



CONCERTO



228 PITT STREET MERRYLANDS



The Opera Merrylands is a Dylam master precinct that will re-define Merrylands.

*Concerto will take centre stage as the first release.*

# CONCERTO

IN HARMONY WITH  
MODERN URBAN LIVING

Welcome to Concerto, an iconic new apartment development offering stylish contemporary living with a range of sophisticated lifestyle options right at your doorstep.

Comprising three individual buildings working together in harmony, Concerto embodies the rich history of the area whilst delivering a prominent residential complex with extensive landscaping, rooftop courtyards, a host of leisure amenities and green spaces close by.

Specifically selected for its exceptional location, this landmark site offers unrivaled convenience and future growth opportunities with the Parramatta CBD just 2km away and Sydney's centre only 25km away. Highly accessible to major retail centres, a broad selection of restaurants, multiple transport options and leading educational institutions.



ARTIST'S IMPRESSION

# EXPERIENCE

## A RENAISSANCE OF HISTORY

Sydney's burgeoning Western heartland has recently experienced significant redevelopment and gentrification while maintaining its rich heritage.

The old Rositano Furniture site is now being transformed into Concerto, an orchestration of chic brand new apartments, with two levels of commercial/retail space below.

A beautiful heritage-inspired public space has been created at nearby Holroyd Gardens, with the rebirth of the former Goodlet & Smith Brickworks site. Established in 1884, the Brickworks closed in 1989, before being redeveloped into parkland in 2004, including the old clay pit being converted into a picturesque lake and surrounds for visitors to enjoy.



An **orchestration** of chic brand new apartments



Comprising a **unique medley** of three distinctive buildings, Concerto is timeless

# THE UNIQUE RHYTHM OF CONCERTO

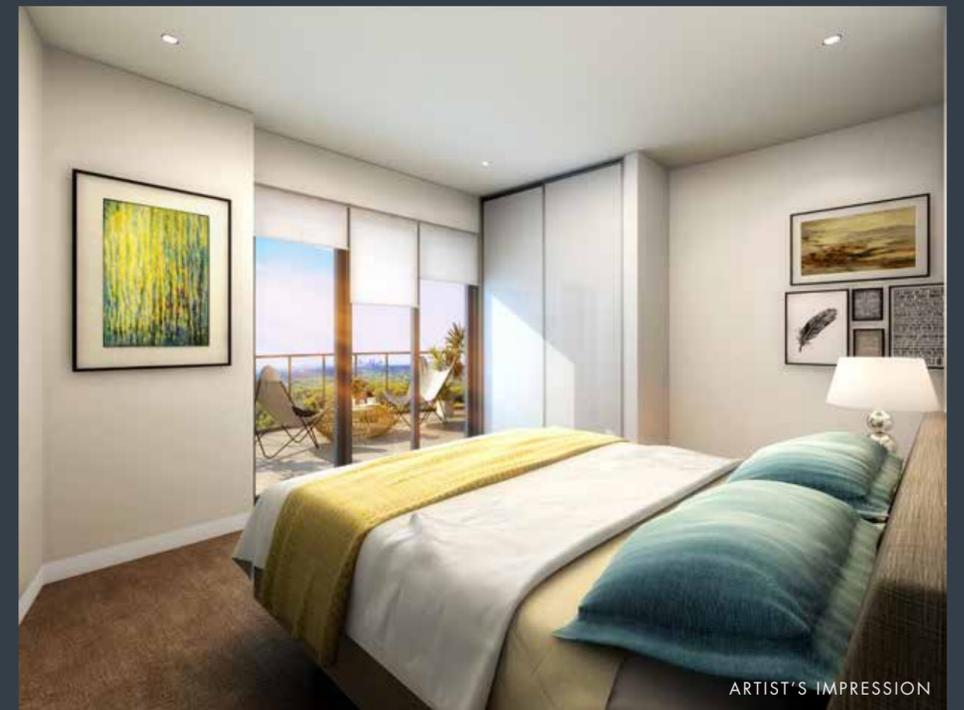
Unrivaled in the Merrylands district, Concerto offers stylish contemporary apartment living in the most convenient location, directly adjacent to Stockland Mall, Merrylands Train Station, multiple bus routes and a network of cycle ways and parks.

