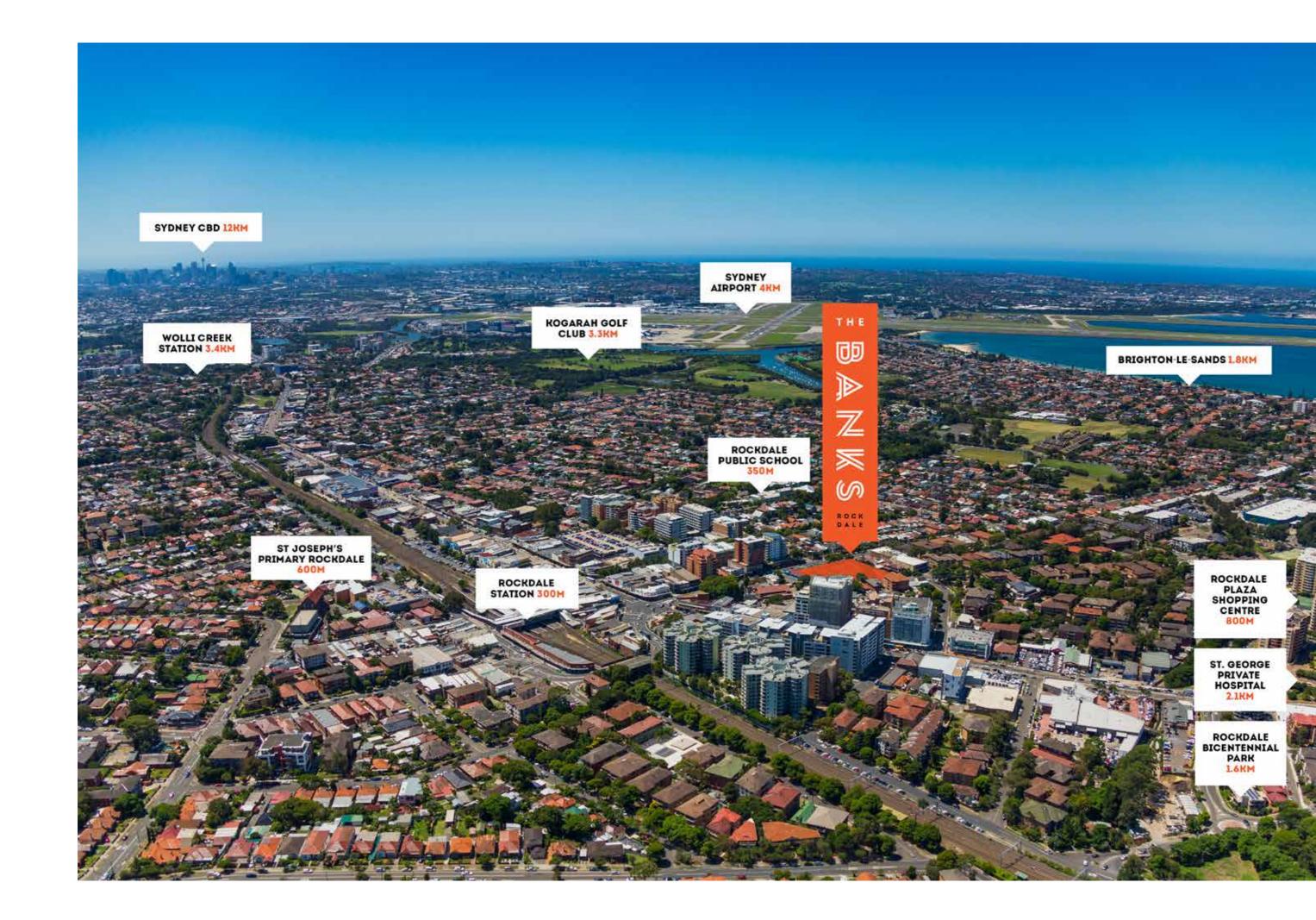
# THE SOCK SOCK



## SYDNEY'S NEW MULTICULTURAL HUB—























ARTIST IMPRESSIONS

















VIEW LINES

## **EAST VIEW LINES**



## **NORTH VIEW LINES**



## **SOUTH VIEW LINES**



## **WEST VIEW LINES**



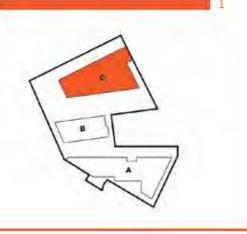
FLOORPLATES









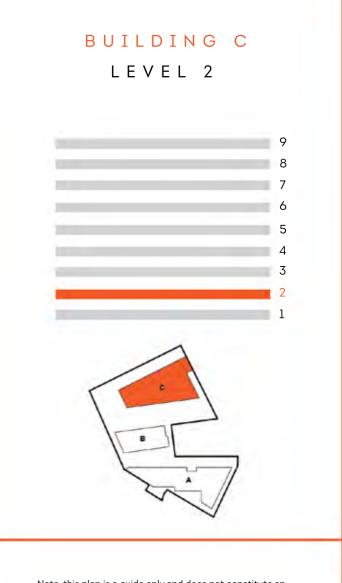


















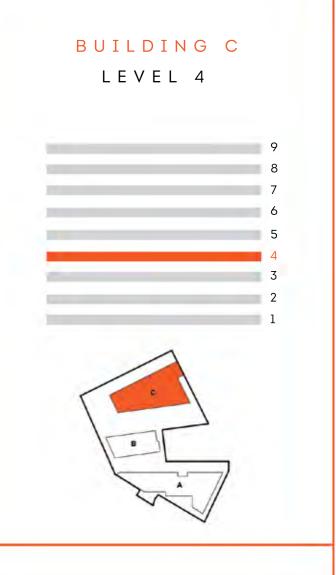






















15 BAY STREET, ROCKDALE NSW 2216



1 Bedroom

2 Bedroom

3 Bedroom

















BUILDING C LEVEL 7

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15 BAY STREET, ROCKDALE NSW 2216

C

1 Bedroom

2 Bedroom

3 Bedroom







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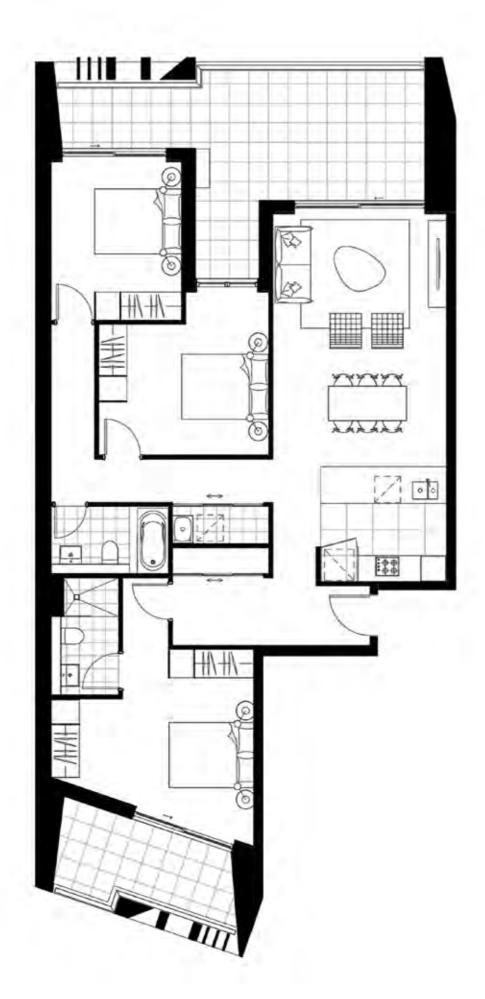






FLOOR PLANS

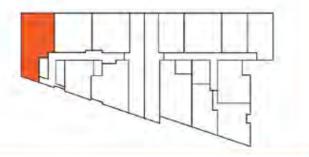












#### A P A R T M E N T 1.01 & 2.01



3





2

#### TOTAL 139 SQM

INTERNAL AREA

108 SQM

BALCONY AREA

31 SQM

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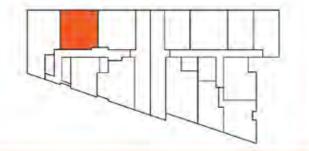












A P A R T M E N T 1.02 & 2.02





TOTAL 118 SQM



2

INTERNAL AREA

94 SQM

BALCONY AREA

24 SQM

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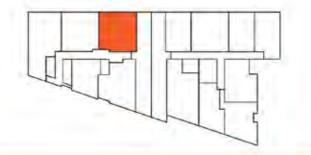








#### FLOOR LAYOUT



#### A P A R T M E N T 1.03 & 2.03





TOTAL 119 SQM



2

INTERNAL AREA

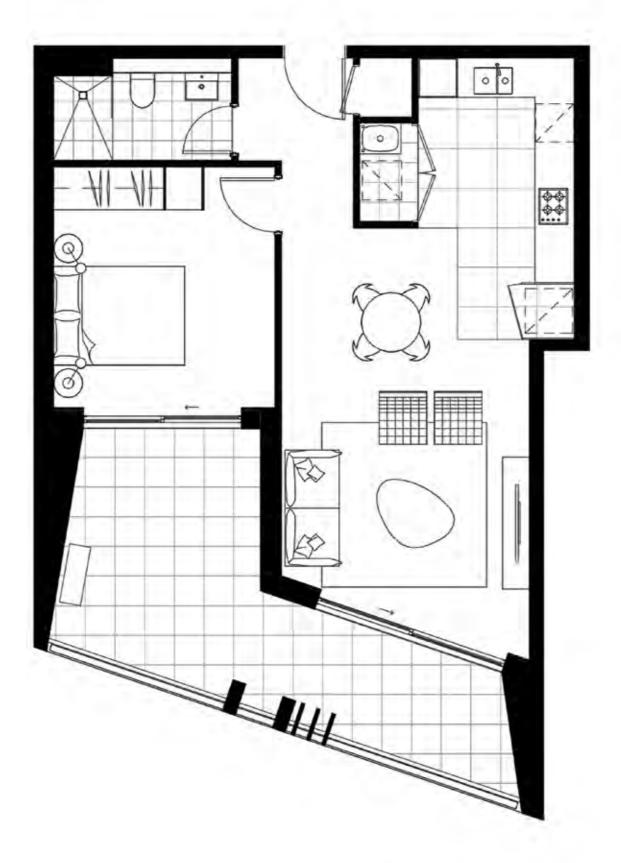
95 SQM

BALCONY AREA

24 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

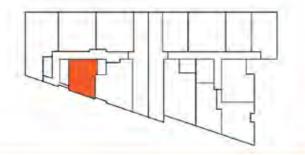












#### APARTMENT 1.04







#### -

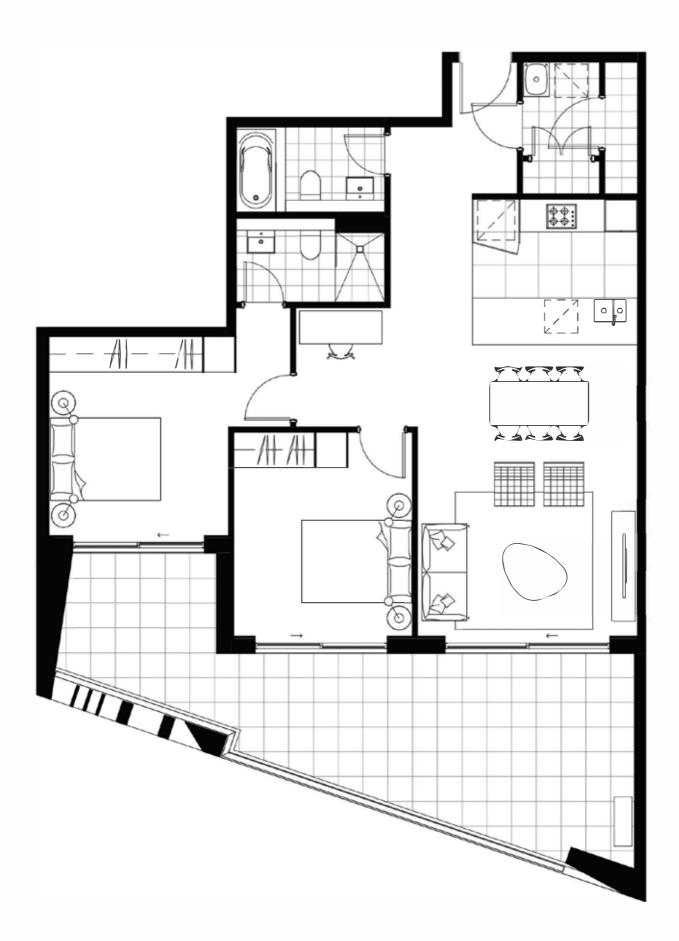
#### TOTAL 72 SQM

INTERNAL AREA BALCONY AREA 54 SQM

18 SQM

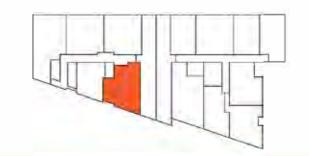
Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.







#### FLOOR LAYOUT



#### A P A R T M E N T 1.05 & 2.05







1

#### TOTAL 115 SQM

INTERNAL AREA

86 SQM

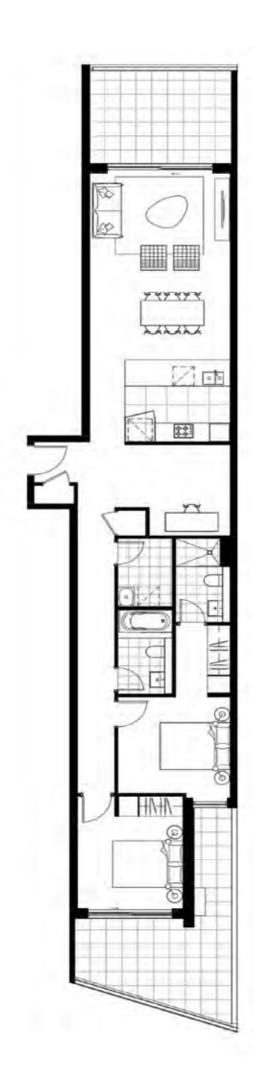
BALCONY AREA

29 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas. fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

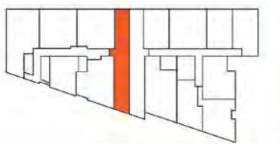












#### APARTMENT 1.06







1

#### TOTAL 127 SQM

INTERNAL AREA BALCONY AREA 98 SQM

29 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.















