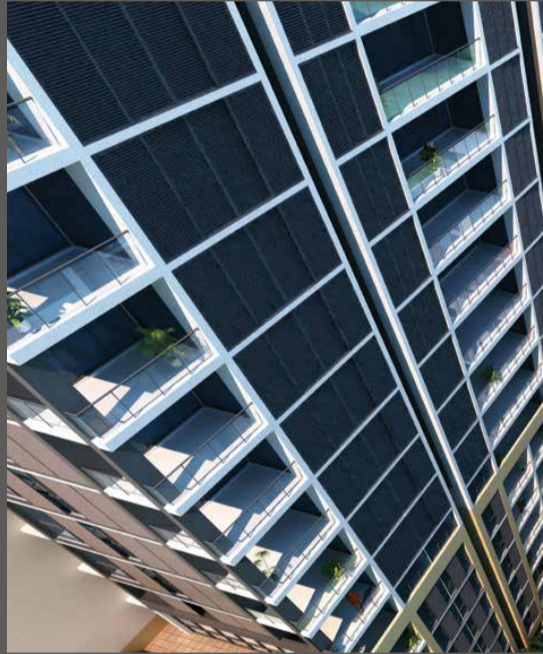




# SOMERSET

CARLINGFORD



# 21ST CENTURY LIVING

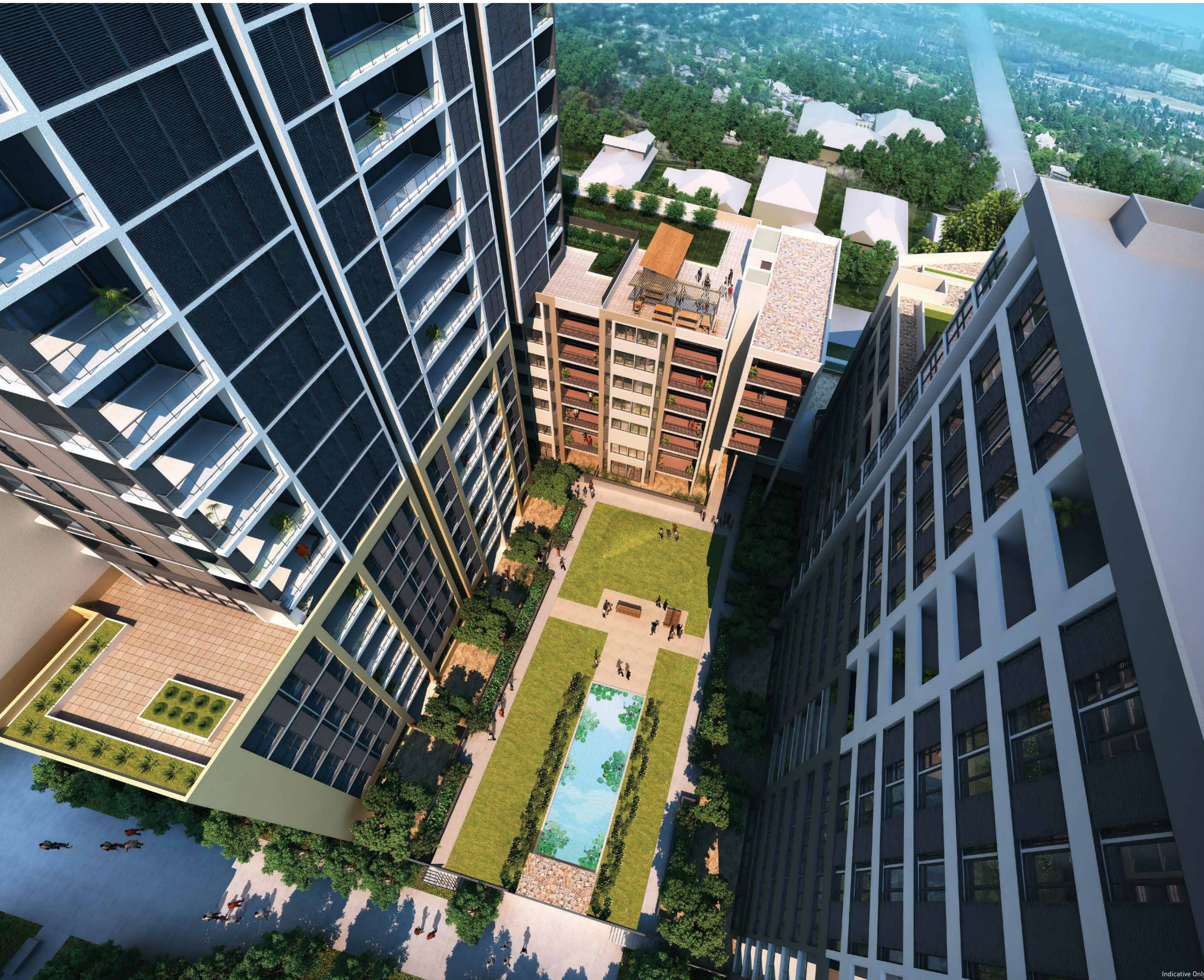
"Dyldam is particularly proud of its successful re-zoning of and Development Control Plan for the Carlingford Precinct to create a master-planned, Transit-Oriented Urban Village that embraces the Principles of Place-Making for 21st Century Living."

