

MACQUARIE
TOWER

The region's
most uplifting
destination

MACQUARIETOWER.COM.AU



- RESIDENTIAL : 4-6 DUDLEY ROAD, CHARLESTOWN NSW 2290

Live more. See more.

Whether you live, work, stay, or play at Macquarie Tower, you'll feel on top of the world.

As Lake Macquarie's tallest building, this new Charlestown landmark treats you to the region's best views that sweep from the sparkling blue Pacific across to Watagans National Park. Now is the time to secure an ocean view Lake Macquarie apartment and feel alive and inspired by everything this spectacular destination offers.

Just 54 stunning apartments

ONE BED | ONE BATH | ONE CAR FROM \$555,000

TWO BED | TWO BATH | ONE CAR FROM \$699,000

THREE BED | TWO BATH | TWO CAR FROM \$905,000

- RESIDENTIAL : STUNNING OUTLOOKS

Exhilarating views from every living area

Macquarie Tower's apartments are situated from level 8 to level 15. All beautifully appointed to maximise spectacular ocean views from every living area. Each one, two, and three-bedroom apartment boasts interior-designed, free-flowing open plan living with floor-to-ceiling windows and a landscaped balcony for entertaining.

- + EXHILARATING OCEAN VIEWS
- + SPACIOUS FREE-FLOW LIVING SPACES
- + CONTEMPORARY FINISHES
- + PRIVATE ROOFTOP GARDEN



- RESIDENTIAL : CONTEMPORARY LIVING

Spacious free-flowing living spaces

Macquarie Tower apartments have been interior designed with a choice of light and dark colour palettes to complement the exquisite views. Whether you're entertaining indoors or on your balcony, you'll love meal prepping and socialising in your stylish kitchen with a Smartstone® island bench, Fisher & Paykel® appliances, and abundant cabinet storage.

- + FLOOR-TO-CEILING WINDOWS
- + SPA-LIKE BATHROOMS
- + STYLISH KITCHENS
- + PRIVATE BALCONY



The main spa-like bathroom invites serenity with floor-to-ceiling tiles and a waterfall shower, while the laundry, linen cupboards, generous wardrobes, reverse cycle air conditioning, and storage leave you wanting for nothing. With a choice of interior upgrade packages, you have everything you need to make the space your own.



- + REVERSE CYCLE AIR CONDITIONING
- + GENEROUS STORAGE
- + SPACE & LIGHT

- RESIDENTIAL : EXCLUSIVE ROOFTOP EXPERIENCE

Stunning views from Oceanview Rooftop Garden

As a resident, you'll enjoy exclusive access to the landscaped Oceanview Rooftop Garden with comfy outdoor seating and indoor kitchen and dining facilities. Relax and admire the views among scented frangipani and magnolia trees or entertain your guests while watching the sun dip below the horizon.



