

Moseley

HOME · COMFORTABLE · GREEN



A H&T Development

Carlingford





A Sydney developer with fresh visions and a design group of meticulous philosophies, presenting nothing short but only 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 prestige 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.

A celebration of education and living.



Feel Home,
Feel Comfortable,
Feel Green.

CHAPTER I

HOME

EDUCATION | LOCATION | COMMUNITY

CHAPTER II

COMFORTABLE

CHAPTER III

GREEN

LIFESTYLE

CHAPTER IV

TEAM



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CHAPTER I

HOME

EDUCATION | LOCATION | COMMUNITY



A central location of Sydney. Well-connected for work, leisure or running errands. Enjoy the best of what Sydney has to offer with any means of travel: cars, transports or walk.

Epping

Macquarie Technology Park

Chatswood

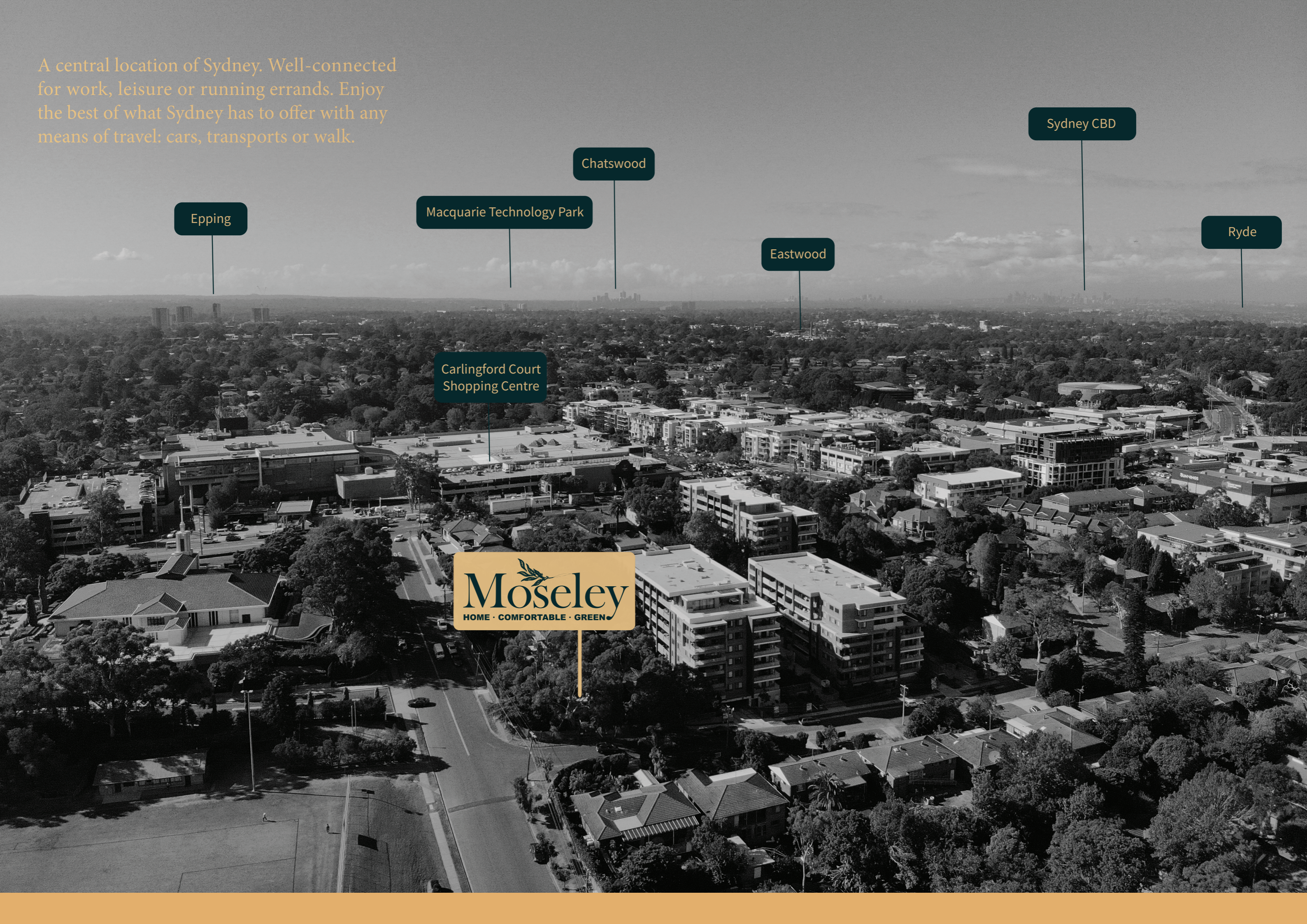
Eastwood

Sydney CBD

Ryde

Carlingford Court Shopping Centre

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Placed in the heart of Sydney's Top Tier Educational precinct, imagine your children grow up from a community of James Ruse Agricultural High School, Carlingford West Public School, The King's School, Tara Anglican School For Girls, University of Western Sydney and Macquarie University, etc.



TRANSPORT

- 1 Epping Train Station
- 2 Metro
- 3 Cheltenham Train Station
- 4 Eastwood Train Station
- 5 Denistone Train Station

EDUCATION

- 6 James Ruse Agricultural High School
- 7 Carlingford West Public School
- 8 Carlingford Public School
- 9 The King's School
- 10 Carlingford High School
- 11 Murray Farm Public School
- 12 Tara Anglican School for Girls
- 13 Macquarie University

SHOPPING

