THE AVENUES

EAST ZETLAND

THE AVENUES
20 East Zetland 17
RETAIL

DEICORP
Design. Develop. Deliver.

A Charmed New Retail Neighbourhood at The Avenues



World Class Design


ARTISTS IMPRESSION

230 brand new apartments, bringing an elevated offer to Zetland.

Catchment Population

61,443

The current estimated population within a 1.6km radius.

26,462

The current estimated population within an 800m radius.

1.3%

Average annual growth rate, projecting the 1.6km radius population to increase to 77,643 by 2041.

2.0%

Average annual growth rate, projecting the 800m radius population to increase to 37,717 by 2041.

SOURCE LOC IQ JULY 2023

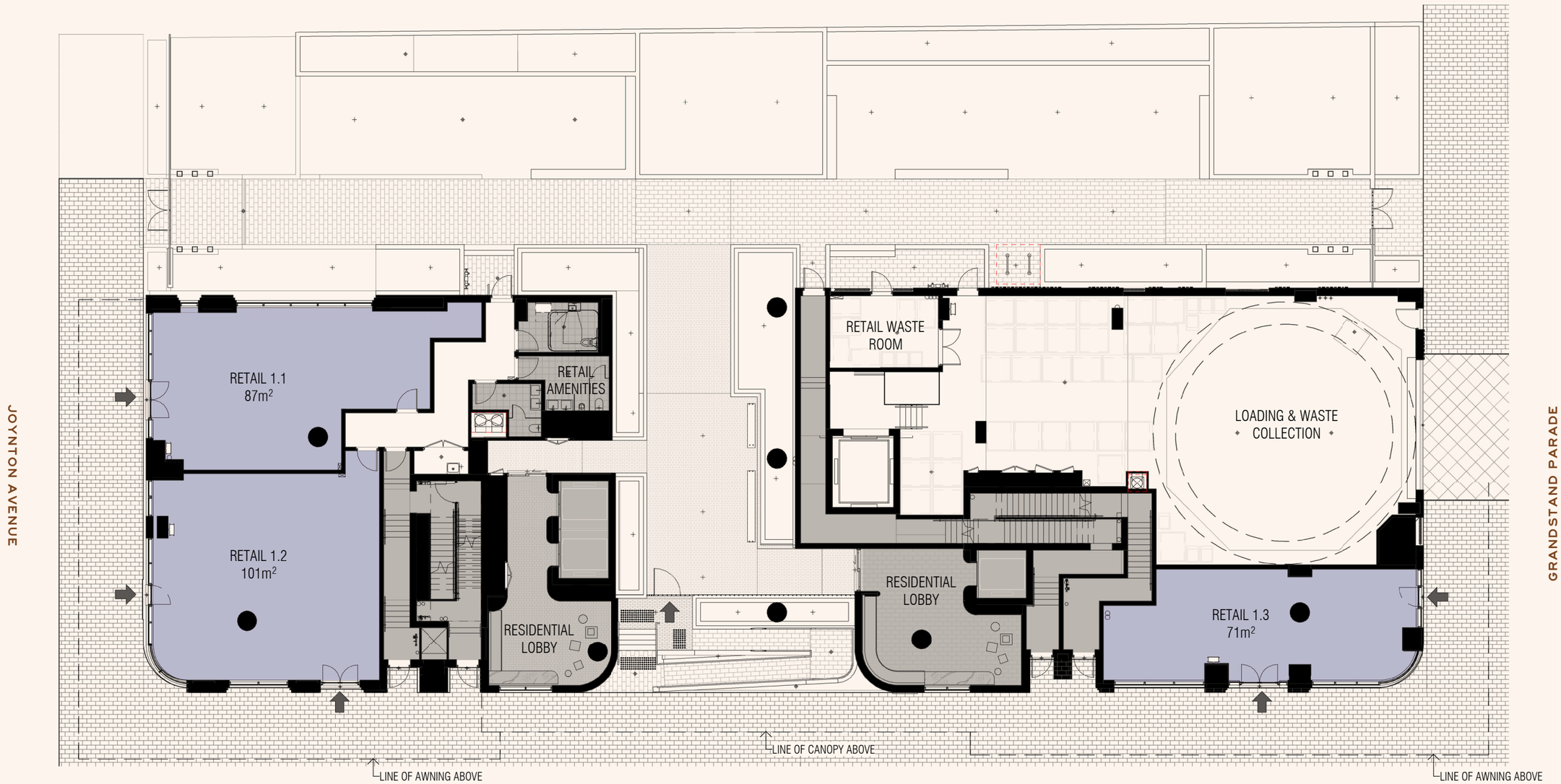

ARTISTS IMPRESSION





ARTISTS IMPRESSION





THE AVENUES

EAST ZETLAND

1300 104 751

theavenueseastzetland.com.au

ST. GERMAIN
GROUND FLOOR

N

0m 2m 4m

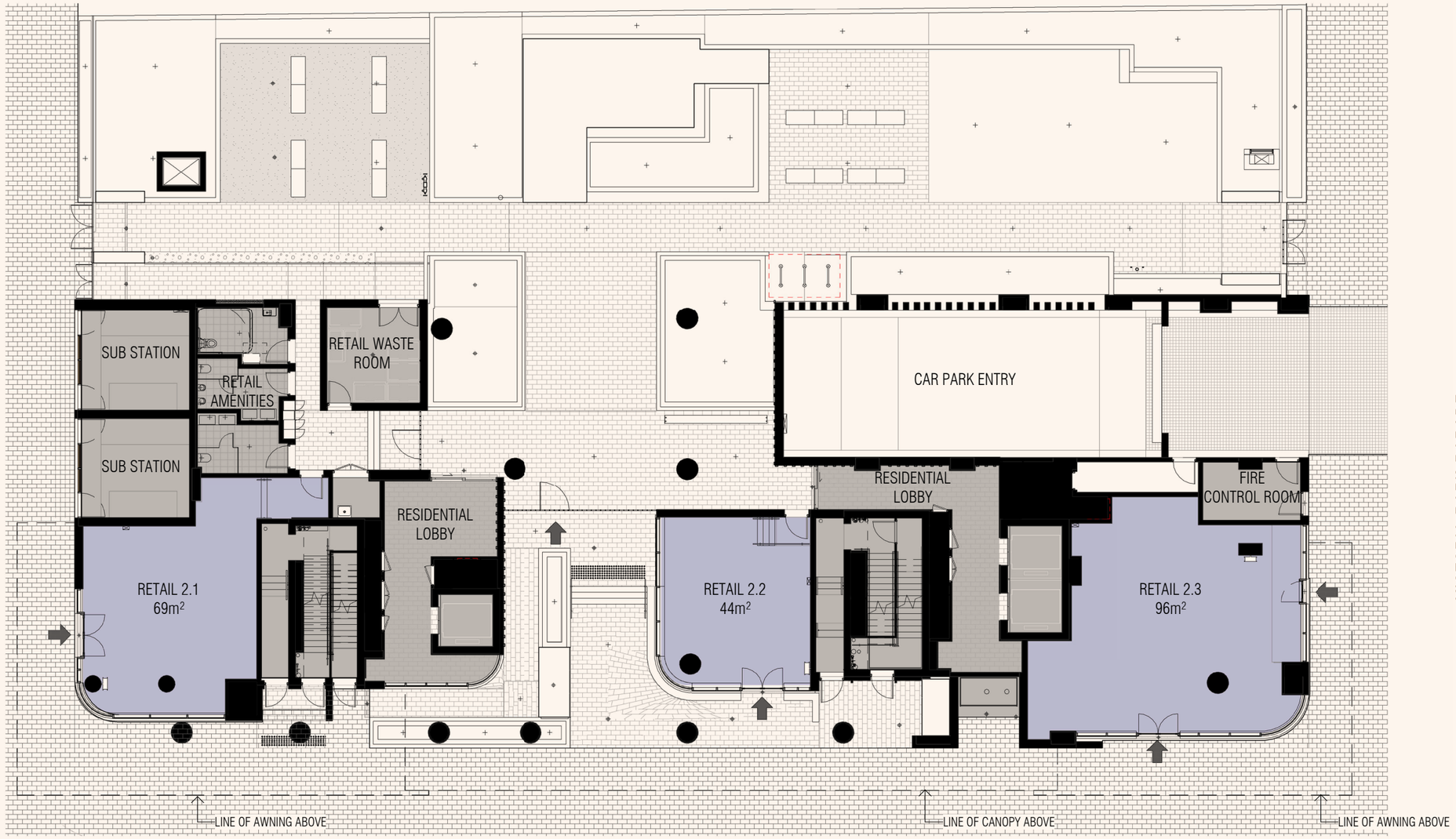
1:100 @ A1

1:200 @ A3

Disclaimer: These are preliminary, indicative floor plans not drawn to scale and are subject to planning and other approvals. Please note that these floor plans were produced prior to completion of construction. Any measurements shown are calculated in accordance with the relevant method of measurement required by the Strata Schemes Development Act 2015. Location and extent of solid façade elements, columns, apartment dimensions, floor and apartment layouts, levels, designs, diagrams, structures, configurations and ratios of different configurations, tile set-outs, areas, fittings, finishes and specifications are approximate only and subject to change without notice in accordance with the provision of the Contract for Sale or where required for compliance, planning, building regulations, other law or for any other reason. Planter boxes, if any, might or might not form part of the lot. The furniture is not with any sale unless otherwise disclosed in the Contract for Sale. Prospective purchasers must make and only rely on their own assessments and seek their own professional advice in all respects. The vendor makes no representations or warranties by providing this indicative floor plan in connection with any aspect of the apartment including its layout, dimensions, specifications and fittings. Prepared April 2025. V1

DEICORP
Design. Develop. Deliver.

