



Feel Home,
Feel Comfortable,
Feel Green.

A celebration of education and living.

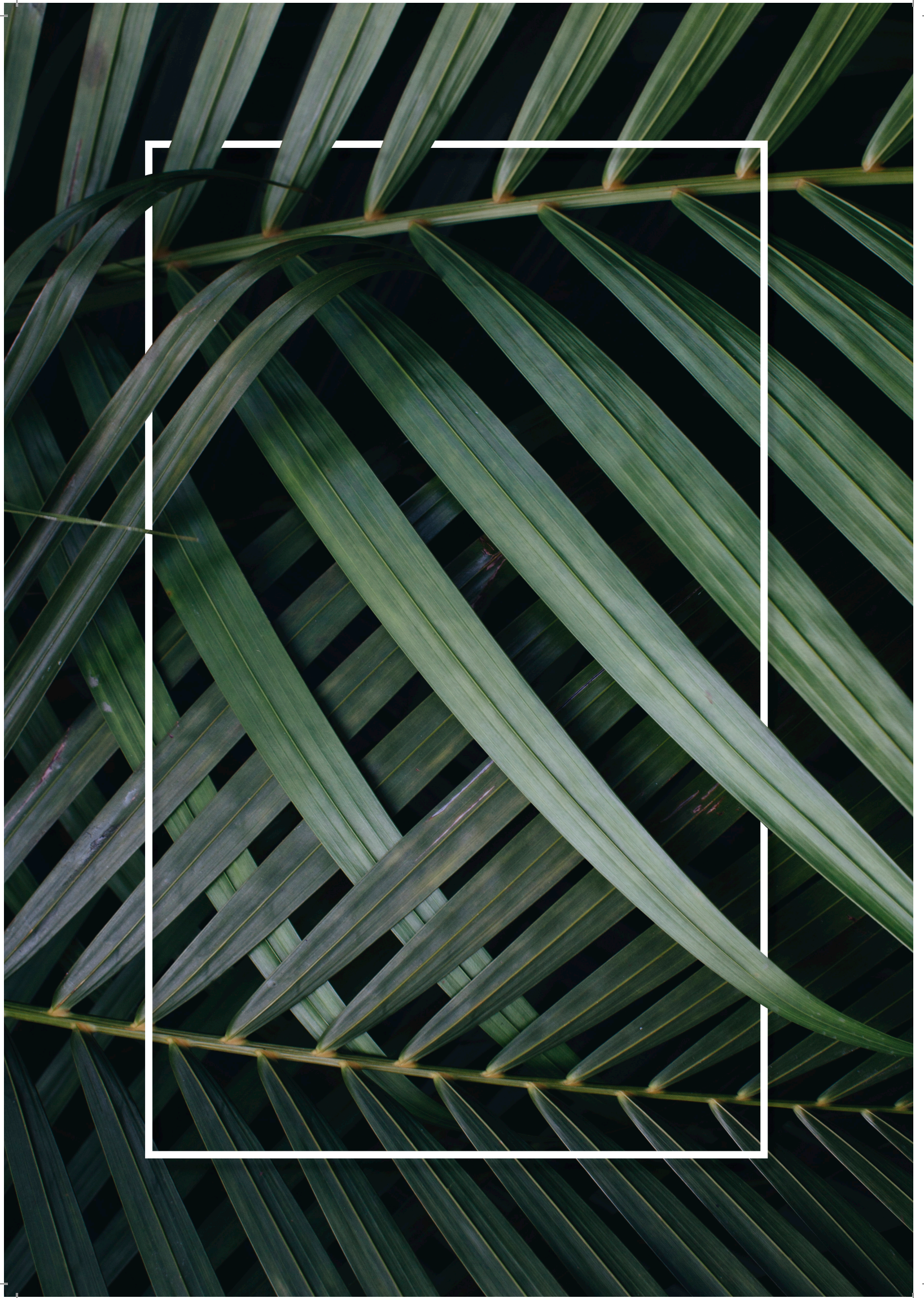


Carlingford

A Sydney developer with fresh visions and a meticulous design group,
presenting places worthy to be called home.

