

AUBURN SQUARE

SYDNEY



Discover
Auburn's most
prestigious
address

Welcome to your new home at Auburn Square

Auburn Square will be delivered by Tian An LFD, a partnership strengthened by the commitment of both Tian An Australia and LFD Developments, a family-owned business.

Our definition of quality is not only displayed in our construction and finishes but more importantly, it creates projects that deliver an outstanding quality of life. We have worked with renowned industry professionals to craft Auburn Square in a way that considers how people live, work and play.

We pride ourselves on a superior level of innovative urban transformation and design, creating apartments that surpass expectations with their level of construction integrity and meticulous attention to detail.

Our experience working as a team on our recent project Cascade Gardens is proof that our high-level of quality can be achieved. An incredible track record shows we deliver methodically designed apartments that sit harmoniously within their surroundings, complement the environment and enjoy all the vitality and ease of village living. Our financial backing from an ASX listed property developer Tian An Australia means that you can feel reassured that your home is in safe hands.

Benjamin Lin

Managing Director



JALY LIN, EXECUTIVE CHAIRMAN & BENJAMIN LIN, MANAGING DIRECTOR

Designer living just 30 mins from Sydney's CBD

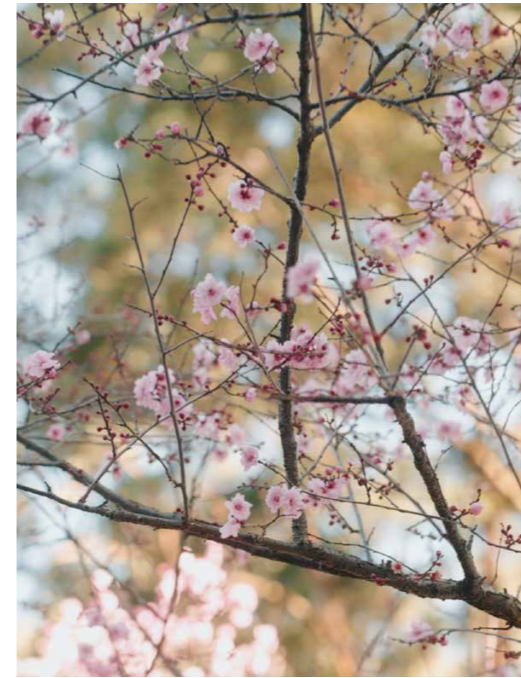
A carefully considered collection of 1, 2, and 3 bedroom apartments successfully merging functionality and finesse in one of Sydney's fastest growing communities.



A celebration of life's luxuries in the center of Sydney's thriving west

Auburn Square is setting a new benchmark for residential developments in Western Sydney, with the precinct design largely inspired by the nearby Auburn Botanical Gardens. From the apartments to landscaping, retail precinct and public domain, it's all about creating a place that brings the community together to enjoy all aspects of life and family, in Auburn's lush green surrounds.





An urban sanctuary of modern convenience

With everything on your doorstep, Auburn Square is the home of convenience. Grab a coffee on your walk to the station, meet friends for lunch in the podium garden and enjoy family barbecues on the rooftop while the kids play safely on communal lawns. It's your own piece of an established community, offering all you need through life's stages.