GRANDSTAND PARADE



VICTORIA PARK PARADE

ZETLAND AVENUE

THE AVENUES

EAST ZETLAND

1300 104 751

theavenueseastzetland.com.au

VICTORIA
GROUND FLOOR

N

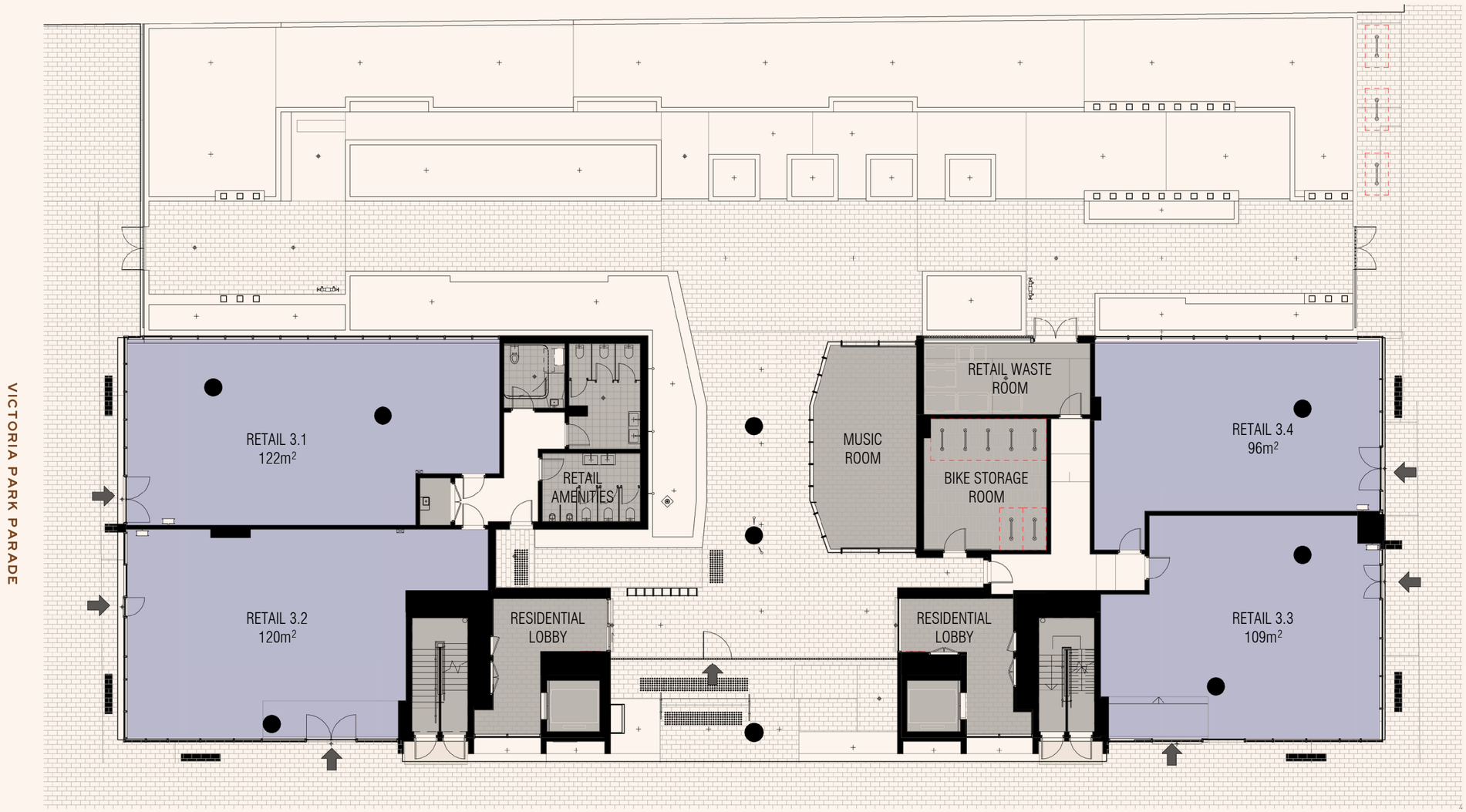
0m 2m 4m

1:100 @ A1

1:200 @ A3

Disclaimer: These are preliminary, indicative floor plans not drawn to scale and are subject to planning and other approvals. Please note that these floor plans were produced prior to completion of construction. Any measurements shown are calculated in accordance with the relevant method of measurement required by the Strata Schemes Development Act 2015. Location and extent of solid façade elements, columns, apartment dimensions, floor and apartment layouts, levels, designs, diagrams, structures, configurations and ratios of different configurations, tile set-outs, areas, fittings, finishes and specifications are approximate only and subject to change without notice in accordance with the provision of the Contract for Sale or where required for compliance, planning, building regulations, other law or for any other reason. Planter boxes, if any, might or might not form part of the lot. The furniture is not with any sale unless otherwise disclosed in the Contract for Sale. Prospective purchasers must make and only rely on their own assessments and seek their own professional advice in all respects. The vendor makes no representations or warranties by providing this indicative floor plan in connection with any aspect of the apartment including its layout, dimensions, specifications and fittings. Prepared April 2025. V1

DEICORP
Design. Develop. Deliver.



THE AVENUES

EAST ZETLAND

1300 104 751

theavenueseastzetland.com.au

VERONA
GROUND FLOOR

N

0m 2m 4m

1:100 @ A1

1:200 @ A3

