



LIGHTHOUSE

DEE WHY'S NEW TOWN CENTRE



AUSTRALIA'S APARTMENT LEADER IN QUALITY AND DESIGN



WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER

- ◇ We only develop in the best locations; close to employment, education and transport hubs.
- ◇ We have over 50 years of history under the same name and founder, and specialise in building apartments.
- ◇ Our developments are DA approved with construction underway prior to marketing.
- ◇ Many competitors are yet to receive DA approval let alone finance approval for construction to commence.
- ◇ Each apartment development is an evolution in quality and design, driven by an understanding of future standards and the way people want to live.
- ◇ Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product.

WHY BUY FROM MERITON

- ◇ We pride ourselves on developing residential projects across Australia showcasing the best fixtures, finishes and on-site facilities.
- ◇ We offer a complete and tailored solution when it comes to finding your perfect apartment.
- ◇ We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns.
- ◇ We can help manage your investment and offer Australia's most competitive management rate of 4%.
- ◇ We can assist should it come time to sell your apartment through our dedicated re-sale division
- ◇ We provide dedicated on-site building management to lease properties, inspect grounds and facilities, and manage all building maintenance.



**OVER 75,000
APARTMENTS BUILT
BY MERITON ACROSS
SYDNEY, BRISBANE
& THE GOLD COAST**



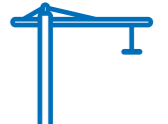
**\$1.45 BILLION
IN APARTMENT
SALES IN 2017**



**OVER 50 YEARS
OF HISTORY**



**OVER 6,500 RENTAL
APARTMENTS
OWNED & MANAGED
BY MERITON**



**100%
CONSTRUCTION
COMPLETION ON
EVERY PROJECT**

THE SKY'S THE LIMIT





REVITALISING THE NEW HEART OF DEE WHY

Right in the heart of Dee Why's town centre transformation and only 800m from Dee Why Beach, Lighthouse is a new architectural landmark soaring high above the surrounding streetscape. It blends residential, retail and commercial in one dynamic location close to the ocean shores.

In creating Lighthouse, Meriton and an accomplished team of architects and interior designers have harmoniously fused their skill and creativity to offer a stunning collection of 351 expansive apartments.

Built over four buildings with two towers rising up to 17 storeys high showcasing unobstructed panoramic ocean views over Dee Why Beach to Long Reef.

The only significant project developed in the area for many years, Lighthouse puts you at the heart of the revitalisation of this cosmopolitan beachside village – a rejuvenated town centre for locals to meet, eat, shop, relax and socialise.



CURVED
BALCONIES
WITH GLASS

3000 SQM PIAZZA
STYLE DINING
PRECINCT

FLOOR TO
CEILING GLASS
WINDOWS

TIMBER LOOK
SCREENS

POWDER COATED
ALUMINUM LOUVRES

PRIVACY
SCREENS

DOUBLE HEIGHT
COLONNADE

ENCLOSED
BALCONIES
"WINTER-
GARDENS"

AN ARCHITECTURAL VISION

These unique towers will be a beacon, rising above the skyline with commanding form and glistening tones. With its shimmering louvres, framed glass windows and bronzed metal cladding, Lighthouse showcases superior design created by award-winning architectural firm, Crone.

This unique high-rise will include a variety of generous apartment layouts, including two storey floorplans and oversized entertaining decks.



LIVE IN A LIGHTHOUSE

Exquisitely appointed apartments with oversized balconies and terraces flowing from the living areas will be flooded by an abundance of natural light pouring through expansive floor-to-ceiling glass, illuminating all the corners of your home.

Panoramic views of Dee Why Beach and the South Pacific Ocean create the perfect background for your new cosmopolitan coastal life at Lighthouse.

