



BRIDGE ROAD

— RESIDENCES —







A FUSION OF CONVENIENCE AND STYLE

Your private sanctuary awaits. Thoughtfully designed and carefully curated, Bridge Road Residences offers you a whole new perspective on easy living. This architectural beauty considers both aesthetic and function with open plan spaces and an abundance of natural light. Hand-selected finishes by our award-winning interior designer create a sensory haven.

Surrounded by landscaped gardens, this enviable address boasts the best of the vibrant Inner West, from popular restaurants and cafes to artisan retailers. Trains, schools, and entertainment hubs are all within walking distance. This is your opportunity to elevate your way of living. A lifestyle of quality and convenience beckons.

"Capture the essence of the good life"



THE LOCATION & LIFESTYLE

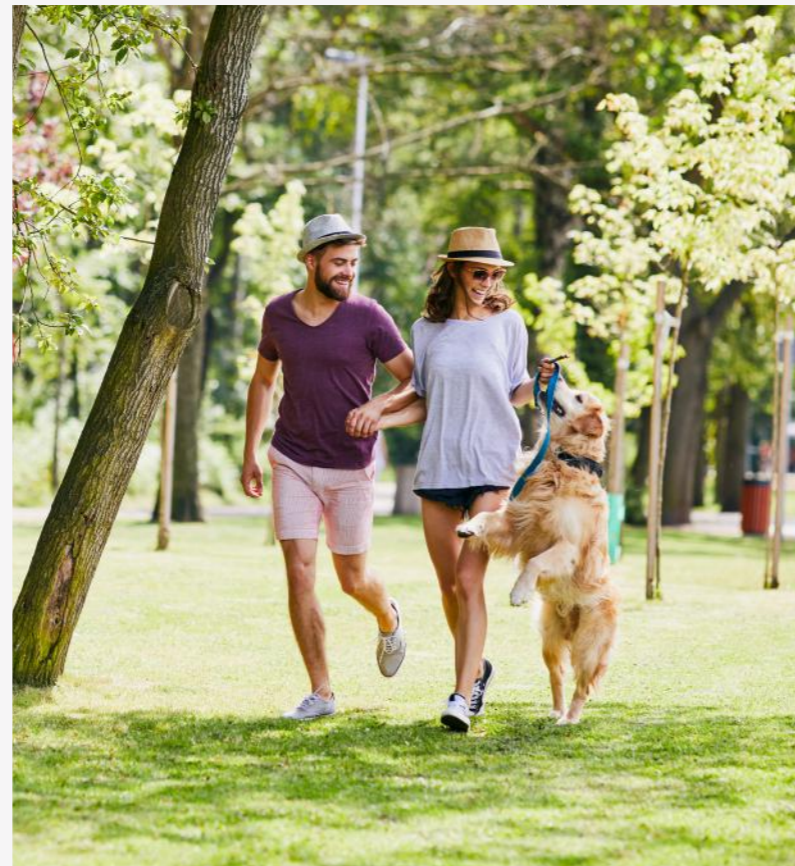
Wonderfully accessible via road or public transport, Bridge Road Residences is an eight minute walk to the train station, taking you to the CBD or Parramatta in less than 20 minutes. The M4 Motorway takes you to the eastern and western reaches of Sydney with ease. You're also spoilt for choice when it comes to highly regarded schools, tertiary institutions, retail attractions, medical facilities and glorious parklands.

