

THE NEIGHBOURHOOD GUIDE



EASTLAKES

LIVE



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**FLAVOURS
FOUND**

Sample delightful fare,
from chic bars to
five stars



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**A BREATH OF
FRESH AIR**

Uncover Eastlakes'
green surroundings and
relax beachside



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**LET'S GET
TOGETHER**

Dive into the events and
culture of this vibrant
city locale

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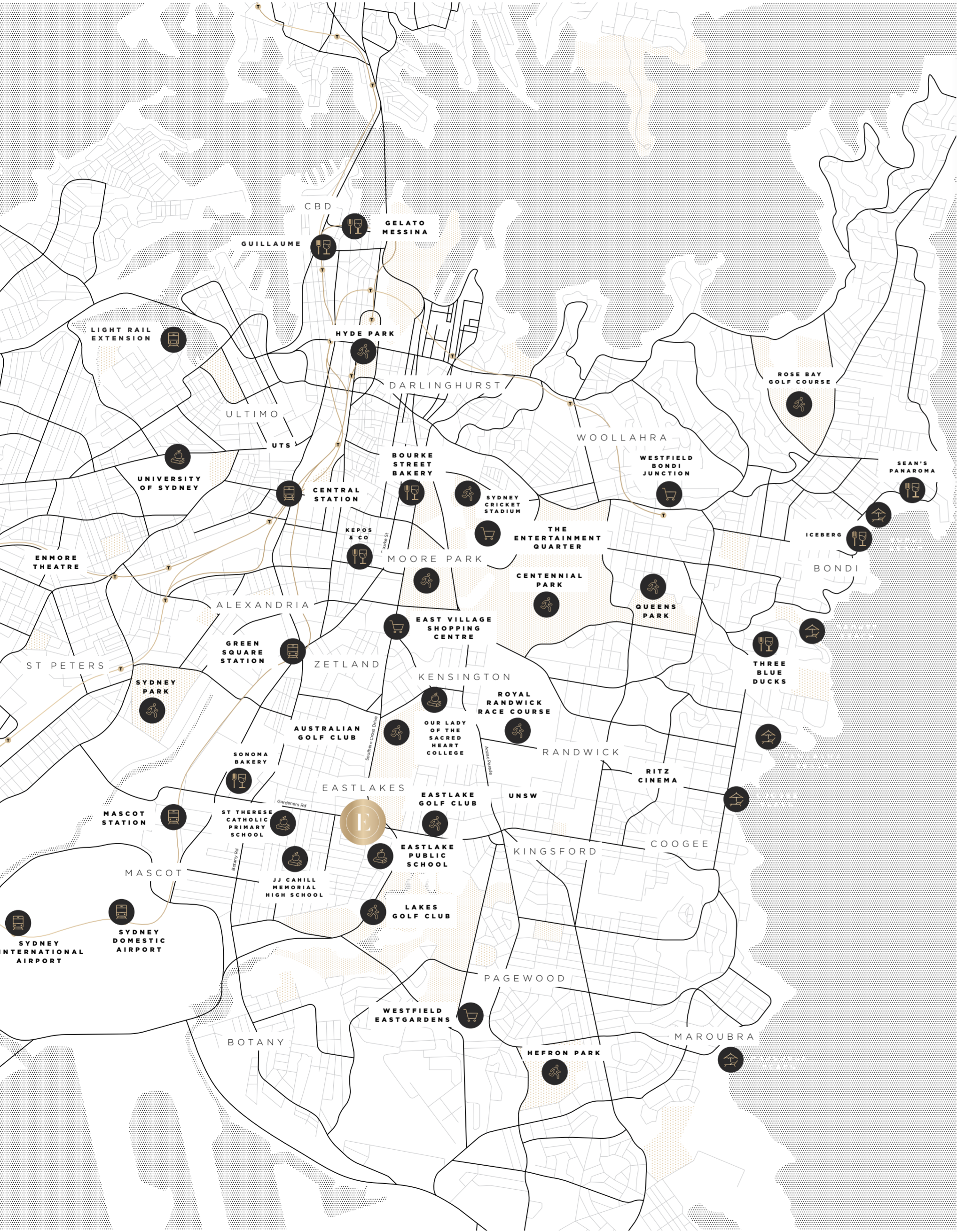
REMARKABLE NATURE MEETS INNER-CITY CONNECTION.

