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CHAPTER 01
LIFESTYLE & LOCATION

THE HEART
OF SOUTH
SYDNEY

CITY LIVING MEETS
PEACEFUL SUBURBIA



WESTFIELD HURSTVILLE

HURSTVILLE TRAIN STATION

HURSTVILLE CBD

SYDNEY CBD

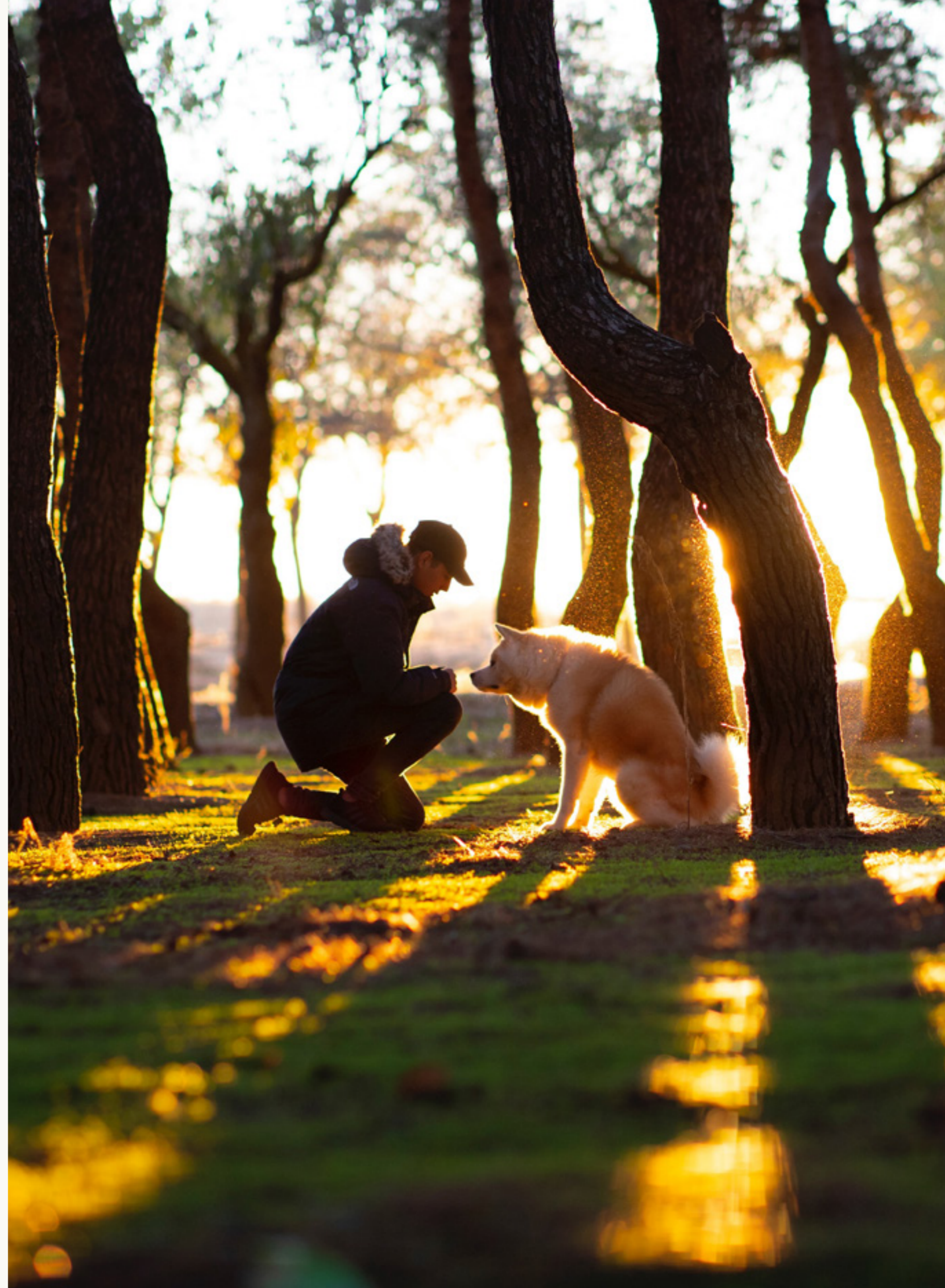




At the centre of Hurstville's CBD you have it all. A major public transport hub. A full fledged shopping centre. Medical services. Gyms. But away from this urban strip and you'll find quiet, leafy streets, picturesque parks and playgrounds. Hurstville also has a long and rich tradition of educational excellence. From K-12 and beyond, you will be within close proximity to a range of public, Catholic and private schooling options, including some of Sydney's oldest and most prestigious selective schools.