1

TOTAL 133 SQM

INTERNAL AREA

98 SQM

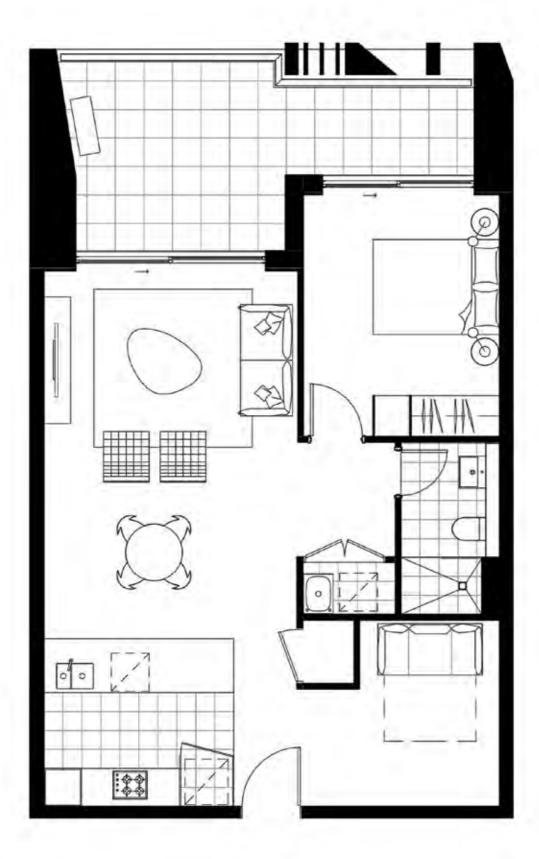
BALCONY AREA

35 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.



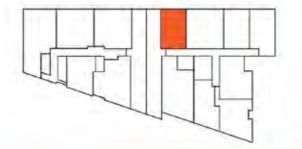












A P A R T M E N T 1.08 δ 2.08







1

#### TOTAL 80 SQM

INTERNAL AREA

65 SQM

BALCONY AREA

15 SQM

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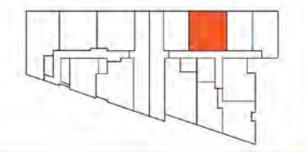












A P A R T M E N T 1.09 & 2.09







2

1

TOTAL 120 SQM

INTERNAL AREA

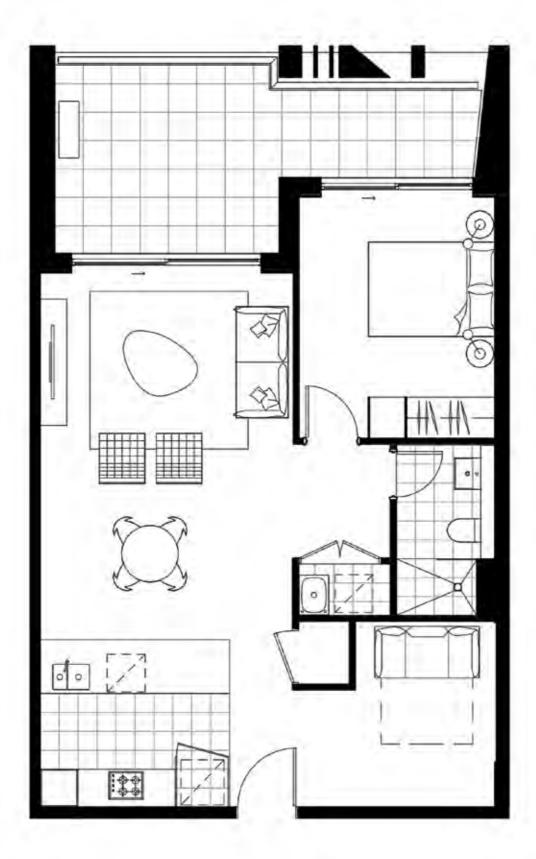
96 SQM

BALCONY AREA

24 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

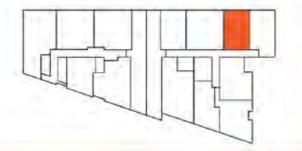












# A P A R T M E N T 1.10 & 2.10







# 1

#### TOTAL 80 SQM

INTERNAL AREA

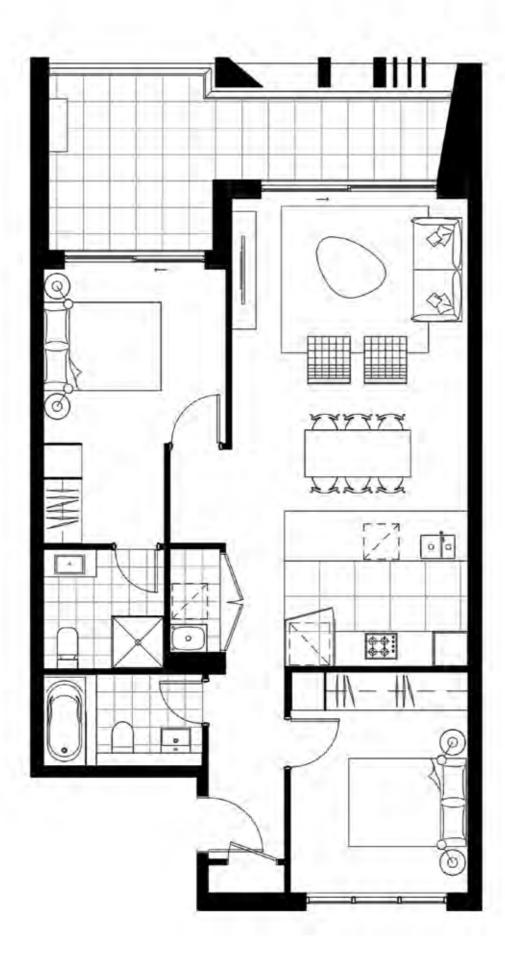
65 SQM

BALCONY AREA

15 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

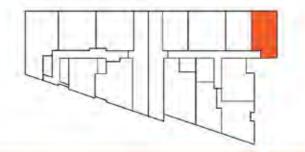












# A P A R T M E N T 1.11 & 2.11







2

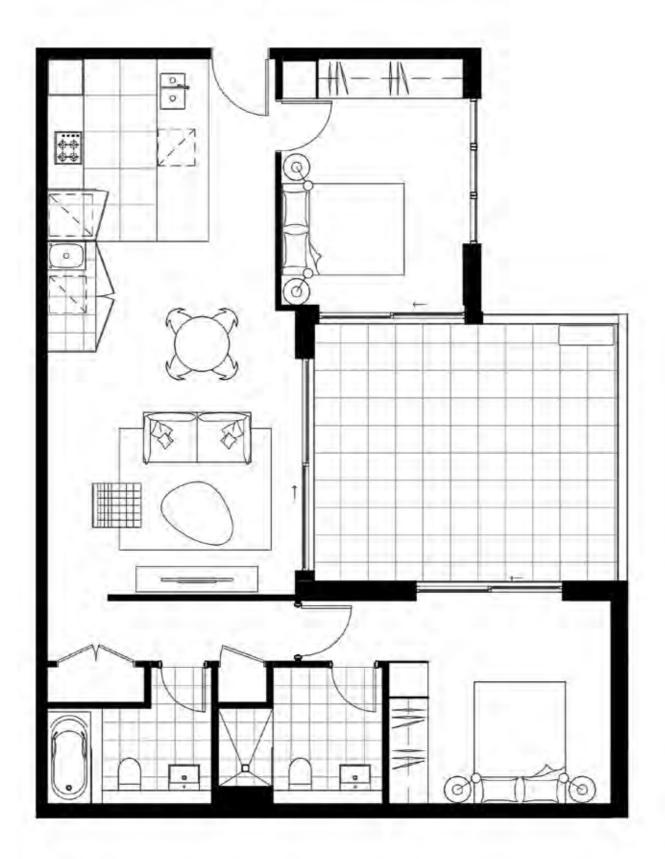
#### TOTAL 90 SQM

INTERNAL AREA BALCONY AREA 76 SQM

14 SQM

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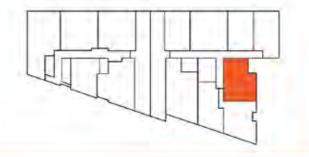
















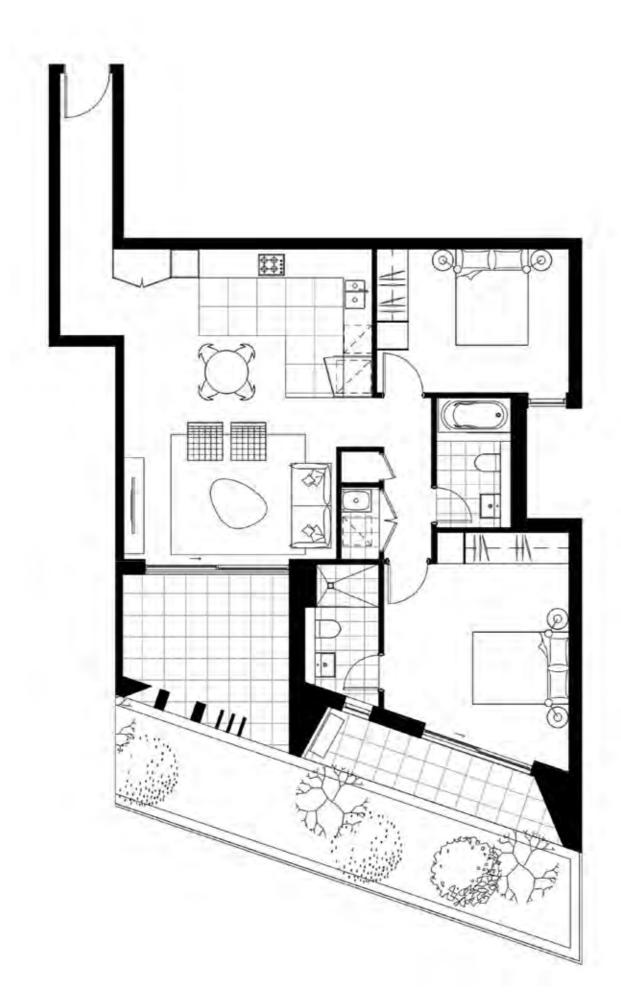


#### TOTAL 100 SQM

INTERNAL AREA BALCONY AREA 79 SQM 21 SQM

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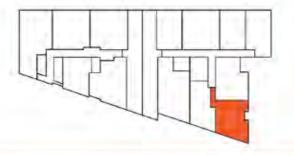


















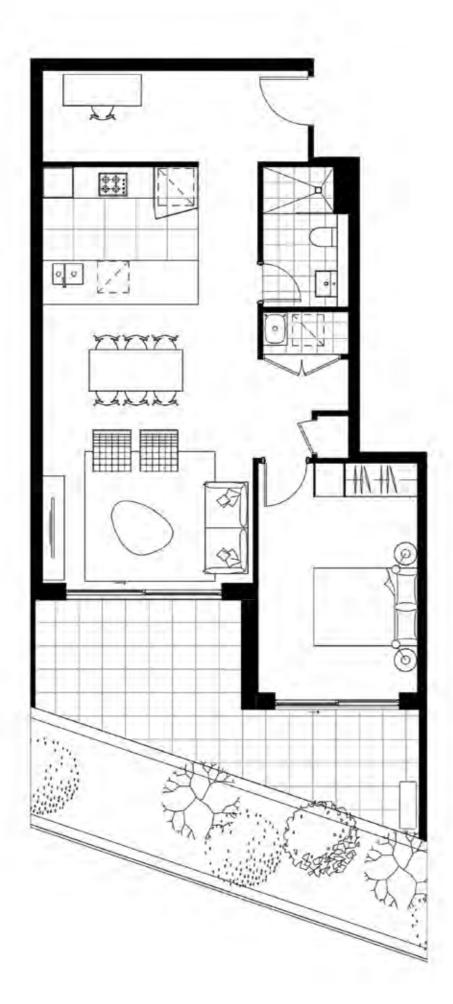
# TOTAL 120 SQM

INTERNAL AREA BALCONY AREA 83 SQM

37 SQM

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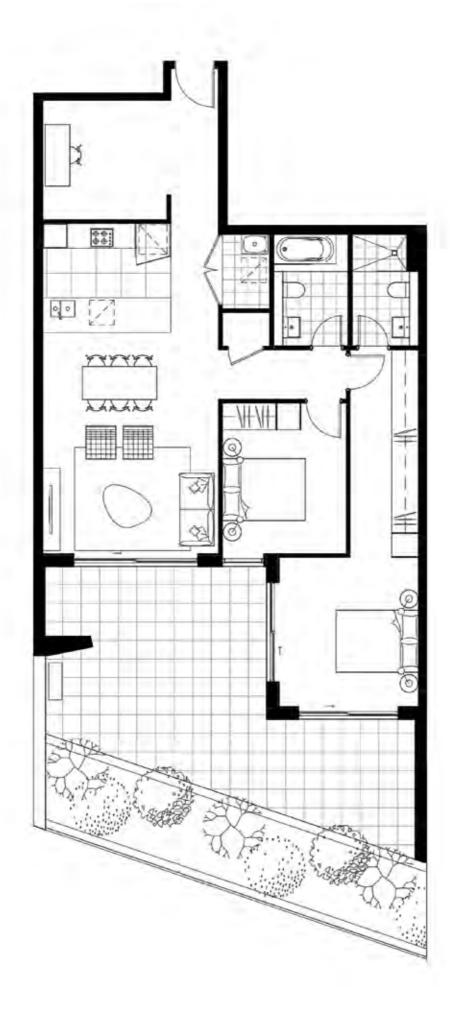
1

#### TOTAL 100 SQM

INTERNAL AREA 67 SQM BALCONY AREA 33 SQM

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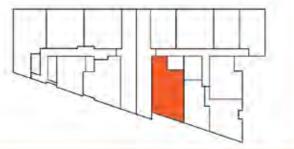


















#### TOTAL 154 SQM

INTERNAL AREA

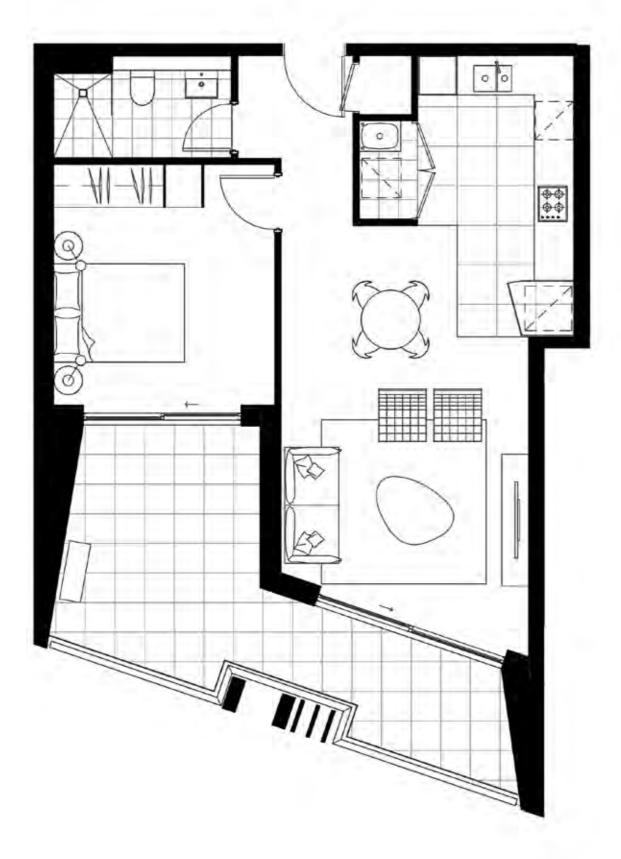
98 SQM

BALCONY AREA

56 SQM

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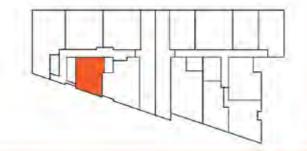


