Mr Joe Khattar AM,  
CEO, Dyldam



Indicative Only

Somerset is destined to be the first development in the new precinct setting Carlingford as the benchmark for future urban village developments.



Indicative Only

# REACH NEW HEIGHTS

Ideally located opposite the campus of the acclaimed James Ruse Agricultural High School and adjacent to the Carlingford rail station, Somerset will reach new heights in elegant, luxury living in North Western Sydney. This highly sought after residential location is popular due to its central location between the Sydney and Parramatta CBDs, access to transport and some of Sydney's best schools, shopping and recreational opportunities.

Towering above its surroundings, this stunning development incorporates a 14 storey landmark tower offering panoramic views to the Blue Mountains and beyond.

Typical of the high standard of design and construction which is the hallmark of the respected Sydney developer Dylam, Somerset continues their long tradition of developing quality residential projects in selected and growing locations that offer security, convenience, investment value and excellent potential for capital growth.



Indicative Only



Indicative Only

# YOUR PRIVATE DOMAIN

Wake up to a breathtaking vista each morning as you survey the world from your lofty, private domain. Luxuriate in the secure comfort of your spacious open plan apartment or take in the fresh air from your entertaining sized balcony. The quality, liveability and functionality has been designed and built into your apartment. This is the perfect place to be.



# CENTRAL LOCATION

Access to the adjacent Carlingford rail station, Epping rail station, the major arterial road Pennant Hills Road and to the M2 Motorway, part of Sydney's orbital motorway network, makes for an easy commute to the city, airport, Parramatta, Macquarie Park, universities or Chatswood. Frequent bus services service the local area with a bus stop at your front door.

Within an easy walk are schools including James Ruse Agricultural High School, the highest academic performing school in the state for the past 18 years, shops, restaurants and cafes with the major shopping centre Carlingford Court, Parramatta Lakes and The Kings School just a few minutes' drive from Somerset.



# LARGE DESIGNER APARTMENTS



Ultra contemporary in design Somerset offers a selection of spacious open plan one, two and three bedroom apartments boasting only high quality finishes, appointments and inclusions crafted by skilled and experienced tradesmen. From the impressive entry and lift lobby through to the selection of appliances and floor coverings, Somerset exudes quality and craftsmanship.

As you would expect Somerset provides full security video/intercom access, secure basement car parking and storage, air conditioning and extensive landscaped gardens including a water feature.

The elevated position and height of Somerset ensures all apartments enjoy, light, air and sunshine. Large open plan living areas flow seamlessly out onto large terraces and balconies maximising the panoramic views. State of the art kitchens feature stone bench tops, splash backs, quality tap ware and imported stainless steel appliances including dishwasher.

Bedrooms and studies provide comfort and privacy with built in wardrobes and fully tiled en suites to master bedrooms. Many apartments have a study or media space and internal laundries come complete with clothes dryer. Quality, functionality and low maintenance have triumphed.



# THE DEVELOPMENT TEAM



Indicative Only

Established in 1969, DylDam is one of the most respected and experienced developers and builders of residential and commercial projects in Australia.

