



gusto
APARTMENTS



*live your life
with gusto*

1

2

03 Rosebery is undoubtedly staking its claim as one Sydney's foodie hubs. With the likes of Bourke Street Bakery, The Grounds of Alexandria, Kitchen by Mike, Black Star Pastry and a host of other popular neighbourhood gems on your doorstep, you'll have direct access to Sydney's finest fresh produce, artisanal delicacies and a thriving cafe culture.



*buon appetito!
a foodie haven*

.....

04



THE GROUNDS OF ALEXANDRIA



05 BOURKE STREET BAKERY



DA MARIO



POPULAR NEIGHBOURHOOD GEMS

**SYDNEY'S FINEST
FRESH PRODUCE**

.....

07



**KITCHEN BY
MIKE**



08

KOSKELA



**BLACK STAR
PASTRY**

Gusto is a striking residential development that embraces the vibrant and urban character of one of Sydney's hippest neighbourhoods. Located in the heart of the inner South, Rosebery has emerged as an aspirational destination for those seeking an authentic, dynamic and convenient lifestyle. Undeniably contemporary, Gusto's sleek and sophisticated facade opens up onto a private landscaped courtyard, overlooked by 71 spacious and well appointed apartments that set a new standard in inner city living.



*contemporary
by nature*

A modern multi-story apartment building with a courtyard and autumn foliage. The building features a mix of white, grey, and wood-grain finishes. It has multiple levels of balconies with glass railings and wooden slat screens. The courtyard below is landscaped with green grass, purple flowers, and a small tree. The scene is framed by trees with yellow autumn leaves. A white circular graphic on the right contains the text 'A NEW STANDARD IN INNER CITY LIVING' in red, with a dotted line below it. Small red circles with the numbers '11' and '12' are located on the left and right sides of the image respectively.

**A NEW
STANDARD IN
INNER CITY LIVING**

.....



*designed
with gusto*

.....

Defined by bold, geometric forms, textured render and laser cut metal screens, Gusto takes its cues from Rosebery's vibrant urban context, whilst delivering a tailored, designer solution that celebrates a sense of community and the great outdoors. Four distinct residential buildings, divided into intimate collection groupings of 15-20 units, feature a combination of 1, 2, and 3-bedroom terrace-style duplexes and garden apartments. Dramatic, double-height walkways between each entrance open onto a beautifully landscaped outdoor oasis, drawing abundant natural light and cross-ventilation across each of Gusto's expertly-planned interiors.

**ABUNDANT
NATURAL LIGHT**

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**OPEN PLAN DINING
AND LIVING AREAS**