#### TOTAL 71 SQM

INTERNAL AREA

54 SQM

BALCONY AREA

17 SQM

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A P A R T M E N T 2.06 & 2.07







2

1

TOTAL 110 SQM

INTERNAL AREA

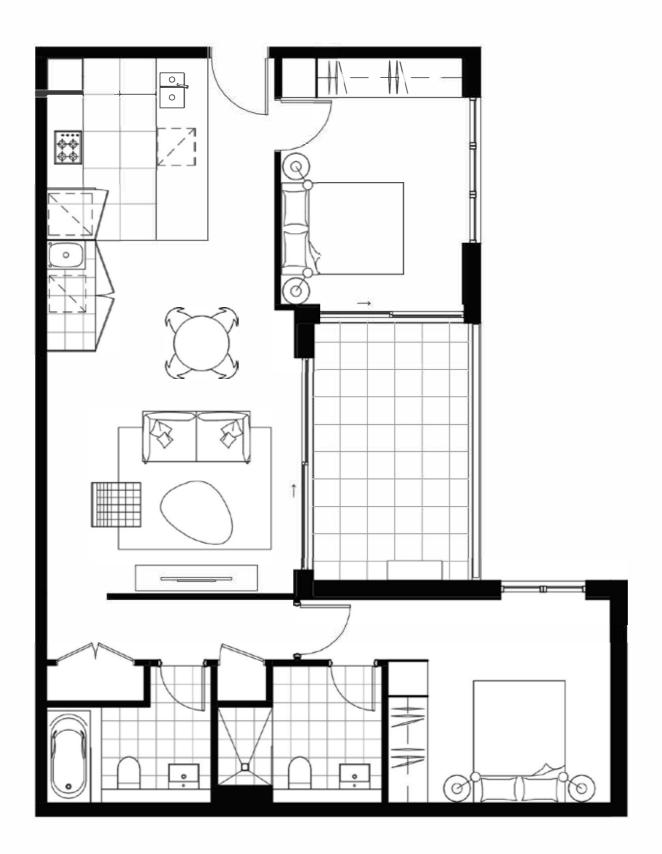
98 SQM

BALCONY AREA

12 SQM

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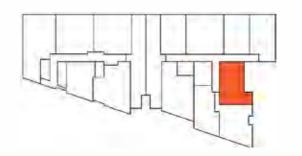






# # BANKS BALE

# FLOOR LAYOUT



A P A R T M E N T 2.12 & 3.11 & 4.09 = 9.09







1

2

#### TOTAL 89 SQM

INTERNAL AREA

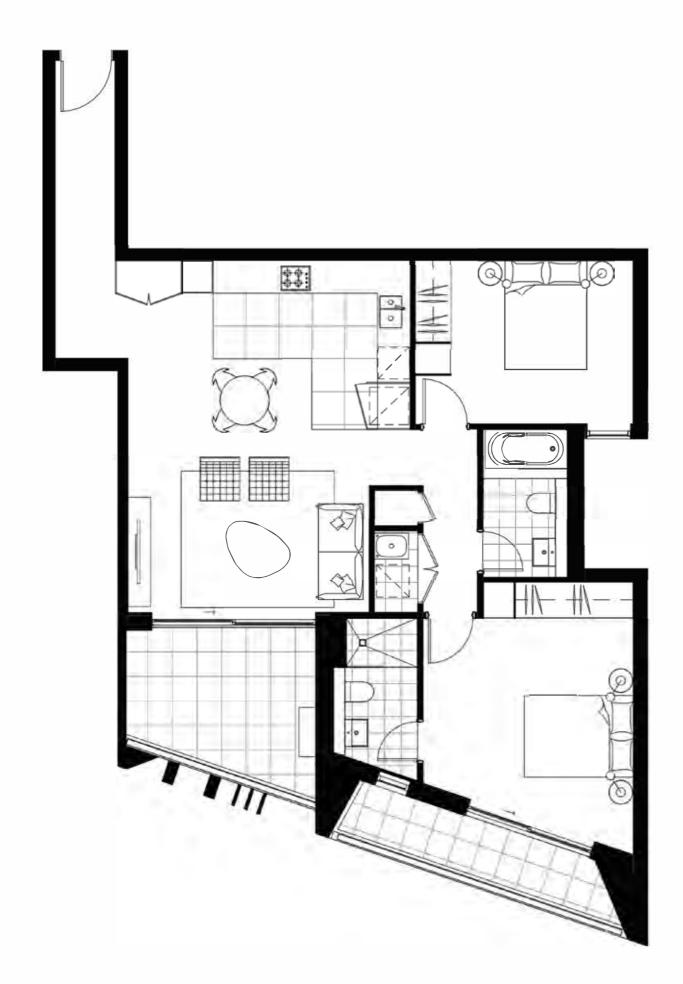
79 SQM

BALCONY AREA

10 SQM

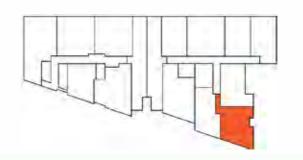
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# FLOOR LAYOUT



# APARTMENT 2.13







1

#### TOTAL 97 SQM

INTERNAL AREA

83 SQM

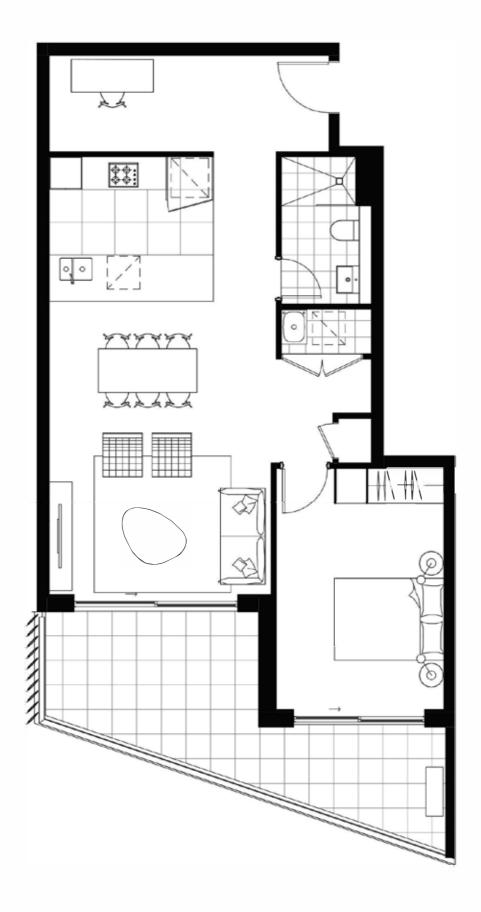
BALCONY AREA

14 S Q M

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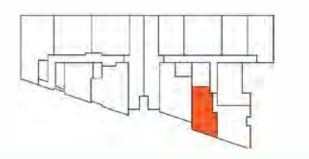






# BANKS ROCK

# FLOOR LAYOUT



# A P A R T M E N T 2.14 & 3.13 & 4.11 - 9.11







# 1

#### TOTAL 83 SQM

INTERNAL AREA

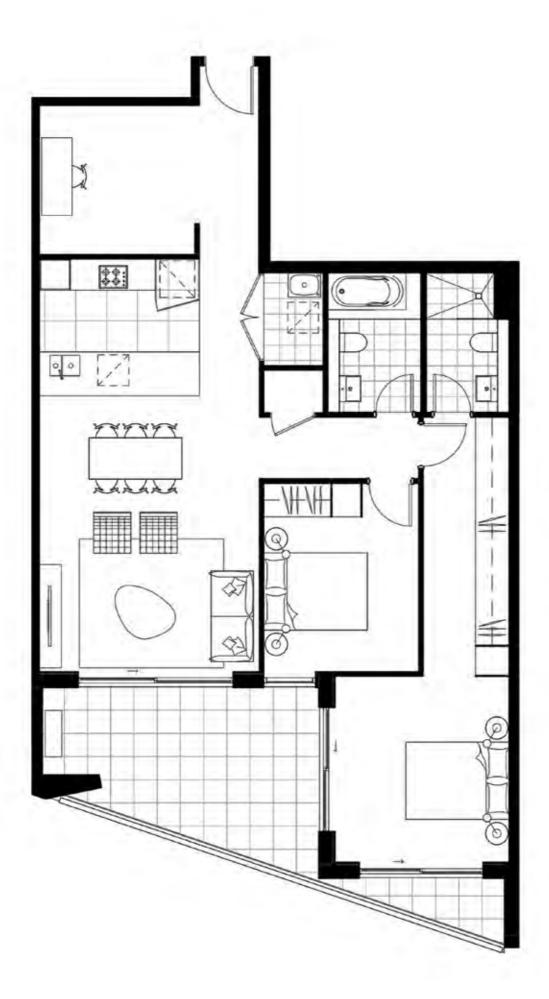
66 SQM

BALCONY AREA

17 SQM

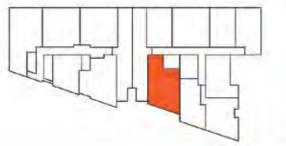
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1

2

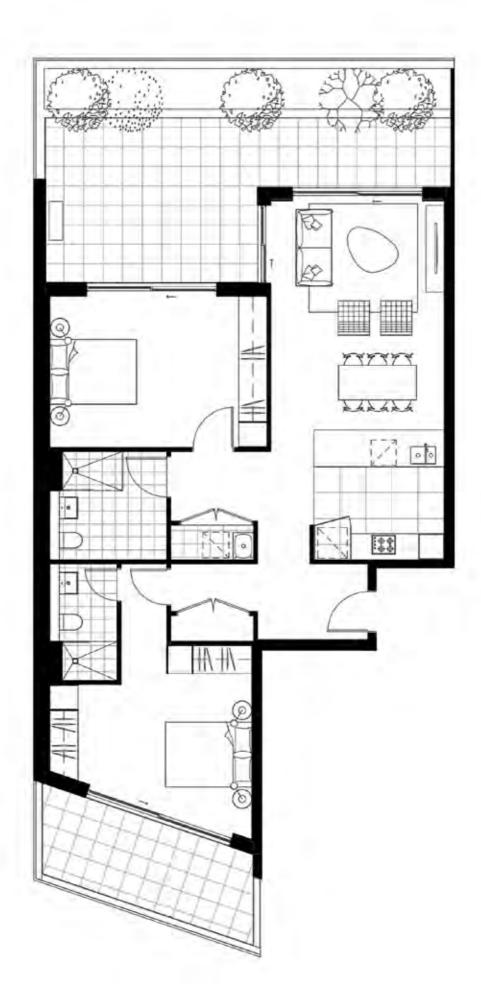
TOTAL 116 SQM

INTERNAL AREA BALCONY AREA 98 SQM 18 SQM

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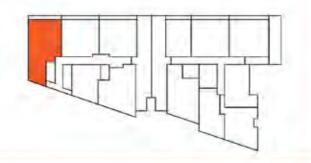


















#### TOTAL 145 SQM

INTERNAL AREA

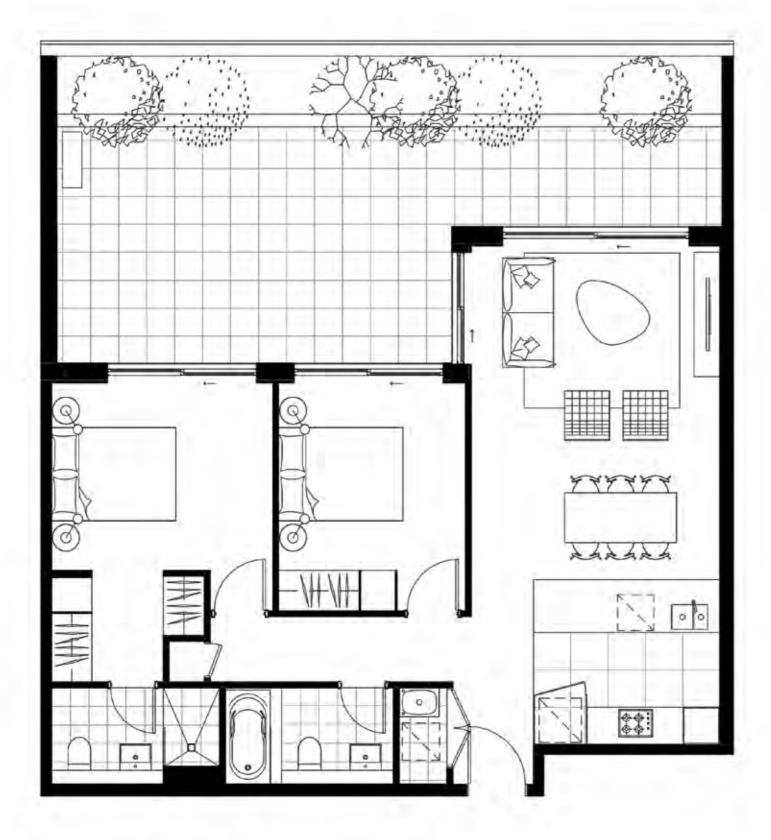
98 SQM

BALCONY AREA

47 SQM

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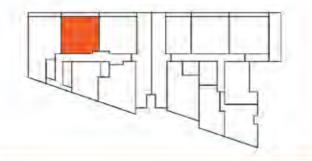