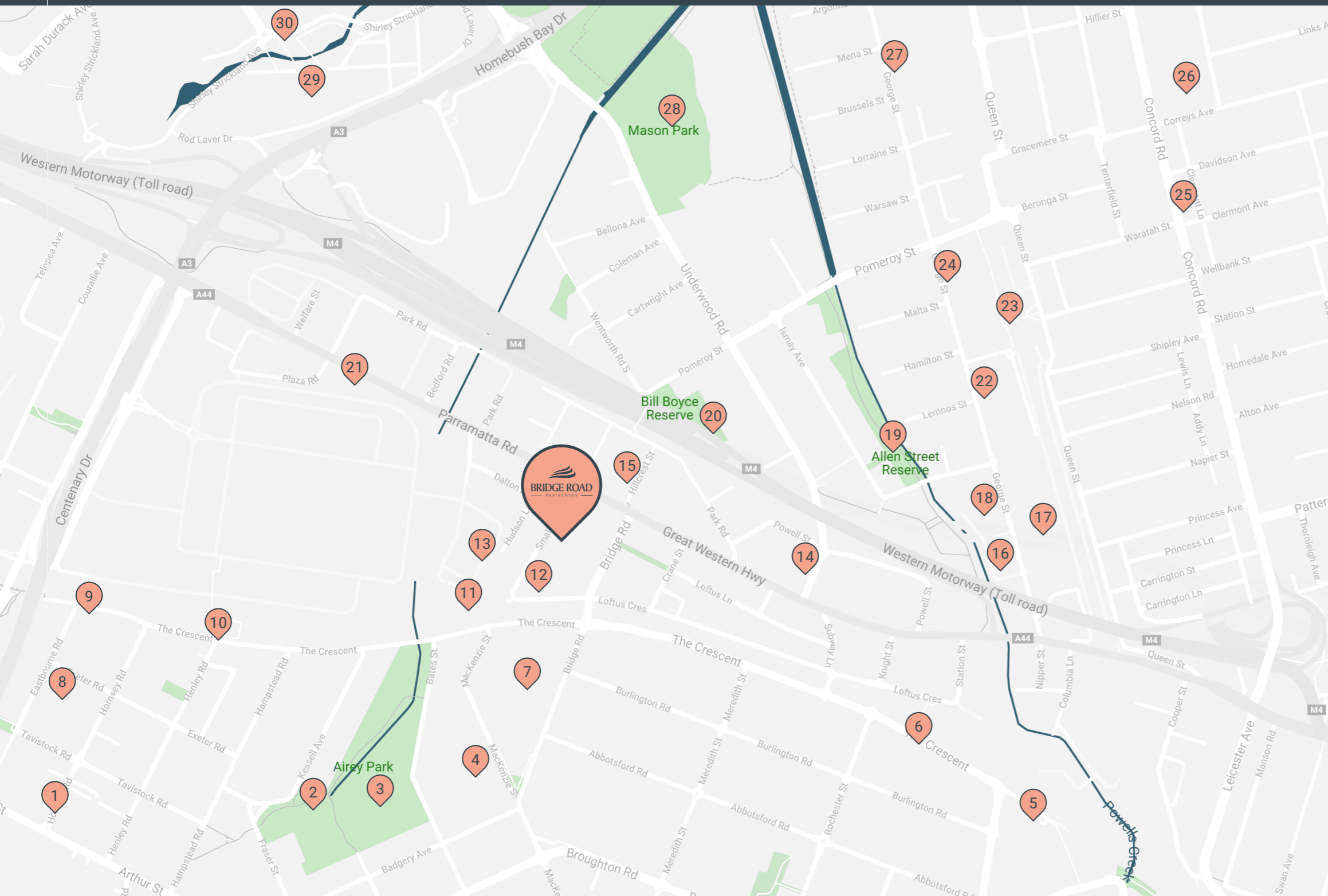
1. North Sydney
2. Sydney CBD
3. The University of Sydney
4. Bakehouse Quarter
5. Homebush Train Station
6. Homebush Public School
7. Homebush Boys High School
8. Strathfield Train Station
9. Strathfield Plaza
10. Westfield Burwood
11. Concord Hospital
12. Bicentennial Park
13. DFO Homebush
14. Sydney Olympic Park
15. Parramatta CBD
16. Sydney Markets

Bridge Road Residences occupies a position in the heart of Homebush, close to an abundance of places to meet, play, work and learn. The location, around 3 kilometres from Sydney Olympic Park, a short walk to Homebush Station, enables quick and convenient connection to places to work and play.

Walking distance to both Homebush and North Strathfield Villages, Bridge Road Residences offers convenience to a vast selection of retail, restaurants, gyms, childcare, bars and cafes.

On the streets of Homebush, cafes and restaurants draw a loyal crowd of locals and a supermarket serves the daily shopping needs of residents. Bridge Road Residences rewrites what it means to live life to the max, with a life-affirming place of sanctuary and calm to call home.