Comprising a unique medley of three distinctive buildings, Concerto is timeless and will bring true design longevity to the Merrylands skyline. The elegant, slender form of the main tower pays homage to the design characteristics of the Art Deco era, referencing streamlined architectural design and the use of curved forms.

The three buildings range from 4 to 19 levels, with two lifts per building. The low-lying building will house a rooftop pool, with BBQ facilities and seating for relaxed entertaining. Whilst the two taller buildings feature rooftop courtyards with panoramic views across the region and the Parramatta skyline.



ARTIST'S IMPRESSION  
ELM KITCHEN FINISH (TOP LEFT)  
TEAK KITCHEN FINISH



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

# A CRESCENDO OF CONTEMPORARY DESIGN

Each Concerto apartment brings to life a classical blend of a neutral colour palette in either Elm or Teak interior design schemes and featured cabinetry.

Designed for comfortable living, the apartments feature security intercom access, split system reverse-cycle air conditioning, and you'll love the luxurious feel of the flooring, with polished porcelain tiles and quality carpets throughout.

The gourmet kitchens feature 20mm stone benchtops, glass splashbacks, stainless steel appliances, dishwasher and gas cooktop. An enviable freestanding bath tub is the hero of the bathroom, plus gleaming chrome fittings, mirrored shaving cabinet for additional storage and semi-frameless glass shower screens.

Four levels of secure parking are conveniently located directly beneath the building, as well as lock-up storage units and bicycle storage.