- ◇ Timber-look tiles in the living, dining and kitchen areas
- ◇ Plush premium carpet and mirrored built-in wardrobes in each bedroom
- ◇ LED downlights throughout the entire apartment
- ◇ Integrated reverse-cycle air conditioning in all rooms
- ◇ Provisions for broadband internet and Pay TV



THE CENTRE OF YOUR HOME

CONTEMPORARY KITCHENS

These generous apartments feature premium interiors with the finest finishes designed for a lifetime of comfort

- ◇ Stainless steel SMEG appliances including integrated dishwasher, ducted rangehood, cooktop, microwave and oven
 - ◇ Polyurethane cabinetry with soft close drawers
 - ◇ Polished chrome tapware
 - ◇ Glass splashbacks with Caesarstone benchtops for lasting quality
 - ◇ Water line behind fridge enclosure
-

SUN-DRENCHED SPACIOUS BEDROOM INTERIORS



Large peaceful bedrooms offer indulgent and tranquil havens to relax and unwind. Expansive floor-to-ceiling glass doors open on to spacious terraces or balconies, taking in the breathtaking views to the ocean or over the tree tops.

ONE BEDROOM

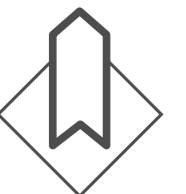
These oversized residences range from 50sqm to 63sqm internally. Many include a separate study area, in addition to huge balconies up to 43sqm or enclosed balconies flowing from the already generous living areas

TWO BEDROOM

Immensely spacious two bedroom residences range in size from 71sqm to 112sqm internally, with two level maisonette options. Large entertaining balconies and terraces up to 108sqm compliment these contemporary homes

THREE BEDROOM

A selection of outstanding three bedroom residences with sizes ranging internally from 96sqm-139sqm with external areas up to 152sqm





RELAX AND UNWIND IN YOUR PRIVATE SANCTUARY



INDULGENT BATHROOMS

- ◇ Luxurious freestanding bath as a centrepiece in most ensuites
- ◇ Frameless glass shower with polished chrome fixtures
- ◇ Oversized porcelain tiles with a modern mosaic feature wall
- ◇ Wall-mounted mirrored cabinet, floating basin and toilet suites with concealed cistern



EXTENSIVE LANDSCAPE GARDENS

After a short lift ride to the second floor podium from the comfort of your apartment or the piazza-style dining area, step out to secluded landscaped gardens with expansive turfed areas, BBQ facilities, ample shade and an outdoor gym with equipment.

The landscaped podium gardens are set between each building, providing a lush haven to relax or gather for barbecues for the exclusive use of residents and their guests.



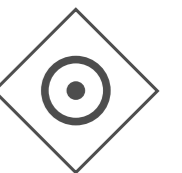
RESORT-STYLE FACILITIES

Residents will enjoy easy access to the ultimate in resort facilities which can be enjoyed all year-round with family and friends.

ON-SITE FACILITIES INCLUDE:

- ◇ Secure undercover parking with lift access and visitor carspaces
- ◇ Take advantage of two 20 metre indoor pools, located on the second floor of both towers

- ◇ Indoor gym and sauna in the western tower and an outdoor gym in the eastern tower
- ◇ A superior level of service with a dedicated on-site building manager
- ◇ Onsite childcare centre
- ◇ Stroll downstairs to the Northern Beaches newest retail and dining precinct anchored by Woolworths, CBA and NAB