NOT FAR AWAY FROM YOU

1. Active Kids Homebush Child Care
2. Starthfield One Stop Child Care Services
3. Alan Davidson Oval
4. Hwa Tsang Monastery
5. Pre-Uni New College Head Office
6. Homebush Train Station
7. Homebush Boys High School
8. Homebush West Public School
9. Sri Karpaga Vinayakar Temple
10. Flemington Train Station
11. Harris Farm Markets Support Office
12. Onyx Hive:Mousse Cakes
13. Southern Cross Produce
14. Wagyu Cart
15. TESS Fresh
16. ALDI
17. Outback Steakhouse North Strathfield
18. Cookie's Lounge Bar
19. Allen Street Reserve
20. Bill Boyce Reserve
21. Commonwealth Bank Sydney Markets
22. Anytime Fitness
23. North Strathfield Train Station
24. The McDonald College
25. Concord Veterinary Hospital
26. Strathfield North Public School
27. Montessori North Strathfield
28. Mason Park
29. Sydney Olympic park Tennis World
30. Ken Rosewall Arena

- Sydney CBD is under 15km away
- Sydney Olympic Park is 4km away or 45 minutes walk.

THE EXTERIOR

Bridge Road Residences celebrates the golden age of Art Deco with a contemporary interpretation that plays to its boutique scale.





Honest raw materials, and soft curves fused with strong vertical lines, produce a building of timeless beauty imbued with the Spirit of wellness.

Generous balconies constructed of solid elements and a natural palette of materials provides a sense of comfort and security.

THE INTERIOR

Simplicity is the hallmark of Bridge Road Residences captivating apartments. Discover spaces that offer perfect proportion, an abundance of natural light, and a wonderful indoor-outdoor flow.

Timeless floor, wall and joinery finishes enable full expression of individual tastes and lifestyle.





From gourmet kitchens to generous bathrooms, they are designed to outlast changing fashions. Less urban, more relaxed, many apartments open to panoramic green views over adjacent Sydney Olympic Park at the upper levels.

Well proportioned balconies provide indoor outdoor living with a sense of openness and an abundance privacy.



Offering a selection of one, two, three bedroom residences. Each Bridge Road Residence is thoughtfully designed and carefully curated to truly embody the spirit of Sydney.

The Inner West lifestyle and convenience is now within easy reach, offering stylish open plan living at Bridge Road Residences.





A TOUCH OF ELEGANCE

Meticulously selected finishes by our Global Award Winning Interior Designer at Bridge Road Residences are a tactile revival of modern art grandeur. Each residence is a sensory haven in the heart of vibrant Homebush, offering residents an illustrious retreat. Interior design requires a sensitivity to space-making, materials, systems and finishes that go beyond conventional projects.

Carefully selected appliances by Bosch coupled with accessories by both Paco Jaason and Caroma, provide premium inclusion as the Bespoke Development standard.

THE ENVIRONMENT

With dedication to making energy smart, sustainable and affordable, Bridge Road Residences have engaged Arc Energy to innovatively incorporate renewable energy and embedded networks resulting in lower operating costs.

Bridge Road Residences is committed to reducing greenhouse emissions to help pave a way for a cleaner, greener Australia through the use of solar energy and vehicle charging stations.





YOUR PRIVATE SANCTUARY

Welcome to your luxurious private sanctuary. Bridge Road Residences represents architectural beauty and a place of retreat from your vibrant neighbourhood below.

Surrounded by luscious landscapes, capturing city views, the top floor communal area provides optionality to occupants and guests as part of the Bridge Road Residences experience.

Between the buildings and elevated above, beautifully manicured landscaped gardens shape a series of uplifting outdoor areas – spaces to relax or enjoy a barbecue amongst the trees and flower beds. Dine under the pergola, or entertain upon a secret rooftop garden.

Reclaimed brickwork and greenery encompass the core of Bridge Road Residences.