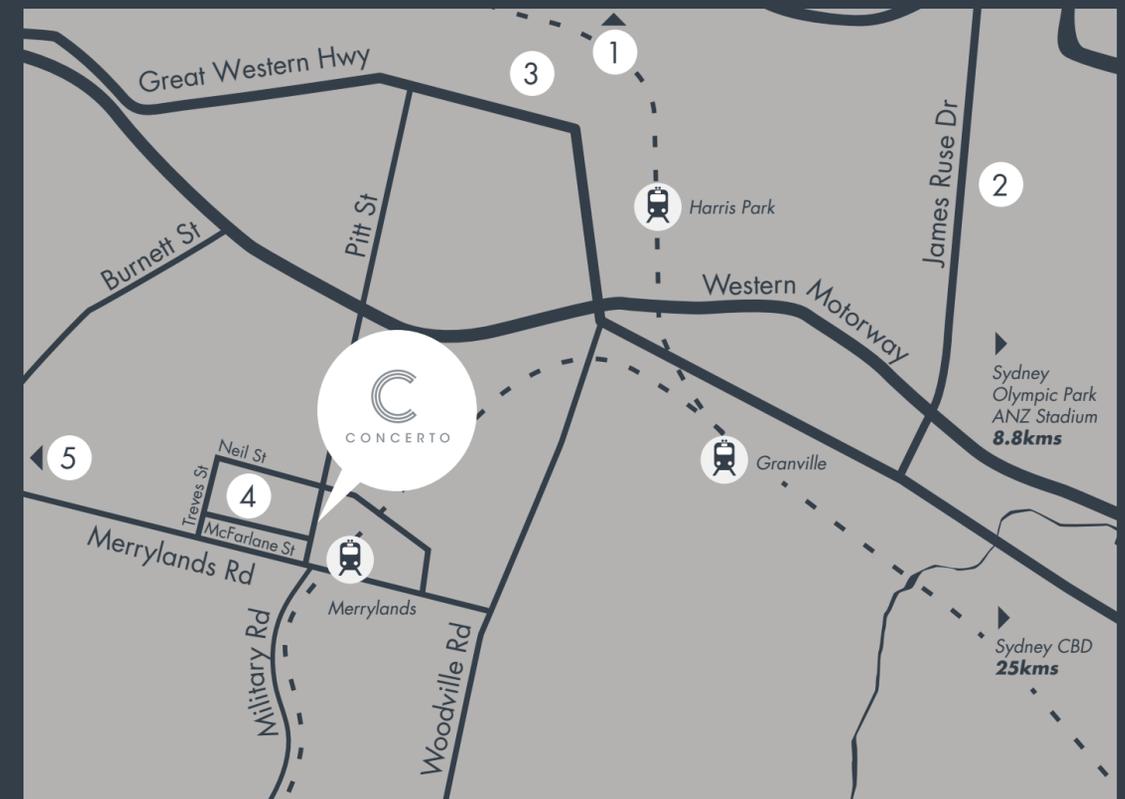
# THE NEW BEATING HEART OF SYDNEY

By 2036 Western Sydney will be home to more than half of Sydney's population



Already established as Sydney's second largest CBD, Parramatta is primed to cement its status as an economic powerhouse. It is currently undergoing extensive urban renewal, including the \$2 billion Parramatta Square project, to capitalise on future growth potential as well as attract investment and employment opportunities.

Concerto at Merrylands is in a prime position to significantly benefit from this incredible growth, as well as a range of other infrastructure projects currently planned for Western Sydney, totalling \$26 billion.



- 1 WESTERN SYDNEY UNIVERSITY
- 2 ROSEHILL GARDENS
- 3 WESTFIELD PARRAMATTA
- 4 STOCKLAND MERRYLANDS
- 5 MERRYLANDS FOOD STRIP



SYDNEY CBD

OLYMPIC PARK

PARRAMATTA CBD

PARRAMATTA STADIUM

WESTMEAD HOSPITAL

M4

THE BRICKWORKS

HOLROYD GARDENS

STOCKLAND MERRYLANDS

MERRYLANDS  
TRAIN STATION





Chic dining options and  
a range of other services

# A MEDLEY OF SHOPPING & DINING OPTIONS ON YOUR DOORSTEP



Incorporating almost 2,500 square metres of retail and commercial space across two levels, Concerto may include select retail providers, chic dining options and a range of other services, including hairdressers and gym.

Stockland Merrylands Mall is located directly opposite Concerto, providing fresh food retailers, beauty, fashion, banking and more.

Nearby, you'll find Merrylands Road with its broad range of unique and delectable dining options. Or venture to Church Street, Parramatta to find a wide selection of international cuisines including Italian, Greek, Chinese, Thai, modern Australian and many delicious Asian eateries.

The large, inviting Westfield Parramatta provides even more shopping and dining choices, as well as cinemas for your viewing pleasure.

# TRANSPORT IS RIGHT ON KEY

Concerto's ultra-convenient location provides ease of access to a multitude of transport options. Merrylands Train Station is a mere 30 seconds walk from your door, which delivers commuters to Sydney CBD in just 35 minutes, plus you have a choice of adjoining bus routes and cycle ways which connect to major local hubs.

The planned \$1 billion Parramatta Light Rail Project will offer local residents an additional transport option. Ease of road access is provided to all areas of Sydney via the M4, Parramatta Road and James Ruse Drive.



