



THE NOBLE

WATERLOO



DO  
TE  
YOURSELF  
WITH  
THE BEST.





# BE SMART.

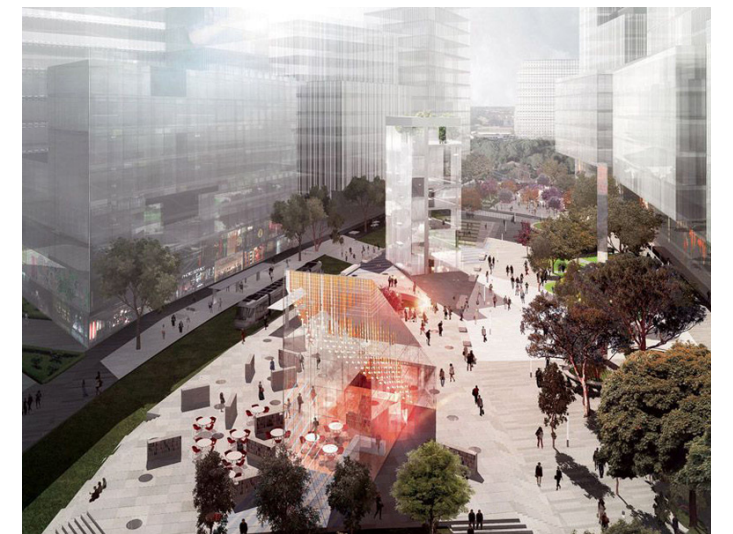
As part of City of Sydney's Green Square development program, Waterloo exhibits one of the greatest growth potential in Sydney. With major projects including a brand new town centre, library, plaza and creative hub set to complete in 2030, the potential for growth is unlimited. The convenient location is the icing on the cake.







Only 4km from the CBD, and easy access to Australia's most prestigious universities such as USYD, UNSW, and UTS, complimented by proximity to Moore Park Golf Course and Randwick Race Course, the Noble offers the flawless combination of work, study and play.



View of Green Square Library and Plaza from Botany Road



Night view of Green Square Library and Plaza



# Close to Everything

## RESTAURANTS/CAFES

- 6 Fratelli Fresh Providore
- 7 Jones The Grocer
- 9 Danks Street Depot
- 11 Patisse Cafe
- 22 Sideplate
- 23 Zensation Tea House
- 24 Cleveland Hotel
- 25 Mehrey Da Dhaba
- 29 Koko Espresso Bar
- 30 Vini Enoteca
- 33 Bourke Street Bakery
- 37 Clock Hotel
- 38 Sparkle Cupcakery
- 39 Dolphin On Crown Hotel
- 40 Kawa Cafe
- 41 Bills Surry Hills
- 44 Hernandez Cafe Restaurant
- 45 The Victoria Room

## SHOPPING

- 4 Doug Up On Bourke
- 10 PYD Design Market
- 13 Moore Park Supa Centre
- 14 Green Square Town Centre
- 26 Davidmetnicole
- 27 Bird Textiles Emporium
- 31 Orson & Blake
- 43 Spense & Lyda
- 49 The Galleries Victoria
- 50 Queen Victoria Building
- 52 Strand Arcade
- 55 Westfield Sydney
- 56 Westfield Bondi Junction