Eastlakes easily holds the greatest potential of any eastern Sydney suburb. Situated just six kilometres south of the CBD and minutes to Sydney airport, this once-sleepy neighbourhood has been flourishing with hip eateries, a creative local culture and world-class retail destinations.

Eastlakes also offers a rare opportunity to reconnect in the Eastern Suburbs of Sydney. Large stretches of parkland, golf courses and green spaces are complemented with a short journey to some of the most spectacular beaches in the world, including Coogee, Bronte and Bondi Beaches. Add to this the reputable schools, universities and transport options within arm's reach, and it's easy to see why this just could be the city's best-kept secret.

Families, foodies, sporty types and students – there's something for you all in Eastlakes. We can't wait to share the delights of this colourful neighbourhood with you.





EASTLAKES FROM A TO B

Eastlakes is only six kilometres from the Sydney CBD, making it a suburb with unrivalled potential. Promoted as the next growth corridor to watch, the government’s continuous investment in public infrastructure will ensure its remarkable transformation.

BEACHES



- Coogee Beach
- Bondi Beach
- Bronte Beach
- Tamarama Beach
- Maroubra Beach

PARKS & SPORT



- Centennial Park
- Moore Park
- Sydney Park
- The Australian Golf Club
- Eastlake Golf Club
- The Lakes Golf Club
- The Royal Sydney Golf Club
- Woollahra Golf Club
- Sydney Football Stadium
- Sydney Cricket Ground
- Royal Randwick Race Course

SHOPPING



- Eastlakes Shopping Centre
- Westfield Eastgardens
- Royal Randwick Shopping Centre
- Westfield Bondi Junction
- Westfield Sydney
- The Entertainment Quarter

HEALTH



- Prince of Wales Hospital
- Royal Prince Alfred Hospital
- St Vincent’s Hospital

CHECK OUT OUR INTERACTIVE MAP

eastlakeslive.com.au/#location

A world of convenience at your doorstep

DISTANCE BASED ON MINUTES

TRANSPORT

- 8 GREEN SQUARE TRAIN STATION
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HEALTH

- 7 PRINCE OF WALES HOSPITAL
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CULINARY DELIGHTS FLAVOUR FOUND

Whether you're ordering in fresh sushi or stepping out for a celebratory feast, Eastlakes and surrounds offer up some of the city's most phenomenal flavours. The diversity of this vibrant neighbourhood is reflected in a vast range of options, from flaky French pastries to fragrant Thai, to modern Australian fusion.



A buzzing hub of activity full of colour, flavour, and life. You'll find something to fill any savoury or sweet craving close to home.



THE CREAM OF THE LOCAL CROP

CAMPOS COFFEE

SHOP G1, 21 FOUNTAIN STREET
ALEXANDRIA NSW 2015
(02) 9690 0090
CAMPOSCOFFEE.COM



The only thing better than finding a new favourite local café is discovering that you can take their specialist coffee beans home with you. Campos Coffee has select locations throughout Australia and we're lucky enough to have one just a quick hop from Eastlakes. Step into the airy industrial space any day of the week and treat yourself to a single origin brew and some tasty fare, ranging from buttery almond croissants through to herb-encrusted breakfast stacks. Then, choose your favourite single origin, filter or blended beans to restock your home coffee machine. This place is popular, and once you taste the coffee you'll know precisely why.

BREAD & CIRCUS

21 FOUNTAIN STREET
ALEXANDRIA NSW 2015
0418 214 425
BREADANDCIRCUS.COM.AU

Open 7 days a week, Bread & Circus offers up rustic and honest dishes with a sense of sophistication. There are organic, biodynamic, gluten-free and vegetarian options aplenty, from seasonal veggie and bircher breakfasts to vivid fresh salads. You'll feel right at home in the open dining area with its communal seating, flowers and vegetables scattered around the space. Stop by for quality coffee, fine teas and cold pressed juices – we recommend the pineapple, mint and yuzu juice with optional ginger. If you work in the area, you'll love their super fresh sandwich boxes served with organic grass-fed butter and tempting daily salads.

THREE BLUE DUCKS

1/85 DUNNING AVENUE,
ROSEBERY NSW 2018
(02) 9389 0010
THREEBLUEDUCKS.COM

Chefs Darren Robertson, Mark Labrooy and Andy Allen combine their powers at Three Blue Ducks with a menu centred around smoke and fire, using an Argentinian grill and wood-fired oven to bring out the flavours in locally and sustainably-sourced produce. Menu favourites include succulent BBQ octopus, scotch fillet and wood roasted cauliflower. The Ducks name is well-loved with sibling venues in Byron Bay, Bronte and Brisbane. Open for breakfast and lunch from Tuesday to Saturday, and dinner from Wednesday to Saturday, the converted warehouse's stripped-back vibe also offers a memorable venue for birthdays and events.



