

BAYOU

WOLLI CREEK

YOUR GATEWAY TO ALL SYDNEY  
HAS TO OFFER.





DISTILLED ELEGANCE  
FOR EXCEPTIONAL LIVING

Bayou is a term derived from water, and this stunning complex creates a haven of serenity with homes that feel life-sustaining, soothing and renewing – much like water itself.

Bayou's striking collection of 98 residences provide a choice of one, two or three bedroom apartments.

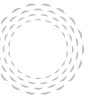
Nestled among communal gardens, its roof provides an entertaining oasis for residents while enjoying breathtaking vistas that extend across parkland and water to the city beyond.

Each spacious apartment comes with secure basement storage, parking for cars and bikes, and solar power. They're perfectly suited to professionals, investors and young families alike.

Bayou is for those seeking to elevate their standard of living.

A HIVE OF ACTIVITY

# AND A HOME OF TRANQUILITY



Wolli Creek is not just about connectivity and convenience, it's also about lifestyle. One of the rare suburbs in Sydney that offers professionals, families and downsizers a location on the edge of the city, yet nudging abundant green space and water.



Surrounded by restaurants and some of Sydney's finest eateries. Bayou's location is an outstanding lifestyle choice.



# BAYOU



T8 + T4 LINES



**T8 LINE**

- INTERNATIONAL AIRPORT  
2min
- DOMESTIC AIRPORT  
4min
- CENTRAL  
11min
- CIRCULAR QUAY  
28min



**T4 LINE**

- HURSTVILLE  
11min
- TOWN HALL  
17min
- BONDI JUNCTION  
28min



M4 MOTORWAY

WOLLI CREEK VILLAGE SQUARE RETAIL  
PRECINCT (7min)



PRINCES HIGHWAY

DISCOVERY POINT  
PARK (5min)

MARRICKVILLE  
METRO



UNIVERSITY OF  
SYDNEY (18min)

CAHILL PARK  
(3min)

SYDNEY CBD  
(23min)

WESTFIELD SYDNEY  
(22min)

IKEA TEMPE  
(8min)

TEMPE RECREATION  
RESERVE (5min)



M8 UNDERGROUND MOTORWAY

ACCESS TO SYDNEY  
KINGSFORD SMITH AIRPORT

ACCESS TO M1 & M5 MOTORWAY

MASCOT CENTRAL  
RETAIL PRECINCT  
(10min)



INTERNATIONAL AIRPORT  
(4min)

DOMESTIC AIRPORT  
(8min)

KOGARAH GOLF CLUB  
(10min)



FUTURE M6  
UNDERGROUND MOTORWAY  
(1min)



M1 + M5 MOTORWAYS

COOKS RIVER

WESTFIELD HURSTVILLE  
ST GEORGE HOSPITAL  
ROCKDALE LIBRARY  
ST GEORGE TAFE

KYEEMAGH BEACH BATHS  
BRIGHTON LE SANDS  
LADY ROBINSON BEACH  
M1 & M5 CONNECTIONS (400M)



## EVERYWHERE YOU NEED SEAMLESSLY CONNECTED

Bayou is located moments from bus routes and 650m from Wollri Creek Station where trains get you to the airport in four minutes, and to the city in fifteen. It's also close to major arterial roads making commuting or long-distance travel a breeze.

Wollri Creek's growing commercial hub is within easy walking distance, with its wide choice of schools, shops, and a vibrant collection of restaurants and cafes. Westfield Hurstville and the ever-trendy Inner West suburbs are moments away.

The area is teeming with sporting facilities for those who value an active lifestyle. The Cooks River snakes inland through parks and reserves, offering stunning foreshore walks. Sprawling Cahill Park includes a rowing club, tennis centre and a children's playground, while Kogarah Golf Club is also a stroll away. The shops and seaside eateries of Brighton-Le-Sands Beach are also within a 10-minute drive.

### BOTANY BAY BLUE-GREEN GRID\*

Further enrichment of the area is being proposed with the Botany Bay Blue-Green Grid. This proposal unlocks 42km of continuous walking and cycling trails along the Wollri Creek, Cooks River and Botany Bay corridors. It promises a network of waterside and green spaces incentivising commuters to cycle to work.