- RESIDENTIAL : ACCESS TO LIFESTYLE

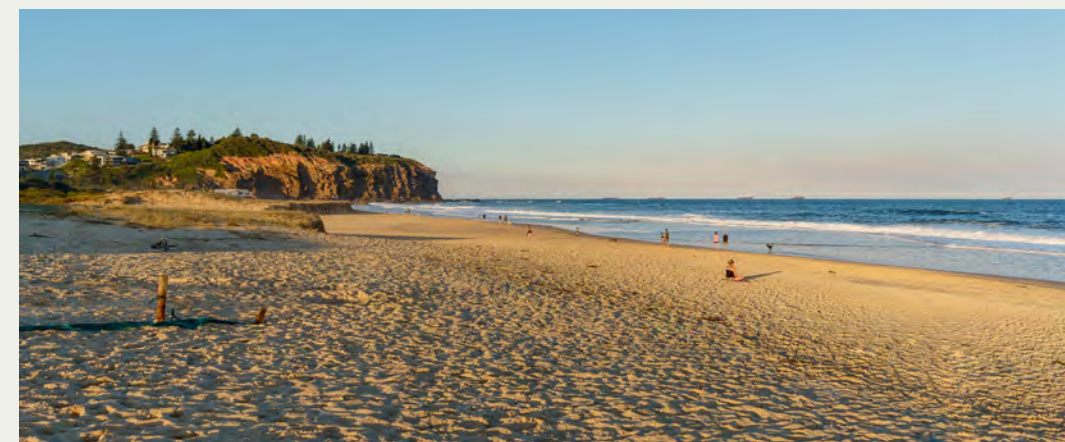
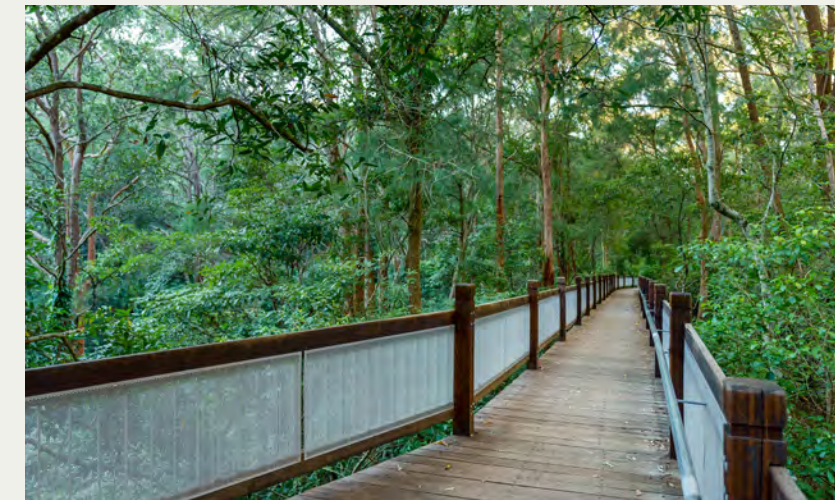
Superbly located in the heart of Charlestown

Just 10km from Newcastle, Charlestown is regarded as the region's commercial and retail centre and hosts the area's largest shopping and entertainment precinct, Charlestown Square. Well-resourced in all levels of education campuses, medical practices, private hospitals and specialists, it's also the transport hub linking Lake Macquarie and Newcastle LGA's.



The locals love living in Charlestown, many choosing to stay here for generations. With pristine beaches and National Parks at your fingertips, it's easy to harness the benefits of nature every day. Take yourself off at lunchtime and walk some of the Great North Walk's Yuelarbah Track or spend the day at Glenrock State Conservation Area – the last surviving pocket of coastal rainforest in the region. Cyclists can explore Glenrock's famous scenic mountain bike trails or use the beautiful Fernleigh Track to commute to and from Newcastle.