STANTON & CO

THE CANNERY
34 MORLEY AVENUE
ROSEBERY NSW 2018
(02) 8339 0580
PARLOURGROUP.COM.AU/STANTONANDCO

Step into Stanton & Co.'s luxurious timber surroundings with its industrial vibe and open kitchen, and your mouth will be watering within moments from the aromas of Japanese-Australian fusion – think smoky soy truffle oysters, juicy Crystal Bay prawns and Kimchi beef tartare. Their regularly-changing tasting menus here are a treat, offering up a number of adventurous morsels for as little as \$60 each. Add a bespoke cocktail mixed by the knowledgeable bartender, or choose from the extensive list of wine and craft beers. Stanton & Co. opens Wednesday to Sunday, and it's the ideal spot for a languid lunch or social dinner.



COMMON PLACE CAFÉ

9 EVANS AVENUE
EASTLAKES NSW 2018
(02) 8056 5016

After running errands on a busy morning, an expertly-made coffee and a friendly smile can have a restorative effect. Common Place Café is situated in the reimagined Eastlakes Shopping Centre, and it's the perfect bright and modern spot to relax over lunch or to grab some healthy lunch options to go. Pork belly bao, spiced avocado on Turkish bread or a pumpkin and quinoa bruschetta; they're all delicious. Drop in on Thursday, Friday or Saturday for dinner, and any of the week for breakfast and lunch. Best of all: breakfast is available all day at Common Place Café, providing a convenient local option for those of us who love a sleep-in.