Disclaimer: These are preliminary, indicative floor plans not drawn to scale and are subject to planning and other approvals. Please note that these floor plans were produced prior to completion of construction. Any measurements shown are calculated in accordance with the relevant method of measurement required by the Strata Schemes Development Act 2015. Location and extent of solid façade elements, columns, apartment dimensions, floor and apartment layouts, levels, designs, diagrams, structures, configurations and ratios of different configurations, tile set-outs, areas, fittings, finishes and specifications are approximate only and subject to change without notice in accordance with the provision of the Contract for Sale or where required for compliance, planning, building regulations, other law or for any other reason. Planter boxes, if any, might or might not form part of the lot. The furniture is not with any sale unless otherwise disclosed in the Contract for Sale. Prospective purchasers must make and only rely on their own assessments and seek their own professional advice in all respects. The vendor makes no representations or warranties by providing this indicative floor plan in connection with any aspect of the apartment including its layout, dimensions, specifications and fittings. Prepared April 2025. V1

DEICORP
Design. Develop. Deliver.

Vibrant Retail Destination

THE AVENUES
20 East Zetland 17
RETAIL



Catchment Area



16.6% ABOVE GREATER SYDNEY AVERAGE

Retail spending levels per person across the 800m and 1.6km radii, as compared with the metropolitan Sydney averages in 2022/23 indicate that spending on food catering, other food and groceries (Asian products included), and apparel, is significantly higher than benchmark levels.

$7,165

Average per capita expenditure food catering within 800m radius $7,165 against Greater Sydney Av $4,293 (66.9% above).

77,643

By 2041, the population is projected to reach 77,643 within 1.6km (1.3% annual growth) and 37,717 within 800m (2.0% annual growth).