From conception to development, combined with our intimate knowledge
of Australia's property market, attention to detail and understanding of
community impacts on growth, a prestigious urban living destination is born.

Moseley, rising from Sydney's North West, is a natural synthesis of
cutting-edge designs, growth-focused community and comfortable
lifestyle.





Chapter I

HOME

Chapter II

COMFORTABLE

Chapter III

GREEN

Chapter IV

TEAM





Moseley
HOME

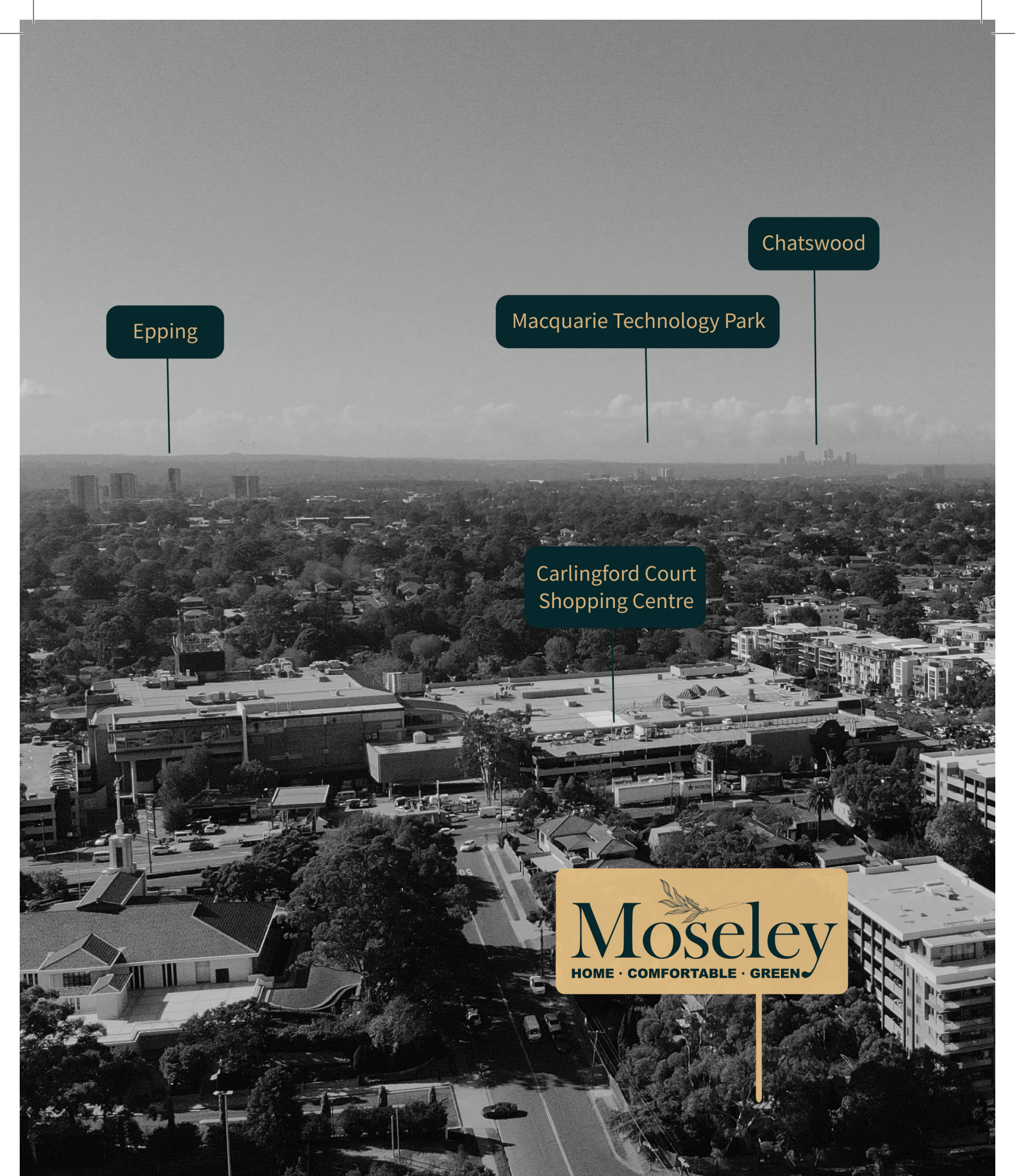
Education, Location, Community



A brand-new development with limited numbers of boutique apartments. 1 (split level), 2 and 3 bedroom apartments and penthouses are available in a diversity of configurations so you will be able to select your dream home.