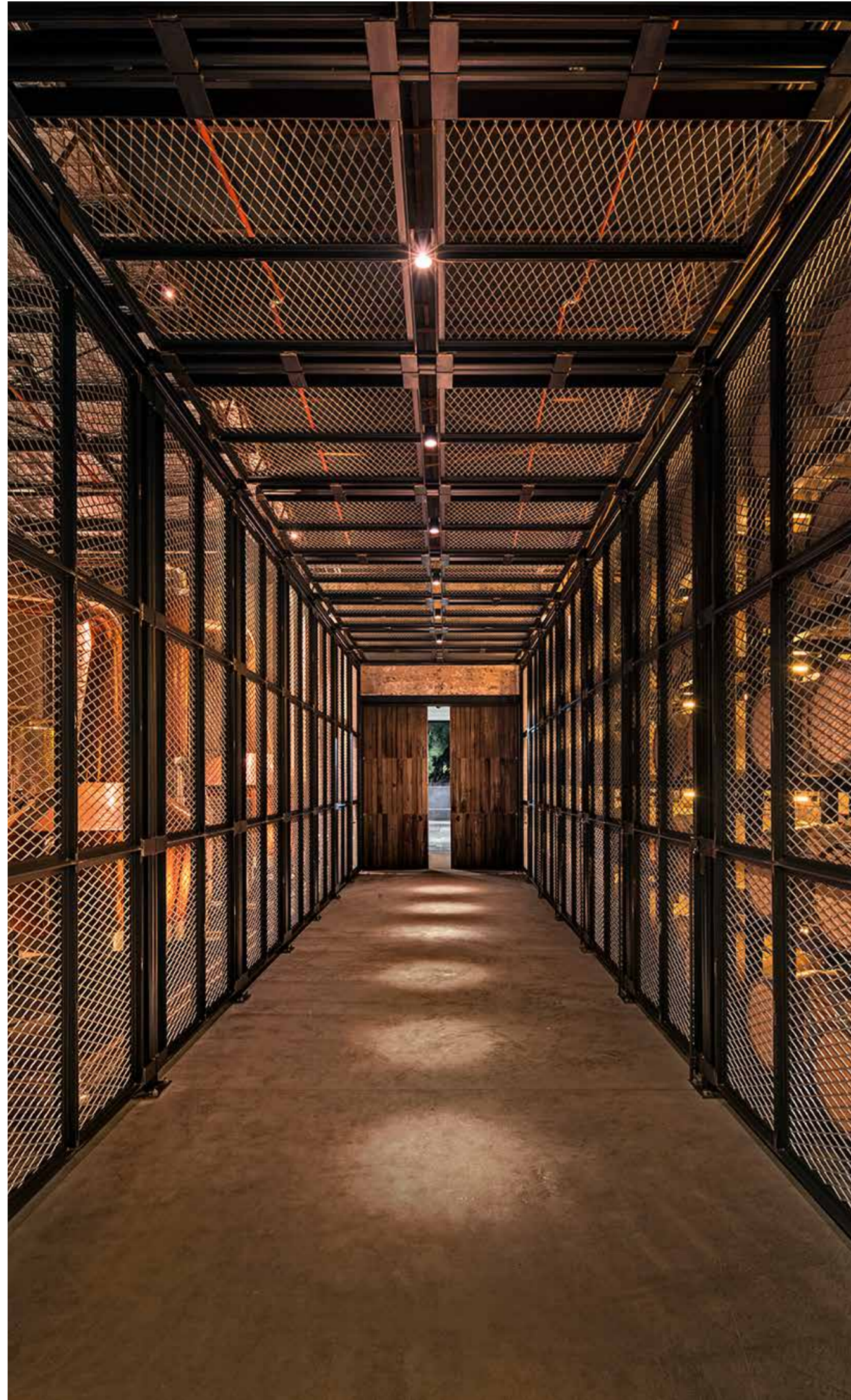
BITTON GOURMET

36-37A COPELAND STREET
ALEXANDRIA NSW 2015
(02) 9519 5111
BITTONGOURMET.COM.AU

Chef and owner David Bitton is a friendly fixture at Bitton Gourmet, imparting his French heritage to the Australian café scene along with Moroccan, South African and Indian influences. Diners rave about the incredible value of the dishes here – a seasonal sample of which might include succulent Moroccan chicken, Cone Bay barramundi, and citrus honey and thyme baked camembert served with crusty baguette. Match your meal with a recommended fine wine or a killer espresso martini of an evening. For breakfast or lunch, pull up a chair in the sunny outdoors on any day of the week and bring Fido along – dogs are more than welcome.

Image Credits:
Campos Coffee: A Food Fable
Bread & Circus: KeraBearEats
Three Blue Ducks: Supplied by Three Blue Ducks
Common Place Cafe: Nathan Dumlao
Stanton & Co: Kimberley Low, Concrete Playground.
Bitton Gourmet: www.thefork.com.au

SIP AT THESE LUXE BARS AND BREWERIES



ARCHIE ROSE DISTILLING CO.

85 DUNNING AVENUE,
ROSEBERY NSW 2018
(02) 8458 2300
ARCHIEROSE.COM.AU

There aren't too many bars in Sydney where you can sip premium spirits at the very same location they were distilled and bottled. Archie Rose Distilling Co. crafts an award-winning selection of whiskies, gins, vodkas and rums at their Rosebery site, with a focus on grains grown across the country. This space plays host to unique collaborations and blending classes on a regular basis. The Archie Rose signature dry gin is our current favourite, with its antipodean accents of lemon myrtle, blood lime, river mint and Dorriggo pepperleaf. Pop in for a curated tasting flight and locally-sourced fare between noon and late, 7 days a week.

Image Left: Calida
Image Below: eatdrinkplay.com



FRENCHIES BISTRO & BREWERY

THE CANNERY, 6/61-71 MENTMORE AVENUE,
ROSEBERY NSW 2018
(02) 8964 3171
FRENCHIESBISTROANDBREWERY.COM.AU

Vincent de Soyres and Thomas Cauquil are the eponymous 'Frenchies' behind this beloved Rosebery bistro, which is open Tuesday to Saturday. Lovingly-made beer and charcuterie are the heroes here, with a bounty of seasonal produce dictating flavours and guaranteeing a unique experience on every visit. Upstairs in the dining room, you'll find a daily changing menu reflecting the finest in French bistro style, including a five-course degustation menu with matching beers.



Image Left: www.dimmi.com.au

COOGEE PAVILLION

169 DOLPHIN STREET,
COOGEE NSW 2034
(02) 9664 2900

MERIVALE.COM/COOGEEPAVILION

Eastlakes is an easy Uber ride from Coogee, so why not see the end of the day overlooking the Pacific Ocean with an Aperol Spritz in hand? The 'Coogee Pav' is the place to do just that, with its wraparound balcony and rooftop DJ sessions. It's a lively, friendly crowd here, and you'll have white sands and blue water as your backdrop as you dance the night away. Downstairs you'll find a variety of relaxed dining spaces to relax with fish and chips, seafood, pizza or gelato overlooking the picturesque shoreline. The beer is ice cold and there's always something happening at the Coogee Pav, so it's a top spot for social Sunday sessions.



