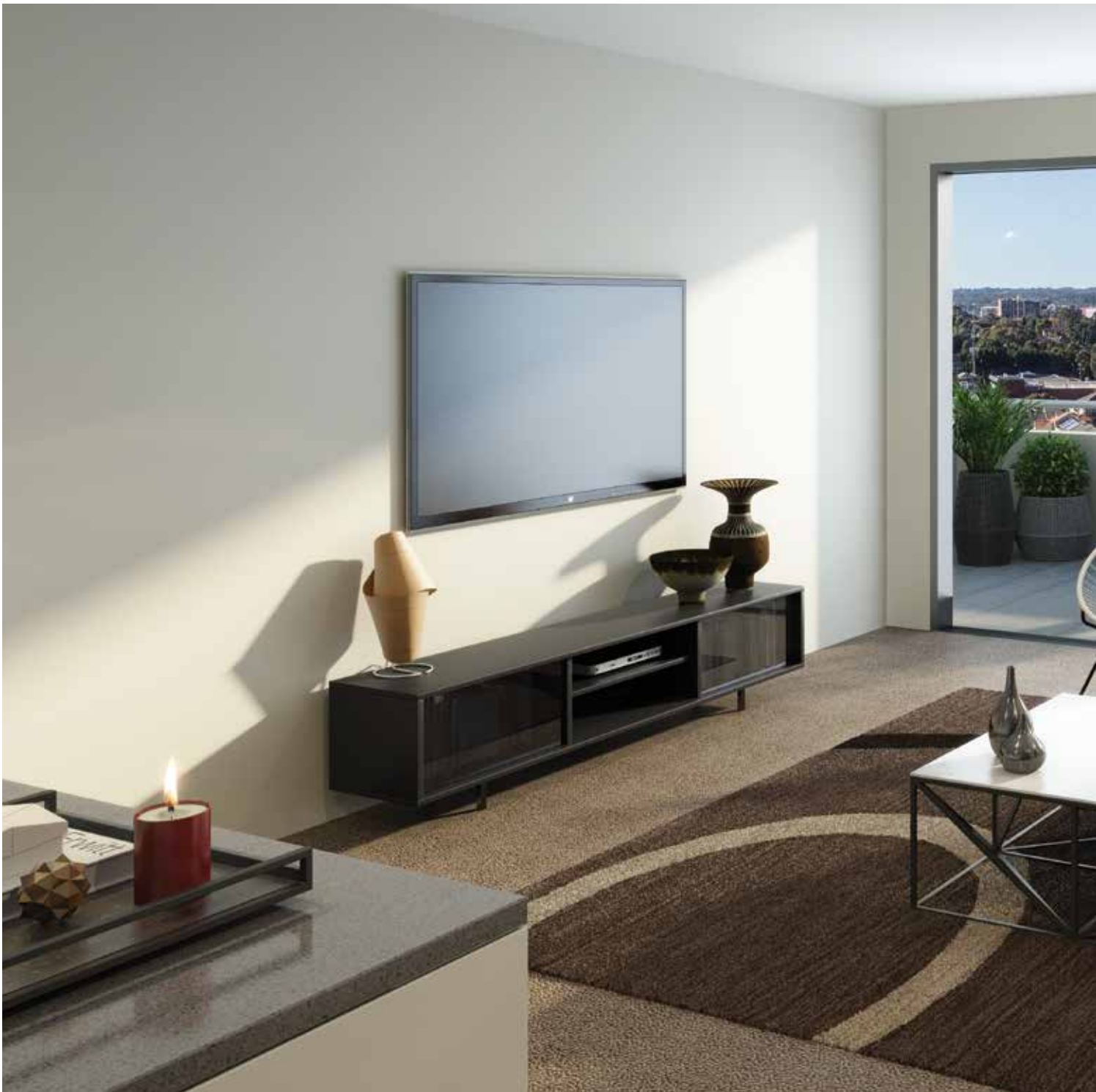


FLOATING IN THE AIR

Take the lift to the communal roof top courtyard for sweeping views of the region. Lush landscaping, seating and BBQ area for entertaining.







**BEAUTIFULLY
DESIGNED FOR
COMFORT.**



Step into The Mills and be prepared to be very pleasantly surprised. To maximise the serenity of the green space around you, every apartment is artfully designed to bring natural light into broad, lightly coloured expanses of living space. Luxuriant carpeting throughout your home enhances this atmosphere of understated elegance even further.

By taking an innovative and holistic approach to creating the best possible living environment nothing has been overlooked and attention to detail is everything. From your integrated garage storage facilities to the premium, expertly designed fixtures, quality finishes and built-in wardrobes, you'll discover how the ostensibly little things make such a big difference when it comes to making your life easier.

With an array of 1, 2 and 3 bedroom configurations to choose from, many with plus-study options, the stage is set for you to create the living environment you've always wanted.