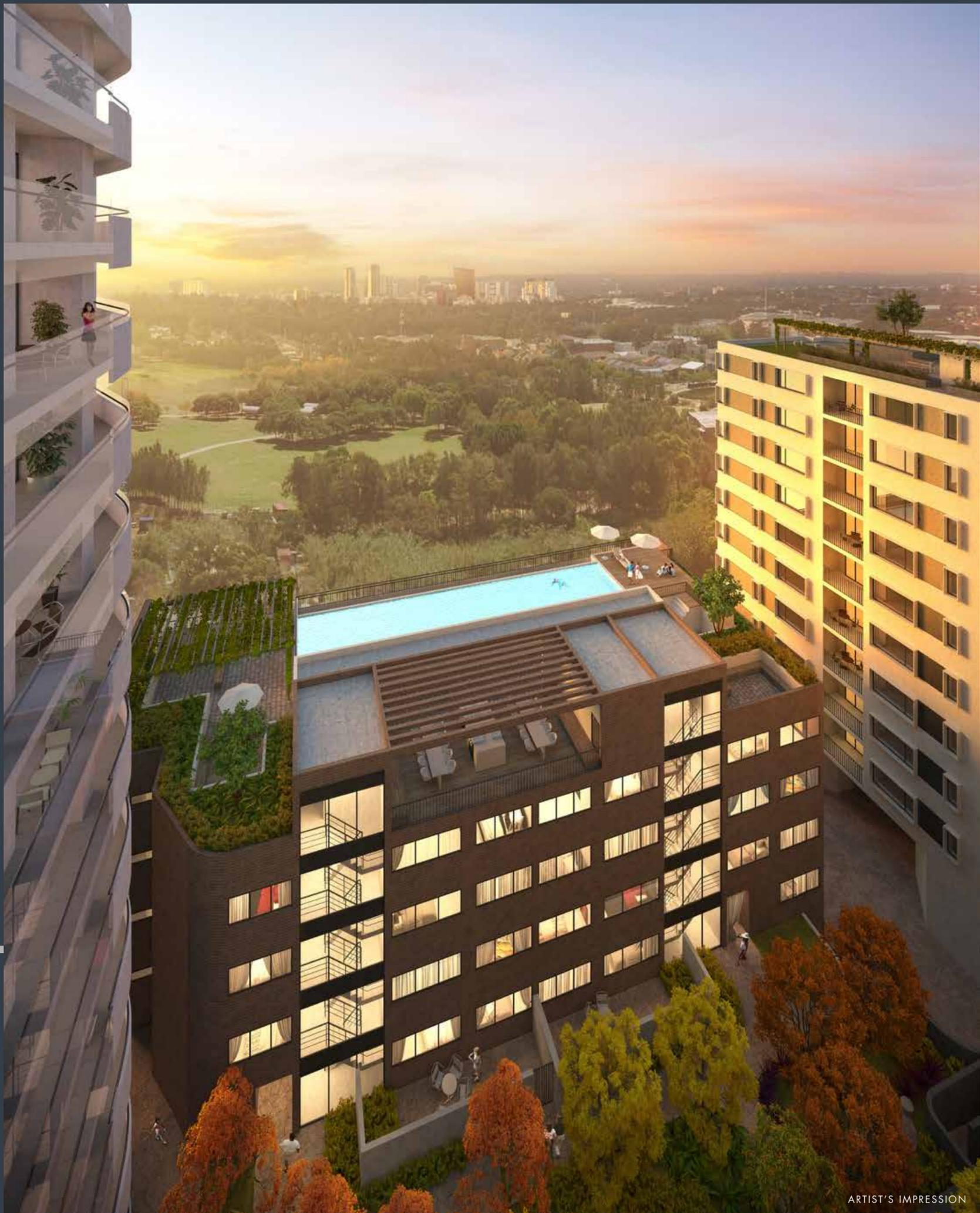
ARTIST'S IMPRESSION

## LEISURE & GREEN SPACES THAT **STRIKE A CHORD**

Nearby Holroyd Park Nature Reserve, offers 8 hectares of outdoor space for family gatherings, cycling, walking, playgrounds and a Road Safety Training facility for young cyclists. The beautiful Holroyd Gardens Rotunda caters for special functions, including weddings.

Also nearby, the impressive Central Gardens provides 12 hectares of open space, function areas, playgrounds, a lake, waterfalls and animal enclosures where you can visit kangaroos and emus.

Cool off during summer at Merrylands Swimming Pool, which offers barbecue facilities, adjoining sports fields and tennis courts. Stroll to Granville Park for sporting fields and a skate park, or try Merrylands Bowling Club.