Consciously
curated
apartments

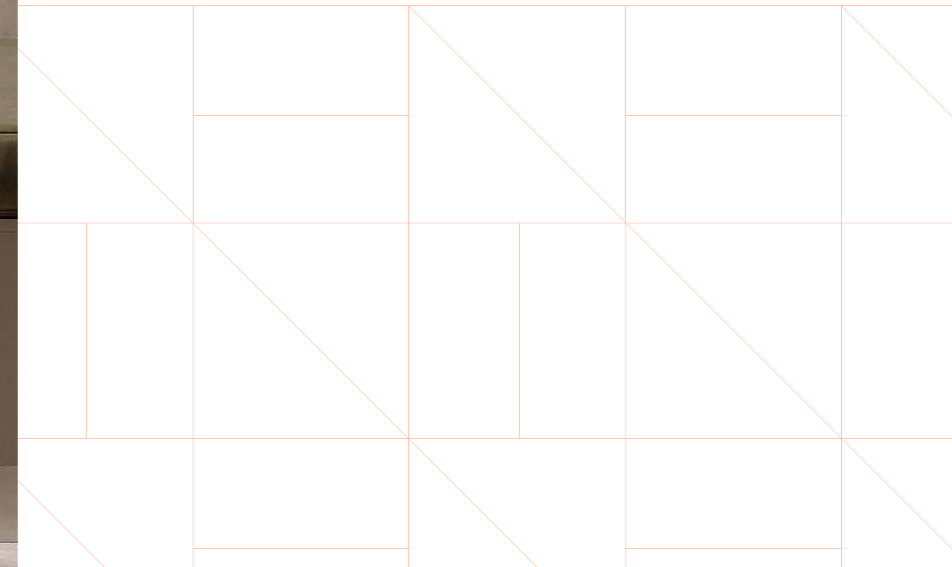




Residences well-versed in style

Arrive home to a sense of calm, flowing seamlessly from the outside in, with secure lobbies offering the perfect welcome including a dedicated parcel locker. The green wall feature and warmth of timber joinery subtly connects exterior design elements to the interiors, elegantly incorporating practical features that make life easier.

A bench to sort the mail, a seat to wait for a friend, or simply some space out of the weather to remove your coat while you wait for the elevator, Auburn Square delivers on all thoughtful details.



Connect with nature in your new neighbourhood

The Auburn Botanic Gardens is just a 7 min drive from Auburn Square and is a haven of tranquility for visitors of all ages. Spanning 9.2 hectares, it is known for its Ryoan-ji style Japanese Garden, complete with a Cherry Blossom Festival that runs every year in August, which is not to be missed.

Auburn is an active community, with a selection of parks and ovals that promote fun and fitness for the whole family. The Auburn District Cricket Club calls Mona Park home, with the quintessential white picket fence surrounding the pitch of George Parry oval. If you're a fan of the world game, Auburn Football Club's mission is to help local kids develop life skills through sport. The Ruth Everuss Aquatic Centre is a great place to learn to swim or simply cool off in summer.





