

552-556 PRESIDENT AVENUE



ADELONG

SUTHERLAND

WWW.ADELONGAPARTMENTS.COM.AU

Enrich your life with
absolute brilliance

OVERVIEW

P 5

LIFESTYLE

P 6

LOCATION

P 8

EXTERIOR

P 10

INTERIOR

P 15

FINISHES &
FIXTURES

P 19

FLOOR PLAN
EXAMPLES

P 20

ABOUT THE
DEVELOPER

P 22





OVERVIEW

Offering a selection of one, two and three bedroom apartments, all with private balconies with each residence featuring European oak flooring, Adelong pays homage to the rich history of The Shire – a place of awe-inspiring natural landmarks; inland and down through the Coast by using soothing natural materials and neutral tones.

Keeping with the flourishing landscape of The Shire, Adelong enhances the area by incorporating lush landscaping through plantings of brilliant displays of local flora, adding character and privacy within and surrounding the property.

Located just 25km south of the Sydney CBD and 15km from the Sydney Airport, Adelong is only minutes away from Sutherland Train Station, esteemed education institutions, the popular Westfield Miranda and the iconic Cronulla Beach.

Whether you're hiking in the exquisite Royal National Park, dining at one of the many gourmet cafés and restaurants or spending the afternoon at Cronulla Beach, Adelong is along the way to so many beautiful places and once in a lifetime experiences.

Modestly elevated, six floors are occupied by 30 residences, each one positioned at the best vantage point to enhance views and climate control.



When you discover The Shire, it's likely it will be your home for generations to come.



Westfield Miranda // 4.1 km • 6 min drive

LIFESTYLE

Dubbed 'God's own country' by locals, Sutherland Shire has the lowest rate of people relocating away of any council area in Sydney.

The birthplace of modern Australia, The Shire was the first point Captain James Cook landed at in 1770. The Shire is also home to the Royal National Park – The world's second oldest national park!

Blessed with the perfect combination of lifestyle amenities, natural landscapes and local down-to-earth culture, Adelong is in the heart of a locale that you will be excited to call home and proud to play tour-guide to friends and family.



Westfield Miranda // 4.1 km • 6 min drive



GyMEA // 2.8 km • 6 min drive



Bianchini's Espresso // 2.8 km • 6 min drive



Gelato Messina // 4.1 km • 6 min drive

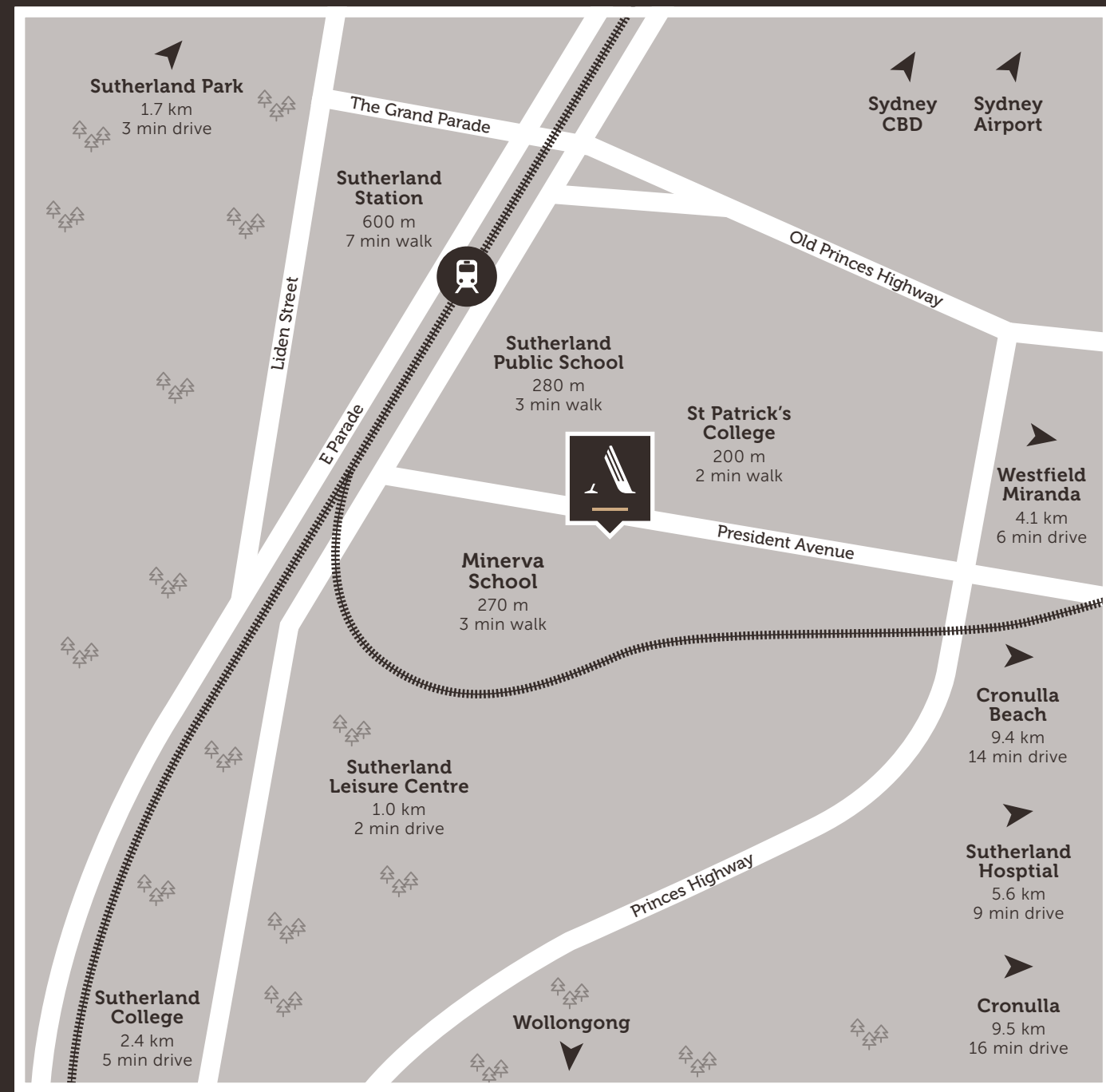
Jam-pack your days with all the The Shire has to offer. Start your day with a bush walk in the exquisite Royal National Park. After your morning of discovery, make a fuel stop at one of the many gourmet cafes nearby before you embark on an afternoon of retail therapy and relaxation.