## ENTERTAINMENT

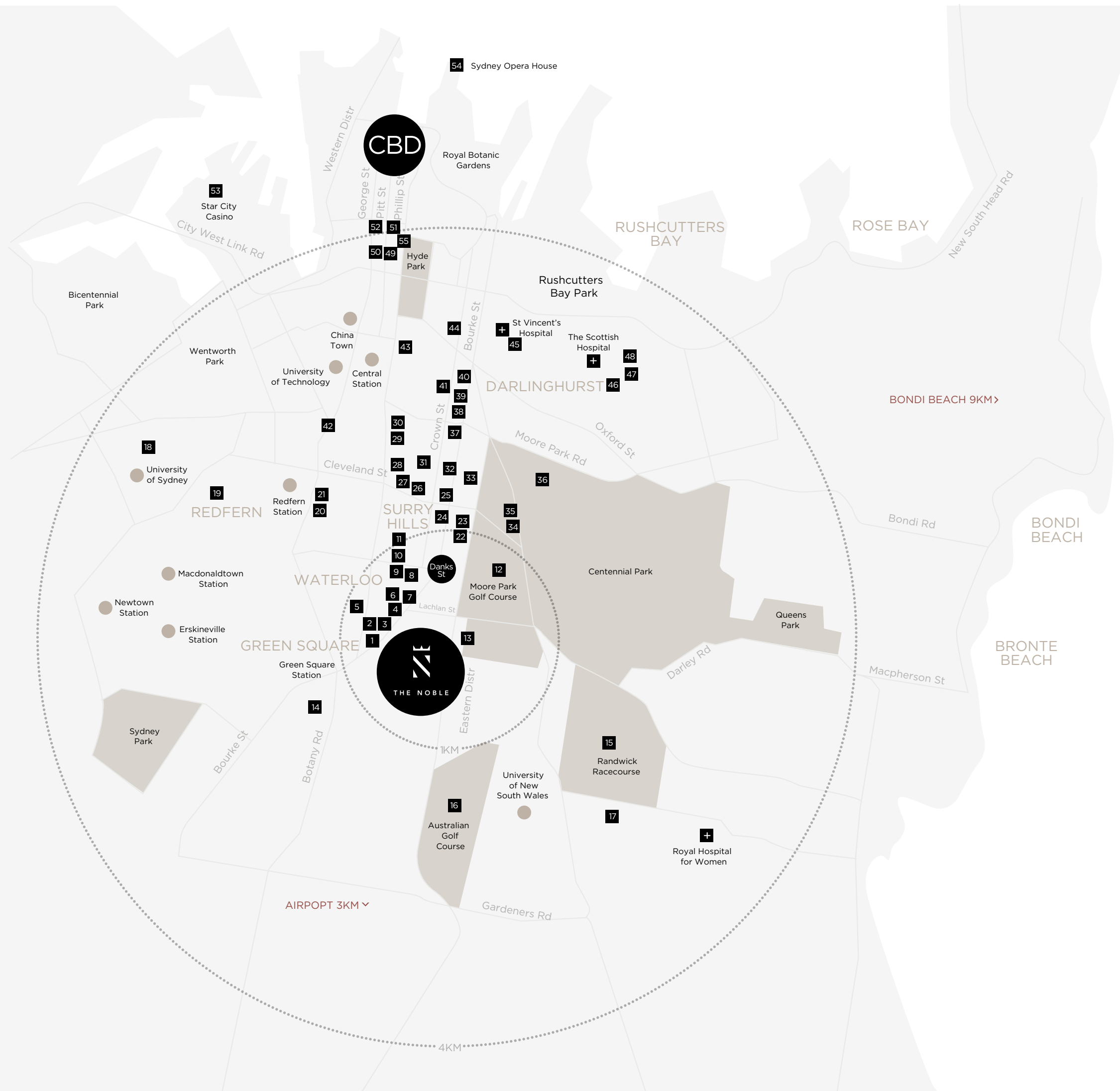
- 12 Moore Park Golf Course
- 15 Randwick Racecourse
- 16 Australian Golf Course
- 28 Belvoir St Theatre
- 32 Brett Whiteley Studio
- 36 Sydney Cricket Ground & Sydney Football Stadium
- 51 Sydney Tower
- 53 Star City Casino
- 54 Sydney Opera House

## SCHOOLS/UNIVERSITIES

- 2 Taylors English School
- 5 Our Lady of Mt Carmel Primary School
- 17 University of New South Wales
- 18 The University of Sydney
- 34 Sydney Girls High School
- 35 Sydney Boys High School
- 42 University of Technology

## GALLERIES

- 1 Darren Knight Gallery
- 3 Breenspace
- 8 Danks Street Galleries
- 9 Anna Schwartz
- 20 Grantpirrie Gallery
- 21 Boutwell Draper Gallery
- 46 Sherman Galleries
- 47 Kaliman Gallery
- 48 Roslyn Oxley Gallery







## BE GREEN.

Bathed in natural sunlight, the Noble is created with the greenness in mind. Not only does it offer a green outlook from your window, the exterior is designed to withstand the natural elements over time. The use of natural timbers and stones in the interiors enrich the raw look and feel of nature inside the apartment.

## BE DESIRED.

Each apartment is designed to relax and entertain, the epitome of clever architecture and creative interior spaces. Seamless lines flow from the interior to the outside through the spacious balcony filled with luscious sunlight and breathtaking views. Stunning finishes of timber and stone is present throughout, complimenting every detail of the room.