GAZIANTEP SWEETS

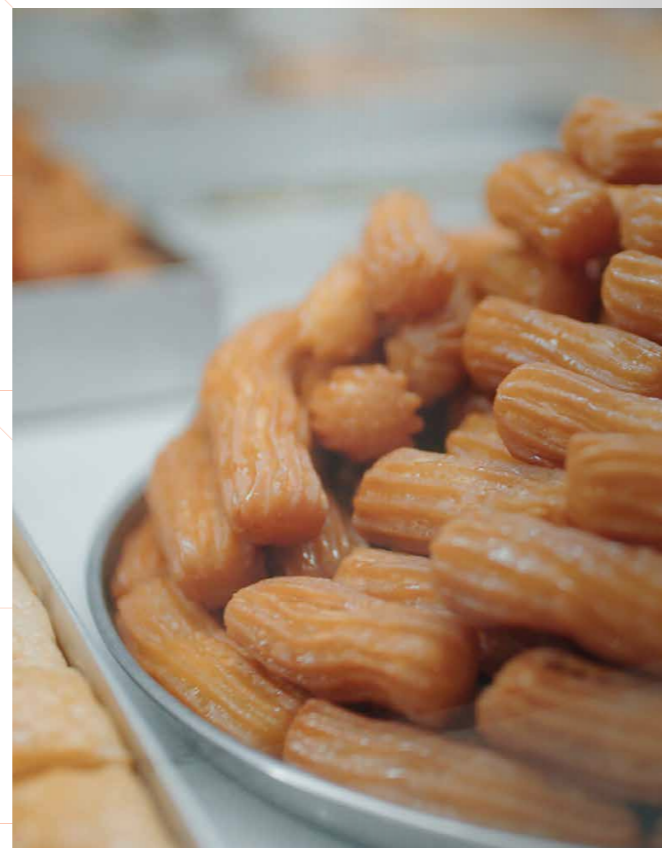


AHWII CAFÉ

A precinct with community at its heart

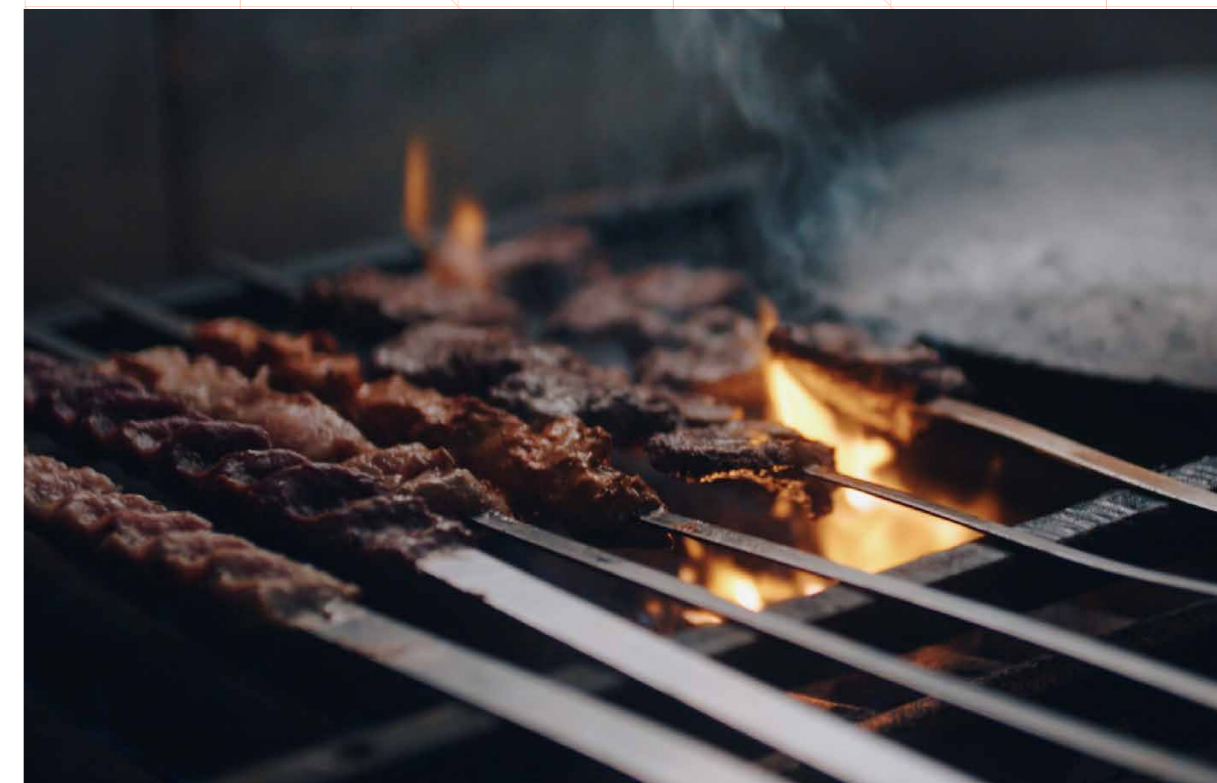
Auburn has a blossoming reputation as a food destination and Auburn Square is surrounded by a buzzing population of food-driven opportunities, thanks to the presence of a variety of multicultural restaurants and specialty grocers.

Take a step into Sydney's best kept foodie secret that keeps locals hungry for more.



GAZIANTEP SWEETS

Auburn is a haven for multicultural food, celebrated for being both diverse and delicious. A welcoming community of foodies brings the traditional flavours of the Middle East, Asia and Africa to the tables of the many family run café's and restaurants in the area. Try the coffee & traditional sweets & pastries from Gaziantep Sweets and Ahwii Café or visit Bar.B.Q Tonight for deliciously moreish grilled meats and their famous fried chicken – there's so much to discover.



BAR.B.Q TONIGHT



An easy connection

Convenience is paramount to Auburn Square. Sitting in the geographical heart of Sydney in the thriving community of Auburn, the residential space boasts easy access to destinations right across the Harbour City (and beyond). Neighbouring Parramatta Road and the M4 promise a short drive to Sydney CBD or destinations deeper west. The Auburn train station is conveniently within a 3 minutes stroll from the front door.

For those working or studying in the city, you can get from Auburn Station to Central in only 30 minutes, with plans to further increase commuting capacity via the new Metro West train line.



Plan for the future

Auburn Square is surrounded by a diverse selection of Public, Catholic, Islamic and Independent schools catering for children from Kindergarten to Year 12. Western Sydney University's new and innovative Parramatta City campus is easily accessible, or if you work in Parramatta's growing business district – it is only 10 minutes by train.