# FLOOR LAYOUT



# APARTMENT 3.02







2

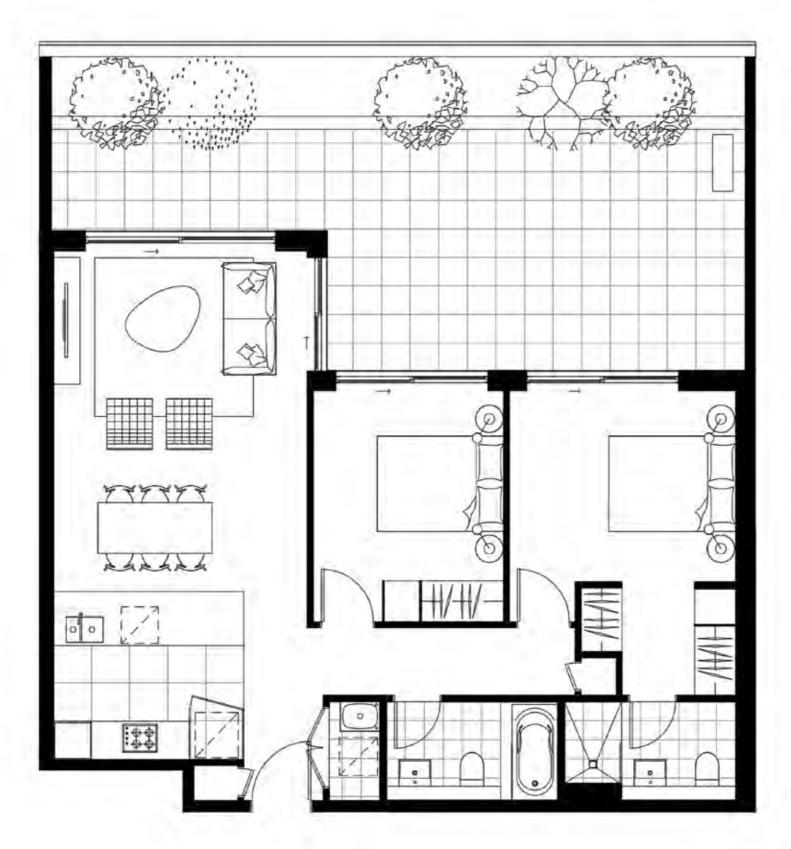
#### TOTAL 121 SQM

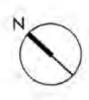
INTERNAL AREA BALCONY AREA 77 SQM

44 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

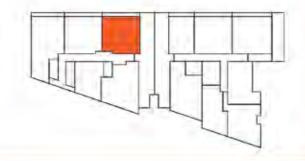








# FOOR LAYOUT



# APARTMENT 3.03

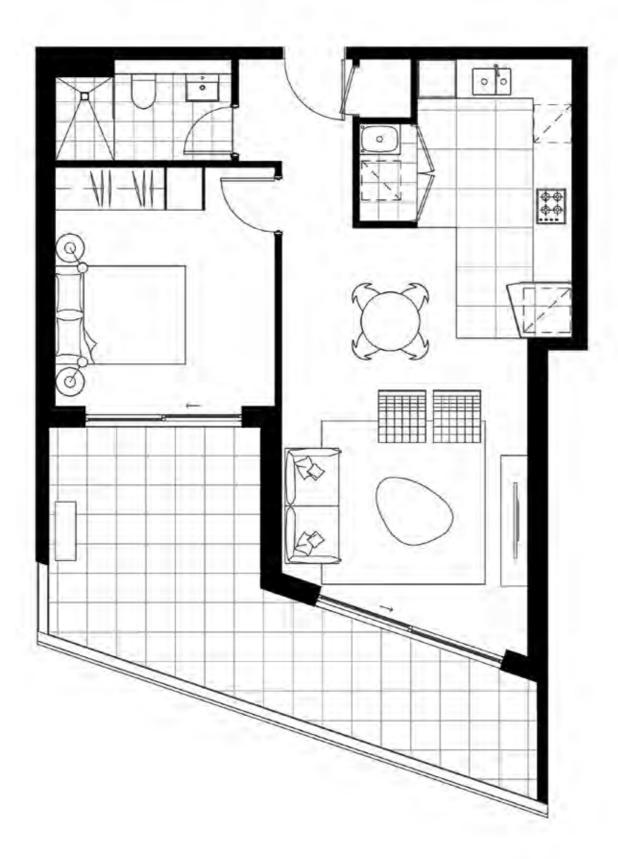


#### TOTAL 121 SQM

INTERNAL AREA 77 SQM BALCONY AREA 44 SQM

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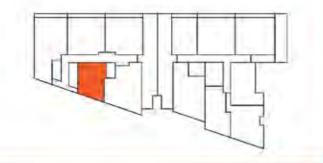








# FLOOR LAYOUT



# APARTMENT 3.04







# TOTAL 73 SQM

INTERNAL AREA

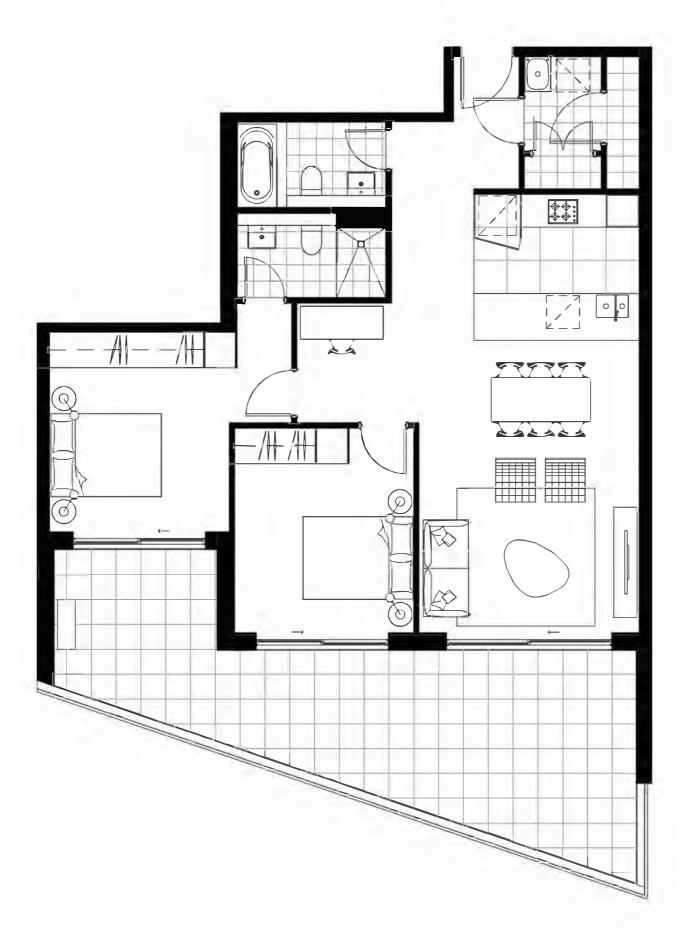
54 SQM

BALCONY AREA

19 SQM

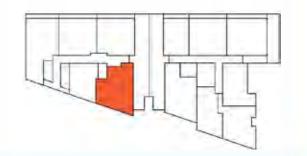
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# FLOOR LAYOUT



# APARTMENT 3.05







1

2

#### TOTAL 116 SQM

INTERNAL AREA

86 SQM

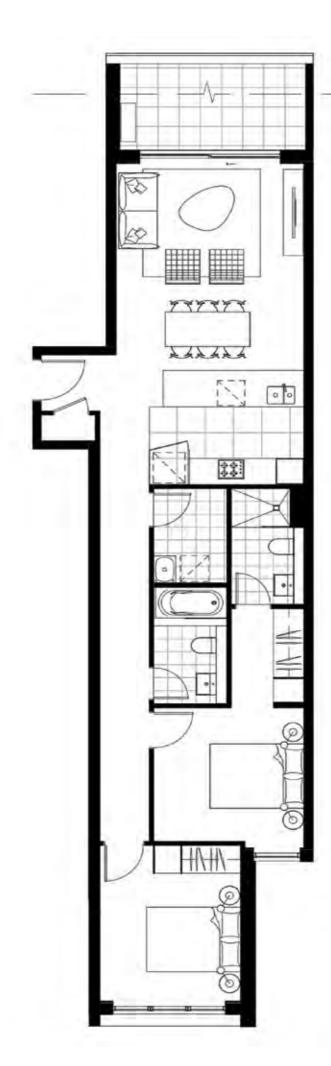
BALCONY AREA

30 SQM

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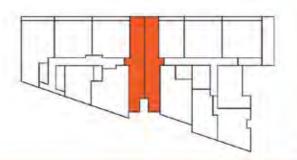












A P A R T M E N T 3.06 & 3.07







2

TOTAL 110 SQM

INTERNAL AREA

81 SQM

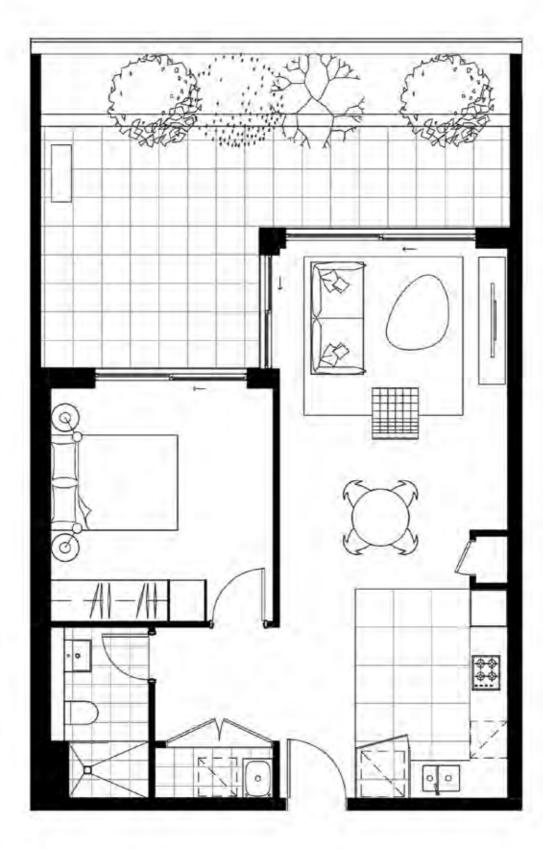
BALCONY AREA

29 SQM

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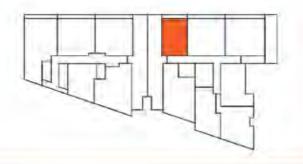


















# 1

#### TOTAL 83 SQM

INTERNAL AREA

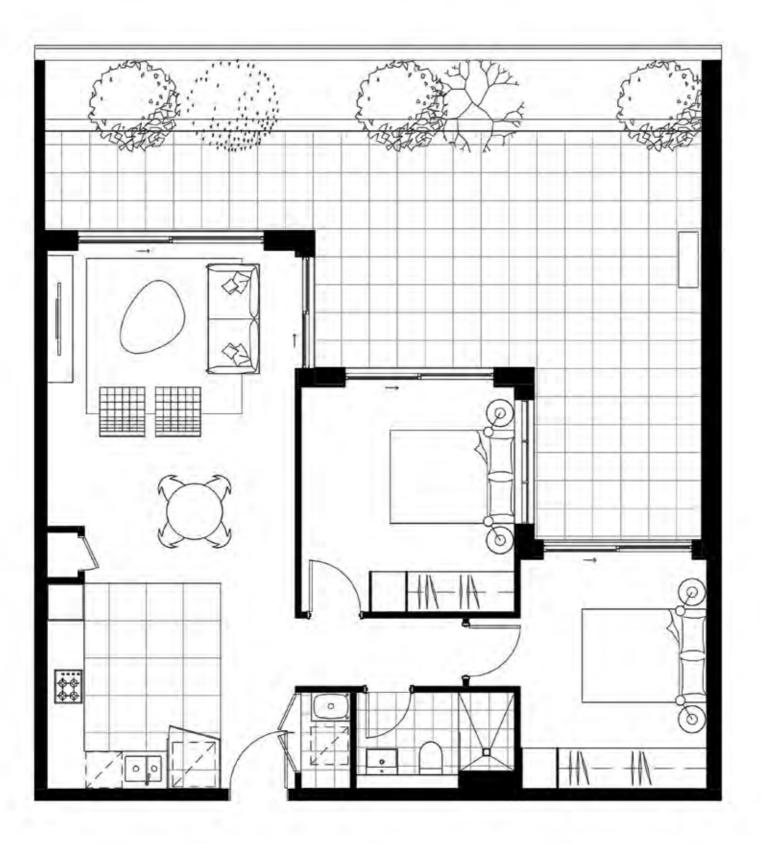
55 SQM

BALCONY AREA

28 SQM

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

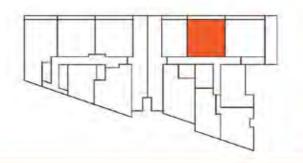


















#### TOTAL 120 SQM

INTERNAL AREA

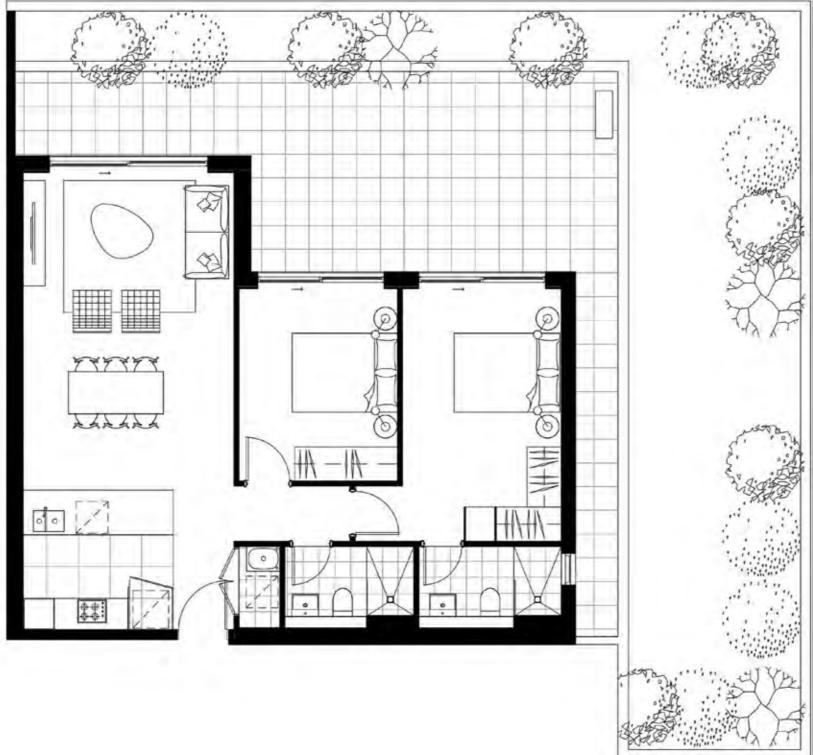
69 SQM

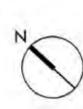
BALCONY AREA

51 SQM

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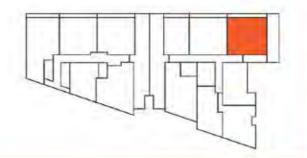