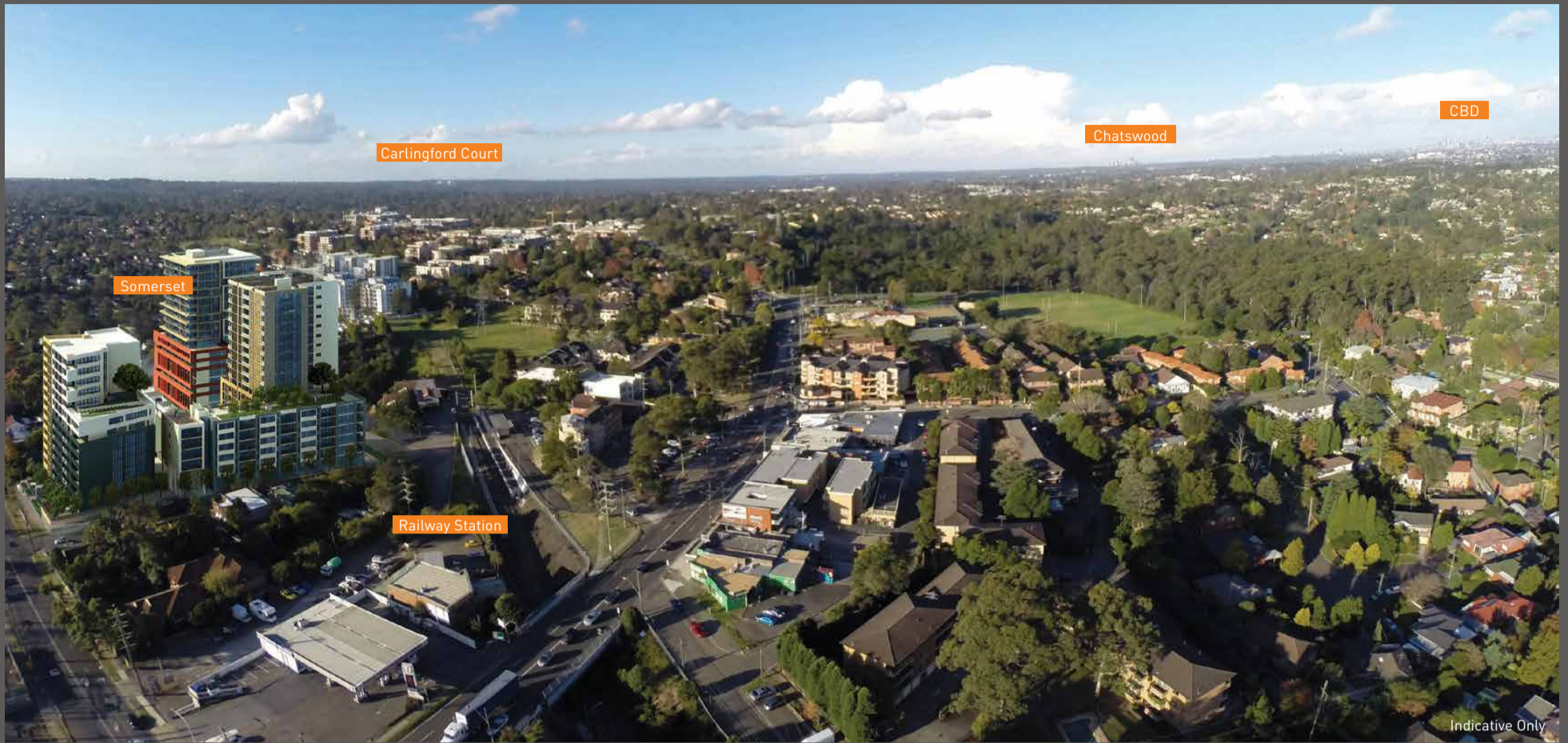
DylDam is partnering with Beijing Capital Land, one of the most prestigious property companies in China, for this landmark project. The development of Somerset will be the inaugural venture; a strategic project partnership.

DylDam is particularly proud of its successful re-zoning of and Development Control Plan for the Carlingford Precinct to create a master planned, Transit-Oriented Urban Village that embraces the Principles of Place-Making for 21st Century Living.

The project is all the more remarkable as it overcame the challenges of fragmented ownership that often stalls such large scale urban renewal. DylDam successfully unified "key site" land owners under one umbrella and committed to undertake significant public works including replacement of power pylons with underground cabling and inclusion of a green parkland spine throughout the 21 hectare precinct.

Somerset is destined to be the first development in the precinct setting Carlingford as the benchmark for future urban village developments.





LIVE

LIFE TO THE FULL

**TO SECURE YOUR SOMERSET APARTMENT PLEASE CONTACT:**  
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**dylidam**



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