A METROPOLIS ON YOUR DOOR.

As the \$1.6 billion Parramatta Square project takes shape the allure of Parramatta as a truly dynamic centre of enterprise shines even brighter. Well established as the second largest CBD in Sydney and Australia's sixth largest economy, Parramatta enjoys the mantle of NSW's most liveable city as well.

This is where you'll discover and experience an array of entertainment options made even more attractive by their easy access. A mere 2km away from all this rests The Mills, is your place to call home encircled by everything you could ever need to make the most of Sydney life.



The University of Western Sydney is expanding with a new highrise CBD campus and heightened ties to Westmead bio-medical precinct. New light rail, a second Sydney airport at Badgerys Creek and multi-billion dollar infrastructure and revitalisation projects are creating new living, working and leisure hubs for the 21st century, all just moments from your door.

Westmead Hospital



Parramatta Westfield





Holroyd Gardens, The Brickworks

Major Australian businesses, government departments and multi-national corporations are relocating to the CBD and its nearby surrounds.

With them a global knowledge and jobs arc is emerging that extends from Macquarie Park to Westmead and Rydalmere with Parramatta at its heart.

There's growing culture too with the world class Sydney Festival now part of Parramatta's annual event calendar and the city's laneways are coming alive as a vibrant café and foodie culture sweeps through the CBD.

Settle into The Mills and you're perfectly placed to capitalise on adjacent Parramatta's rising status and appeal as a place to live, work, invest and grow.



Holroyd Gardens, The Brickworks

MARCHESE PARTNERS

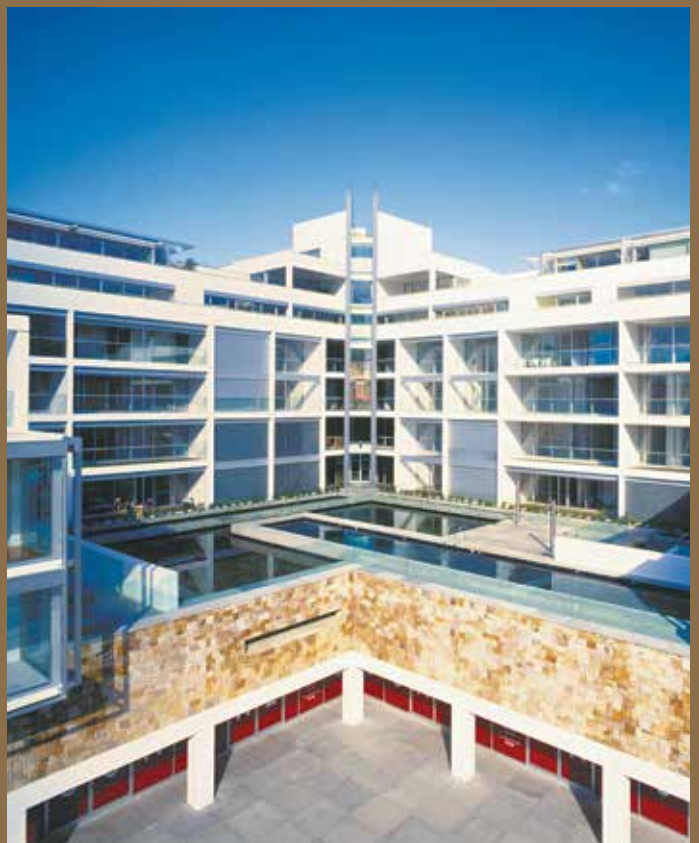
Marchese Partners is one of Australia's leading architecture and interior design practices specialising in the design of medium and high density residential projects.

With over 20 years of experience in Australia's residential market they continue to set new benchmarks in residential apartment design and innovation.

Their portfolio of landmark projects includes Top of The Town, Republic, Paramount, 185 Macquarie Street and Bondi Icebergs.

Internationally, Marchese Partners' work in the United States includes the Embassy Tower in San Diego, and the award winning Stella Condominiums.

Marchese Partners continue to be at the forefront of architecture and interiors as witnessed by their recent projects in Sydney including The Hampton in Potts Point, Macquarie Central at Macquarie Park, and Aspire in Surry Hills.



LANDMARK GROUP

Landmark Group is a wholly Australian-owned property development company. Their success is founded on the strength of their relationships.

From key consultants to local governments, they have forged trusting, durable partnerships with a large number of investors. Backed by over a decade of solid experience, their key focus remains on building exceptional properties in some of Sydney's most desirable areas.

Their expertise encompasses all facets of property development, including sourcing prime sites, project management, architectural design, council approval, sales and marketing.

Every Landmark Group development exemplifies the company's commitment to best standards. Underpinned by market knowledge and governed by integrity, Landmark Group is currently realising a number of projects to add to their impressive portfolio.

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