WOK ON INN

Brew
HOUSE

HERO SUSHI

woolworths

HEALTHY EATERS



BRAND NEW COASTAL
RETAIL PRECINCT



PROJECTED TO BE ONE OF THE LARGEST RETAIL PROJECTS IN THE NORTHERN BEACHES

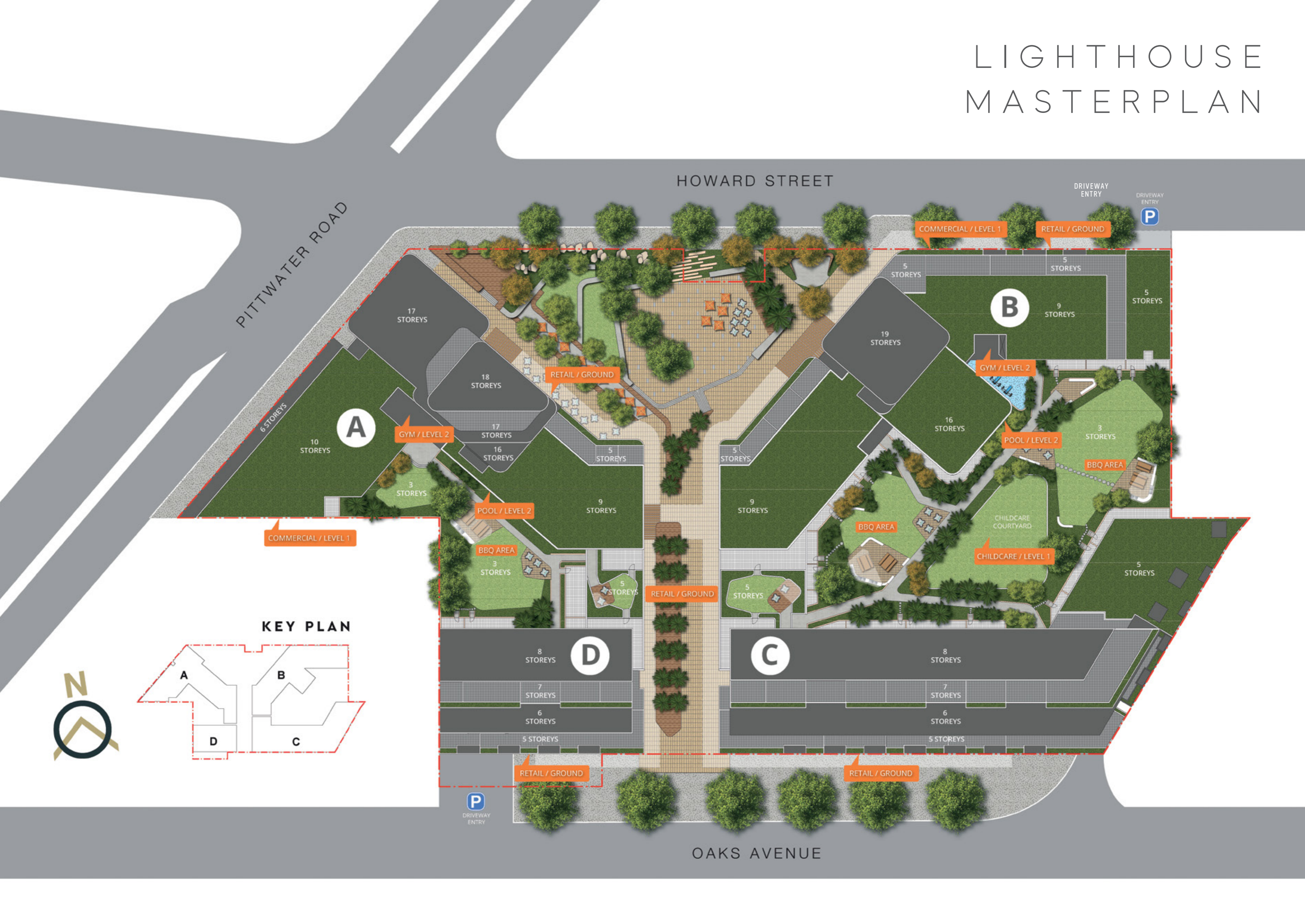
Accommodating approximately 16,000sqm of both commercial and retail space and anchored by a full line Woolworths in excess of 4,200sqm and two of Australia's largest banks; NAB and CBA, this vibrant new retail precinct will be the focal point of the new Dee Why Town Centre.

Offering a lively, 3,000sqm piazza-style dining precinct, Dee Why will become a hot spot to enjoy a lunch date with friends – with a conveniently large basement housing over 550 parking spaces with dual access from Howard Avenue and Oaks Avenue. The modern design will be integrated with the existing Dee Why public realm, providing a happy and relaxed atmosphere for the town centre. It includes extensive landscaped gardens – featuring turfed seating areas, public artwork, native palm avenue, water jet play area and an entertainment stage.