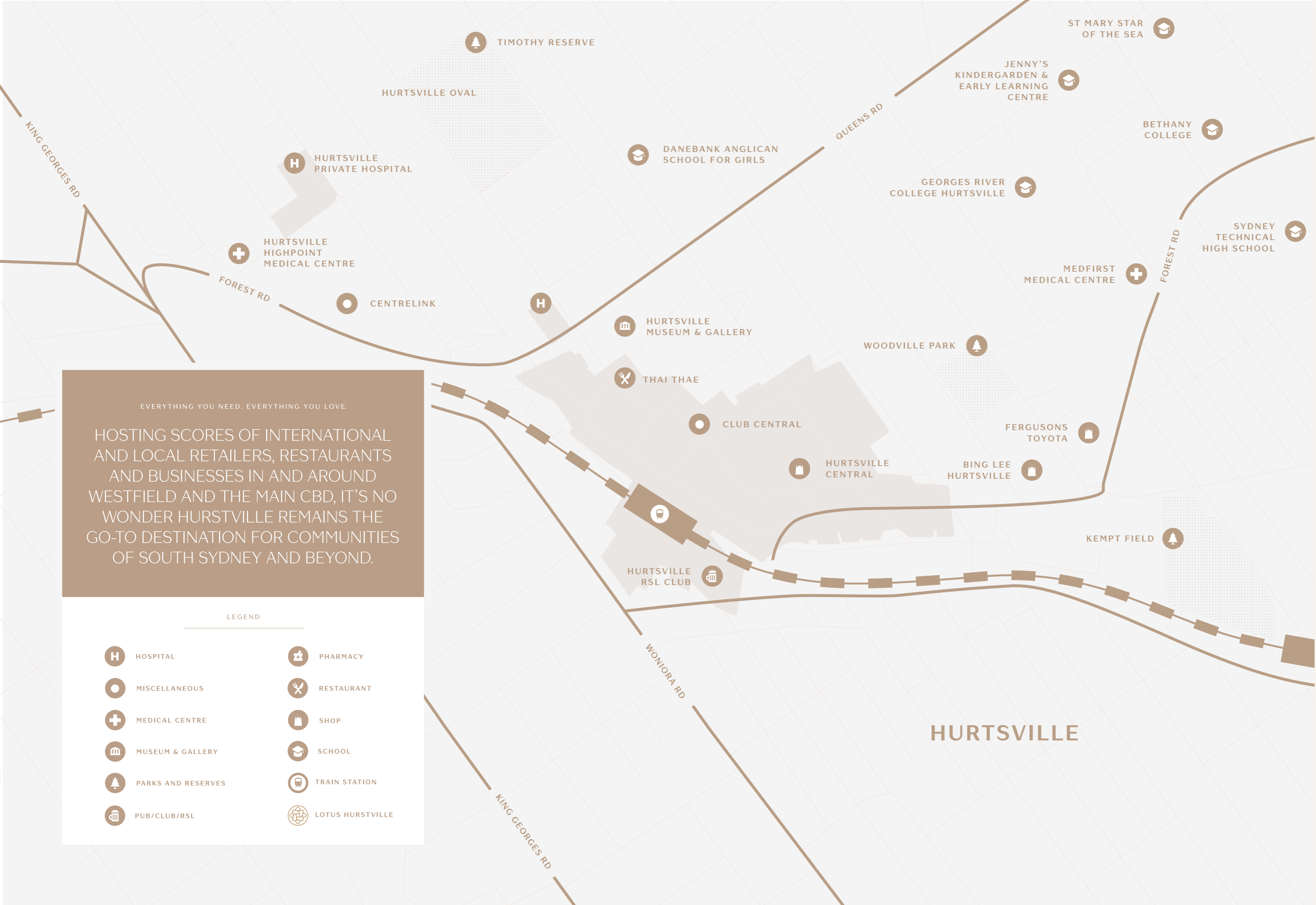
With Sydney growing and evolving rapidly year after year, Hurstville has been, and continues to be, the epicentre of Sydney's south. Key to Hurstville's convenience is its public transport. As a main station on Sydney's T4 rail network, there is no shortage of trains to Sydney CBD, coming every 2-5 minutes during peak hour. The nearby M4 motorway, King Georges Road or the Princes Highway connect residents to all parts of Sydney quickly and conveniently by bus (via the Hurstville bus interchange) or car.