- 14 Carlingford Court Shopping Centre
- 15 Bunnings Carlingford
- 16 Carlingford Village
- 17 North Rocks Shopping Centre
- 18 Eastwood Shopping Centre
- 19 Macquarie Shopping Centre

PARKS & SPORT

- 20 North Rocks Park
- 21 West Epping Park
- 22 Boronia Park
- 23 Muirfield Golf Club
- 24 Hermiton Street Basketball Court
- 25 John Wearn Reserve
- 26 North Rocks Wildlife Sanctuary
- 27 Oatlands Golf Club
- 28 Epping Aquatic and Leisure Centre

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 4 Minutes' Drive
- MACQUARIE UNIVERSITY 10 Minutes' Drive

EXPERIENCE THE BEST NSW TOP SCHOOLS HAS TO OFFER

Placed in the heart of Sydney's Top Tier Educational precinct, Carlingford makes this process easy being home to a plethora of world class schooling institutions including the highest performing School in Australia, **James Ruse Agricultural High School** which is ranking No.1 high school in NSW. The King's High School, Tara Anglican School, Macquarie University, University of Western Sydney, etc. Choosing Carlingford to secure your child's educational future today.

Moseley, a matching launchpad for our future leaders.





YOUR COMMUNITY



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, etc.

Explore the Eastwood night food street or just a movie getaway night in Macquarie Shopping center, and more, all situated within driving minutes from Carlingford. A perfect way to end a hard-working day.

YOUR HOME





The view at level 9



The view at level 8



The view at level 6



The view at level 5



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CHAPTER II
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, write a new chapter of your life with a home of architect, design and nourishing community.