Stroll downstairs to the Northern Beaches newest shopping destination

LIGHTHOUSE MASTERPLAN



HOWARD STREET

PITTWATER ROAD

DRIVEWAY ENTRY

DRIVEWAY ENTRY



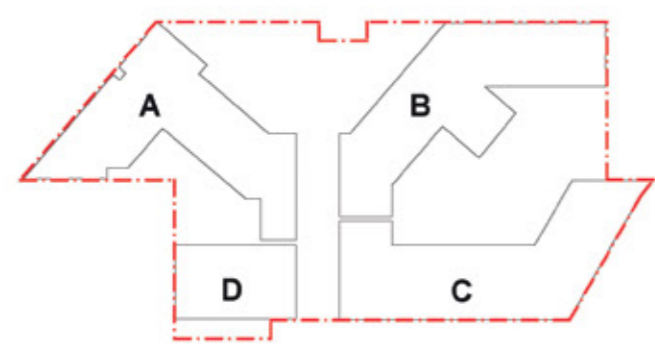
A

B

C

D

KEY PLAN



DRIVEWAY ENTRY

OAKS AVENUE



LIGHTHOUSE

CURL CURL BEACH

WALTER GORS PARK

FRESH WATER BEACH

MANLY BEACH

PROPOSED REDMAN PLAZA

SYDNEY CBD

CHATSWOOD CBD

STURDEE PDE

PACIFIC PDE

NOORAMBA RD

REDMAN RD

OAKS AVE

HOWARD AVE

ST DAVID AVE

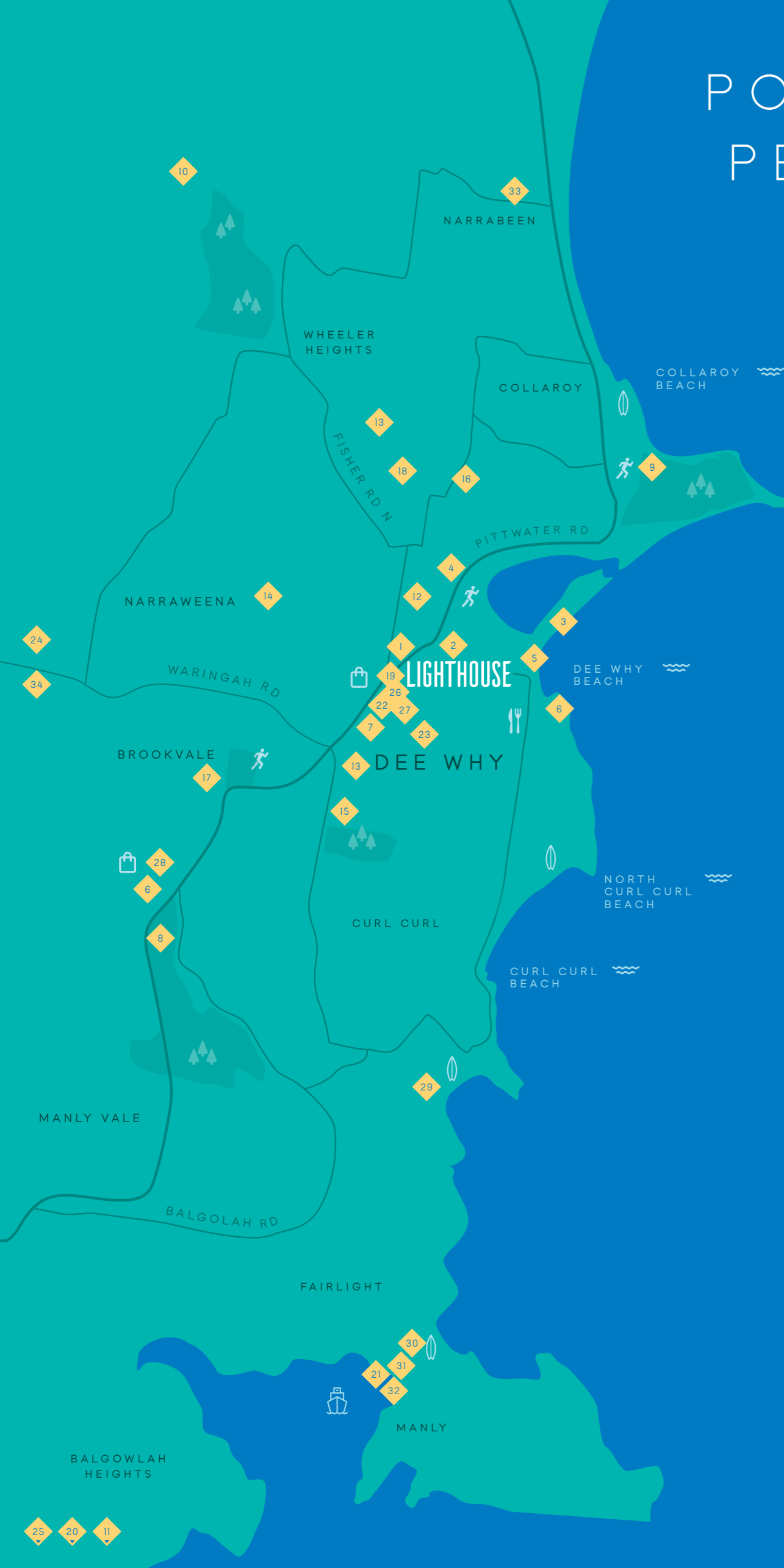
FRANCIS ST

DEE WHY PDE

PITTWATER RD

FISHER RD

POSITION PERFECT



LEISURE

1. Dee Why PCYC multipurpose community facility and carpark 400m
2. AMF Bowling Dee Why 450m
3. Dee Why Beach 800m
4. Dee Why Park 800m
5. Dee Why Surf Lifesaving Club 800m
6. Dee Why Rock Pool 1km
7. Hoyts Warringah Mall 3.1km
8. Warringah Golf Club 3.4km
9. Long Reef Golf Course 4km
10. Sydney Academy of Sports and Recreation 10.4km
11. Taronga Zoo 12.5km

EDUCATION

12. Dee Why Public School 600m
13. St Lukes Grammar 1.4km
14. Narraweena Public 1.5km
15. Northern Beaches Secondary College 1.7km
16. Pittwater House Private School 1.8km
17. St Augustines College 2.2km
18. Cromer High School 2.2km

TRANSPORT

19. Pittwater Rd B-Line Bus stop
20. Sydney CBD 18 km
21. Manly Ferry 18mins to Circular Quay

MEDICAL

22. Dee Why Medical Centre 200m
23. Delmar Private Hospital 1.3km
24. Northern Beaches Hospital Frenchs Forest 5.8km [Opening 2018]
25. Royal North Shore 18.3km

SHOPPING + DINING

26. Dee Why Grand 300m
27. Dee Why Hotel 350m
28. Westfield Warringah Mall 2.8km
29. Pili Freshwater 4.4km
30. Manly Corso 6km
31. Hugos at Manly Wharf 6.3km
32. Forestway Shopping Centre 6.4km
33. Limani Seafood Restaurant 6.4km
34. Mexicano 7.7km