Very few suburbs capture the multicultural vibrancy of Sydney quite like Hurstville. This means that you have no shortage of options when it comes to dining, from Cantonese yum cha to authentic, regional Chinese cuisine. But the flavours aren't just limited to Chinese food - gourmet cooking from all parts of the world are just down the road, waiting for you to try.













There are also plenty of activities to help you work off all that food. If shopping is your exercise, the reinvigorated Westfield with all the major local and international retailers is ready to meet your challenge.



EVERYTHING YOU NEED. EVERYTHING YOU LOVE.

HOSTING SCORES OF INTERNATIONAL AND LOCAL RETAILERS, RESTAURANTS AND BUSINESSES IN AND AROUND WESTFIELD AND THE MAIN CBD, IT'S NO WONDER HURTSVILLE REMAINS THE GO-TO DESTINATION FOR COMMUNITIES OF SOUTH SYDNEY AND BEYOND.

LEGEND

- | | |
|--|--|
|  HOSPITAL |  PHARMACY |
|  MISCELLANEOUS |  RESTAURANT |
|  MEDICAL CENTRE |  SHOP |
|  MUSEUM & GALLERY |  SCHOOL |
|  PARKS AND RESERVES |  TRAIN STATION |
|  PUB/CLUB/RSL |  LOTUS HURTSVILLE |

TIMOTHY RESERVE

HURTSVILLE OVAL

HURTSVILLE PRIVATE HOSPITAL

HURTSVILLE HIGHPOINT MEDICAL CENTRE

CENTRELINK

DANEBANK ANGLICAN SCHOOL FOR GIRLS

HURTSVILLE MUSEUM & GALLERY

THAI THAE

CLUB CENTRAL

HURTSVILLE CENTRAL

HURTSVILLE RSL CLUB

WOODVILLE PARK

FERGUSONS TOYOTA

BING LEE HURTSVILLE

KEMPT FIELD

ST MARY STAR OF THE SEA

JENNY'S KINDERGARDEN & EARLY LEARNING CENTRE

BETHANY COLLEGE

GEORGES RIVER COLLEGE HURTSVILLE

SYDNEY TECHNICAL HIGH SCHOOL

MEDFIRST MEDICAL CENTRE

HURTSVILLE

KING GEORGES RD

FOREST RD

QUEENS RD

FOREST RD

WONJORA RD

KING GEORGES RD



DESIGNED
FOR LIFE



BUILT BY THE FINEST. INSPIRED BY THE COMMUNITY.

METICULOUSLY DESIGNED & BUILT TO ALLOW RESIDENTS TO LIVE FREELY & RISE TO THEIR ASPIRATIONS.

Beneath the building's avant garde flair lies a solid, high quality build for peace of mind. Using latest innovations in engineering processes and utilising precast concrete during construction, you can be confident that reliability and excellence has been etched into every facet of the project.

Live life your way, with over 120 luxury apartments split across two buildings to choose from. Enjoy scenic views of Sydney CBD, mingle with your neighbours and furry friends at the communal BBQ and dog park, which is exclusive and private to residents only, before settling back into your private haven.