Cronulla Beach // 9.4 km • 14 min drive

From yoga to Pilates, and day spas to retreats, The Shire is renowned for having some of the best places to soothe your soul. As the sun begins to set, the glistening surf on Cronulla beach is the backdrop to an evening of sumptuous food and great company.

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SUTHERLAND



DISTANCE TO SYDNEY CBD

25 km
36 min

31 min

DISTANCE TO SYDNEY AIRPORT

21.2 km
27 min

LOCATION

Adelong commands an idyllic position in the heart of The Sutherland Shire.

Home to Sydney's largest stretch of pristine surf beaches, glistening blue waterways and stunning national parks, Adelong has brilliantly enhanced the natural wonders of the area with the very best of modern conveniences.

Just 25km south of the Sydney CBD and 15km from the Sydney Airport, Adelong is only a short walk to Sutherland Train Station, popular public and selective schools, cutting-edge fashion, homewares and food shopping, and a lively dining precinct.

Approximately 220,000 people call The Shire home with an employment hub of key employers, including public and private hospitals, over 100 school and higher education institutions, retail to industrial hubs and the Australian Nuclear Science and Technology Organisation. Whether you're heading out to work or play, Adelong is brilliantly connected by road and rail, ensuring your journey is as enjoyable as it is convenient.



Modern architecture has been
delicately finessed at Adelong.



EXTERIOR

Inspired by the ornamental Art Deco movement, Adelong's geometric lines and curves soften, yet strengthen, the building adding character while masterfully integrating functionally.

Distinctively inviting, Adelong impressively achieves harmony through the montage of carefully selected materials. Framing each apartment in a way that balances focal points throughout the building, Adelong expresses visual appeal. While features of a historic era have been infused, contemporary design elements beautifully complete, creating a unique and timeless piece of architecture in The Shire.







INTERIOR

The 30 private residences are all positioned to optimise the best weather all year round; on crisp winter mornings draw back the curtains and discover a sun-drenched haven and on hot summer nights enjoy the cross-ventilation purposely designed for your comfort.

A purposeful floorplan promotes effortless living in each apartment. Whether you're entertaining family and friends on the weekend or going about your daily routine through the week, space has been masterfully planned to ensure every square metre is usable and augmented. Exceptional quality is standard throughout Adelong – from the European appliances and Smart Stone benchtops, to the floor-to-ceiling windows and sleek fixtures and fittings. Ingenious design has left its mark to offer you the finest in suburban contemporary living.