Moseley presents an opportunity for the area's blossoming community and convenient location. Immerse yourself in the delightful synergy between architectural design, superb functionality and natural scenery.



Epping

Macquarie Technology Park

Chatswood

Carlingford Court
Shopping Centre

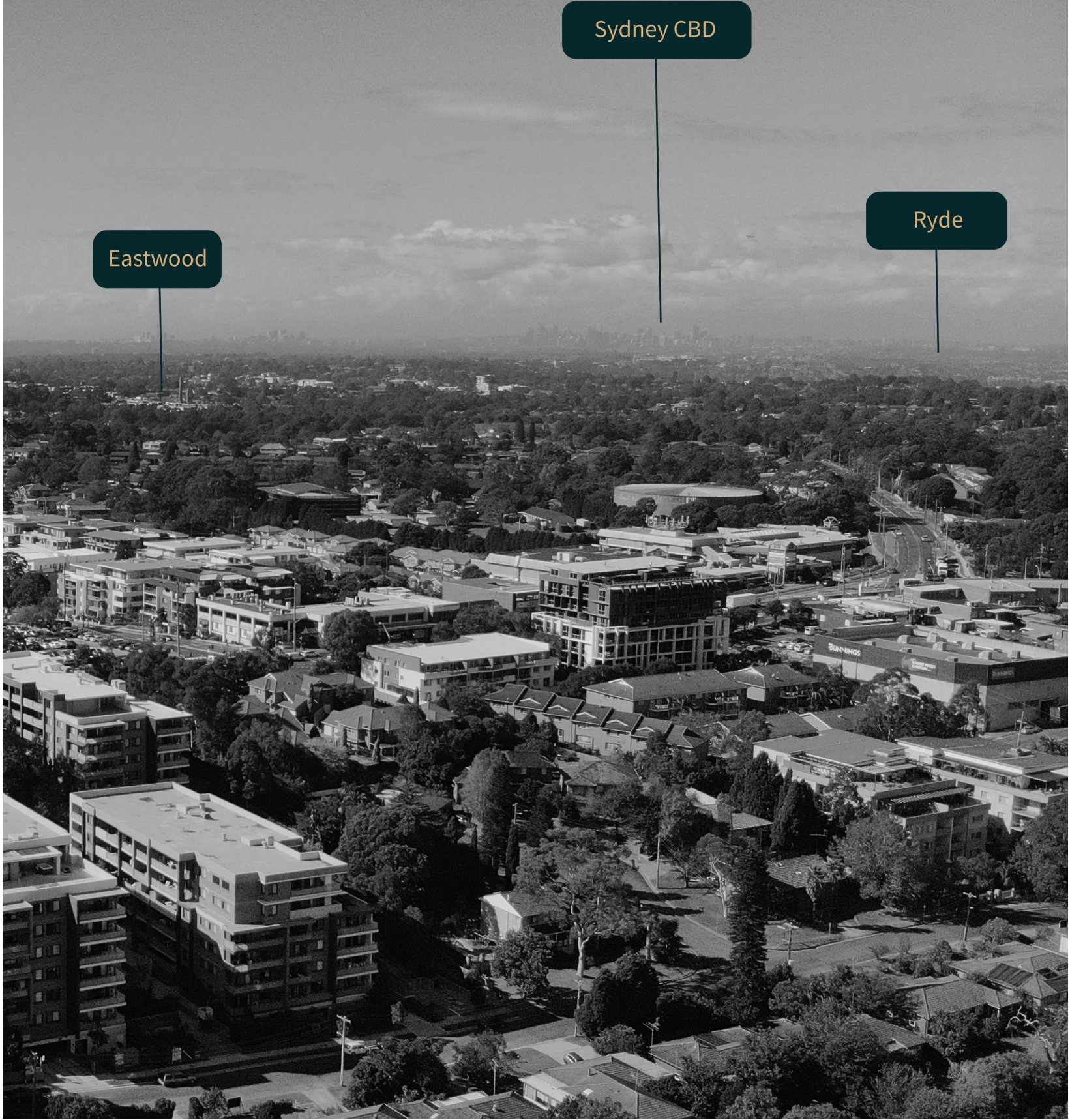
Moseley
HOME · COMFORTABLE · GREEN

Carlingford provides a slice of serenity among the green parks, leafy tree-lined streets and historic schools. Moseley, placed in a central location of Parramatta CBD, Canada Bay Sydney and Sydney CBD, is a stone's throw away from parks, green spaces, child care centers and health care facilities.

Sydney CBD

Ryde

Eastwood







THE VIEW AT LEVEL 9



THE VIEW AT LEVEL 8



THE VIEW AT LEVEL 6



THE VIEW AT LEVEL 5



Indulge in a growth-focused community,
Build connections,
Explore new stories,
Be part of the community,
Tell your story,
Begin with Moseley.