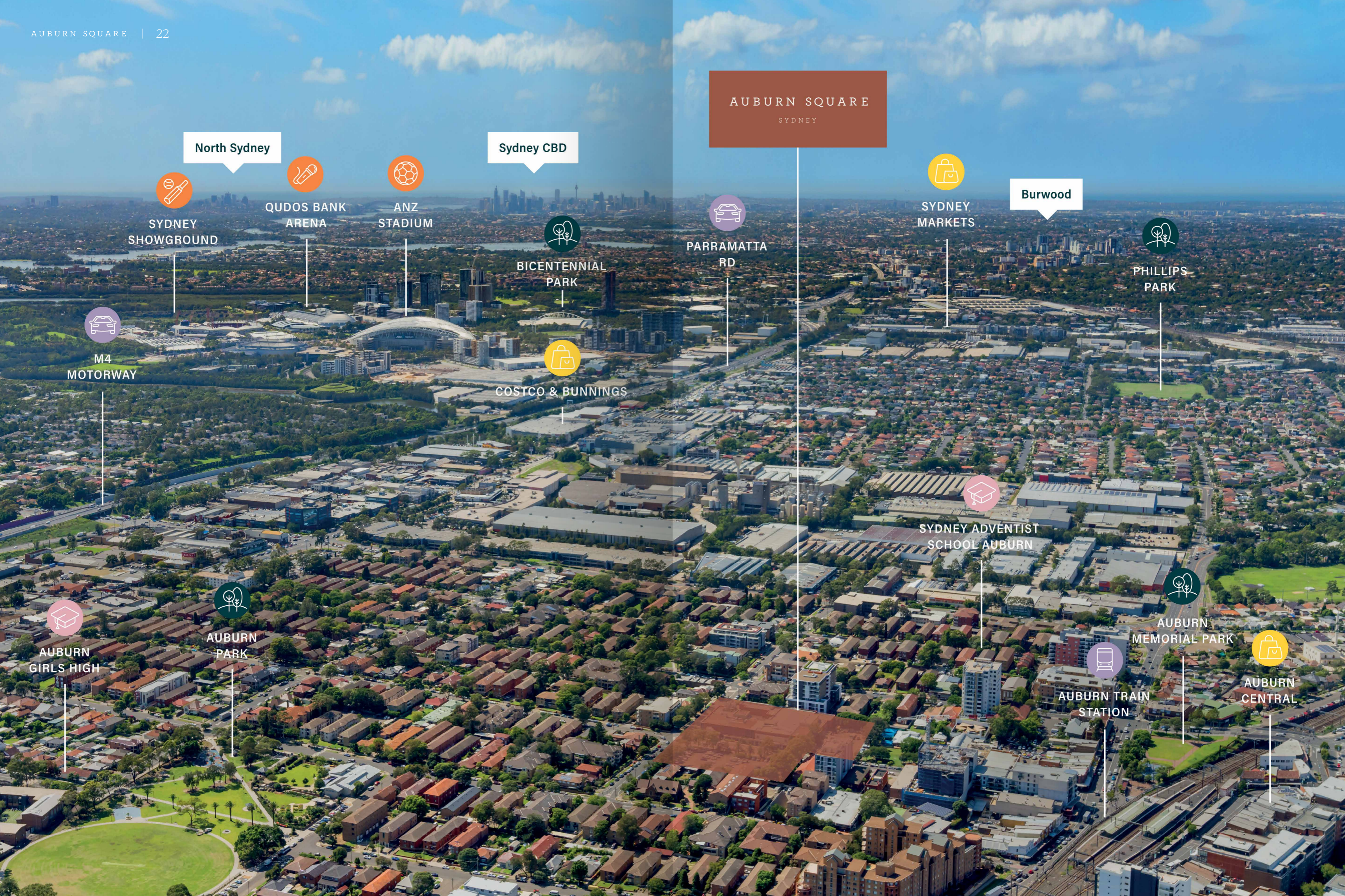


SYDNEY ADVENTIST SCHOOL, AUBURN



WESTERN SYDNEY UNIVERSITY





North Sydney

Sydney CBD

AUBURN SQUARE
SYDNEY

Burwood



SYDNEY SHOWGROUND

QUDOS BANK ARENA

ANZ STADIUM

BICENTENNIAL PARK

PARRAMATTA RD

SYDNEY MARKETS

PHILLIPS PARK

M4 MOTORWAY

COSTCO & BUNNINGS

SYDNEY ADVENTIST SCHOOL AUBURN

AUBURN MEMORIAL PARK

AUBURN GIRLS HIGH

AUBURN PARK

AUBURN TRAIN STATION

AUBURN CENTRAL

Your home is here

Open concept living and dining areas enhance the overall sense of space in these luxurious apartments. Large format floor tiling in neutral colours provide a seamless transition from the kitchen through to the living area and out onto the balcony or terrace.