# BANKSROCK

# FLOOR LAYOUT



# APARTMENT 3.10







2

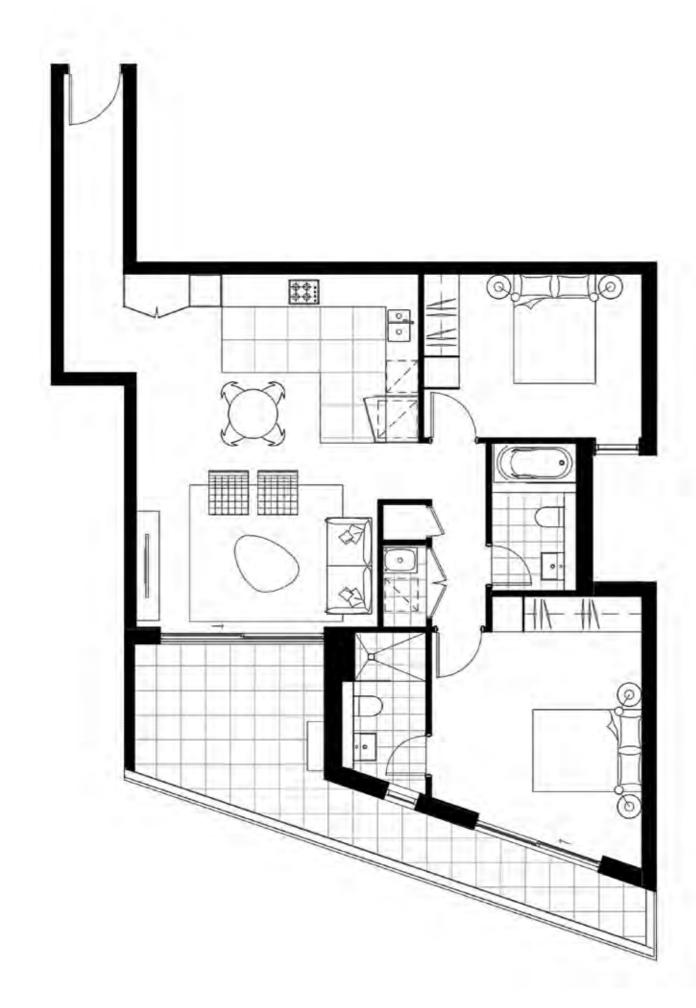
#### TOTAL 177 SQM

INTERNAL AREA BALCONY AREA 75 SQM

102 SQM

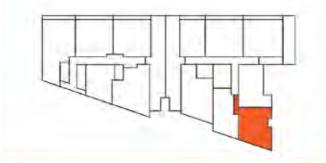
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# TOTAL 99 SQM

INTERNAL AREA

83 SQM

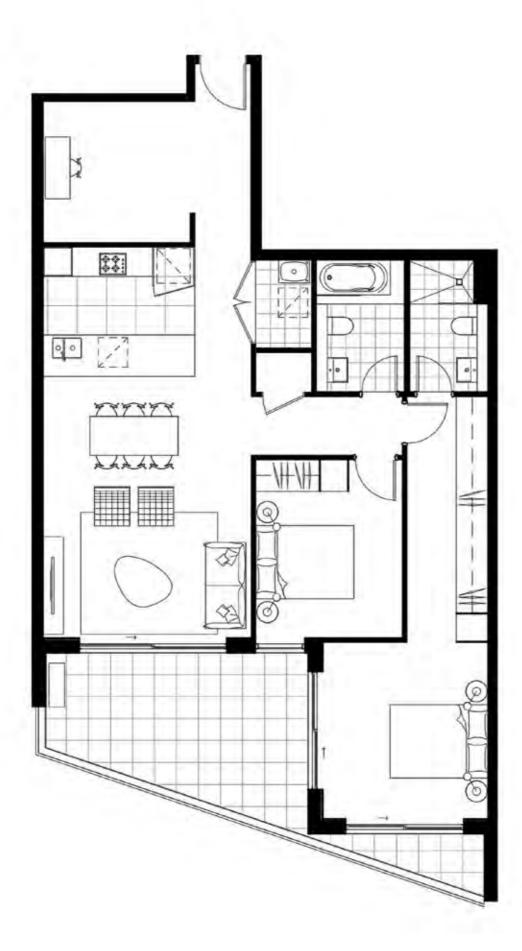
BALCONY AREA

16 SQM

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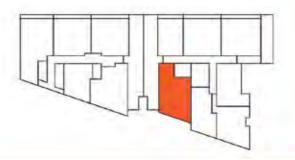


















1

TOTAL 116 SQM

INTERNAL AREA

98 SQM

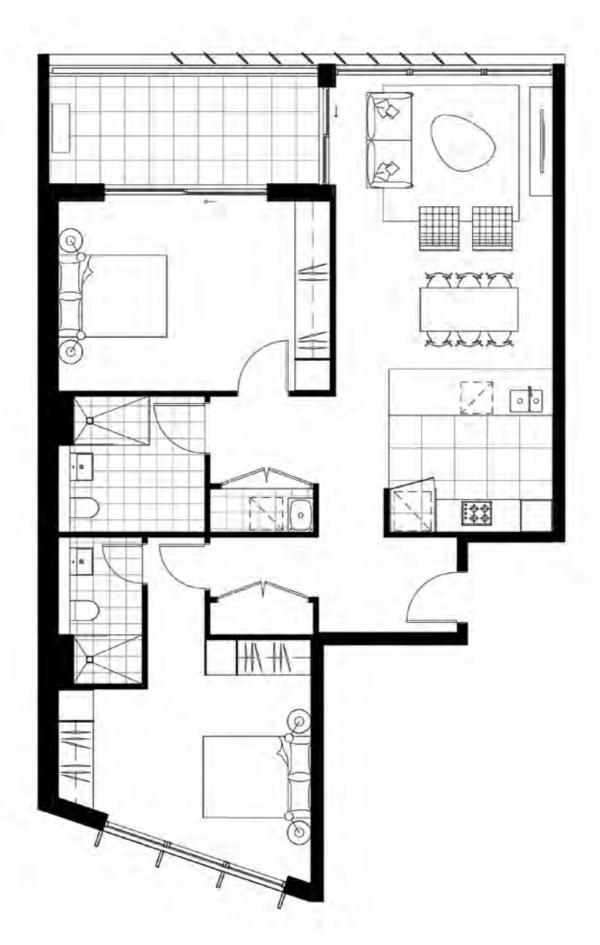
BALCONY AREA

18 SQM

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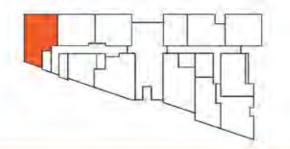












# A P A R T M E N T 4.01 - 9.01







Z

#### TOTAL 108 SQM

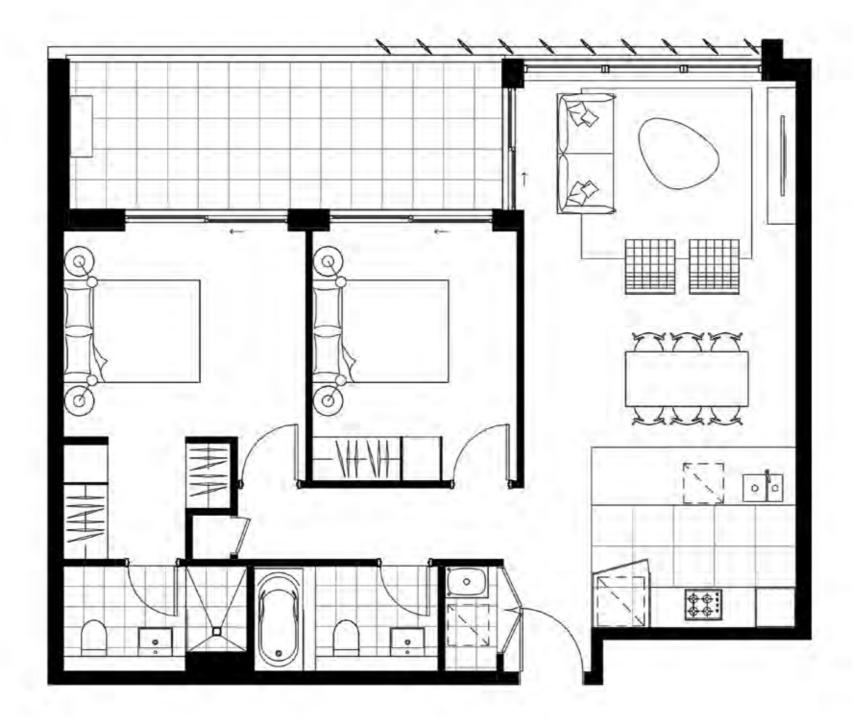
INTERNAL AREA

98 SQM

BALCONY AREA 10 SQM

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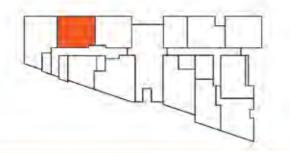






# BANKS





A P A R T M E N T 4.02 - 8.02







#### TOTAL 90 SQM

INTERNAL AREA

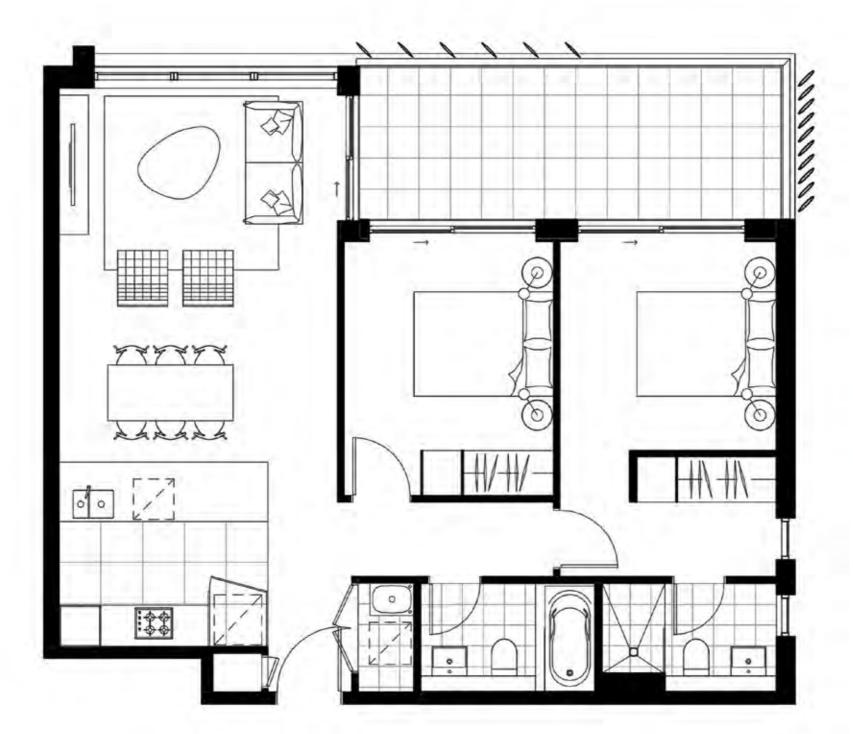
77 SQM

BALCONY AREA

13 SQM

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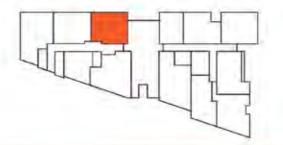








# FLOOR LAYOUT



A P A R T M E N T 4.03 & 6.03 & 8.03







2

1

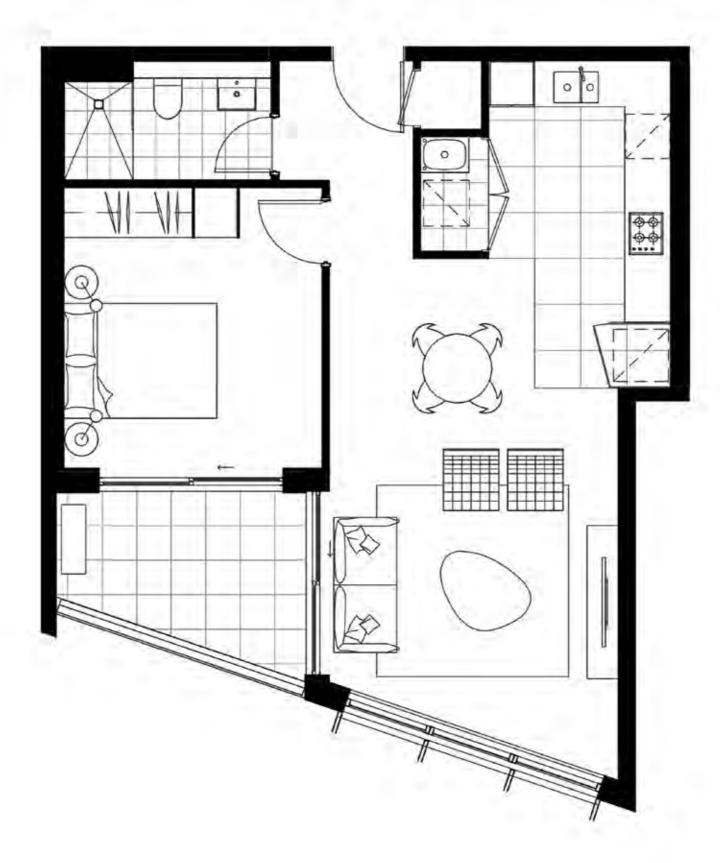
#### TOTAL 87 SQM

INTERNAL AREA BALCONY AREA 74 SQM

13 SQM

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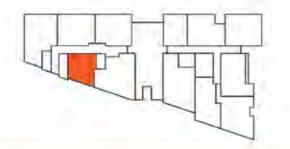












# A P A R T M E N T 4.04 - 9.04







1

#### TOTAL 61 SQM

INTERNAL AREA

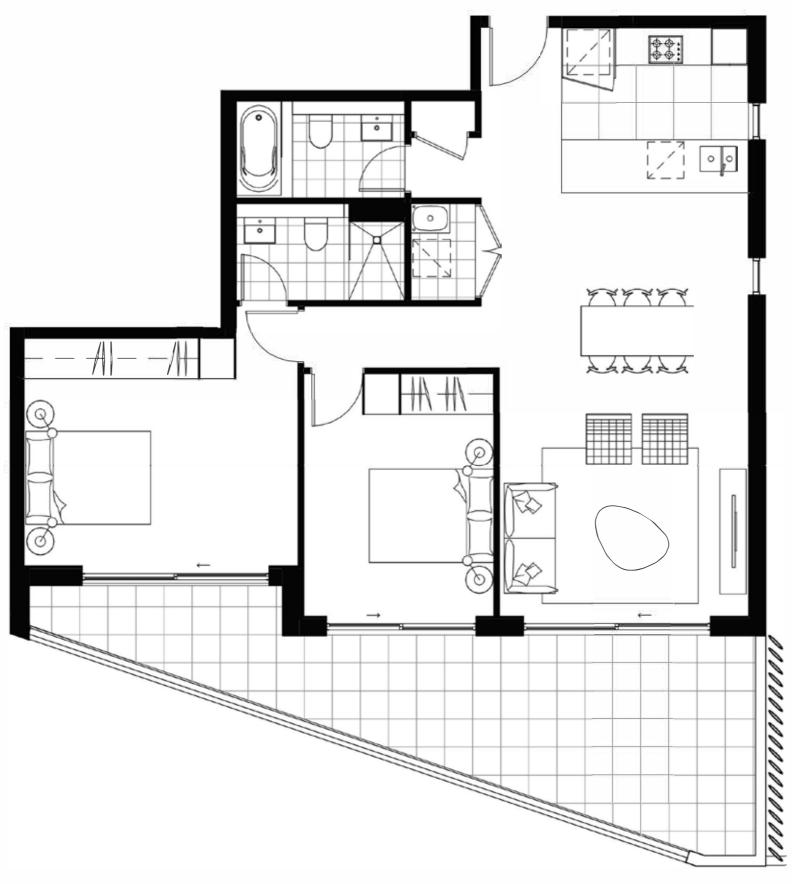
55 SQM

6 S Q M

BALCONY AREA

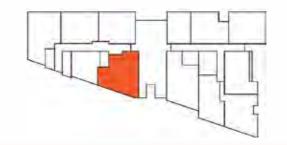
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# BANKS BALE