“Timeless and elegant”





YOUR COMMUNITY

In the centre of one of Sydney's most sought after locale, Bridge Road Residences provides residents with convenience and an enviable address. Just over 4 kilometres from Sydney Olympic Park and just under 15 kilometres from Sydney CBD. Homebush is a destination in its own right, while offering fast and easy access to the best that Sydney has to offer.

With a train station that links directly to the city, Homebush food and retail offering continues to grow. There are some of Sydney's most popular restaurants, cafes and artisan retailers. Positioned close to Sydney's top tertiary institutions the University of Sydney, University of Technology Sydney and a short drive to the famous Waterview in Bicentennial Park, Bridge Road Residences is central to all of life's essentials.

OUR CONSUMERS ARE NOW PROTECTED LIKE NEVER BEFORE.

WHAT IS LATENT DEFECTS INSURANCE?

VENTUS OFFER IT'S BUYERS AN UNSURPASSABLE ADVANTAGE & PEACE OF MIND.

Ventus want to ensure all its buyers have every advantage and confidence in their products. Whilst 30 years of outstanding quality developments speaks volumes, they wanted to go one step further and provide a iron clad assurance.

Bridge Road Residence will not only be a landmark development in Homebush but it will be the first to have a 10 year Insurance on major defects in design, materials or workmanship. initial period.

Latent Defects Insurance (LDI) is a first resort policy that covers physical loss or damage to a completed building caused by defects in design, materials or workmanship in the building's structural (load-bearing) elements and envelope where such defects were not discovered at practical completion. First resort means the trigger for the claim is the manifestation of the defect itself and can be claimed by the property owner directly with the Insurer for any losses covered by the policy.

The cost of repairing water ingress as a result of defects in the waterproofing envelope is also covered after the expiry of the contractor's defects liability period.

Latent Defects Insurance covers the property owner for a period of 10 years from the date of Occupancy Certificate. It is applied by the Developer and/or Builder prior to starting construction and provides the longest coverage for Latent Defects in Australia. It is a tool for high-quality construction and gives future owners peace of mind with an unmatched 10-year cover.

WHAT ARE THE FEATURES & BENEFITS OF LDI?

Asset Protection

For many this is the largest asset we will own, and when considering we have no issue paying \$2,500 per year to insure our car, which reduces in value, it should be at the top of our list for protecting our apartment.

It allows peace of mind not only when it comes to the quality of the construction, but also the ongoing strata costs. This level of protection greatly reduces the risk of huge special levies that not only leave a hole in your pocket but also devalue your asset. You will find developments with LDI will maintain values at a greater rate than those that don't.

Value Preservation

LDI will not only help preserve values but will help them increase due to the extra assurance provided.

Achieving a better result when the time comes to sell or have the property valued. This directly results to extra money in your pocket.

Peace Of Mind

With all the media exposure of below standard developments leaving buyers stranded and in debt, knowing your apartment has 10 years insurance will let you sleep well at night.

Enjoy your property without expensive strata or special levies. You will know should anything unfortunate occur you are covered and the cost to rectify what is required is covered.

High Build Standards

Not every developer will be offered LDI as a cost effective rate. The process starts from the design stage where the insurer is involved to ensure the highest of quality for the building they are covering.

Having cover is great, but knowing the level of scrutiny and standards means it will never be needed is even better. You will have an apartment with a building that has been through a rigorous amount of inspections and controls.

VENTUS

THE DEVELOPER

Ventus has been developing and delivering quality projects for over 28 years.

Ventus is a renowned developer with a reputation for consistent innovation and exceptional delivery. Priding themselves on attention to detail throughout every stage of the development process.

With tedious attention to detail in all elements of the development process, Ventus ensures that the optimal end product is delivered each and every time.

Ventus takes total control of the construction for all their developments with almost \$600 million for developments completed and \$150 million in the pipeline.





PROJECT DELIVERY PARTNER

One Way DC has been working closely with Ventus since their inception with an unmatched record of delivering on time and within budget quality development for over 15 years.

The team study each development intimately and pride themselves in adding value when it comes to design, finishes and the overall final product.

Attention to detail across every element of the development results in a structurally sound and aesthetically appealing development each and every time.







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3-5 BRIDGE ROAD, HOMEBUSH