A BREATH OF FRESH AIR

Green spaces, blue skies and white sands
abound can be found at Eastlakes.

When it comes to nature, Eastlakes has an exceptional
advantage over its busy neighbouring suburbs.

Here, the expanses of leafy parkland and two major golf
courses ensure there's still plenty of space to stretch and
unwind, all mere minutes away from the glittering Pacific
Ocean. A convenient proximity to Sydney Airport has also
restricted living density here, meaning you'll see fewer
skyscrapers – and more blue skies.



REST AND PLAY

Protected wetlands are surrounded by modern parks and verdant spaces

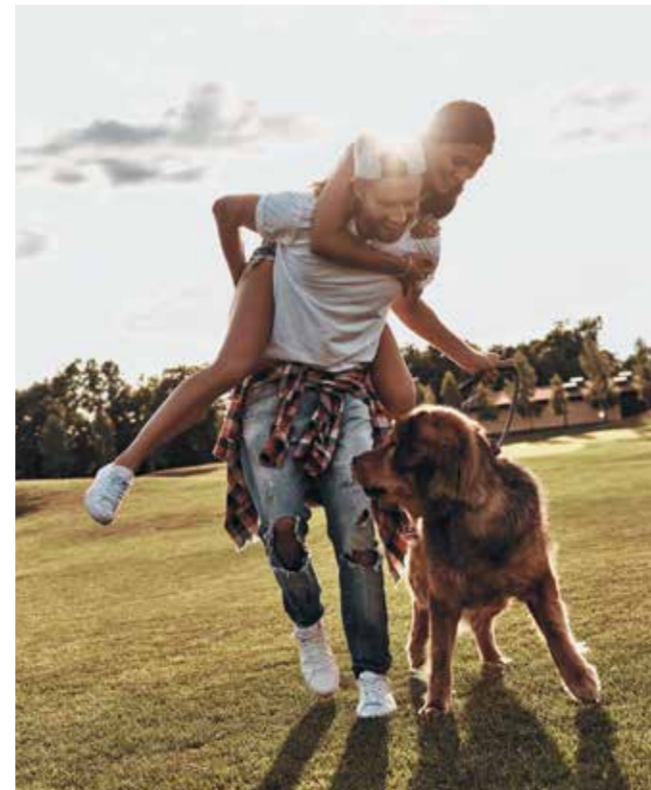


A ribbon of green threads through the eastern suburbs which provides natural habitats and an important animal movement corridor, culminating in the Botany Wetlands that give Eastlakes its name.

This series of waterways was Sydney's third water supply and is now protected for its vegetation habitats, including the Sydney freshwater wetlands and Eastern Suburbs banksia scrub.

Adjacent to Eastlakes Shopping Centre you'll find a haven in the revitalised Eastlakes Reserve, complete with a leafy tree grove, fitness station, shaded toddler play area, barbecue and outdoor ping pong table. Across the road is another pocket of peace in Bridget Tight Reserve, and just down the road lies Leon Lachal Reserve's community garden. You won't have to travel more than 15 minutes to set foot in the expansive urban haven of Centennial Parklands. Roll along the

bike paths, join a fitness class or see a starlit film at the park's moonlight cinema. Children of all ages will adore the Ian Potter Children's WILD PLAY Garden here, complete with dry creek beds, water play area, tunnels and even a treehouse.



SUN, SAND AND SURF

Sydney's best beaches are a short trip from Eastlakes. Walk or jog from Coogee to Bondi to take in six glorious kilometres of pristine coastline.

12 MINUTES TO COOGEE BEACH

Beautiful mornings start with a dip at historic Wylie's Baths or the rock pools at Coogee, with sweeping panoramas of the coast. Nearby Grant Reserve also features an epic playground and grassed area for kids.

13 MINUTES TO MAROUBRA BEACH

Just south of Coogee sits Maroubra, the famous surfing spot with what could be Sydney's most consistent waves. Curb your post-swim hunger with a robust feed at the Bay Hotel and Diner or nearby restaurants.