James Ruse
Agricultural
High School



EXPERIENCE THE MOST ELITE SCHOOLS SYDNEY HAS TO OFFER.

Placed in the heart of Sydney's top-tier educational precinct, Moseley is home to a plethora of world-class schools including the highest performing school in Australia, James Ruse Agricultural High School (ranked no. 1 high school in NSW), The King's School, Tara Anglican School, Macquarie University and University of Western Sydney. Be a part of Moseley, Carlingford to secure your child's educational future today.



Moseley

HOME · COMFORTABLE · GREEN

 Carlingford High School

Epping 

James Ruse Agricultural High School  Carlingford Public School

 Carlingford West Public School  **Carlingford** 

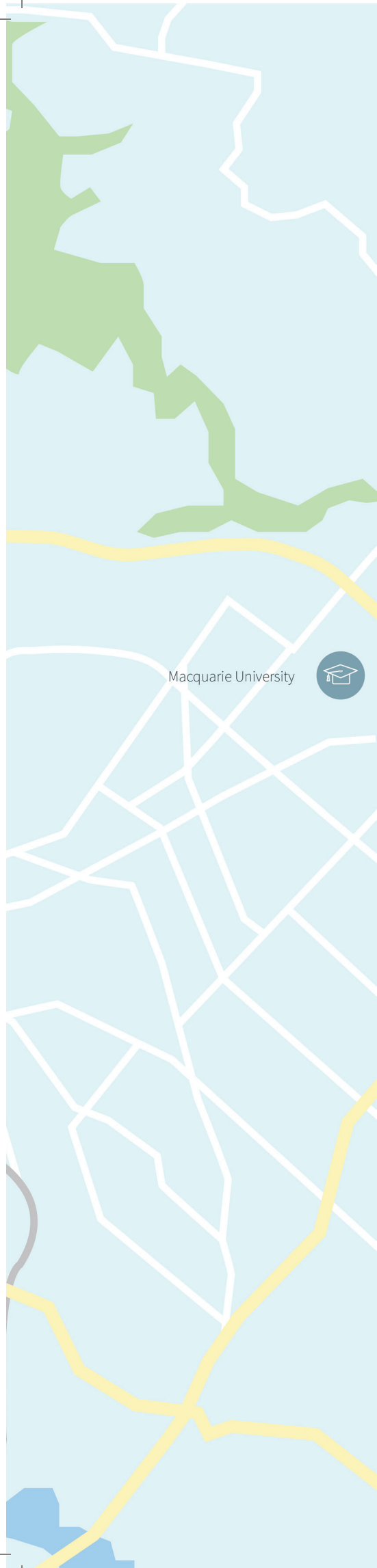
Eastwood 

 The King's School
 Tara Anglican School for Girls

 **Telopea**

Dundas 

 Western Sydney University
Parramatta Campus



Moseley, a launchpad for our future leaders.