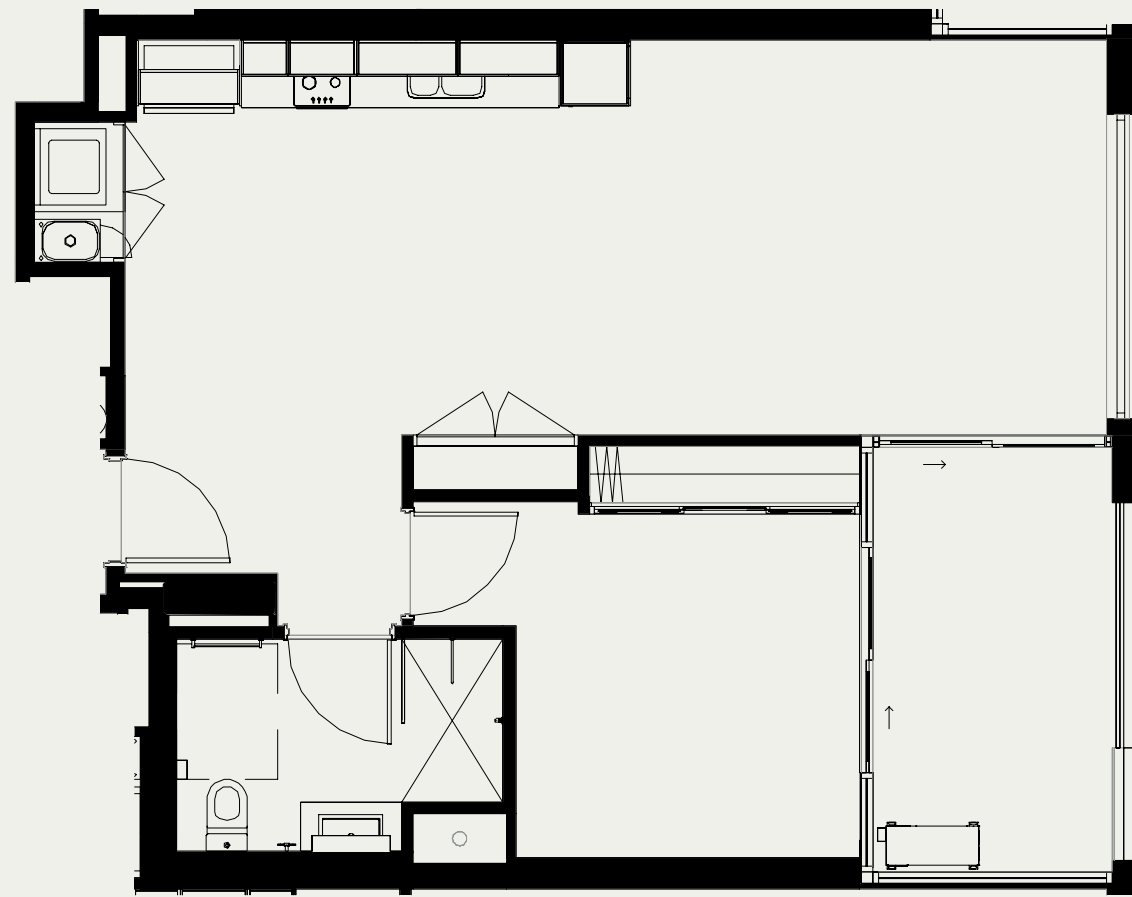
Day or night, Macquarie Tower places you in the centre of local culinary action. Whether its accoladed eateries to artisan coffee houses, cinemas or bowling clubs everything is at your doorstep.



Sample floorplans

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Internal area: 54.0m²
Terrace area: 8.0m²



🛏️ 2 🚿 2 🚗 2

Internal area: 91.0m²
Terrace area: 16.5m²



Sample floorplans

3 2 2

Internal area: 101.5m²
Terrace area: 19.0m²



Schedule of Inclusions

PLANNING

Orientation	Living areas and balconies orientated to maximise views, breeze and sunlight.
Rooms	Room relationships are carefully planned to maximise usable space, improve privacy and reduce sound transmission. Rooms are generously sized and designed to be easily furnished.
Balconies	Generously sized balcony and courtyard areas flow out from internal living areas.
Storage	Generous storage spaces include built-in or walk in wardrobes to all bedrooms, separate linen cupboards & individual storage cages on carpark level for all apartments.
Laundry	Internal laundry to all apartments.

AIR CONDITIONING

Unit	Ducted reverse cycle air conditioning to living areas.
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INTERIORS

Finishes	Both Contemporary (dark) and Classic (light) finishes are designed to complement either modern or traditional furnishings.
Ceilings	Painted plasterboard with square set cornice. Generous ceiling heights (approx. height 2.7m to living areas and bedrooms).
Walls	Painted plasterboard.
Floors - Kitchen + Living	Hybrid 'Blackbutt' floating floors.
Floors - Bedrooms	Carpet to bedrooms.
Skirting & door jambs	Painted skirtings and jambs.
Doors	Painted doors inclusive of select hardware.
Ceiling fans	Ceiling fans to bedrooms.