15 MINUTES TO CLOVELLY BEACH

Small but lovely Clovelly Beach rests at the end of a small bay and is flanked by concrete ledges where you can soak up the sun. Take a dip in the saltwater pool and grab a coffee at Seasalt Café for total bliss.

17 MINUTES TO BRIGHTON-LE-SANDS

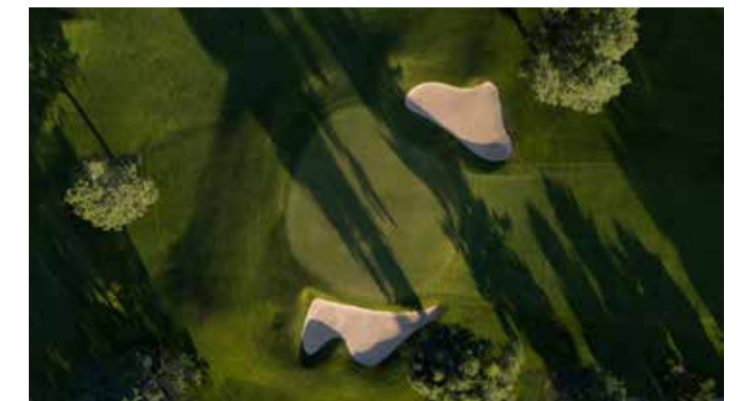
Brighton-le-Sands offers a luxuriously long stretch of white sand to walk or play a spot of beach cricket. Snorkel around the rock sea walls, or be entertained by the bustling activity at the airport and the wharf.

20 MINUTES TO BRONTE BEACH

The unpretentious Bronte Beach provides excellent waves for experienced surfers, a sheltered natural pool for family-friendly paddling and a free oceanwater lap pool. The ideal spot for a relaxed Sunday picnic.

22 MINUTES TO BONDI BEACH

Around 2.5 million people visit this iconic beach each year, and that's half of its charm. Spend the afternoon people-watching on this stunning shoreline, then dine at The Bucket List or Icebergs overlooking the water.



TEERING OFF

Eastlakes is a golfer's haven, with no fewer than four world-class courses in the vicinity.

You may be surprised by just how much of Sydney's prime real estate is dedicated to addressing the ball – it's said that Sydney has more golf courses within its metro area than any other major city worldwide. Leave the hustle of the city behind and step into the green sanctuary of Eastlake Golf Club, a sizeable public access course with a mix of wetlands, undulations and flat sections. Eastlakes is also home to The Lakes, a private championship club providing plenty of challenges with its natural water hazards. Within minutes there's also The Australian Golf Club in Rosebery, twenty-time host of the Australian Open and the country's oldest golf club – plus, the established private course of Bonnie Doon Golf Course in Pagewood. Whether you're a casual golfer or seasoned pro, the eastern suburbs is the place to be.

EXPLORE EASTERN SYDNEY'S LIVELY EVENTS AND WELCOMING ATMOSPHERE

Eastlakes is a dynamic and diverse place, made up of the many different cultural groups that have come to call the area home.

Bush food picnics, Latin dance studios, the Africultures Festival and Chinese New Year – it's easy to find a sense of belonging here and to gain from shared experiences, no matter your background.

There's a wealth of options when it comes to spending your free time, and in this neighbourhood you'll be just as likely to attend a skateboarding competition in Bondi as you are to see a classical performance at the Sydney Opera House. Walk less than a minute to get to your local supermarket, and choose from three nearby Westfield shopping centres – Eastgardens, Bondi Junction and Sydney CBD. Travel less than 15 minutes to arrive for race day at Royal Randwick Racecourse, or for a game at Sydney Cricket Ground.

Eastlakes places you at the centre of cultural events and attractions in Bondi, Coogee, Alexandria, Surry Hills and the Sydney CBD. Every type of entertainment destination is within a short journey, whether you're into ghost tours, sports, meditation, jazz, painting workshops or cooking classes. One thing is certain – there's something new to try here, every day of the week.



WHAT'S ON IN EASTLAKES

Weekends are guaranteed boredom-proof, whether you're a creative soul or a cricket nut.

MARKETS AND PRODUCE

- Taste Growers Market in Zetland for a smorgasbord of farm-fresh and organic produce, flowers and delicatessen treats.
- The Carriageworks Summer Night Markets with over 60 stalls of delicious meals, live music and entertainment.
- Eastlakes Fruit Market in the Eastlakes Shopping Centre, providing a convenient local source of fruit and vegetables.