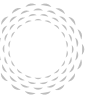
This initiative further enables Bayou residents the chance to connect, work and play.

\*Source: <https://sydney.org.au/psic/entry/unlocking-south-sydneys-newest-blue-green-grid>



\*Botany Bay blue-green grid proposal, artist rendition.





INTERIORS

A blend of timber floorboards with soft, natural-weave carpets in a choice of classic light or sleek dark tones create the perfect canvas to your home.

OPEN AND AIRY

The generous living and dining areas showcase floor-to-ceiling windows and doors, flowing through to sumptuous outdoor domains. Ideal for relaxing and entertaining.



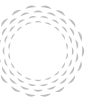


Bayou's communal gardens and rooftop terraces transport residents into an exclusive oasis. A vast terrace with jaw-dropping views of the district, parklands and waterways that extend all the way to the city skyline.

Al-fresco barbeques, lounges and dining tables are an entertainer's dream. The terraces are draped with shrubs and greenery to soften the space and offer privacy, while verdant gardens at ground level provide the perfect welcome home.







SET TO IMPRESS

## LIGHT FINISHES

Bayou's kitchens aim to impress, with practical yet enviable style and two sophisticated finishes options.



SET TO IMPRESS

## DARK FINISHES

**FLEXIBILITY**

There are a variety of designs available, each one sure to please home cooks and budding chefs alike.

**ENDURING**

Waterfall stone benchtops over an extensive meal bar and timber details set the tone for quality.

**METICULOUSLY CRAFTED**

Double sinks and high cupboards maximise storage and minimise clutter, with sleek integrated dishwashers and gas stoves.



## THE BALCONIES

### GENEROUS SPACE

These sun-drenched outdoor domains create the perfect backdrop to enjoy a morning coffee, summer barbecue or evening meal with friends or family.

### VISTAS

District views while some showcase breathtaking park vistas with glimpses of the serene Cooks River.

### CONNECTED TO NATURE

Generous space lined with natural tiles and surrounded by greenery.



## BATHROOM & ENSUITE

### CONTRAST

Design blends organic tones and fine textures with clean lines striking the perfect balance for a timeless modern design.

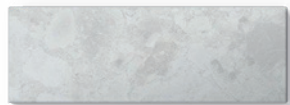
### LIGHTING

Downlights combined with integrated strip led lighting are practical and dynamic accents to the room.

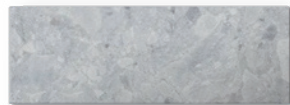
### EASY CARE

Designed with concealed amenities such as recessed mirrored cabinets and concealed toilets to accentuate uncluttered space.

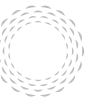
### LIGHT FINISHES TILE



### DARK FINISHES TILE



# BEDROOMS



Expansive, attractive, and calming, creating a tranquil haven. Through Bayou's meticulous floorplans, bedrooms are subtly nestled away from communal spaces, with many featuring refined and fashionable ensuites.

## ENSUITES

Substantial walk-in showers.

## STYLE

Blanketed in soft, natural-weave carpet.

## PRIVATE VIEWS

Drenched in natural light and perfectly private with floor-to-ceiling windows.



# FINISHES SCHEDULE



LIGHT SCHEME

DARK SCHEME



LOCATION	ITEM	LIGHT SCHEME	DARK SCHEME
<b>KITCHEN</b>			
Flooring	Engineered timber with matte finish	Dessert Oak	Dessert Oak
Joinery	Timber laminate in flat profile	Angora Oak woodmatte finish	Nataio Walnut matte finish
Kitchen handles	Ceramic Paige knob in white	-	-
Kitchen benchtop, splashback	20mm porcelain slab	Calacatta Bianco	Calacatta Bianco
Pull out pantry	5 tray pull out pantry with ceramic Paige knob in white	-	-
Oven	ILVE built in steel electric oven - 600mm in black	-	-
Cooktop	ILVE stainless steel 4 burner gas cooktop	-	-
Rangehood	ILVE stainless steel under cupboard rangehood	-	-
Dishwasher	ILVE fully integrated (Energy: 4 star / Water: 5 star)	-	-
Sink	Parisi stainless steel sink - 1 3/4 bowl	-	-
Mixer taps	Parisi kitchen mixer with round spout in Fucile finish	-	-