$1.18 B

The total retail expenditure level is currently estimated at $1.18 billion and is projected to increase at an average rate of 3.9% to $2.3 billion by 2041.

25.6%

A very high proportion of overseas born residents, with 25.6% being Asian born.

Enjoy the benefit of a worker + resident population

Resident Worker Population

19,569

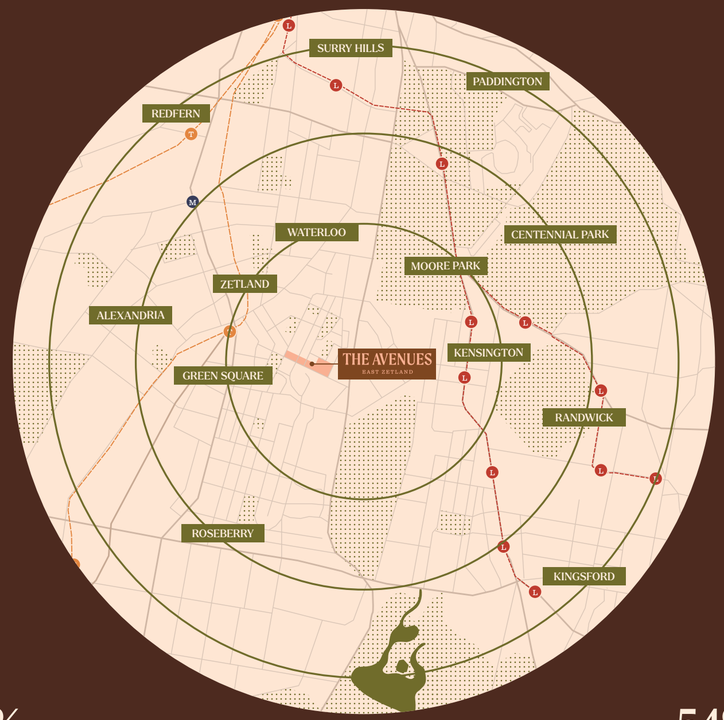
Within the 800m radius, there are 7,002 employed persons, with 19,569 employed persons across the 1.6km radius.

71.6%

Labour force participation (71.6%) is higher than the Sydney metropolitan and Australian averages, and lower than the mixed-use benchmark levels.

~85%

White collar industries (85%) and much higher than the Sydney metropolitan.



74.5%

A higher proportion of fulltime workers at 74.5 percent.

33.2%

Overall residents within the catchment area are younger professionals, who earn good average income levels. 800m radius 33.2% against Greater Syd Av 29%.

54%

Professionals are the predominant worker type, along with managers (54% of the total). Like resident workers, this reflects a strong white collar worker representation.

SOURCE LOC IQ JULY 2023

Your Neighbourhood

















THE AVENUES

EAST ZETLAND



Deicorp Office

02 8665 4100

Level 2/161 Redfern St, Redfern NSW 2016

DEICORP

Design. Develop. Deliver.

General disclaimer: The contents of this document have been prepared prior to completion of detailed design and construction of The Avenues. Images depicting interiors and exteriors (including view lines) are intended as a guide only and are artist's impressions of how the development may appear when completed. The actual appearance, style and configuration of the elements of the development may vary without notice and may not be identical or similar to the images shown. As such, this material does not constitute a representation by the Developer, Vendor or the Agent in respect of the actual size, form, dimensions, specifications or layout of the apartments or other parts of the building. Deicorp does not accept responsibility for any action taken by intending purchasers in reliance on the information in this document. The final product may vary from the images shown. Images are artist's impressions only, fixtures and finishes are subject to change and furniture is not included unless otherwise stated in the contract for sale. Any view lines shown are indicative only as at the date of publication. Actual views from each apartment may vary on completion from that shown. View lines may be impacted by current and future development applications. Changes may be made to the detailed layouts during development and construction in accordance with the provisions of the contract for sale or planning or authority requirements. Prospective purchasers must make and rely on their own enquiries.

Whilst Deicorp endeavours to ensure that the information in this brochure is correct, no warranty, express or implied, is given as to its accuracy. Nothing in this document constitutes specific technical, financial or investment advice and prospective purchasers are advised to seek their own independent advice based on their specific circumstances. Prepared by Deicorp Projects (Joynton) Pty Ltd.