#### FLOOR LAYOUT



A P A R T M E N T 4.05 & 7.05 & 9.05







1

# TOTAL 111 SQM

INTERNAL AREA

87 SQM

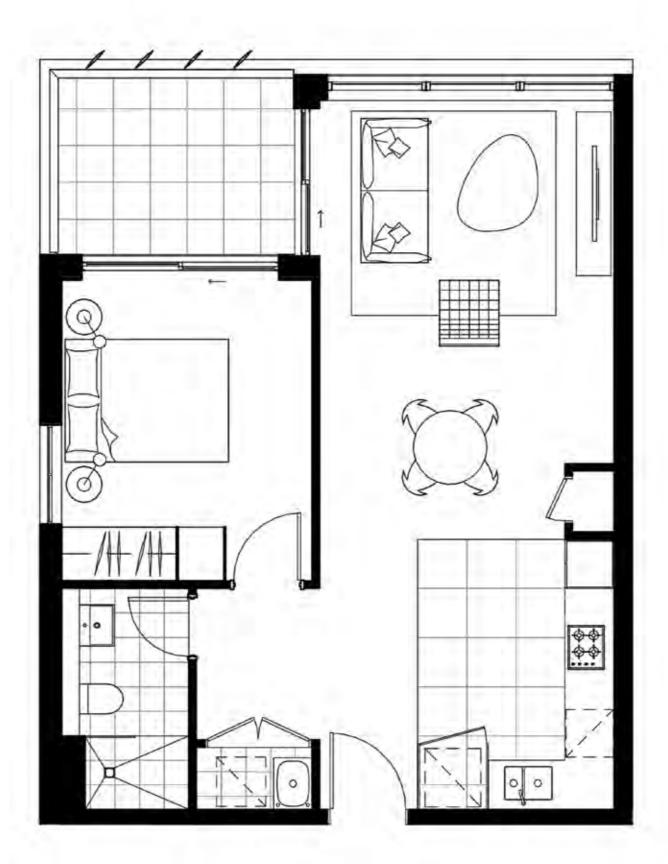
BALCONY AREA

24 SQM

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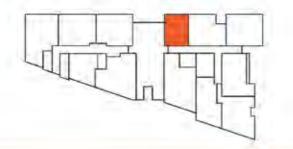












A P A R T M E N T 4.06 & 7.06 & 8.06







1

#### TOTAL 58 SQM

INTERNAL AREA

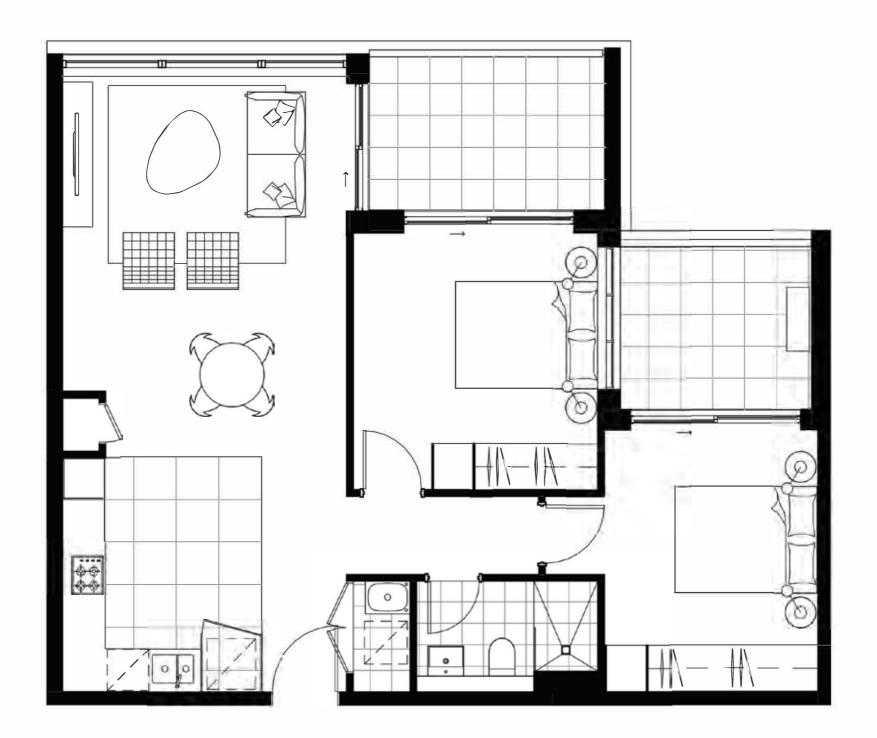
52 SQM

BALCONY AREA

6 S Q M

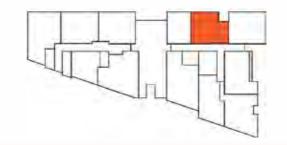
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# FLOOR LAYOUT



#### A P A R T M E N T 4.07 = 9.07







1

#### TOTAL 83 SQM

INTERNAL AREA

70 SQM

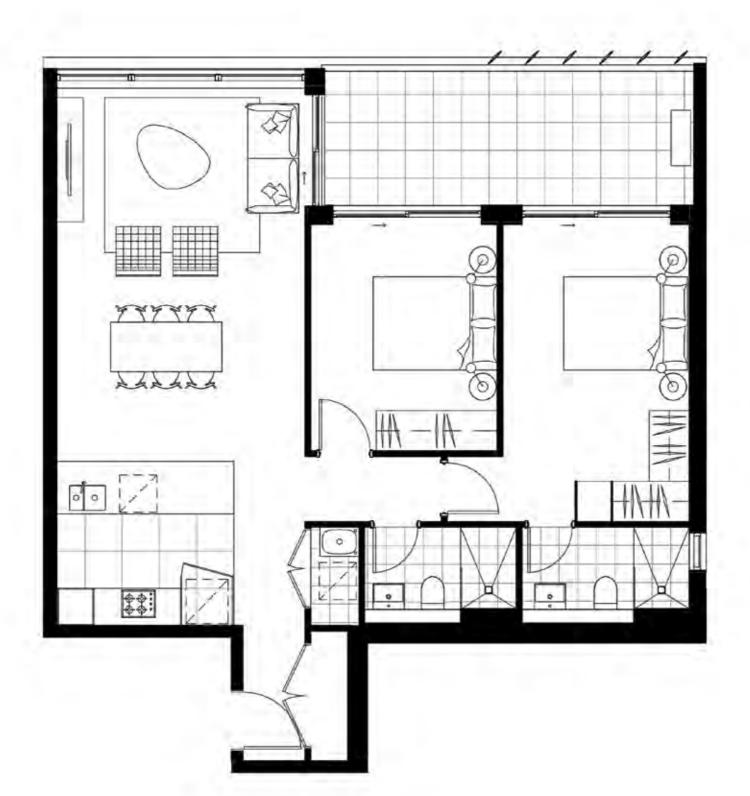
BALCONY AREA

13 SQM

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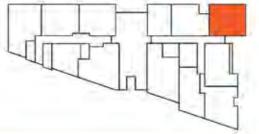












A P A R T M E N T 4.08 - 7.08







#### TOTAL 91 SQM

INTERNAL AREA

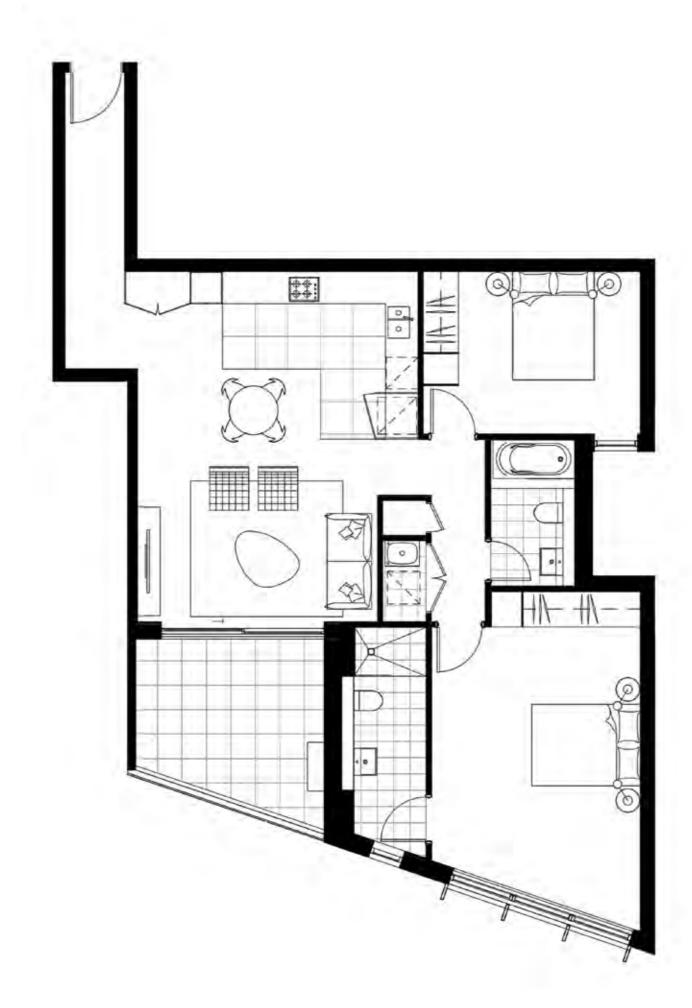
79 SQM

BALCONY AREA

12 SQM

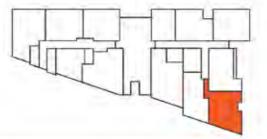
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# A P A R T M E N T 4.10 - 9.10







1

#### TOTAL 100 SQM

INTERNAL AREA

89 SQM

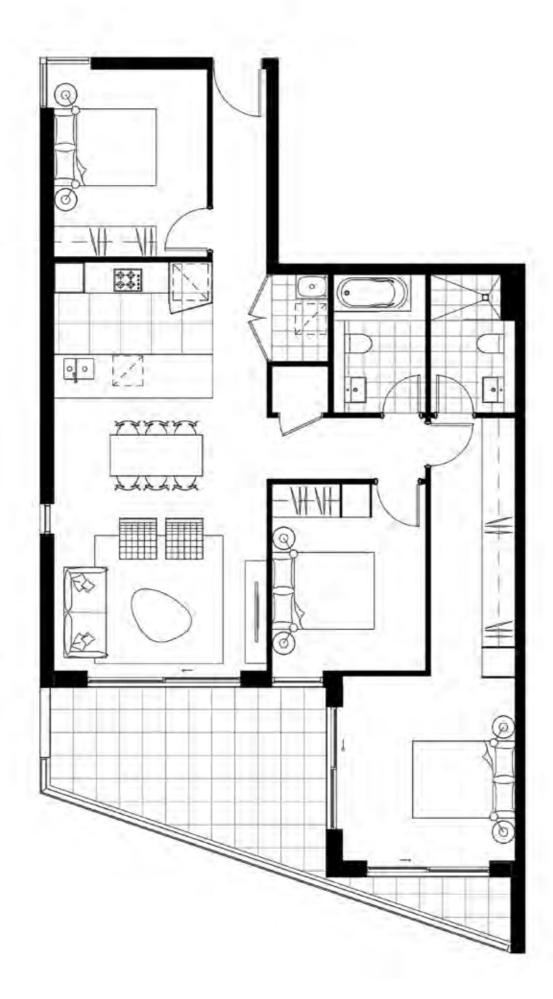
BALCONY AREA

11 SQM

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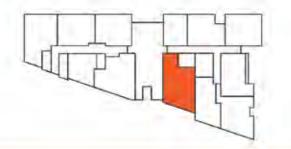












A P A R T M E N T 4.12 & 6.12 & 8.12



3





2

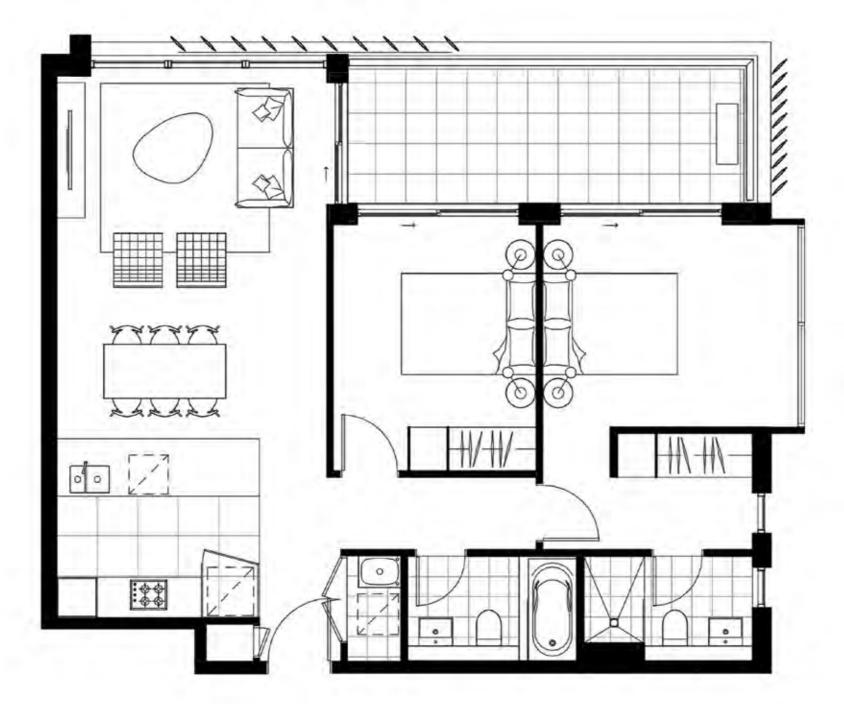
TOTAL 118 SQM

INTERNAL AREA BALCONY AREA 100 SQM

18 SQM

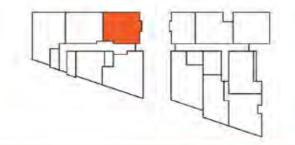
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#### APARTMENT 5.03