FINE ARTS AND CREATIVE WORKSHOPS

- Sullivan & Strumpf in Zetland represents emerging and recognised artists with a focus on uniquely Australian talent.
- The Clothing Store community space at Carriageworks, where artists in residence lead community workshops.
- NIDA, where you can access drama, dance and musical performances by the future stars of entertainment.
- The Art Studio in Maroubra, which offers art classes, creative workshops and art parties for children and adults.



SPORTS AND ENTERTAINMENT

- Sydney Cricket Ground which hosts One Day International, Twenty20 and Test cricket, as well as AFL and rugby games.
- Royal Randwick Racecourse for a day at the races: home to the richest turf race in the world which pays out a cool \$13 million.
- The Allianz Sydney Football Stadium, which when rebuilt by 2022 is set to provide a 44,000-seat venue for sporting events and concerts.

JUST FOR FUN

- Archie Brothers Cirque Electriq in Alexandria, where you can try your hand at old-school arcade games, dodgem, laser tag and bowling.
- Cool Cats in Randwick: an indoor play centre where the kids can go wild exploring inflatable structures, slides and games.
- The Cipher Room in Newtown which gives you just 60 minutes to escape a themed room using your puzzle-solving skills and wits.

CINEMAS

- Hoyts at Westfield Eastgardens for all the latest blockbusters with comfortable reclining seats in every cinema.
- Ritz Cinema in Randwick, showing the newest releases and film festival favourites in an elegant heritage-listed building.
- Moonlight Cinema at Centennial Park, to watch a movie in Belvedere Amphitheatre with tasty food-truck fare and a summer breeze.

THEATRES

- The Sydney Opera House for world-class orchestral performances, ballet, dance and theatrical events from local and international talent.
- Bondi Pavilion Theatre, offering an evolving range of art exhibitions, festivals, theatre productions, films and workshops.
- The Belvoir Street Theatre in Surry Hills, fostering a range of innovative theatrical experiences reflecting the Australian cultural landscape.



THE VALUE OF CONNECTION

Transit should be measured in a matter of minutes for a life well lived.

The average commute for Sydneysiders is currently 37.5 minutes one way, and 63 minutes for CBD workers⁽¹⁾. Unfortunately, these long journeys can take precious time away from family, fitness and free time.

Researchers have long discussed the golden rule of living no less than half hour from work or university, medical facilities and education options. This golden rule even has a name: Marchetti's constant. The theory is that from ancient times to the modern age, people have been willing to travel a maximum of one hour per day to get where they need to go. Transport, infrastructure and distances may change over time, but people will always wish to be within half an hour of vital amenities. Put simply – you shouldn't have to travel more than 30 minutes to drop your children off at school, or to attend your next university class.

Connection is one of the most beloved aspects of Eastlakes, situated just six kilometres from the heart of the CBD. City professionals, students, young families and property investors alike are beginning to discover that this neighbourhood positions them perfectly to access the attractions and services they need.

Families with young children love the proximity to local schools, including Eastlakes Public School, Gardeners Road Public School, Mascot Public School, Pagewood Public School, St Therese Catholic Primary School and Daceyville Public School. There are also quality options as children grow older too, with high schools such as JJ Cahill Memorial High School close by.



(1) Source: Deloitte Access Economics

Tertiary students can easily attend three world-class universities, as Eastlakes is three kilometres from the University of New South Wales (UNSW) and a simple train journey to Sydney University and the University of Technology Sydney.

City professionals appreciate the 18-minute drive to the city, and if they commute by train they can arrive at Central Station in an efficient 27 minutes. The future CBD and South East Light Rail promises to provide even greater connection, with a station to incorporated at nearby Kingsford when the line is complete in 2020. If the need comes to travel for work or for a well-deserved getaway, Sydney Airport is just three kilometres and a short train ride away.

Health facilities are also reassuringly close in Eastlakes. There's the Prince of Wales Hospital, Royal Prince Alfred Hospital and St Vincent's Hospital, as well as a number of local medical clinics and family services.

For Sydneysiders, there has all too often been a payoff for living close to beautiful beaches, green spaces and entertainment – and that payoff tends to be traffic jams, expensive property prices and long travel. However, those living in a well-chosen area can truly have the best of city living along with a comfortable commute. Whether you're buying your first home or purchasing an investment property in Sydney, it's well worth keeping Marchetti's constant in mind for a balanced life.