ACOUSTICS

Walls	Acoustically designed inter-tenancy walls and floors.
Floors	Acoustic underlay installed to hybrid floors and carpeted areas.



KITCHENS

Design	Quality finishes selected to compliment either the classic or contemporary interior colour schemes. Layouts designed to maximise kitchen functionality and maximise storage space.
Floor	Hybrid 'Blackbutt' floating floors.
Bench Tops	Reconstituted stone benchtops 20mm.
Splashback	Select ceramic subway tiles.
Joinery	Polytec door fronts with melamine carcass.
Kitchen sink & tapware	Select tapware with stainless steel bowls.
Rangehood	Retractable stainless range hood – Fisher Paykel (or equiv.).
Dishwasher	Fisher Paykel (or equiv.) 600mm stainless dishwasher.
Cooktop	Fisher Paykel (or equiv.) 600mm electric cooktop.
Oven	Fisher Paykel (or equiv.) 600mm stainless built in oven.

BATHROOMS & ENSUITES

Tiles	Quality ceramic floor tiles. Quality ceramic wall tiles to shower walls, skirtings & splashback.
Shower	Semi frameless shower screen to bathroom and ensuite.
Shower tapware	Quality brushed nickel shower rose and wall mixer.
Toilet	Modern close coupled toilet suite.
Vanity & tapware	Wall hung vanity unit with ceramic bowl and select tapware.
Mirrored shaving cabinets	Wall mounted above vanities with internal shelving.
Accessories	Towel rail & hooks, shower shelf and toilet roll holder.

LAUNDRY

Laundry tub	Select stainless steel tub and tapware.
Splashback	Quality wall tiles.
Floor	Tiled floor finish with tiled skirting.
Washer/dryer	Provision for clothes washing machine and dryer (Appliances provided by purchaser).

ROBES & LINEN

Built in robes	Melamine shelving, hanging rail and mirrored sliding doors.
Walk in robes	Melamine shelving and hanging rail.
Linen cupboard	Fixed white melamine shelves with polytec fronts.

COMMUNICATIONS POWER & SERVICES

Lighting	Recessed LED downlights.
Telephone	Telephone/data outlet to living room & study (if applicable).
Television	TV point in living room and master bedroom.
Internet	Provision for internet via the National Broadband Network.
Intercom	Audio intercom system with electronic access control for visitor entry.
Power	General power outlet provided to all rooms.
Smoke/fire alarms	Hard wired smoke alarms and early warning thermal detection.
Exhaust fans	Bathrooms, ensuites and laundries are mechanically ventilated.
CCTV	Common Area Security Cameras for 24 hour surveillance.
Garbage & recycling	Garbage & recycling chutes on each floor, linked to garbage bins located in designated bin room on carpark level.

EXTERIORS

Windows & door frames	Powder coated aluminium framed glazed windows and doors.
Balustrading	Mixture of semi frameless glass and concrete.
Flooring	Quality tiling on pedestals to apartment balconies and communal areas.
Privacy	Balconies maximised for privacy and environmental enjoyment.
External finishes	Off form and painted concrete.

GENERAL

Car park	Secure car park with remote control access.
Energy consumption	Project meets NSW BASIX targets for water and energy consumption.
Communal space	Architecturally designed landscaped terrace.
Irrigation	Automatic irrigation system using rainwater captured and stored on site to communal landscaping and gardens. Landscaping utilising native and/or water wise planting.
Pets	Pet friendly by-laws.
Mailbox	Secure mailboxes.

OPTIONAL UPGRADES

Sink	Undermount kitchen sink.
Benchtop	Smartstone upgrade - Calacutta Crema (Light Scheme) / Concreto Avorio (Dark Scheme).
Splashback	Mirror splashback - Silver Mirror (Light Scheme) / Grey Mirror (Dark Scheme).
Comms	Smart Home Package.
Appliances	Smeg appliance upgrade.
Mechanical	Ducted A/C to bedrooms.