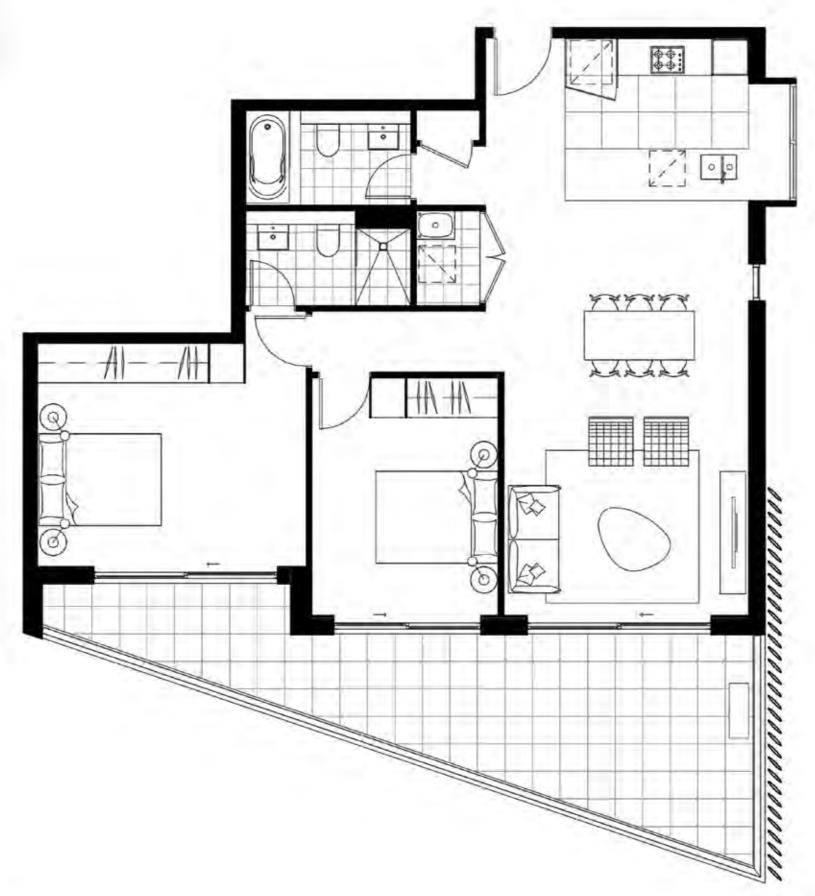
#### TOTAL 89 SQM

INTERNAL AREA BALCONY AREA 77 SQM

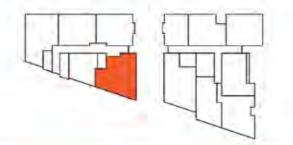
12 SQM

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#### A P A R T M E N T 5.05 & 8.05







#### TOTAL 113 SQM

INTERNAL AREA

88 SQM

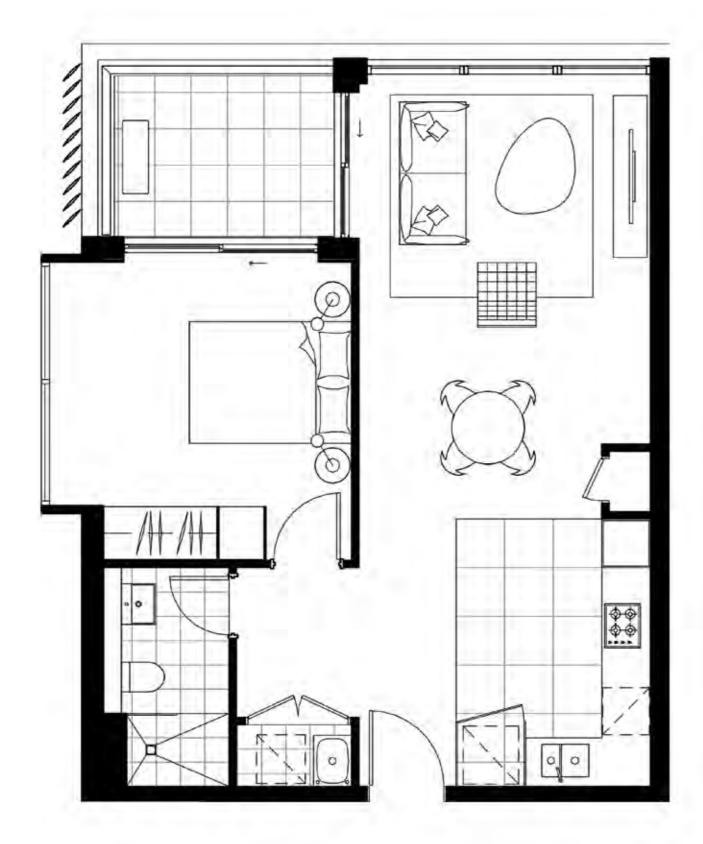
BALCONY AREA

25 SQM

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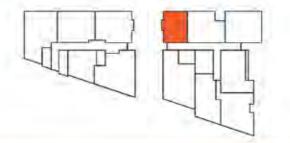












A P A R T M E N T 5.06 & 6.06 & 9.06







1

#### TOTAL 60 SQM

INTERNAL AREA

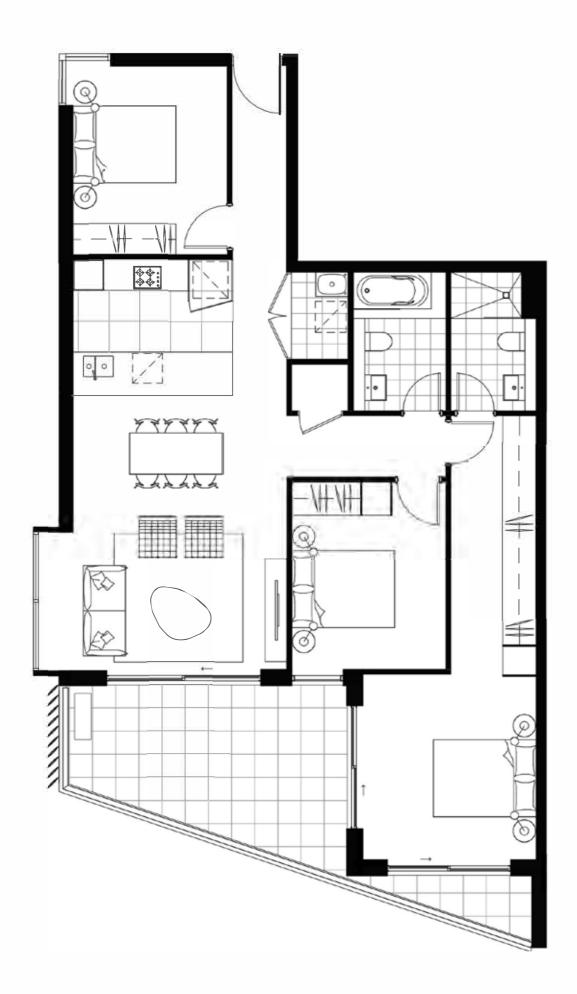
54 SQM

BALCONY AREA

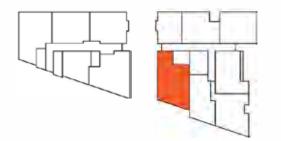
6 SQM

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#### A P A R T M E N T 5 . 1 2 δ 9 . 1 2



3





2

#### TOTAL 120 SQM

INTERNAL AREA

102 SQM

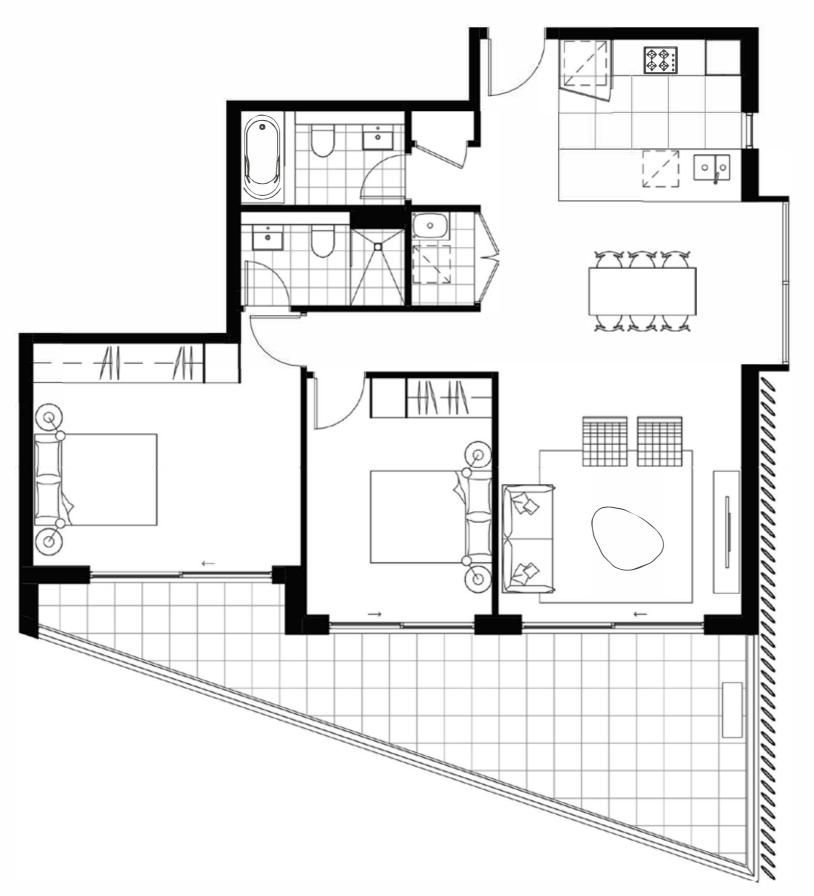
BALCONY AREA

18 SQM

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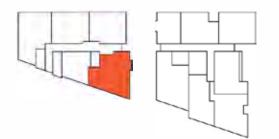






## BANKS ROCK

#### FLOOR LAYOUT



#### APARTMENT 6.05







2

#### 1

#### TOTAL 113 SQM

INTERNAL AREA

89 SQM

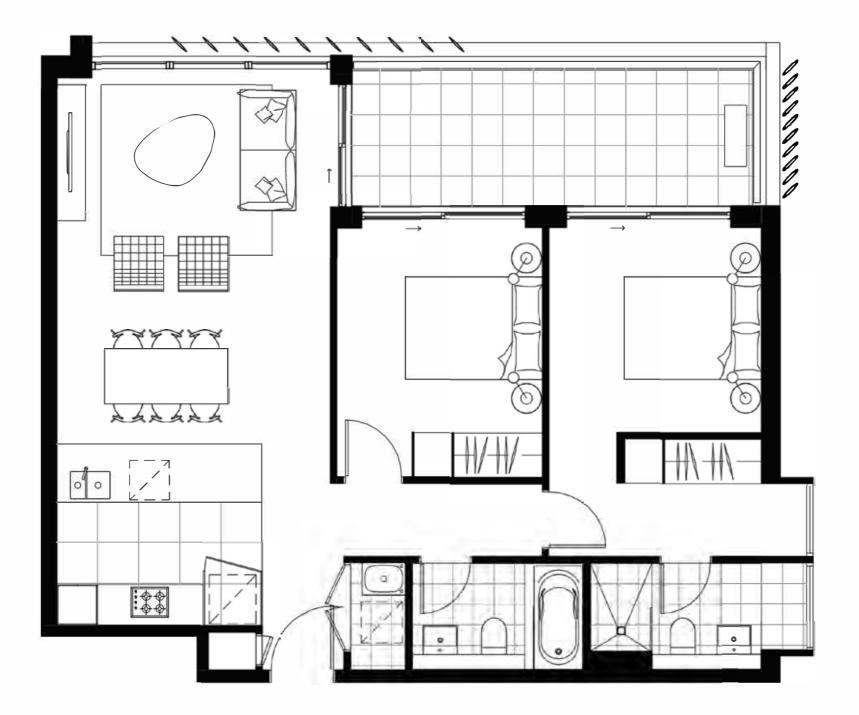
BALCONY AREA

24 SQM

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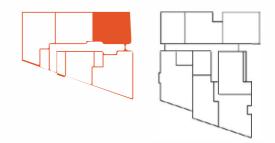