Architecture

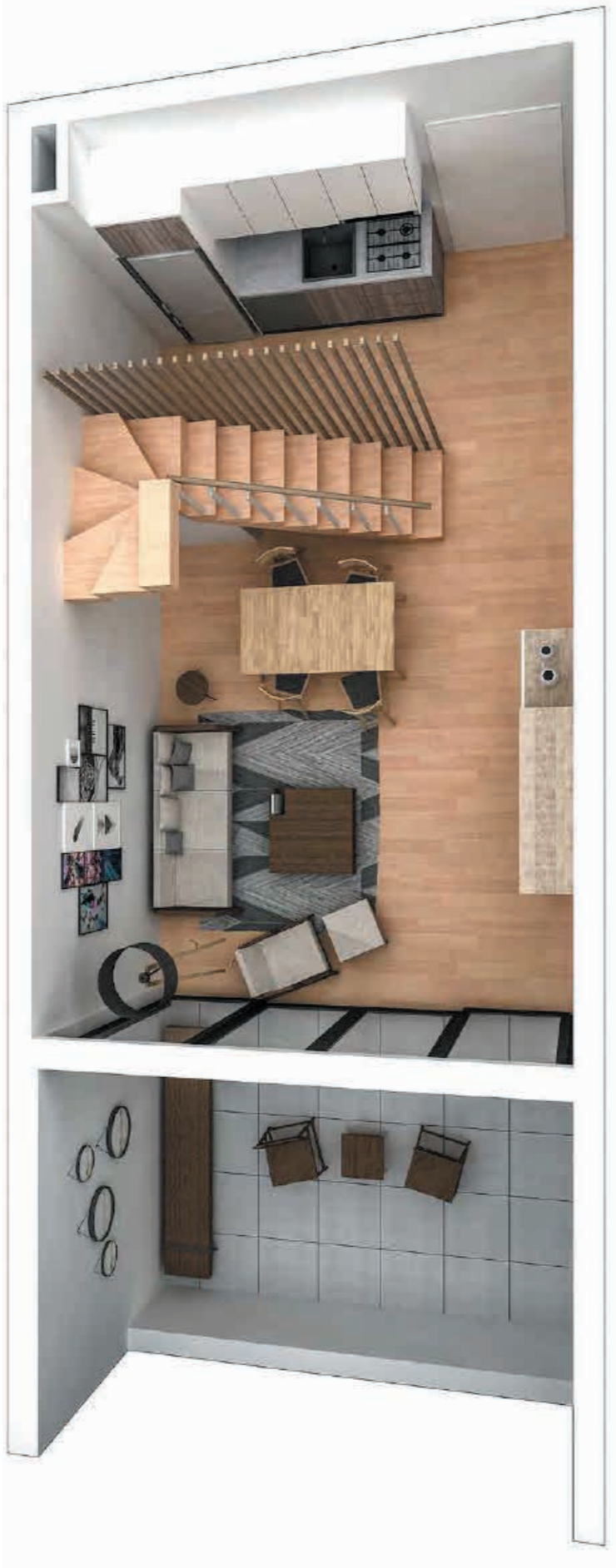
In this charming neighborhood a medley of views is offered, all with a common beautiful bond of leafy outlooks and fragrant breezes from the treetops beyond. Apartments feature delightfully sized rooms with contemporary design features, you will see H&T's mark of quality everywhere.



Designs

Step inside meticulously designed contemporary apartments finished to perfection with a light, fresh palette accentuated by Timber floorboards. Reconstituted stone benchtops and European stainless-steel Miele kitchen appliances are set up for you.

High standard of finish ducted air-conditioning in living room, kitchen and bedrooms. Full height double-layered glass up to 1.8 meter used extensively to enhance natural lights and offer green outlook from your window. With external roller blinds on South elevation provides you freedom to protect privacy anytime.





Enjoy 24/7 operated smart lock parcel at ground floor, allowing you to collect your parcels at any time. Two electronic car charging docks will be provided in the basement.



Features

The apartment is well-equipped with a private dedicated storage room, a Gym and common BBQ area.



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CHAPTER III

GREEN

LIFESTYLE

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.



FEEL GREEN

Combining the quiet place away from the crowded city and the vibrant diversity cultural community, Carlingford is highlighted in "Green" ideal living environment. High green rates 360 degree surround your home to ensure fresh air fill up and green view outlook.

A quick access points to various outdoor activities and sporting precincts. Pools Aquatic Complex, Epping Aquatic and Leisure Centre, Oatlands Golf Course, tennis court, bowling center, Macquarie Ice Rink and Ba sketball Court are all in the community.





CHAPTER IV
TEAM

THE TEAM

Developer



H&T Group was founded in Australia, 2007. It is a comprehensive Australia local company devoting itself to professional investment consulting, project management and development. H&T has quickly grown to span across two countries in five cities in 15 years. H&T Group has a 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 strive our presence towards the other states. By using a 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 develop 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. Not to forget, we employ strong in-house research team that helps with the details of the project, making these ideas comes alive.

Success is the result of perfection, persistence, learning from failure, tireless work and honesty.

H&T - The service you can trust.

Design Team



SWA Group is a Sydney based Australian owned company providing Architectural Design, Project Management & Development Management. We have extensive experience on a broad spectrum of projects across Australia and Asia Pacific Regions. Our project portfolio covers residential, commercial, industrial, retail, health, education, office and public buildings. We provide a tailored approach to architectural design, project management while ensuring certainty of delivery and reflecting 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 and project outcomes. 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 Property development and construction company to manage and construct various development projects throughout NSW and QLD region. The company has a very strong financial background and has always taken a conservative approach in construction projects, to ensure the project is delivered on time with a high level of quality.

Open Space staff combined have over 30 years' experience in construction in Australia, and over the years have always produced developments with an excellent level of quality finishes.

References

181 CLARENCE RD, INDOOROOPILLY, 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



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