ARTIST'S IMPRESSION



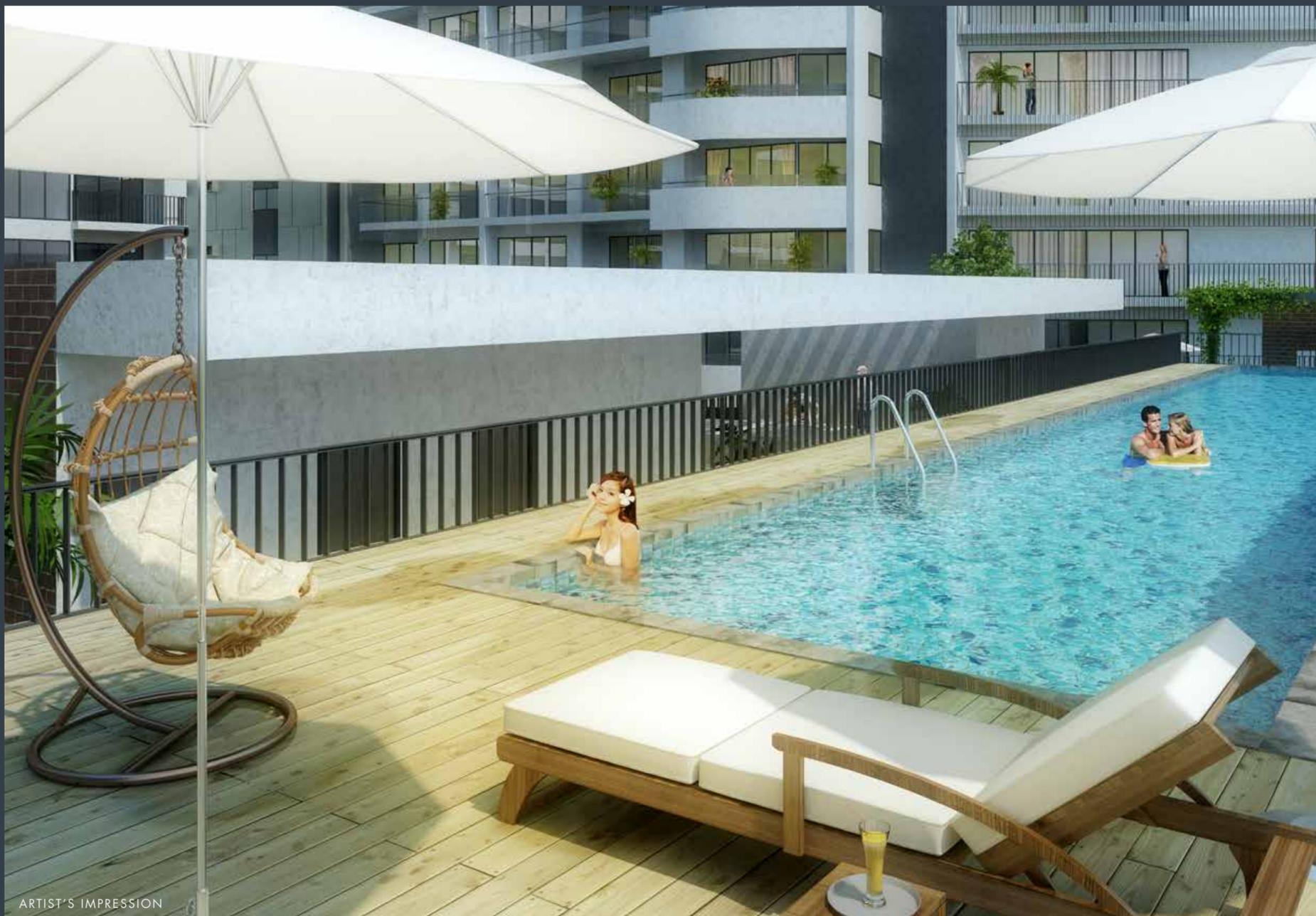
## ENTERTAINMENT, A MAJOR THEME

Sydney's best entertainment options  
within easy reach

Living at Concerto brings some of Sydney's best entertainment options within easy reach.

Enjoy the thrill of thoroughbred horse racing less than 5km away at the world-class facility of Rosehill Gardens, home of the famous Golden Slipper and a prominent venue for major entertainment events and festivals.

Prefer some football action? Feel the roar of the crowd at a live game at nearby Parramatta stadium, which also hosts a variety of major sporting events, live concerts, festivals, corporate and community events.



ARTIST'S IMPRESSION

# CREATING A HARMONIOUS COMMUNITY

Concerto's communal spaces include rooftop courtyards with barbecue areas, swimming pool, lush landscaping and play areas. The lush, tranquil rooftop areas are destined to become social spaces which are the ideal place to relax and chill out or gather your friends and entertain in an alfresco environment.

