



WATERFALL

BY CROWN GROUP



18-20 O'DEA AVENUE, WATERLOO

WATERFALL BY CROWN GROUP

A vibrant retail opportunity

WATERFALL IN WATERLOO

Discover Sydney's most sought-after development featuring Australia's tallest man-made waterfall.

THE OPPORTUNITY

Be part of a retail precinct that has access to Australia's most densely populated suburb.

RETAIL SPACES NOW LEASING ENQUIRE TODAY

RETAIL@CROWNGROUP.COM.AU

CrownGroup 

Be a part of what will be Australia's most densely populated suburb.

WATERFALL IN WATERLOO

Waterfall by Crown Group is a luxury development, designed by award-winning architects, SJB, that comprises of four buildings of 331 residences enveloping a seven-storey waterfall feature.

Waterfall's retail offering is a bespoke group of 12 retail spaces at the ground floor with exposure to O'Dea Avenue and the Rope Walk landscaped pedestrian park.

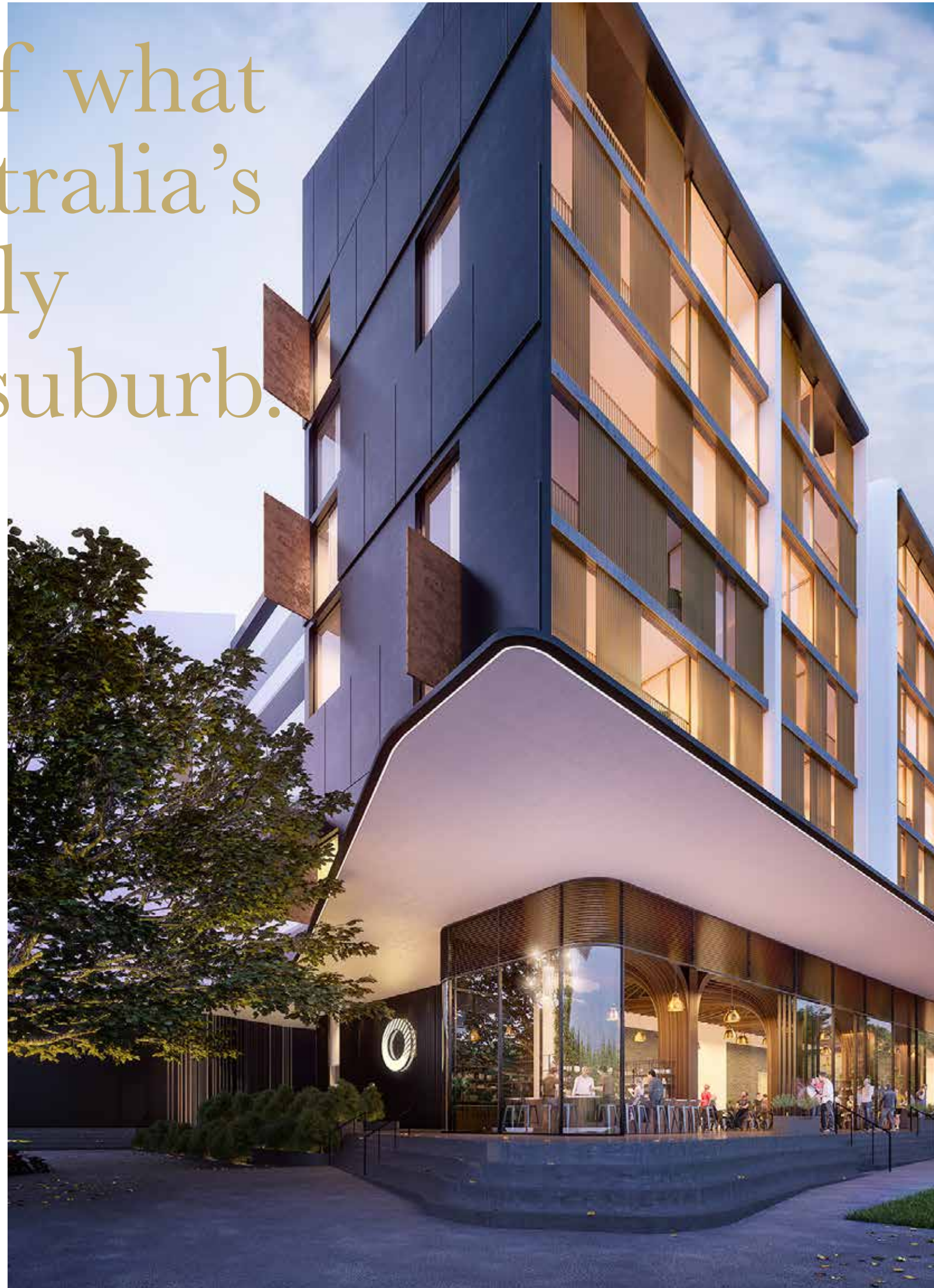
Ideally located between the burgeoning masterplanned communities of Waterloo and Green Square, Waterfall by Crown Group is well positioned to capture a diverse mix of customers within the retail catchment area.

Crown Group is seeking retail brands to provide dining and service amenity to capture a younger, affluent market of residents.

AVERAGE INDIVIDUAL INCOME IS
20% HIGHER THAN SYDNEY AVERAGE*

AREA DOMINATED BY YOUNG, SINGLE,
EDUCATED PROFESSIONALS

SUBURB POPULATION OF 33,060
GROWING AT 6.2% PER ANNUM



WHY WATERLOO?

Recreation Meets Regeneration

Waterfall by Crown Group is perfectly located in the middle of an \$8 billion rejuvenation project. The City of Sydney is building a new town centre at Green Square that will bring over 60,000 residents and 20,000 new workers. Residential development of this scale is unprecedented in Australia and rare internationally.

Transportation & Movement

Waterloo has strong connectivity to the public transport network. Located only 4 kms away from Sydney's CBD and airport, the rail and bus network operates at near capacity within the area for movement to and from Sydney CBD.



1 MIN

To Nearest Cycleway
Connected to Zetland,
Moore Park and Sydney CBD



900 METRES

To Green Square Station
Just one stop to
Central Station



14 MIN

To Waterloo Metro Station
Easy access to
proposed new station

The above is all calculated as "walking" distance

Endless possibilities.



RETAIL SPACES

ranging from 44sqm to over 100sqm



CONTROLLED FITOUT

to ensure quality presentation



RANGE OF USES

including food, medical and retail service



4KM TO THE AIRPORT

and walking distance to major
transport hubs



SERVICE PROVISIONS

including connection to mechanical
exhaust, grease trap and 3-phase power



WALKING DISTANCE

to Green Square train station which has
250,000 commuters per month


DID YOU KNOW?

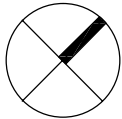
WATERFALL BY CROWN GROUP FEATURES
A SPECIALLY COMMISSIONED PUBLIC
ARTWORK BY MIKA UTZON POPOV -
GRANDSON OF SYDNEY OPERA HOUSE
ARCHITECT JØRN UTZON.





Retail Floor Plate

 Retail



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Waterfall Retail



Rope Walk Park



Vehicular Access Points



Precinct Boundary

CROWN GROUP STORY

Crown Group is a leading Australian property group, active in development, investment and management. Since 1996, we have evolved from a boutique operation to an enterprise with a multi-billion dollar development pipeline.

Our success in both the commercial and residential property markets stems from considered expertise and analytical market intelligence, with a unique understanding of what it takes to create the experience of space.



EASTLAKES



SYDNEY CBD



GREEN SQUARE

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.



Urban Taskforce