JAMES RUSE AGRICULTURAL HIGH SCHOOL -3 MINUTES' Drive

THE KING'S SCHOOL ----- 8 MINUTES' Drive

TARA ANGLICAN SCHOOL FOR GIRLS ----- 8 MINUTES' Drive

CARLINGFORD HIGH SCHOOL ----- 3 MINUTES' Drive

CARLINGFORD PUBLIC SCHOOL ----- 3 MINUTES' Drive

CARLINGFORD WEST HIGH SCHOOL ----- 4MINUTES' Drive

MACQUARIE UNIVERSITY ----- 10 MINUTES' Drive





Moseley

COMFORTABLE

A story has a beginning, a journey has its first step, a home is the beginning of memories for a lifetime. Build your beginning with Moseley.
Start a new chapter in your life with a custom-built home in a warm community.

Architecture

In this charming neighbourhood a medley of views is offered, all with leafy outlooks and fragrant breezes from the treetops beyond. Apartments feature delightfully-sized rooms with contemporary design features that showcase H&T's mark of quality.









Designs

Step inside a meticulously designed contemporary apartment, finished to perfection with a light, fresh palette accentuated by timber floorboards. Reconstituted stone benchtops and Miele kitchen appliances are built in for you. High-standard ducted air-conditioning in living room, kitchen and bedrooms. Full height double-layered glass of up to 1.8 metres used extensively to enhance natural light and green outlook from your window. External roller blinds on a south elevation provide you with the freedom to protect your privacy at any time.









Features

Moseley is well-equipped with essential but not over-the-top facilities. Private dedicated storages in each apartment. A gym with shared bathroom and storage. A common BBQ ground as well as a spacious recreation room with outdoor terrace.



24/7 operated smart-lock parcel collection at ground floor allows you to collect your parcels at any time. An electric car charging dock will be provided in basement. NBN is ready at each unit and access will be provided as soon as you move in.