6KM

TO SYDNEY CBD



18 MINS

DRIVE TO THE CITY



67 STEPS

TO THE NEAREST BUS STOP



27 MINS

TO CENTRAL STATION
BY PUBLIC TRANSPORT



12 MINS

DRIVE TO COOGEE BEACH



2 MINS

WALK TO THE NEAREST
SUPERMARKET



FIVE TIPS FOR PROPERTY SUCCESS IN THE EASTERN SUBURBS

With a rapidly evolving property landscape in busy Sydney it can seem difficult to identify areas that have the potential for true growth. So what are the factors that lead to a wise property investment in the city's eastern suburbs? The universally appealing aspects of connection, convenience and culture can help to identify the ideal area from where to start your search.

ONE

BE A LEADER, NOT A FOLLOWER

You needn't be a multi-millionaire to enjoy a great lifestyle close to Bondi, Coogee and the Sydney CBD – you just need to be smart. Rather than searching in areas that could well be over-inflated and over-hyped, look to quieter areas close by where property prices are reasonable and far more accessible. This can give you access to the coveted eastern suburbs lifestyle without the eastern suburbs price tag. Remember, buying before the boom is a mainstay of successful property investment.

TWO

CONNECTIONS TO WORK AND RECREATION

Work, study, transport, entertainment and services should all be within an easy distance of home. After all, life is so much more enjoyable with a 20-minute train commute to the office than a one-hour traffic jam. Search for property locations within minutes of your key lifestyle features, and you'll be able to avoid both congestion and the associated impacts on your time and energy. An ideally placed property purchase will allow you to enjoy a better work-life balance and will give you the time and space to smell the roses.

THREE

A SAFE AND SOCIAL NEIGHBOURHOOD

Nothing makes you feel at home more than living in a vibrant community where you can say hello to your neighbour and bump into good friends at the local bar. That's why it pays to explore the culture and arts scene of a neighbourhood before you buy. Whether you'll be living in your property or plan to rent it out, it's important to have a rich range of entertainment options nearby, from theatre and sports events to quality supermarkets and retail destinations. Even better if that community gathers together to share the best common aspects of life – music, dancing, and delicious food!

FOUR

GREEN SPACES AND FRESH AIR

Green spaces help to provide shade, cool our cities, minimise soil erosion and clean the air; they also play a vital role in our general health and wellbeing. The World Health Organisation states that urban green spaces can help to reduce health inequalities and even reduce physiological stress indicators. When searching for areas to invest in, seek out pockets of green to cycle, picnic, run or relax – and if you can, choose an investment no more than 15 minutes away from some of the world's best beaches.

FIVE

A QUALITY HOME

Once you've narrowed down the areas in which you're searching for property, be sure to carry out background research on the quality of the home you intend to invest in. You'll maximise the likelihood of making a solid investment with a promising resale value if you choose a reputable developer with a proven track record of successful precincts in the past. When inspecting a display property, look for details such as quality appliances, flowing apartment layouts, wall-to-floor ceilings and stone benchtops. Consider whether lifestyle facilities are included, such as swimming pools, rooftop gardens and gymnasiums. Not only will you have a beautiful apartment to call home, but you'll also be investing in quality craftsmanship and amenities.



DISCOVER EASTLAKES LIVE BY CROWN GROUP



BE AMONGST THE
FIRST TO DISCOVER
THE HIDDEN GEM OF
SYDNEY'S EASTERN
SUBURBS.

Eastlakes Live by Crown Group is the lustrous centrepiece of this interconnected neighbourhood.

Luxurious studio, 1, 2 and 3 bedroom apartments offer extraordinary value and a covetable connection to beaches, nature and the city. Residents will have access to a 25-metre infinity pool, a state-of-the-art gymnasium, BBQ facilities and a rooftop lounge, all within seconds of Eastlakes Shopping Centre and efficient transport options.



VISIT [CROWNGROUP.COM.AU/EASTLAKES](https://crowngroup.com.au/eastlakes) OR CALL US ON 1800 853 162

Crown Group is consistently awarded and recognised for excellence in creating state-of-the-art residential communities and commercial centres. From national awards in concept planning to recognition for pioneering innovation from the highest industry bodies, Crown Group's accolades demonstrate a proven track record in delivering superb outcomes. Crown Group creates intelligent, large-scale urban developments that respond to the resurgent demand for city living.



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