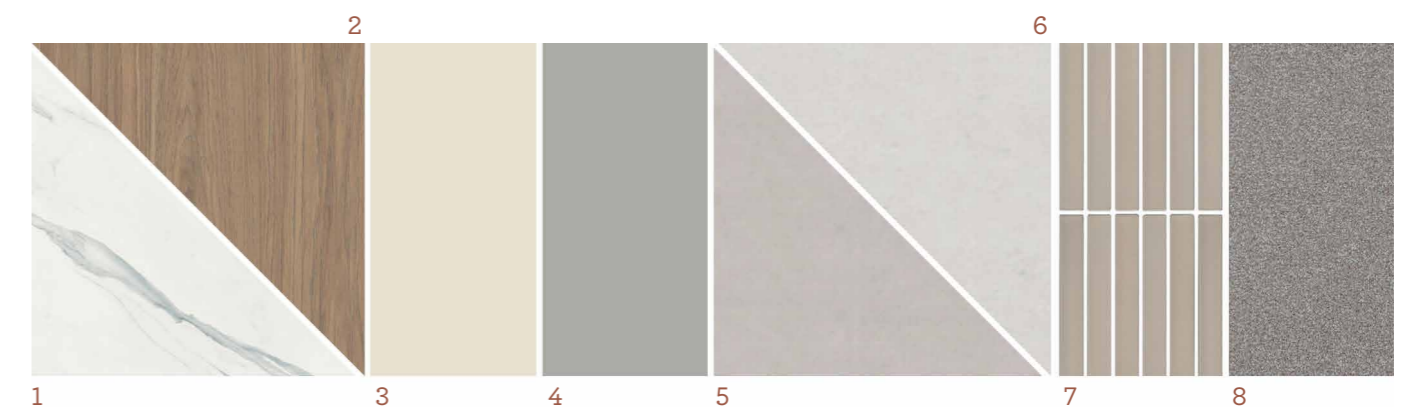


Designed for how you live

Each apartment layout has been designed for ultimate day-to-day liveability to provide a sense of comfort and ease when you're home. High-end finishes, contemporary design elements and premium inclusions set Auburn Square apart. The carefully considered interiors enhance natural light and highlight functionality.

Apartment orientations, tiled flooring and deep balconies let you harness seasonal sun for sustainability and lower power bills.

LIGHT SCHEME



CONTRAST SCHEME



- 1 Kitchen Benchtop & Splashback
- 2 Kitchen Joinery - Feature Shelf
- 3 Kitchen Joinery - Island Bench
- 4 Kitchen/Bathroom Joinery

- 5 Floor Tile
- 6 Bathroom Wall Tiles
- 7 Bathroom Feature Tile
- 8 Bedroom Carpet

An entertainers' terrace

Floor-to-ceiling glass sliding doors extend generous interior living spaces seamlessly out to your private balcony or terrace. Deep and covered, these are perfect for year-round entertaining. Welcome the day with a morning coffee, dine alfresco with friends and family on weekends or simply unwind from the day in your own outdoor space.



LIGHT SCHEME

CONTRAST SCHEME



All the right ingredients

Enjoy cooking up a storm in your spacious contemporary kitchen, with everything you need to be a master chef in your own home. Featuring SMEG and Westinghouse appliances including gas cooktop, dishwasher and rangehood, and clever storage solutions throughout, you have everything you need for weeknight cook-ups or extravagant dinner parties with friends.

Colour Schemes

Select from two colour schemes for either a predominantly light or contrasting finish on cabinetry, splashback and floor tiles. These colour schemes will run throughout the whole apartment, including a stylish feature wall that sets the tone in your living, dining and kitchen spaces.

Setting the new standard of style

Maximising light and space, all bathrooms and ensuites feature contemporary finishes for an air of timeless elegance. Your chosen colour scheme carries into the bathrooms with complementing wall tiles, cabinetry and floor tiles, with the option for a bathtub in larger apartments.



CONTRAST SCHEME



LIGHT SCHEME

Your place to unwind

Spacious 1, 2 & 3 bedroom apartments provide the ideal retreat to unwind in your own space. Depending on the layout chosen, master bedrooms can include an ensuite and balcony access. All bedrooms feature plush carpet and built-in wardrobes, finished in your chosen colour scheme.