A STUNNING SETTING FOR LIFE

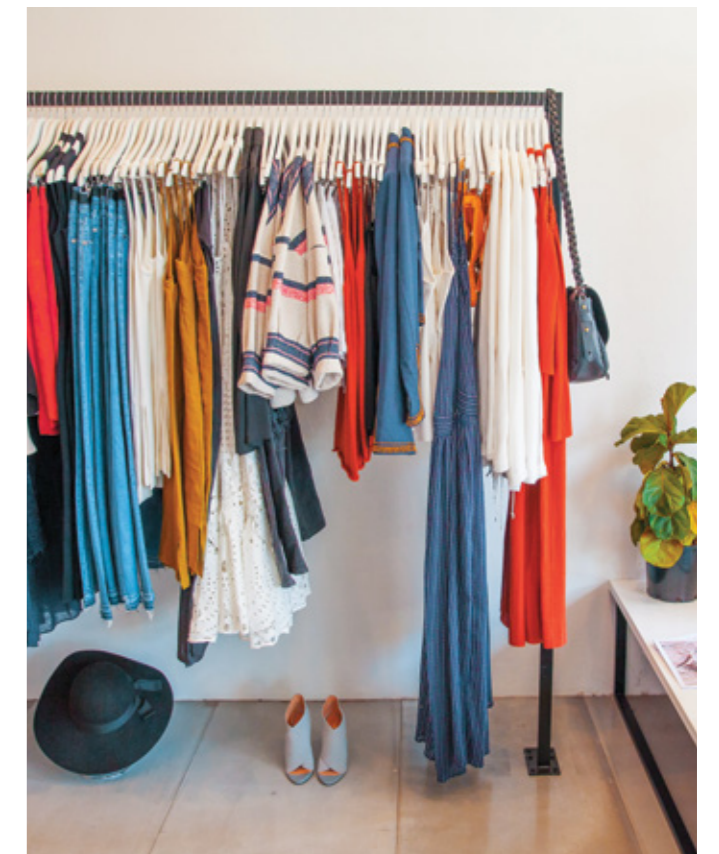
Dee Why Beach is only a 800m walk down the road, surrounded by some of Sydney's best beaches including Curl Curl, Collaroy, Freshwater and Manly. Should your hobbies take you away from the beach, Dee Why is neighboured by the iconic Long Reef golf course, numerous sporting fields and vast parklands.



MEET, EAT, SHOP, RELAX AND SOCIALISE

All the essentials of a relaxed beachside lifestyle are close at hand, cycle to the local amenities or step outside to the conveniently located and newly appointed B-Line express bus service, with only 5 stops to the CBD. Alternatively, ride a few stops to Manly to catch the express ferry across the harbour to Circular Quay in 18 minutes.

A variety of quality educational facilities are in easy reach from Lighthouse, ranging from Dee Why Public School, to Pittwater House private school and TAFE Northern Beaches Campus.



THE FUTURE OF DEE WHY

The Northern Beaches Council's masterplan* for Dee Why Town Centre will transform the precinct into the premier commercial and residential district on the Northern Beaches, with Meriton's Lighthouse at the heart.

Created by renowned urban planners, PLACE Design Group, the masterplan will see the modernisation of streetscapes including pedestrian friendly streets, plenty of bike paths, a revival of numerous parks and new community facilities. The design of each space is optimised for community and culture, to bolster employment and revive village-style retail.

Additional new local infrastructure includes the new Northern Beaches Hospital, and planned public transport upgrades and road widening to the CBD and Chatswood.



The revamped Walter Gors Park, adjacent to Lighthouse, features a new playground, water feature, herb garden and extensive open space to relax under the canopies of existing mature trees in addition to the 6,948 new plants being introduced to this space.

After its rejuvenation, Redman Road Plaza will be almost unrecognisable – you'll enjoy wider footpaths, al fresco dining, public art and lush planting. Meanwhile, the recently completed PCYC on Fisher Road, just 400m walk from Lighthouse, is home to indoor sports courts, study area, community rooms, café and 348 public carspaces.

A VIBRANT AND WALKABLE COMMUNITY

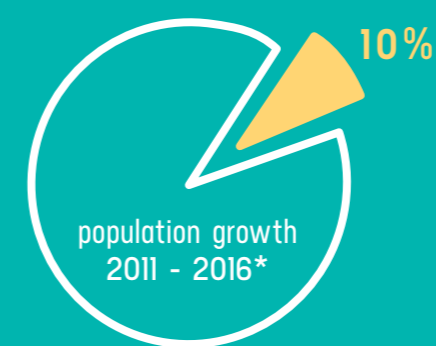


*Source: Dee Why Town Centre Masterplan, Northern Beaches Council website: <http://www.warringoh.nsw.gov.au>