17

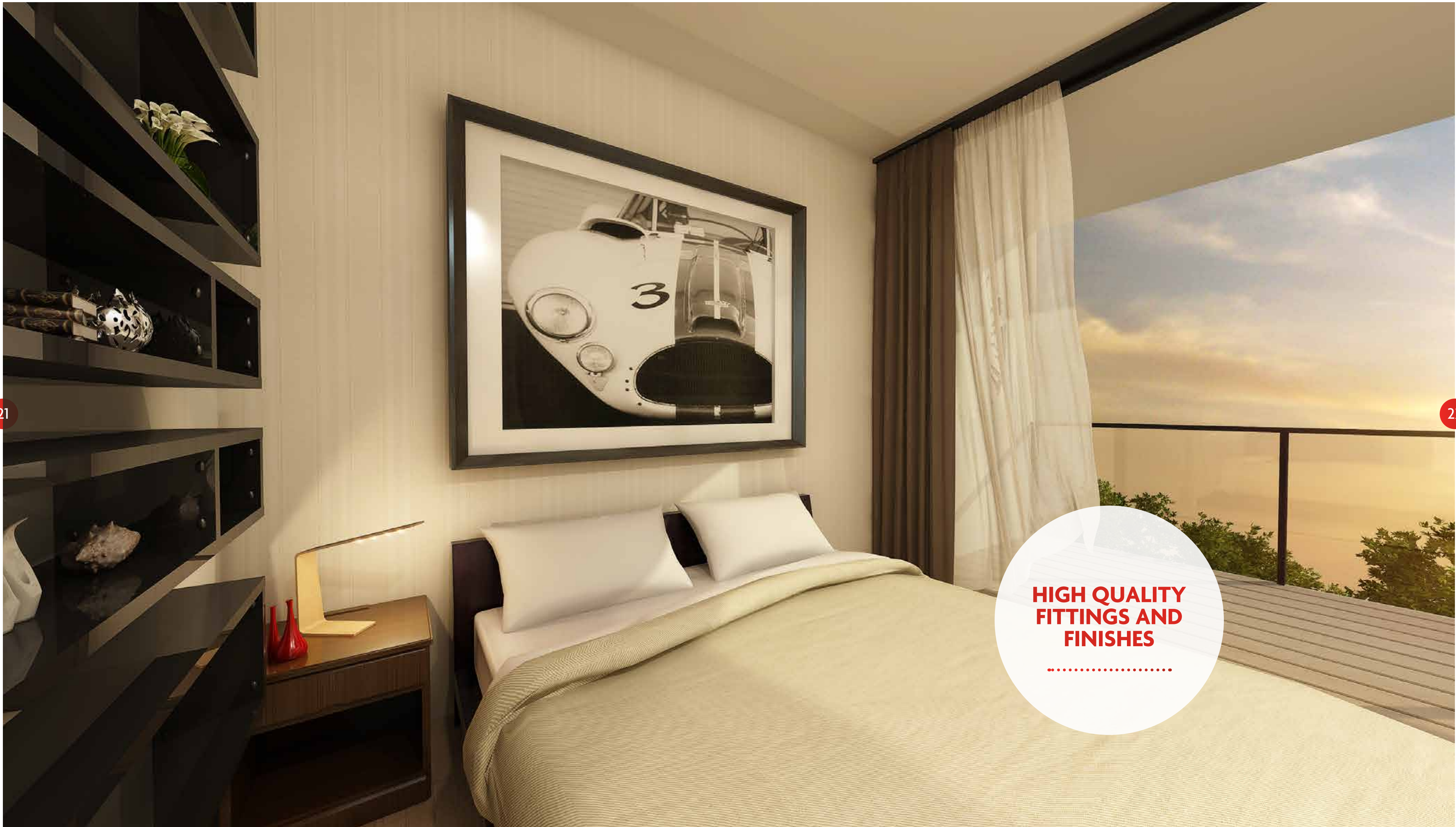
18

Versatile in both layout and aesthetic, Gusto's understated interiors form the perfect backdrop for individual expression. Designed for easy entertaining and flexibility, open plan dining and living areas defined by hardwood timber floors and full height glazing open onto private outdoor terraces, creating a seamless connection to the outdoors.

Streamlined and stylish, Gusto bathrooms are highlighted by full height tiling and a range of high quality fittings and finishes. Gusto's galley kitchens feature integrated Miele appliances, ample storage and sleek joinery in a high gloss finish. Gusto's inner sanctuary is a landscaped courtyard lined with generous seating and extensive native planting, a welcoming communal space as well as a serene and desirable natural sanctuary.