Moseley

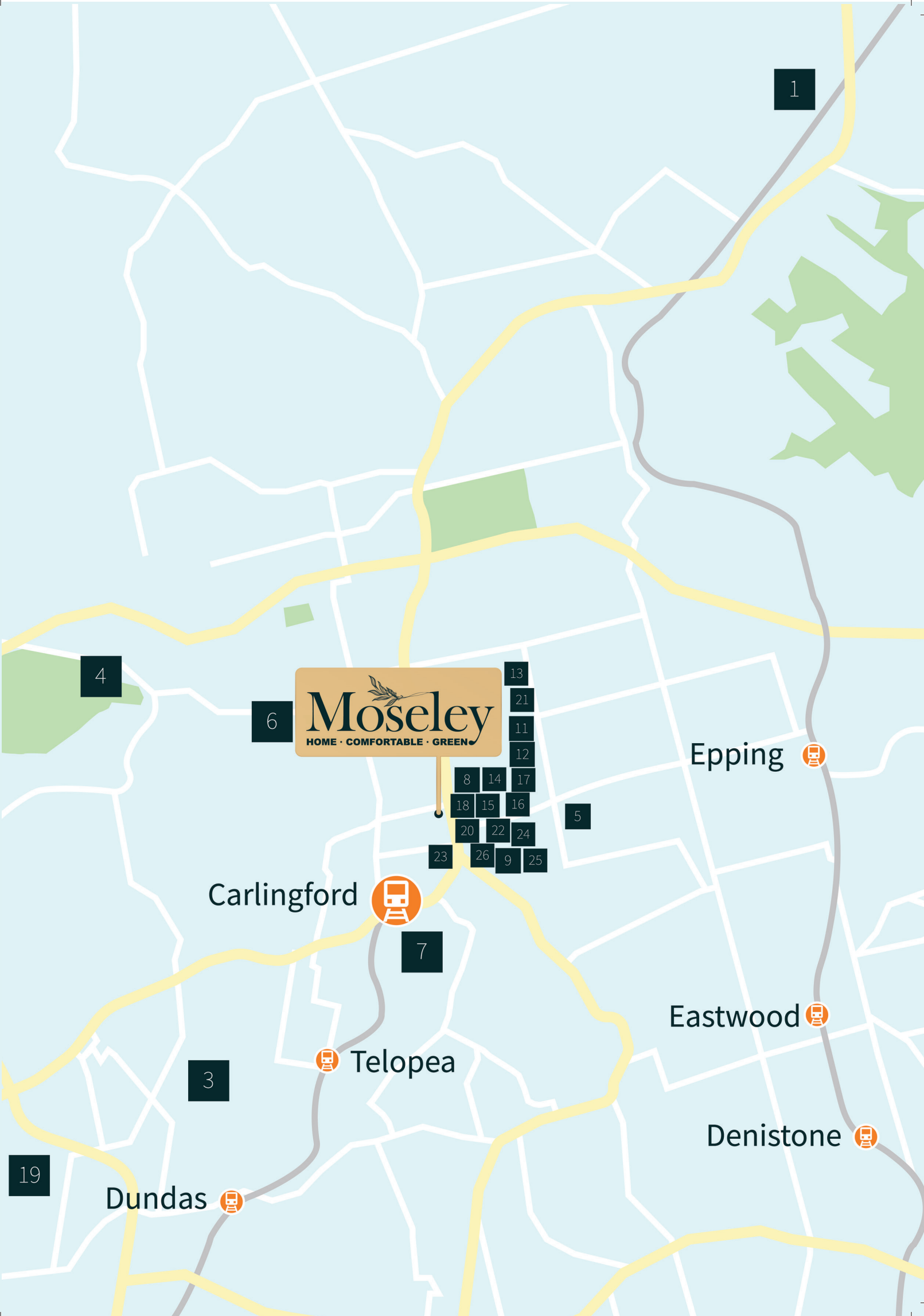
GREEN

Carlingford, surrounded by natural wonders, is a vibrant leafy suburb located within 20km of Sydney CBD. De-stress with recreational activities, learn new skills or simply enjoy a weekend shopping spree with minutes to local Carlingford Court, Macquarie Ice Skiing Ring or Macquarie Aquatic center.





Combining the peace and quiet of being away from the crowded city and a community of vibrant cultural diversity, Carlingford is the ideal green living environment with 360 degree green screen coverage. There are also quick access points to various outdoor activities and sporting precincts.



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Moseley
HOME · COMFORTABLE · GREEN

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Carlingford



7

Epping



Eastwood



Telopea

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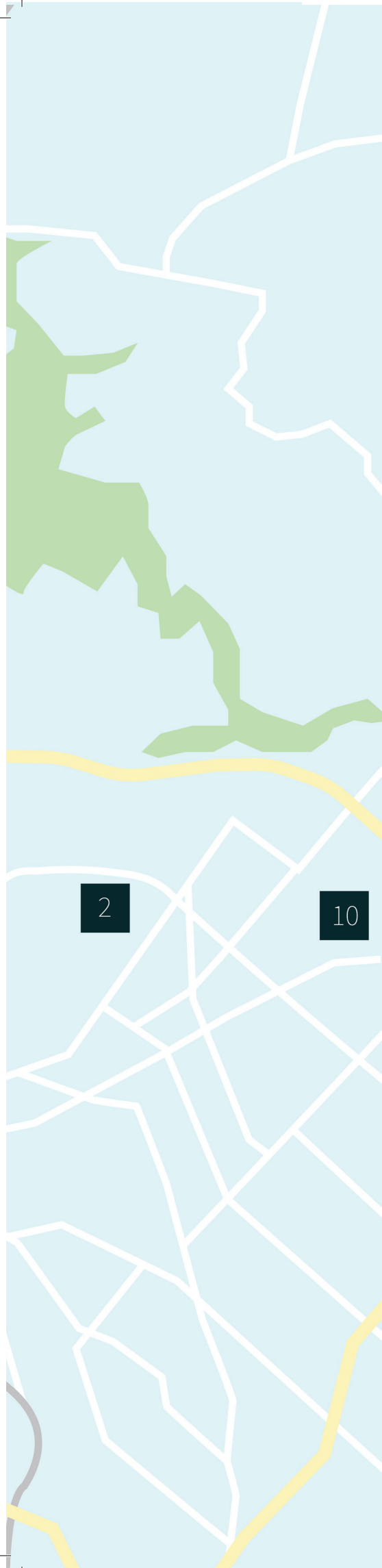
Denistone