Adelong has been stunningly designed to ensure your home is as functional as it is striking on the eye.







FIXTURES & FINISHES

Internal

- Kitchen Benchtop** • Reconstituted Stone
- Kitchen Splashback** • Mirror Splashback
- Kitchen Cabinetry** • White Poly or Carraway Poly
- Wardrobes** • White Laminate
- Flooring** • Engineered Oak Flooring
- Bathroom Bench** • Reconstituted Stone
- Bathroom Wall Tile** • White Gloss Rectified Tile
- Bathroom Feature Tile** • Slip Resistant Tile
- Ceilings** • Painted Gyprock
- Doors** • Standard Internal Doors
- Windows** • Aluminium Safety Glass Windows
- Intercom** • Building Video Intercom
- Air Conditioning** • Ducted System
- Phone Points** • 1 x Phone Point Living
1 x Phone Point Master
- Tv Points** • 1 x TV Point, 1 x Foxtel Point

Laundry

- Dryer** • 5kg Dryer
- Laundry Tub** • Stainless Steel
- Laundry Mixer** • Polished Chrome

Kitchen

- Microwave** • AEG Stainless Steel
- Oven** • AEG 600mm Stainless Steel
- Range Hood** • 600mm Recirculating Range Hood
- Gas Cooktop** • AEG 600mm Stainless Steel
- Dishwasher** • AEG Stainless Steel Freestanding
- Kitchen Mixer** • Gooseneck Polished Chrome
- Sink** • Stainless Steel Bowl with Drainer

Bathroom

- Bottle Trap** • Polished Chrome
- Toilet** • Concealed Toilet
- Basin Mixer** • Polished Chrome
- Shower System** • 600mm Shower Rail
- Shower Mixer** • Polished Chrome
- Shower Screen** • Safety Glass
- Basin** • Wall Mounted Basin
- Robe Hook** • Polished Chrome
- Toilet Paper Holder** • Polished Chrome
- Towel Rail** • 300mm Polished Chrome
- Double Towel Rail** • 600mm Polished Chrome
- Shelf** • Glass/Polished Chrome

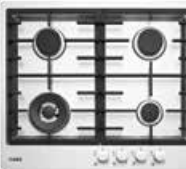
Disclaimer: We may substitute items contained in this schedule as long as the substituted item is at least the same quality. The location of fixtures and fittings maybe changed. The fact that kitchen splashback tiles and stone benchtops are naturally occurring materials or looks, variation in colour consistency and faultlines cannot be controlled. We will in endeavour to match the stone and timber in the sales office and on the finishes boards but cannot guarantee the stone or timber surface/pattern and colour will not vary.

FRANKE

hansgrohe



AEG



KOHLER

FLOOR PLAN
1 BEDROOM EXAMPLE



52
Internal
(SQM)

48
External
(SQM)

FLOOR PLAN
2 BEDROOM EXAMPLE



77
Internal
(SQM)

17
External
(SQM)

FLOOR PLAN
3 BEDROOM EXAMPLE



96
Internal
(SQM)

62
External
(SQM)



Quantum's Past Projects



Linton Apartments Kangaroo Point



No.1 Wharf Gladstone



Alston Apartments Malvern East



The Grove Beecroft



Mahogany Upper Mount Gravatt

ABOUT THE DEVELOPER

Since inception in 1999, Quantum has managed property development projects in excess of \$1.4 billion

This boutique funds management business manages development projects via Quantum Developments. These include property syndication, residential property and mortgages backed funds across Australia and the United States of America. Quantum Funds Management has created and maintained a track record in managed funds, having previously operated over 24 registered ASIC managed funds both listed and unlisted, and has or is developing over 17 similar development projects across Australia.

Quantum Group is a leading investment company providing a range of financial advisory, property funds management, investment research, development services and financing facilities to professional investors, individuals, accountants and financial dealer groups, in Australia, New Zealand, Hong Kong, China, Singapore and Malaysia.

Quantum manages these development projects via Quantum Funds Management Limited, a registered funds management company that holds an Australian Financial Services Licence (AFSL) with the Australian Securities and Investments Commission (ASIC).

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QUANTUM
DEVELOPMENT
MANAGEMENT

PBD | ARCHITECTS
ARCHITECT

SITE IMAGE
Landscape Architects
LANDSCAPE ARCHITECT

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