### BANKS ROCK

#### FLOOR LAYOUT



#### A P A R T M E N T 7.03 & 9.03







1

2

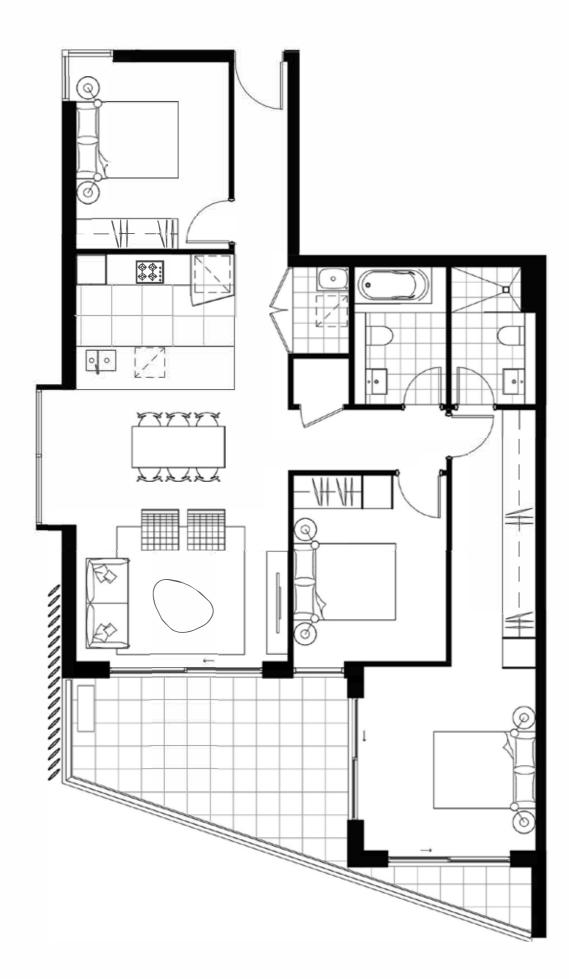
### TOTAL 89 SQM

INTERNAL AREA BALCONY AREA 77 SQM

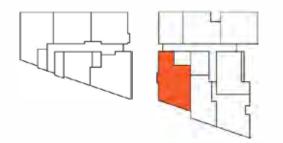
12 SQM

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#### APARTMENT 7.12







2

#### TOTAL 120 SQM

INTERNAL AREA

102 SQM

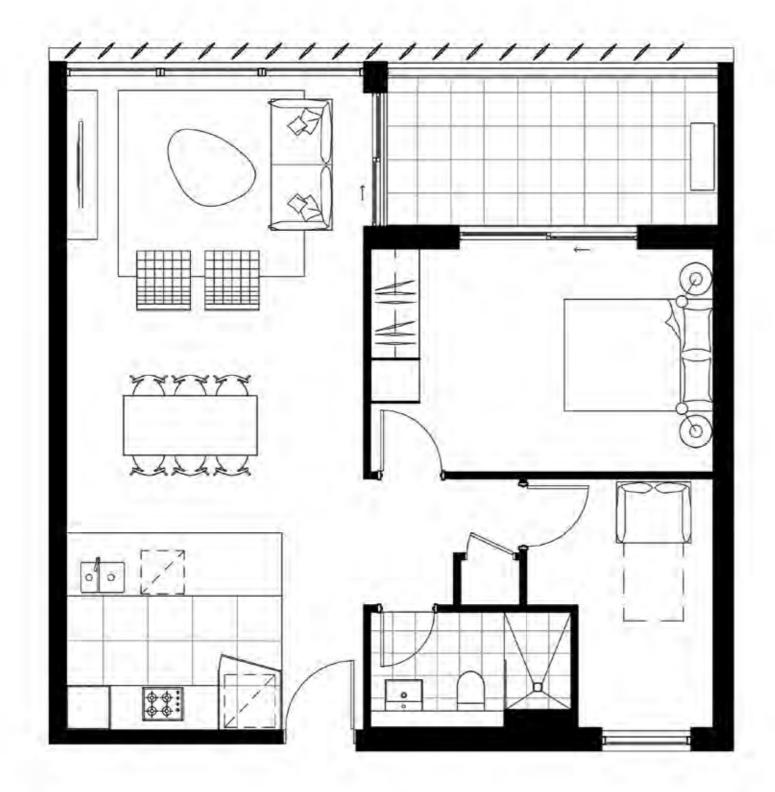
BALCONY AREA

18 SQM

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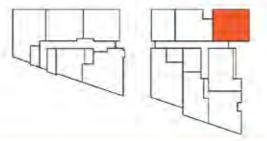












A P A R T M E N T 8.08 & 9.08

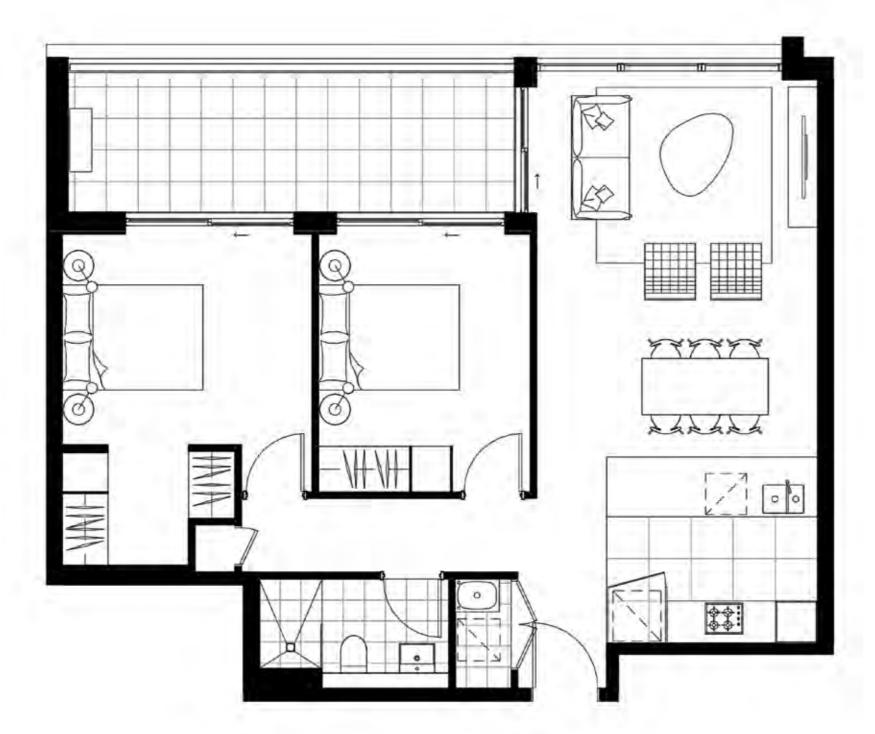


TOTAL 74 SQM

INTERNAL AREA 65 SQM BALCONY AREA 9 SQM

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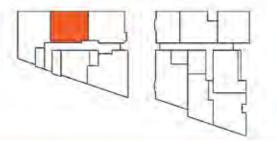












#### APARTMENT 9.02







#### TOTAL 86 SQM

INTERNAL AREA BALCONY AREA 73 SQM

13 SQM

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## **SCHEDULE OF FINISHES**

#### **KITCHENS**

- Ceramic tiled floor.
- Stone splashbacks.
- Gourmet kitchen cupboards, with polished stone bench tops.
- Smeg Stainless steel multi-function oven, or similar.
- Smeg Stainless steel gas cook top, or similar.
- Smeg Stainless steel ducted range hood, or similar.
- Smeg Dishwasher, or similar.
- Smeg Microwave, or similar.
- Stainless steel 1, 1/4 bowl sink with mixer tap.

#### LIVING, DINING ROOM

- Sliding doors to tiled Terrace / Balcony.
- Television aerial point includes free to air and pay T.V.
- Gas bayonet fitting.
- Telephone point.

#### **MASTER BEDROOM**

- Opaque sliding wardrobes.
- Telephone & television aerial point includes free to air and pay T.V.
- Bedrooms to be laid with select quality carpet.

#### BEDROOMS 2 & 3

#### (IF APPLICABLE)

- Opaque sliding wardrobes.
- Bedrooms to be laid with select quality carpet.

#### **BATHROOMS**

- Vanity unit with mirrored shaving cabinet above.
- Glass shower screen.
- Concealed cistern and full china toilet suite with link seat.
- Floor to ceiling tiles.
- Stylus bathtub, or similar. (only were show on plan)

#### **ENSUITE**

#### (2 OR 3) BEDROOM UNITS ONLY

- Vanity unit with mirrored shaving cabinet above.
- Glass shower screen.
- Concealed cistern and full china toilet suite with link seat.
- Floor to ceiling tiles.
- Stylus bathtub, or similar. (only were show on plan)

#### **LAUNDRY**

- Ceramic tiled floor, skirtings & splashback.
- Stainless steel laundry tub & cupboard, or similar.
- Stainless steel spout.
- Clothes dryers.
- Washing machine taps.
- Three bedroom units to have built in cabinetry.

#### **BASEMENT**

- Security basement parking with electronic remote controlled shutter.
- Mechanical Ventilation to comply with Australian Standards.
- Mechanically ventilated residential garbage room.
- Designated carwash bay.

#### **COMMON HALLWAYS**

- Fire rated doors into all units.
- Entry foyer laid with selected quality ceramic tiles and or carpet.

#### **GENERAL EXTERNAL**

- Mechanical ventilation to bathrooms, ensuites and laundry's, where no natural ventilation.
- Central gas hot water units.
- Gas bayonet fitting to all balcony's for BBQ connection.

#### **EXTERNAL**

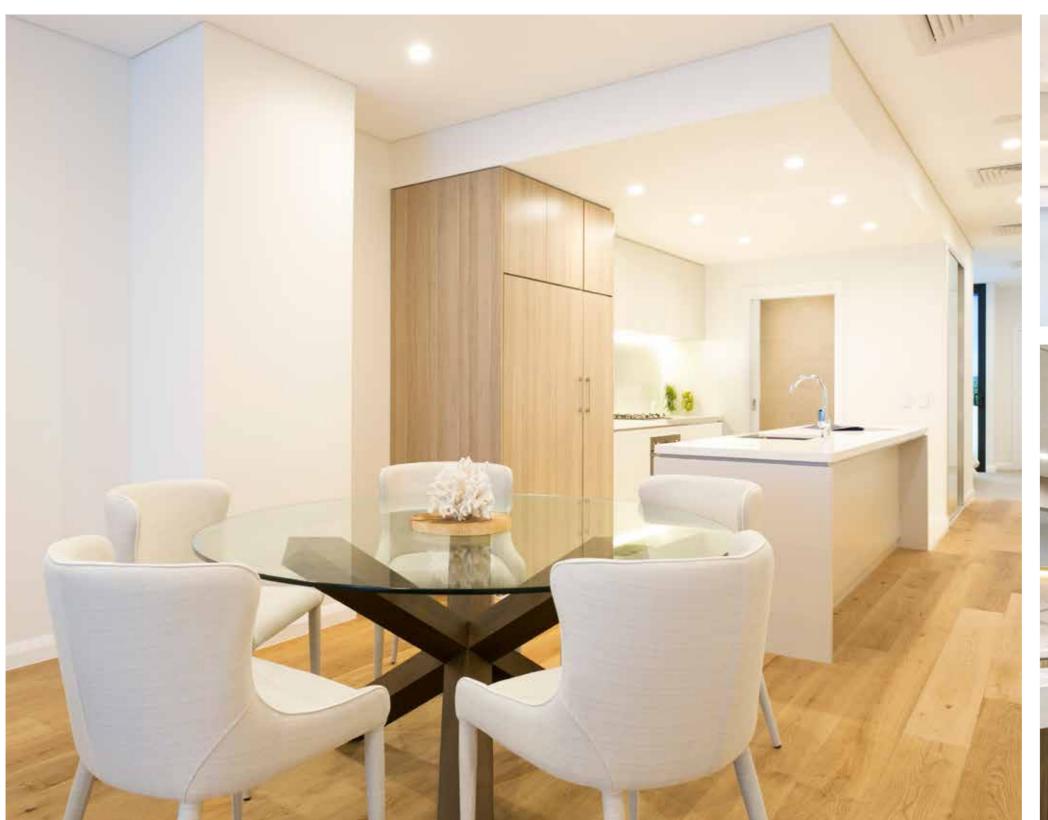
- External masonry walls combination of face brickwork and rendered paint finish.
- Reinforced concrete slab floors.
- Powder coated balustrades with tiled balconies.
- Powder coated aluminium window frames
- Terrace common area paved surface.
- Selected quality paints to all external concrete surfaces.

#### INTERNAL GENERAL

- Living areas laid with timber engineered floor boards.
- Selected ceramic floor tiles to kitchen, bathroom, laundry, ensuite and balconies.
- Chrome door furniture.
- Chrome tap ware.
- Downlight fittings to all units.
- Audio intercom system at lobby.
- Hollow core internal doors.
- Selected quality paints to all internal walls with quality undercoat.
- Power points to all rooms.
- Air-Conditioning to living area and master bedroom in one and two bedroom apartments.
- Air-Conditioning to all rooms in three bedroom apartments.

# LIGHT SCHEME

#### FIXTURES & FITTINGS

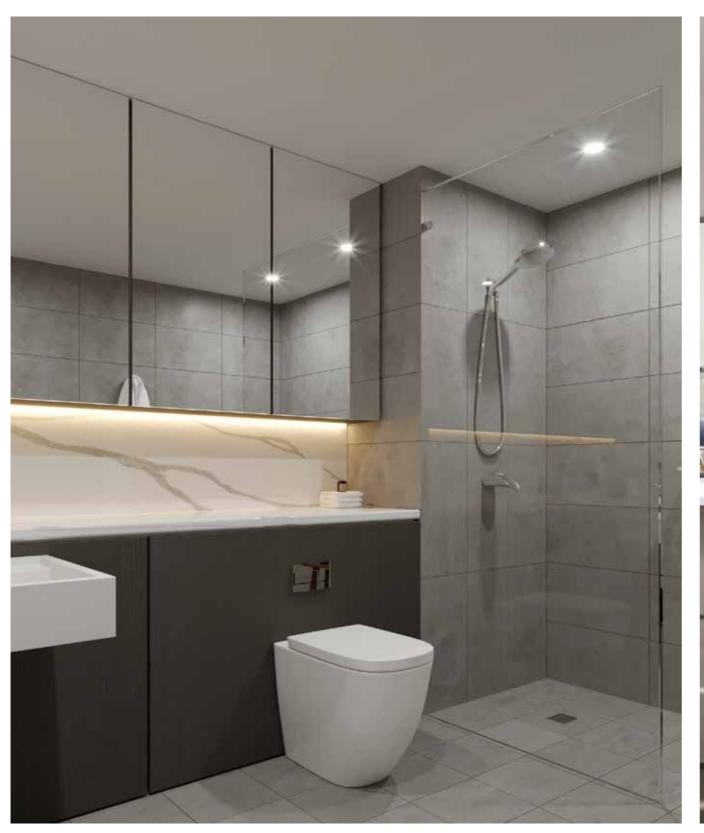






# DARK SCHEME

FIXTURES & FITTINGS





THE TEAM	

# UFN INVEST IN YOUR FUTURE

THE TEAM

# A LEADING SERVICE PROVIDER OF REAL ESTATE, INVESTMENT & FUND MANAGEMENT.

Our global operations include offices in the world's major financial centres. We combine entrepreneurial drive with deep industry and regional expertise and robust risk management. This gives our business partners and clients confidence, and allows us to deliver innovative products and services and strong investment returns.



#### **EPPING**

40 Residential Units

#### HURSTVILLE

367 Residential Units
+ Retail



#### WENTWORTHVILLE

32 Residential Units

#### **ROCKDALE**

365 Residential Units + Retail



# DEICORP — BUILT TO DELIVER

#### THE TEAM

# DEICORP BUILDS THE PROPERTIES THAT HELP BUILD COMMUNITIES.

Clever, connected, affordable and accessible, a Deicorp residence is a smart choice for singles, couples, growing families, downsizers and astute investors.

Deicorp continues its proud 18-year tradition of revitalising Sydney suburbs targeted for growth through the delivery of high quality residential, commercial and retail projects.

The North Village, Kellyville 209 apartments, 13 retail shops

Crowle Estate, Meadowbank 416 apartments

The Charles, Canterbury 229 apartments, 8 retail shops with Woolworths and BWS

Moss Wood, Kogarah 84 apartments

URBA, Redfern 135 apartments Deicota, Redfern 89 apartments

TNT Apartments, Redfern 162 apartments

Endeavour Apartments, Arncliffe 234 apartments, 6 commercial and retail spaces

GrandH, Hurstville 367 apartments Revolution Apartments, Marrickville 179 apartments

South Village, Kirrawee 749 apartments, 27 specialty retailers plus flagship Coles and Aldi supermarkets

Highline, Westmead 556 apartments - Lot 5





