

# Welcome to SIR Properties



**Sima Israeli**

1300 747 000 / 0416 034 444  
sirealty10@gmail.com



**Louis Tomaras**

0448 061 027  
louist.tomaras7@gmail.com



**Vishal Tatwani**

0430 358 607  
tatwaniv@gmail.com



**Michael Azzi**

1416 034 444  
mick.azzi@yahoo.com

Selling Agent SIR Properties Group







## Contact Us

### Address:

Suite 12, Level 6, 70 Pitt St, CITY  
Central Business District (CBD)  
NSW 2000 SYDNEY Australia

Phone: **1300 747 000**

Email: [sirealty10@gmail.com](mailto:sirealty10@gmail.com)

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.



# CASTLE GRANGE

HILLS DISTRICT

2154

**MERITON**

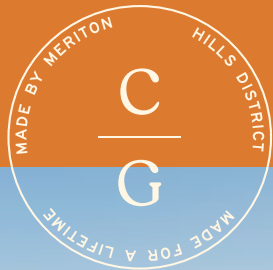


# Your Home Your Island

Welcome to Castle Grange, an exceptional new address built on an island site around beautiful central gardens and recreational space, creating an urban oasis for residents to enjoy.

With four street frontages and no neighbouring buildings, this peaceful sanctuary encompasses seven intimate boutique buildings up to eight storeys high. These architecturally designed “house-like” residences, some of the largest residences Meriton have ever designed, are nestled amid lush landscaped grounds and feature entertaining terraces and courtyards up to 200sqm.

Occupying a privileged position, Castle Grange is on the doorstep of the remarkable Hills Showground Precinct, which is undergoing a \$1 billion transformation. This vibrant new neighbourhood features expansive parklands, diverse retail options and restaurants. With the new Hills Showground Metro station a mere 4 min walk, residents enjoy effortless connectivity to major business centres and educational hubs, making Castle Grange the ideal place to call home.



## Relaxed & Refined Living

- Premium FRANKE appliances, all backed by a 7-year warranty
- Designer tiling throughout all living areas
- Block-out roller blinds in all rooms providing complete privacy and light control
- Abundant storage spaces including well-appointed pantries and closets
- Bespoke cabinetry with soft-closing drawers
- Brushed brass or copper tapware and accessories
- Freestanding baths in most ensuites







From the striking contemporary architecture to your journey indoors through the naturally inspired lobbies, Castle Grange exudes the atmosphere of a luxurious hotel where you'll enjoy an environment where relaxation, family time and leisure are effortlessly integrated.

## Castle Grange Signature Highlights

- A collection of oversized 1, 1+MPR, 2, 2+MPR, 3 and 3+MPR/4 bedroom residences
- Generously proportioned layouts make furniture placement easy
- Ground-level apartments enjoy direct street access to enormous courtyards of up to 200sqm, complete with manicured lawns & gardens
- Expansive layouts up to 135sqm internally with seamless access out to balconies or entertaining terraces up to 166sqm
- Many apartments feature corner positions, maximizing cross-flow ventilation, natural light and multiple balconies for extra space and comfort
- As few as three apartments per floor on the higher levels
- Integrated reverse-cycle air-conditioning with individual controls in all rooms
- Many apartments boast a multi-purpose room complete with an operable window, A/C and built-in robe providing the perfect space to work from home or as an additional bedroom
- Floor-to-ceiling glass in all rooms provides superior thermal and sound protection for privacy, comfort and energy efficiency
- Direct lift access to secure underground parking with separate lock-up storage
- Resident only amenities, include an outdoor 20m pool and spa, fully equipped gym and sauna, community gardens, barbeque areas, children's play zone, games room, and three rooftop skygardens
- Impressive double-height lobbies herald a grand arrival for you and your guests





Norwest  
Business Park

2 min  
Metro Ride



Hills Showground  
Metro Station

4 min  
Walk



Castle Towers  
Shopping Centre

5 min  
Drive



Castle Hill RSL Club  
& Aquatic Centre

5 min  
Drive



Local primary &  
secondary schools

Under 10 min  
Drive



Macquarie  
University

14 min  
Metro Ride



Sydney  
CBD

35 min  
Metro Ride

QUALITY APARTMENTS BUILT FOR A LIFETIME



1300 409 733 | [MERITON.COM.AU/CASTLEGRANGE](https://meriton.com.au/castlegrange)  
24-34 FISHBURN CRESCENT, CASTLE HILL

Disclaimer: The publication is intended as a general introduction to Castle Grange 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