- GWH : BUILDING FOR LIFE

Meet your developer and builder

Macquarie Tower is proudly brought to you by GWH, Newcastle's leading independent residential, commercial, and industrial property builder and developer. The local experts in our region GWH have completed over 640 homes in the past five years and \$1 billion of completed projects over their 25 year history.

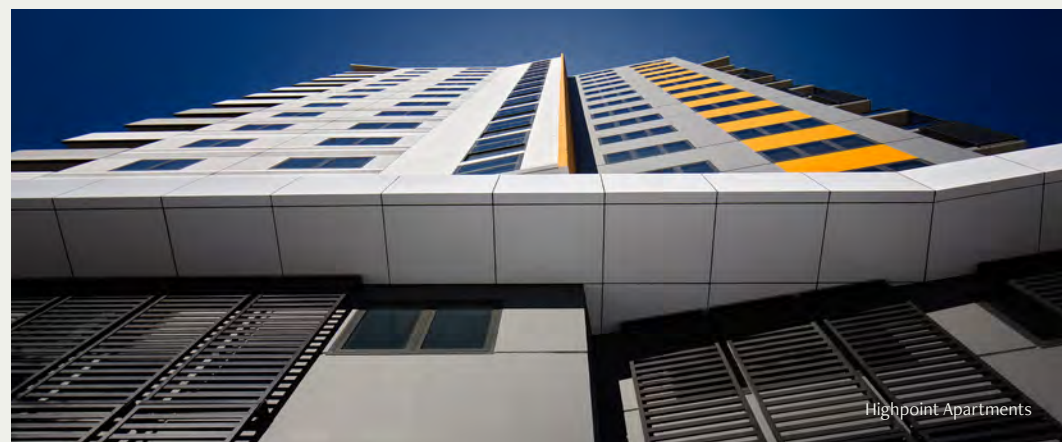
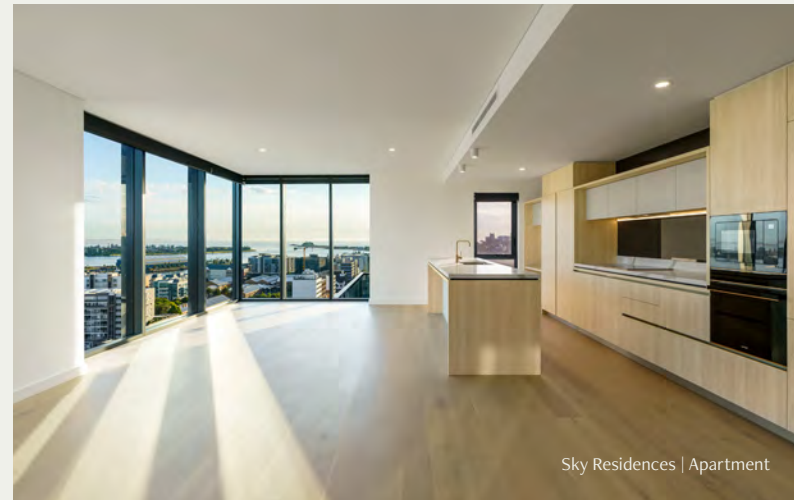


Sky Residences



In 2020 they were Winner of Master Builders 'Apartment Development of the Year' for AERO and also finished in the top three at NSW Safe Work Awards and won the Hunter Safety Awards – Most Innovative WHS Idea (SME). Most recently they've completed the regions tallest buildings 'SKY Residences' and Highpoint Apartments.

They have a strong reputation for turning possibilities into reality by delivering on-time, high-quality projects that exceed Australian Standards. Thanks to unparalleled integrated partnerships with The Hunter Construction Group, they have complete project transparency. Thus enabling them to view, manage, streamline, and control their projects from beginning to end, and this is where they are without equal.





For more information contact: 1800 986 674 | sales@gwh-re.com.au

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