LIGHTHOUSE IN NUMBERS

DEE WHY



1 BED



11.2% annual growth; 3.8% rental yield^

2 BED



11.2% annual growth; 3.7% rental yield^

3 BED



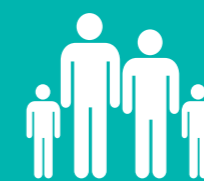
13% annual growth; 3.5% rental yield^

POPULATION

2011: 19,638 | 2016: 21,508

26.1%

Households in Dee Why are primarily couples with children*



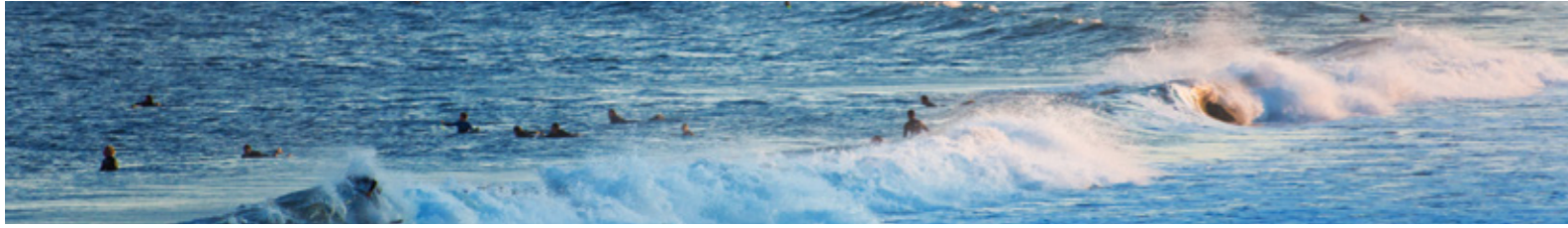
24.8%

Childless couples*



*Australian Bureau of statistics, census of population and Housing 2011 and 2016. Compiled and presented in profile .id by .id, the population experts.