Rise to a new standard of excellence. Careful planning, attention to detail, immaculate execution, nothing has been spared in order to deliver an elegantly contemporary retreat for you to call home. With wide reaching views across Sydney just outside your window, your interior is grounded by the pristine, wood finish tile flooring balancing the delicate, light tones for an inspired living space.

Make your in home dining experience exceptional and memorable, with an exquisitely designed kitchen that offers functionality above all else. High quality, engineered stone benchtop and splashback complement premium Miele appliances, which have been seamlessly integrated into the space to give you a fantastic starting point for your culinary creations.





COMFORT, QUALITY AND STYLE

AN ABUNDANCE OF FRESH AIR AND
NATURAL LIGHT ENVELOPES YOUR
OVERSIZED BEDROOM, CONNECTING YOU
BACK TO THE PURITY OF THE NATURAL
WORLD FROM YOUR SANCTUARY

Our generously spaced bedroom features floor to ceiling windows and a private balcony to allow you take in as much of Sydney's natural beauty as you want.

Enjoy the freedom to truly make this space your own. Soft neutral tones underpin the aesthetics of this space. In essence, you can look forward to a blank canvas, ready for you to transform your bedroom into a pure expression of your true self.



Whether you're energising yourself for a new adventure, freshening up for a night out or unwinding after a long day, you can be sure your lavishly designed bathroom will put you in the right frame of mind. The space is headlined by Parisi fixtures set against a soft, subtly textured mosaic ceramic tiled wall to create a sophisticated yet inviting atmosphere.



Functionality, however, hasn't been sacrificed. Expansive mirrored overhead cabinets, strip LED lighting and an engineered stone benchtop come together to create a practical, yet beautiful space, finished off with your choice of colour scheme.



SYDNEY'S FIRST RESIDENT ONLY DOG PARK

LUSH, OPEN OUTDOOR SPACES FOR THE WHOLE FAMILY AND THE WHOLE COMMUNITY

At Lotus Residence we believe there should be plenty of space for the whole family - including our furry little friends. That's why we have Sydney's first-ever resident-only pet playground with dedicated facilities including a private dog park, manifold play equipment, and even grooming amenities to keep your pooch pampered and happy.

From your own personal terrace to the rooftop garden and barbecue areas Lotus Residence is filled with opportunities for entertainment and community connection.





Careful attention to detail has been paid to every aspect of the development. From stone work surfaces to energy efficient contemporary lighting and plush carpets. The materials and fixtures palette is refined, modern and timeless helping you feel at home from day one.

LOTUS RESIDENCE FEATURES

REFINED FINISHES,
METICULOUS DESIGN AND
ROBUST CONSTRUCTION



SPACIOUS
OPEN KITCHEN



MIELE
APPLIANCES



TIMBER LOOK
TILE FLOORING



LED
LIGHTING



PRECAST
CONCRETE



5 YEAR
WARRANTY



LOW MAINTENANCE FEE



CITY VIEWS



PARISI TAPWARE



DUCTED AIR
CONDITIONING
TO ALL ROOMS



COMMERCIAL
GRADE
WINDOWS



40
MM
40MM WATERFALL
EDGE KITCHEN
ISLAND BENCHTOP



CHAPTER 03
THE TEAM

AN AWARD
WINNING
TEAM

AN EXPERIENCED, AWARDED
DEVELOPER AND BUILDER



With a well-earned, national reputation amongst clients and peers, tqm design & construct are renowned for delivering exceptional residential construction projects, on time and on budget. Their impressive track record has been built upon years of research, experience and innovation. Continuously striving for executional excellence in design and construction at every step of the project.

A strong, multi-disciplinary engineering design company, their services span the breadth of the construction industry. From engineering, building and surveying, through to regulatory advice and certification.

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TQM STATS AND RECORD

A TRUSTED DEVELOPER WITH A LONG STANDING TRACK RECORD.



20+ SUBURBS
Built and developed in more than 20 suburbs in Sydney Australia.



AWARD WINNING
An award winning developer and builder.



AUSTRALIAN OWNED
Local Australian developer and construction company.



1000+
More than 1000 apartments built.



200+
More than two hundred employees.



QUALITY
At TQM Design and Construct quality comes first.

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