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Dundas





Lifestyle

1. ----- CRYSTAL POOLS AQUATIC COMPLEX
2. ----- EPPING AQUATIC AND LEISURE CENTRE
3. ----- OATLANDS GOLF COURSE
4. ----- MUIRFIELD GOLF COURSE
5. ----- BASKETBALL COURT
6. ----- NORTH ROCKS TENNIS CENTRE
7. --- CARLINGFORD BOWLING SPORTS & RECREATION CLUB
8. ----- CARLINGFORD COURT
9. ----- CARLINGFORD VILLAGE
10. ----- MACQUARIE CENTRE
11. ----- COLES
12. ----- WOOLWORTH
13. ----- COMMONWEALTH BANK
14. ----- CRYSTAL SEAFOOD RESTAURANT
15. ----- PHO MUMUM
16. ----- SUSHI BAY
17. ----- KFC
18. ----- MCDONALD'S
19. ----- WESTMEAD HOSPITAL
20. ----- NORWEST PRIVATE HOSPITAL
21. ----- HEALTH MEDICAL CENTER
22. ----- SMILE DENTAL
23. ----- SE JONG KOREAN BBQ
24. ----- AT THAI TONIGHT
25. ----- KYOTO TEPPANYAKI JAPANESE
26. ----- FORTUNE PALACE

The image features a dense, overlapping pattern of dark green leaves with prominent veins, set against a dark, almost black background. A large, white, hollow diamond shape is centered on the page. Inside this diamond, the Roman numeral 'IV' is written in a white, serif font.

IV



Moseley

TEAM

Developer, Designer and Builder

THE TEAM



Developer

H&T Group was founded in Australia, 2007. It is a local Australian company devoted to professional investment consulting, project management and development. H&T has quickly grown in five cities in 12 years. H&T Group is at the cutting edge in its industry resources and remarkable service capabilities.

In 2011, we begin expanding our service portfolio into the property development field. From there, we continue to work to boost our presence in the other states. By using our wealth of experience and connections, we work closely with local award-winning town planners, engineers and architects. We meticulously control all parts of the development to produce outstanding projects.

Our commitment to quality goes beyond design, construction, marketing and after-sales service. With a proud pioneering spirit, we listen closely to our customers and connect with how they aspire to live. This provides us with the inspiration for new ideas and innovations to meet these demands. We employ a strong in-house research team that helps with the details of the project, making these ideas come alive. Success is the result of perfection, persistence, learning from failure, tireless work and honesty.

H&T - Service you can trust.

Design Team



SWA Group is a Sydney based Australian owned company providing architectural design, project management and development management. We have extensive experience in a broad spectrum of projects across Australia and the Asia Pacific Region. Our project portfolio covers residential, commercial, industrial, retail, health, education, office and public buildings. We provide a tailored approach to architectural design and project management while ensuring certainty of delivery and meeting the client's needs.

With our design and project management expertise we have a proven track record in delivering projects which are exceptional value for money. We pride ourselves in utilizing best-practice methodology and on consistently delivering outstanding results for our clients.



Builder Team

Open Space Pty Ltd was formed in early 2007 as a property development and construction company to manage and construct various development projects throughout NSW and QLD. The company has a strong financial background and has always taken a traditional approach in construction projects, to ensure the project is delivered on time with a high level of quality.

The staff at Open Space have over 30 years' experience in construction in Australia, and over the years have consistently produced developments of excellent quality.

References

181 CLARENCE RD,
INDOOROPILLY,
QLDS 4068

128 RESIDENTIAL UNITS, 2 COMMERCIAL RETAIL SPACE,
2 UNDERGROUND BASEMENTS

564 PRINCES HWY,
ROCKDALE NSW

96 RESIDENTIAL UNITS, 2 COMMERCIAL RETAIL SPACE,
3 UNDER GOUND BASEMENTS

VARSITY LAKES,
GOLD COAST

220 RESIDENTIAL UNITS, 5 COMMERCIAL RETAIL SHOPS AND
1 UNDERGROUND BASEMENT

COFFS HARBOUR

OPAL COVE PROJECT - CONSTRUCTION OF 52 WATERSIDE TOWNHOUSES

25 CAMPBELL ST,
PARRAMATTA

30 RESIDENTIAL UNITS AD 3 UNDERGROUND BASEMENT CAR PARKS