A place of quiet contemplation

An urban oasis in the thick of Sydney's thriving west, green spaces are the specialty of Auburn Square. The 2,000sqm of green space offers privacy and serenity for residents to enjoy. The Level 1 podium garden is a centrepiece, overlooked by surrounding apartments. Thoughtfully designed by landscape architects Ground Ink to enrich the living experience, it provides the opportunity to unwind amid the calm of nature and a safe and sheltered retreat for you to enjoy.



Generous outdoor space to be envious of

Spend nights enjoying expansive CBD views tittle in hand, entertaining at the barbecues scattered throughout, or watching a movie at the adjoining open air sky cinema. Fitness enthusiasts can also utilise the outdoor fitness equipment present.

Take in the view and expand your expectations

Expansive views towards the CBD and Sydney Olympic Park greet you when you step out into the impressive rooftop garden.





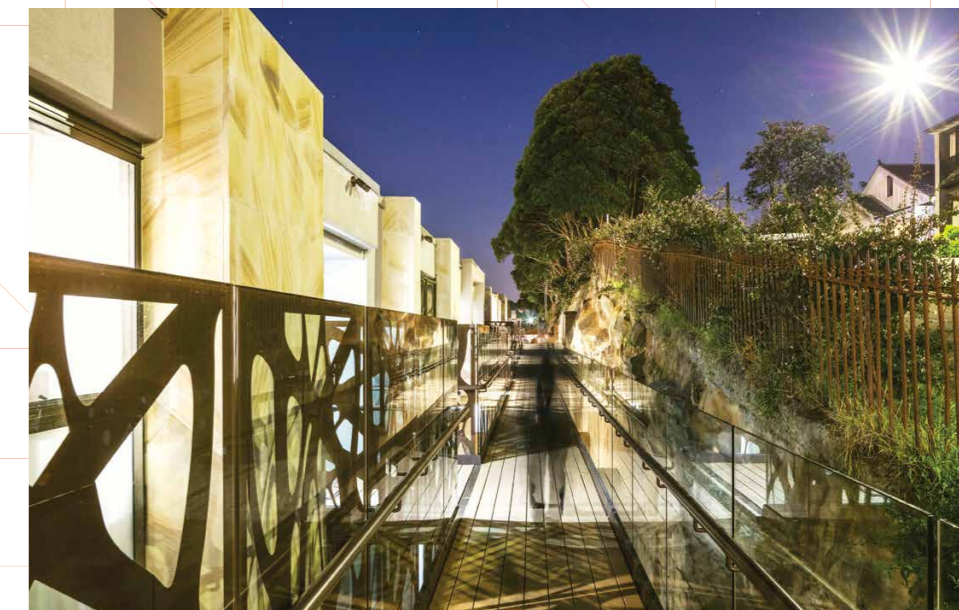
Tian An LFD

Tian An LFD is an Australian property developer of well thought out high- end residential and mixed use projects. The company is a joint venture between LFD Developments and Tian An Australia, an ASX listed property developer and the Australian arm of a respected property development company in China.

Together their vision is to develop liveable communities catering to a broad demographic of buyers, from owneroccupiers to those looking to invest in a quality product that will provide strong returns for years to come. The Tian An LFD team brings together experienced professionals across construction, finance, engineering, design and project management, allowing them to integrate all facets of each project.



THE HENLEY, ENFIELD



BRIDGEVIEW, ANNANDALE



CASCADE GARDENS, PYMBLE

Rothelowman

Rothelowman engage in radical exploration to find extraordinary solutions. As pioneers in the field of architecture and design, Rothelowman are ever-evolving their practice, people and market through the award-winning projects they deliver for Australia's premier private and public organisations.

Rothelowman brings more than 25 years' experience to bear on Auburn Square. Their team applies an award-winning track record of innovative solutions to deliver highly commercial, intelligent designs.

Auburn Square will enhance the urban environment, add value to the natural landscape and stand the test of time as a unique and authentic human environment.



HAWTHORNE PARK, MELBOURNE



ONE AVON, PYMBLE

Harvie Group

Harvie Group is a leading real estate agency with a dedication that runs deep. For more than 35 years, they have ensured every clients' purchasing experience is a special moment, whether it's your 1st or 21st property.

As a tight family owned business, Harvie Group offers an extensive range of marketing, sales and property management expertise and have delivered consistent results across sales, rentals and off-the-plan that simply can't be matched by any other Real Estate agency in Australia.



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standard of apartment
living in Sydney's west



AUBURN SQUARE

SYDNEY



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