LOCATION	ITEM	LIGHT SCHEME	DARK SCHEME
<b>BATHROOM/ENSUITE</b>			
Flooring	Porcelain tile with matte finish 300mm x 600mm	Pearl	Greige
Wall finishes	Porcelain tile with matte finish 600mm x 600mm	Pearl	Greige
Feature tile	Mosaic tile with matte finish in white	-	-
Toilet	Parisi concealed toilet	-	-
Basin	Parisi gloss white basin	-	-
Tapware	Parisi chrome tapware	-	-
Shower	Parisi chrome tapware and mixer	-	-
Bathroom fittings	Parisi towel rail and toilet roll holder in Fucile finish	-	-
Lighting	White LED strip lighting	-	-
Ventilation	Exhaust fans	-	-
Drain	Square floor inset drain	-	-
<b>BEDROOMS</b>			
Flooring	Bremworth wool carpet in chunky loop pile	Hada	Midori
Wardrobes	Chrome plated sliding doors in gloss polyurethane	-	-
Curtains	Sheer curtains in Chira White	-	-
Blinds	Blackout roller blinds in Sodra White	-	-
<b>LAUNDRY</b>			
Wall finishes	Painted in Dulux Wash & Wear (Whisper White) low sheen finish	-	-
Tapware	Chrome mixer tap with swivel faucet	-	-
Tub	45 litre stainless steel compact tub and white cabinet	-	-
Dryer	Fisher & Paykel vented dryer 5kg in white	-	-
Ventilation	Exhaust fans	-	-
Drain	Square floor inset drain	-	-
<b>GENERAL</b>			
Flooring	Engineered timber with matte finish in Dessert Oak	-	-
Ceiling finishes	Painted in Dulux Wash & Wear (Whisper White) low sheen finish	-	-
Wall finishes	Painted in Dulux Wash & Wear (Whisper White) low sheen finish	-	-
Door finishes	Painted in Dulux Wash & Wear (Whisper White) low sheen finish	-	-
Door handles	Parisi brass lever handle in black	-	-
Door height	2.4m	-	-
Windows	Blackout roller blinds	-	-
Living room windows	Sheer curtains	-	-
Joinery	White laminate in matte finish	-	-
Storage, laundry and robe door joinery	Gloss polyurethane in white	-	-
General lighting	Recessed LED downlights	-	-
Power outlet	Double and single GPO	-	-



A COLLABORATIVE EFFORT

# WHEN THE BEST COME TOGETHER

Set to create new ripples in sought-after Wolli Creek, multi-disciplinary experienced developer TQM Group has teamed up with international architectural practice Marchese Partners to launch this project to the market.

## DEVELOPER



TQM Group is a leading, award-winning, multi-disciplinary property developer and construction company in Sydney, Australia, with over 20 years of experience. Specialising in premium quality residential, commercial and mixed-use developments, TQM apply a holistic approach to project delivery, overseeing all project phases of planning, engineering, interior design and project management. Known for their commitment to customer service, they promptly address client concerns and have won the Master Builders Association Excellence in Housing award multiple times, showcasing their dedication to quality and client satisfaction.



### 4 STAR ICIRT RATING

TQM has been awarded a 4 Star rating under the new Independent Construction Industry Rating Tool (iCIRT). Developed by Equifax, the iCIRT rating tool assesses the track record of a company based on capability, conduct, character, capacity, capital, and counterparties.



## ARCHITECT



### ARCHITECTURE

### INTERIOR DESIGN

### MASTER PLANNING

### LATER LIVING

Marchese Partners operate an international architectural practice that maintains a local focus whilst embracing a global outlook, specialising in architecture, interior design, and master planning. They are experts in maximising the full potential of a property, with a culture rooted in striving for excellence whilst respecting the environment and championing sustainable design. They are at the helm of delivering next-generation lifestyle solutions.





BAYOU