

Welcome to SIR Properties

Selling Agent SIR Properties Group



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Contact Us

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Phone: 1300 747 000

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Business hours: 9am to 5pm
Monday to Friday

Agency Profile

SIR PROPERTIES GROUP trading as **SIR PROPERTIES** is an established and vibrant real estate agency offering its clients a different style of service.

Having an existing large data base of qualified local, interstate and international buyers, buying and selling through SIR Properties is made easy.

Sir properties has a close affiliation with many developers and vendors consisting of extensive real estate properties for buyers to choose from inclusive of cementing our vast services for clients to buy and sell: existing properties, off the plan apartments and house and land packages.

Sir Properties has a strong team of experienced sales people speaking multiple languages, supported by many qualified professionals.

Sir Properties embraces the "Can Do" readiness to list and sell development sites in an optimal manner.

Sir Properties also acts as a buyer's agent catering for buyers' needs in a discreet and professional manner.

Integrity, professionalism, responsiveness, and discretion in dealings are its underlying philosophies. While these philosophies are very important, they are not enough in today's competitive environment.

Unlike other agencies, Sir properties does not rely on tired and cliché real estate strategies but is constantly in search of new and innovative ways to service its clients and maximise marketing impact.

The Sir Property team is vast and diversified in the nationalities it represents and services it can provide.

The team is backed up by many years' experience are trained in providing excellent customer service.

Sir properties prime objective is to achieve genuine client satisfaction through each deal/service rendered or a business transaction.

What We Offer

Specializing in various suburbs covering the East, West, North and South.

- Selling agent
- Buyers agent
- Property management
- Development sites
- Residential sales (existing and off the plan)
- House and land packages selling experts
- Industry experts
- Commercial sales
- Project marketing
- Nation wide coverage
- Creative marketing/ advertising strategy
- Market seminars and updates
- Strata Management
- Business broking
- Affiliation with financial institutions and mortgage brokering
- Multi-cultural experienced team

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- Industry experts
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- Multi-cultural experienced team



Artist's impression of the Pagewood Centro Retail Precinct

A NEW *family* NEIGHBOURHOOD

Convenience is central to your experience at Rivera, with everything you need to make life pleasurable and effortless right at your doorstep.

- The new 6,000sqm Pagewood Centro retail precinct will offer 23 specialty stores, a Coles supermarket and an open air laneway lined with restaurants and outdoor dining - opening early 2024
- Onsite childcare centres
- Pagewood Green's network of green spaces, include the newly completed 8,000sqm Central Park, featuring a state-of-the-art kids' playground, outdoor gym, basketball court and bbq facilities plus the future 2,700sqm Community Park and 4,750sqm Recreation Park



Artist's impression of the future Community & Recreation Parks



AN *intelligent* INVESTMENT



Onsite bus stop with direct routes to Kingsford Light Rail Station & Bondi Junction

UNSW

5 minute drive to UNSW



6 minute drive to Maroubra Beach



7 minute drive to Kingsford Light Rail Station



8 minute drive to Prince of Wales Hospital



8km from the Sydney CBD

1%

Meriton residential vacancy rate



Rental returns at Pagewood Green have proven to be the strongest across the Meriton portfolio

MERITON.COM.AU/RIVERA

Disclaimer: The publication is intended as a general introduction to Rivera Townhouse Collection, Pagewood Centro 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: Karimbla Properties (No. 51) Pty Limited ABN 92 168 601 250 Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809

November 2023



RIVERA

TOWNHOUSE COLLECTION

PAGEDWOOD CENTRO





Artist's impression

A RARE *collection of* LUXURY HOMES

Rivera presents a rare collection of 42 torrens-title luxury homes, delivered by Australia's most trusted developer Meriton.

Exuding a house-like appeal with plenty of privacy, Rivera's two-storey town homes have an intimate neighbourhood feel. Enjoying a parkside address next to the 4,750m² recreation park they provide all those traditional qualities families love in a home.

- A selection of 3 and 4 bedroom homes featuring grand spaces of house-like proportions, complemented by luxurious finishes and quality appliances
- 8 unique corner town homes are cleverly designed to include a self-contained studio apartment complete with a kitchen, bathroom, laundry, air-conditioning, balcony and separate entrance. Perfect for a teenagers retreat or additional income stream
- Private street entries through beautifully landscaped front lawns
- Expansive layouts flow seamlessly out to private manicured lawns, and large elevated terraces with gas provisions providing up to 131sqm of outdoor entertaining space
- Skylights enhance light filled spaces and full height windows embrace the beautiful green outlooks over the neighbouring parkland
- Designer features include a showcase staircase, bespoke joinery & feature lighting
- Premium Smeg kitchen appliances backed by a 5-year warranty and durable 60mm Caesarstone benchtops with matte black tapware
- Plenty of storage, alarm system, privacy screens, and impressive 2.7m high solid oak front doors with keyless entries
- Double remote lock-up garage with rear lane access equipped with EV Provisions for electric car charging stations
- Energy-efficient homes equipped with solar panels and sustainable features such as LED downlights and water-saving fixtures
- Each townhouse will have its own fully automatic drip irrigation system, servicing private gardens and terraces supplied by your own inground water tank



BEAUTIFUL
INSIDE *&* OUT