# BE FULFILLED.

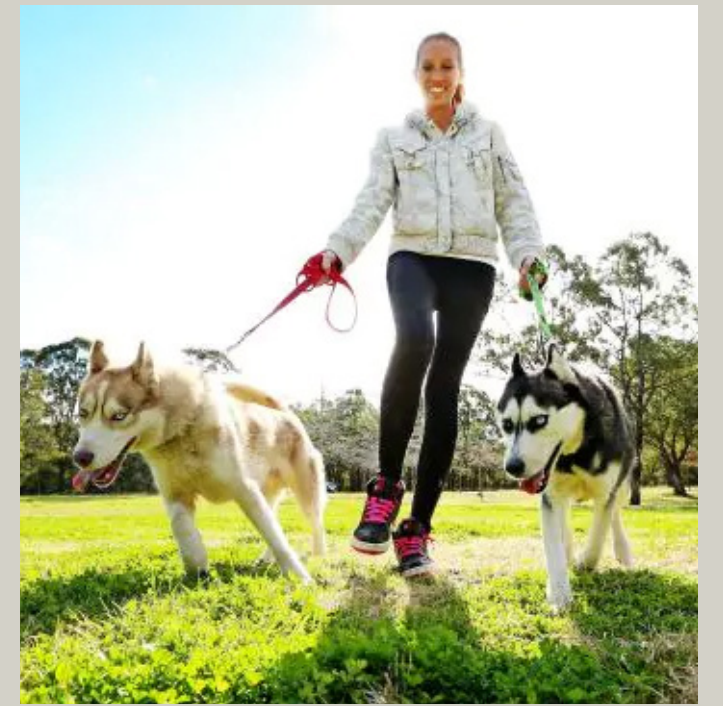
The generous floor plans allow a continual flowing space between the living, dining and entertainment areas, creating one widespread sanctuary. Frameless bathrooms section each master ensuite, enhancing the spaciousness of each individual bedroom.





# BE ACCESSIBLE.

Experience the best of Sydney's café culture at your doorstep with a thriving culinary scene, including the famed Fratelli Fresh, Danks Street Depot, Blackstar Pastry, just to name a few. With major supermarkets such as Coles and Aldi at your doorstep, shopping for groceries will no longer be a stressful task. If you prefer premium produce, the very best grocers are just around the corner at the Wholefoods House.



# BE ENLIGHTENED.

Like to be outdoors spend sometime in one of Sydney's best golf courses that is Moore Park Golf Course, or go for a quick jog around the breathtaking Centennial Park. Also, Sydney prides itself with many of the world's top education institutes. With easy access to NSW's most prestigious universities such as the University of Sydney, UNSW, and UTS, you'll never have to worry about getting to class on time again.



# OUR TEAM

## DEVELOPER

### HIFU CAPITAL

Hifu Capital Pty Ltd is a privately owned Australian based company, specialising in construction, development, finance procurement and management. Hifu Capital is also a diverse residential and commercial real-estate investor and developer. Our philosophy is to develop landmark projects in key locations designed and constructed to the highest standard of quality with a commitment to ecological sensitive towards the urban design. The Directors and Management team undertake and manage all aspects of the development including community planning, designing, home construction, landscaping, creation of parklands and community facilities to achieve customer satisfaction in all aspects. Hifu Capital creates high-class residential communities by providing homebuyers and investors with a wide range of home options in highly desirable living environments.



Paragon Zetland, HIFU CAPITAL

## ARCHITECTURE DESIGN

### TURNER

Turner is a sharp and evocative multi award-winning design practice with realised projects valued at over \$3 billion recently completed or under construction. With approximately 130 staff from 28 countries, Turner reflects a culturally diverse workplace, strong in identity, that is continually evolving.

## INTERIOR DESIGN

### LORENA GAXIOLA

Lorena Gaxiola is a luxury lifestyle brand that creates Meaningful Objects for the Home a guiding principal in Gaxiola's work is the art of creating value, quality and beauty. Each project draws on the founder's experiences to create new ideas and outputs, emphasising qualities of construction, detail, materials and light, and transforming the mundane into performative living environments.

## CONSTRUCTION

### EQ CONSTRUCTIONS

EQ Projects Pty Ltd is a privately owned Australian company established to deliver innovative designs and quality projects in both residential and commercial sectors. With a combined team of builders and developers, EQ Projects completely controls the entire process guaranteeing that each discerning purchaser is presented with a quality product that they can be proud of.





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