The lush, tranquil rooftop areas are destined to become social spaces

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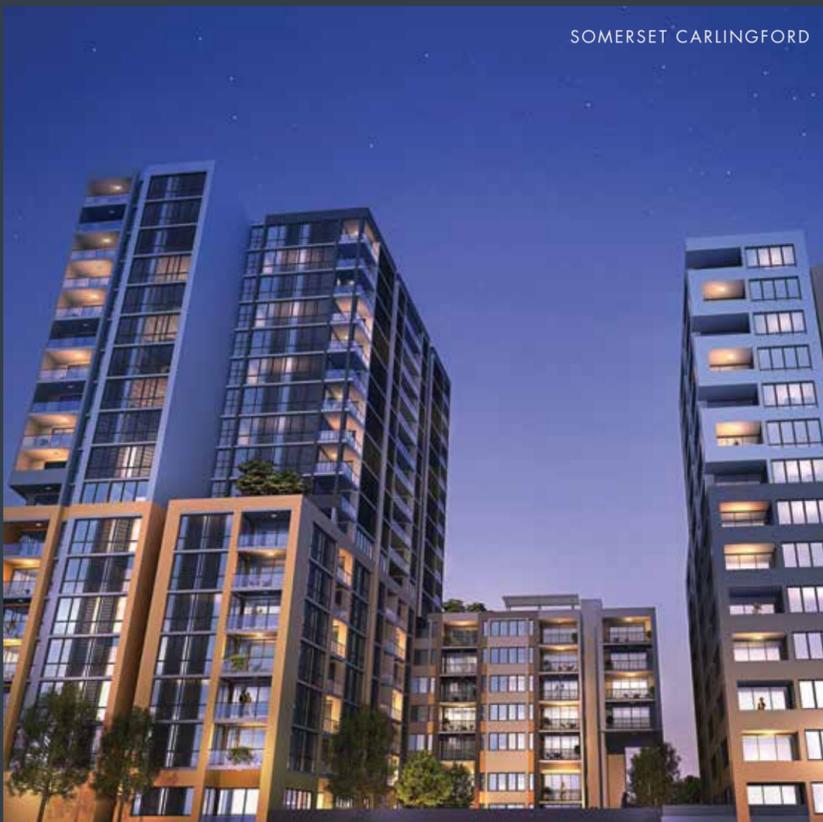
# A SYMPHONY OF EDUCATION ON OFFER

A diverse range of exciting learning opportunities are offered at the vibrant University of Western Sydney Parramatta and Westmead campuses, and the Westmead Bio-Medical hub, all less than 5km away.

Put your children on the pathway to success at the wide choice of established private and public schools within a 1 kilometre radius of Concerto, including: Delany College, Merrylands East Public School, Holy Trinity Primary School, Granville Public School and St Margaret Mary's Primary School.



SOMERSET CARLINGFORD



INFINITY CARLINGFORD



# DEVELOPMENT TEAM

Dyldam is a leader in property development and construction; whilst Beijing Capital Land is one of the most prestigious property companies in China.

An Australian owned enterprise, Dyldam was established in 1969 by Naim Khattar and CEO Joseph Khattar AM. Together they created aspirational apartments for Australian families.

From modest beginnings, the company has expanded into an Australian business success and one of the largest private developers in Australia.

The company excels at delivering high quality, sustainable residential, commercial and retail projects. Every Dyldam development is built upon the values of quality, value, progress and strength.

Dyldam projects energize and re-brand their localities. The company's design philosophy addresses the aesthetics and practicalities of modern living.

Dyldam looks to effect social change by creating modern, engaging residential and business spaces to enhance people's lives. This positive community outcome is compounded and reinforced with their philanthropic initiatives aimed at "paying it forward".

Dyldam sponsors three national sporting codes: the Central Coast Mariners FC, the GWS Giants as shorts partner and the Sydney Kings.

Energising foresight, strong leadership, market knowledge and construction experience... Dyldam is Built for Life.

Residential Excellence since 1969



首创置业  
BEIJING CAPITAL LAND



ARAN PLACE MERRYLANDS

# PROSPERITY THROUGH PROPERTY

PIA are an industry leading property investment and real estate platform. Our investment model combined with meticulous expertise in the residential real estate market, continues to transform the lives of many Australians. We have access to thousands of off-the-plan apartments across Sydney, from industry leading developers and builders.



THE FIRST RELEASE WITHIN



PIA.COM.AU/CONCERTO



For further information, please contact a PIA Sales Consultant today

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