^Source: Data supplied by RP, current as at 19 March 2018



SUSTAINABLE LIVING

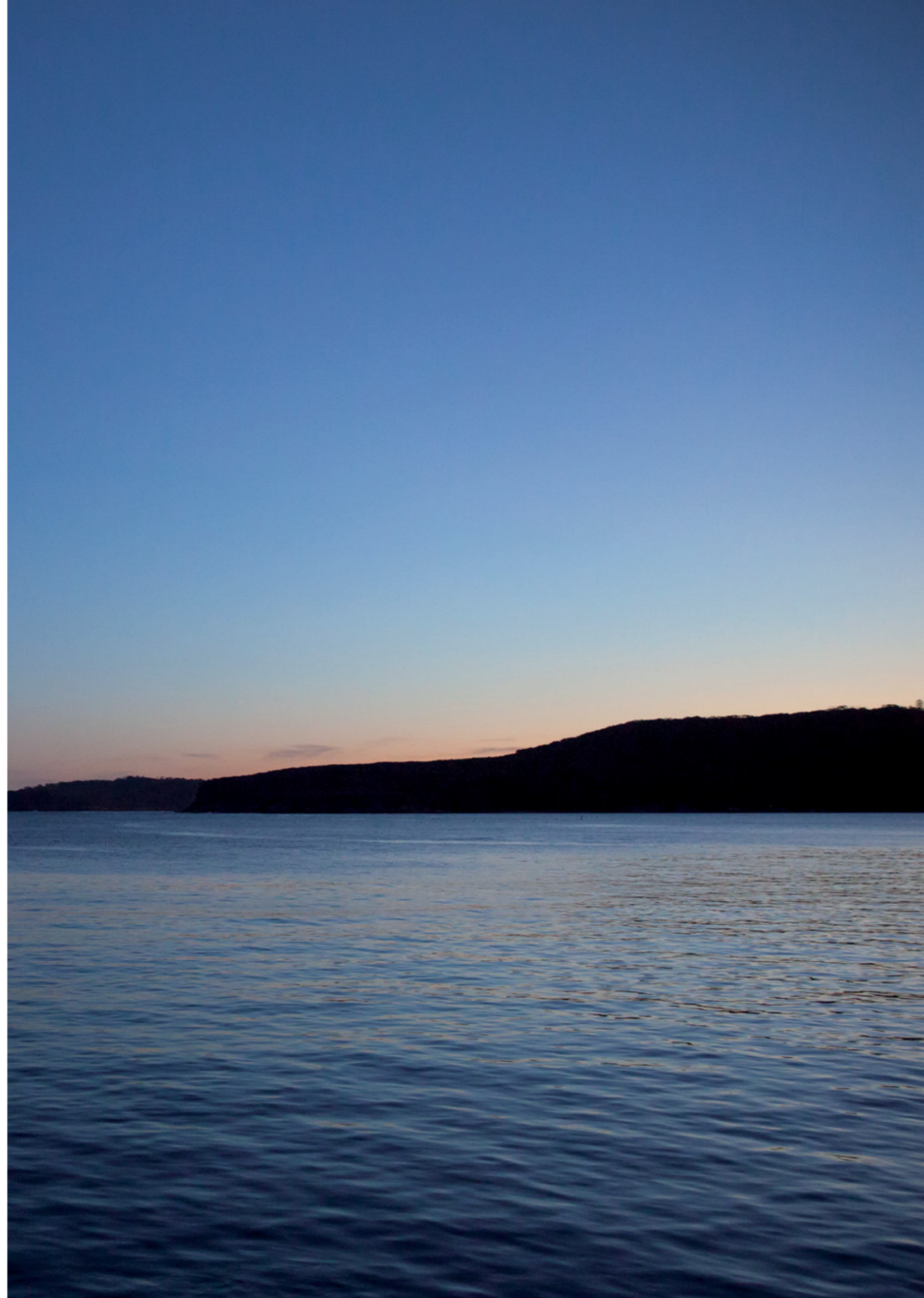
COMFORT AND LIFESTYLE

- ◇ The development has an average thermal comfort rating of 4 stars with the average cooling loads 45% below allowable thermal comfort caps which will improve indoor comfort and reduce the homeowner's reliance on air-conditioning
- ◇ All external walls have been insulated to reduce heat loss in cooler months
- ◇ Covered balconies provide shade, extra living space and reduce solar heat gain in the warmer months
- ◇ A Hebel wall system is used in between neighbouring apartments. Hebel improves energy efficiency, has excellent sound proofing properties and is fire and pest resistant
- ◇ All windows and doors are fitted with weather seals reducing heat losses and gains
- ◇ Parking for 193 bikes is provided to allow residents and visitors to have a healthy and cost effective transportation alternative

ENERGY

- ◇ All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/night zoning to further reduce their energy consumption
- ◇ All lighting systems in the common areas are fitted with energy efficient globes, reducing common area energy consumption resulting in reduced strata costs
- ◇ Energy efficient lighting has been selected throughout apartments, reducing energy consumption from artificial lighting
- ◇ Large windows allow natural light into the apartments reducing the need for artificial lighting
- ◇ 3.5 star dishwashers and 2.0 star dryers have been supplied in all units. Modern energy efficient appliances significantly reduce possible excess energy consumption via old non-efficient appliances
- ◇ Bathroom and laundry exhaust fans duct directly to external wall, reducing energy and suction losses through central systems
- ◇ The central gas hot water system reduces your bills and greenhouse gas emissions
- ◇ Rain water is collected from the roof tops and used to water the gardens and lawns throughout the development
- ◇ All apartments have 4-star water efficient toilets which use 3 litres or approximately 45% less water per flush than an average toilet
- ◇ All apartments have 4 star water efficient kitchen and bathroom taps which use 9 litres or approximately 40% less water per minute than average tap fittings
- ◇ All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower

Disclaimer: The publication is intended as a general introduction to 'LIGHTHOUSE' only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbia Properties (No. 41) Pty Limited ABN 28 160 693 372 Builder: Karimbia Constructions Services (NSW) Pty Limited ACN 152 212 809.





LIGHTHOUSE
9-17 HOWARD AVENUE, DEE WHY

LIGHTHOUSEDEEWHY.COM