



FACT SHEET

DEVELOPMENT:

77-93 Portman Street
Zetland NSW 2017

DISPLAY SUITE:

Unit 2, 960 Bourke Street
Zetland NSW 2017

Development feature and offerings:

In the heart of thriving Green Square, Mirvac and Landcom[^] are pioneering the next evolution in sustainable luxury, harnessing nature's resources to create a place that promotes health and wellness. A sophisticated living experience rising 23 storeys, The Frederick elevates living to remarkable new heights. A unique collaboration between award winning architects, Smart Design Studio and Mirvac Design, its striking curvilinear form exudes mastery from all angles, boasting extraordinary views of the Sydney city skyline. Positioned at the gateway to Sydney's sought-after Green Square Town Centre, these iconic residences embody all encompassing luxury at every moment, on every level. One, two and three bedroom apartments are generously proportioned, most offering green vistas and many with dual aspects. Completion is expected late 2023.

Typical price range: As at 14 April 2023

1 Bed, 1 Bath, 0 Car	From \$755,000 to \$910,000
1 Bed, 1 Bath, 1 Car	From \$940,000
2 Bed, 1 Bath, 1 Car	From \$1,190,000 to \$1,280,000
2 Bed, 2 Bath, 1 Car	From \$1,355,000 to \$1,435,000

Estimated Strata Levies:

1 Bed Apartments	Estimated at \$870 - \$1,080 per quarter
2 Bed Apartments	Estimated at \$1,180 - \$1,830 per quarter

Council rates:

Estimated at \$250 per quarter

Water rates:

Estimated at \$180 per quarter

Display gallery: U2/960 Bourke Street Zetland NSW 2017

Phone: 02 9080 8988 | **Website:** greensquare.mirvac.com



*Artist's impression. Architecture, services and landscaping are indicative only and subject to change. Views depicted are indicative only.

[^]Landcom is the NSW Government's land and property development organisation. Landcom has engaged Mirvac to develop the Green Square Town Centre. All statements are made by Mirvac solely. For the purpose of any sale contract, Landcom will be the named vendor under the sale contract however to the extent permissible by law, Landcom will not be liable for any loss or damage suffered by any person arising from statements, information or documents made or provided by Mirvac and under that sale contract.

Mirvac is not a provider of financial or investment advice and this information should not be relied on as such. Purchasers should seek their own advice from appropriately qualified advisers. Pricing and strata levies are indicative as at 14 April 2023 and ranges are subject to change.