fine finishes



**HIGH QUALITY
FITTINGS AND
FINISHES**
.....



an aspirational destination



SYDNEY CBD

SYDNEY SHOWGROUND

UNIVERSITY OF TECHNOLOGY SYDNEY

MOORE PARK GOLF COURSE

WATERLOO PUBLIC SCHOOL

TAYLORS COLLEGE

EAST VILLAGE SHOPPING CENTRE

SUPA CENTA

ZETLAND

UNIVERSITY OF NEW SOUTH WALES

LIBRARY + PLAZA

GREEN SQUARE TOWN CENTRE

AQUATIC CENTRE

GUNYAMA PARK

25

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THE GROUNDS OF ALEXANDRIA

COOGEE BEACH

GREEN SQUARE STATION

VICINITY DINING

ALEXANDRIA HOMEMAKER CENTRE

BUNNINGS WAREHOUSE

Gusto
APARTMENTS

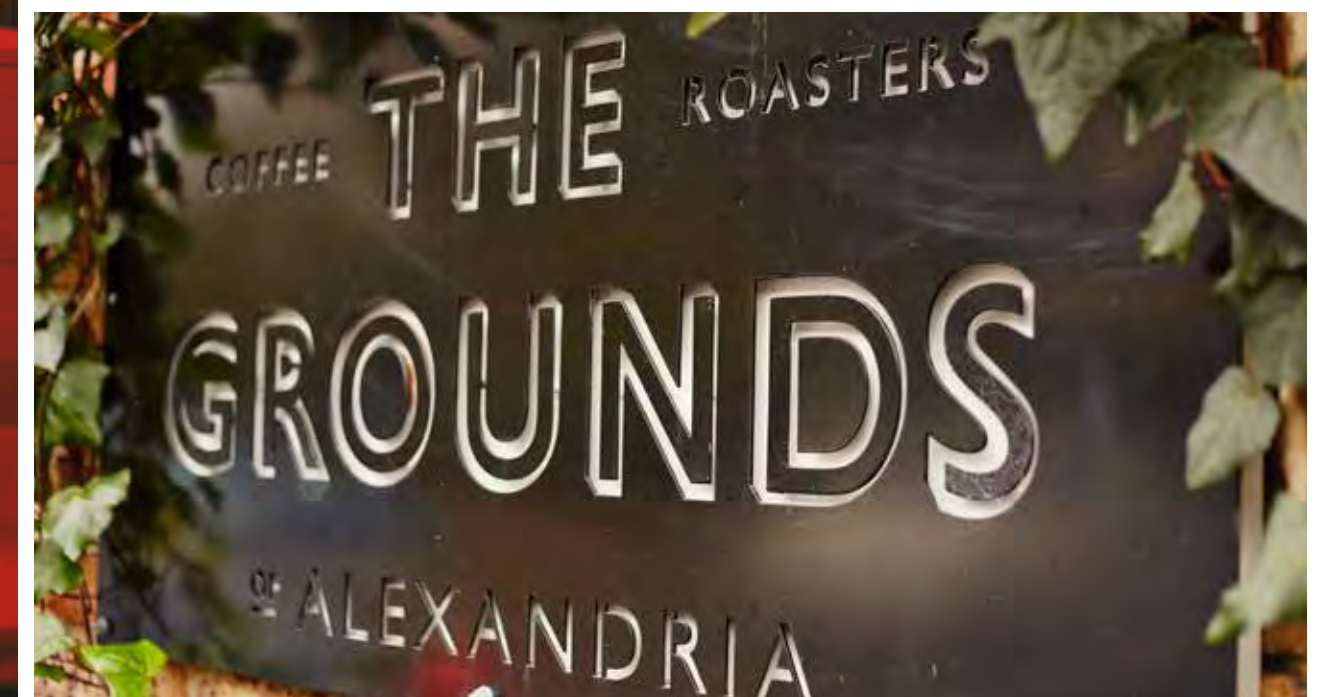
DA MARIO RESTAURANT

KITCHEN BY MIKE

BLACK STAR PATISSERIE

close to everything

Proximity to an array of lifestyle establishments and public transport links, positions Gusto in an enviably convenient urban location. Experience the joy of unrivalled day to day convenience with an array of supermarket and shopping centre options, including Rosebery's commercial hub linked by Botany Road, Gardeners Road and O'Riordan Street and Eastlakes Shopping Centre. A plethora of designer homeware stores, independent boutiques and gourmet delis are all within easy reach, not to mention access to some of Sydney's most popular shopping centres including The Alexandria Homemaker Centre and the Danks Street precinct in Waterloo.





inspired local living

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Gusto's prime location means that you'll be perfectly placed to explore some of Sydney's most dynamic lifestyle destinations. With new neighbourhood establishments popping up at every turn, Rosebery offers captivating urban living and an active and welcoming community atmosphere.

**CAPTIVATING
URBAN LIVING**

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connectivity

Gusto is located 5km from Randwick Hospital and in close proximity to a wide range of prestigious public and private schools, UNSW and The University of Sydney. Located just 5km from the CBD and just minutes away from Green Square Train Station, Green Square, Mascot Station, the airport and a vast network of bus routes and highways, Gusto represents the ultimate in transport connectivity.



**MINUTES FROM
SYDNEY CBD**

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UNSW

**UNIVERSITY OF
NEW SOUTH WALES**

.....



*close to nature
and parklands*





a walk in the park

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The beauty and bounty of nature is much closer than you think. You'll find yourself mere minutes from Centennial Parklands, Mascot Park and Sydney Park as well as a number of Sydney's finest golf courses and Royal Randwick Racecourse.

Seize the opportunity to join a unique residential community in the heart of one of Sydney's most desirable urban locations. It's the dynamic, stylish and convenient lifestyle you deserve.

CHOSEN GROUP

COMPANY STATEMENT

Chosen Group is solely focused on Australia's most valuable real estate market: Sydney. Our expertise encompasses all facets of property development, including sourcing prime sites, project management, architectural design, council approval, sales and marketing.

Chosen Group seeks out development opportunities in urban growth centres where public transport is readily available. By conducting market research and working closely with local councils, Chosen Group is able to provide both pure residential and mixed-use developments that target the needs of the local demographic.

Chosen Group prides itself on taking a project from concept to completion, creating jobs for architects, construction workers, interior designers and marketers. Chosen Group takes on sites with existing development approval as well as sites yet to be assessed. Proximity to transport is an essential consideration for each site in order to reduce reliance on private vehicles and facilitate comfortable commute times for residents to and from work.

Chosen Group is closely aligned with one of Sydney's top architects, Tony Leung, a+ design Group, who specialise in residential apartment and hotel design, to deliver places and modern apartment living that people desire.



OVERSEAS PROJECT

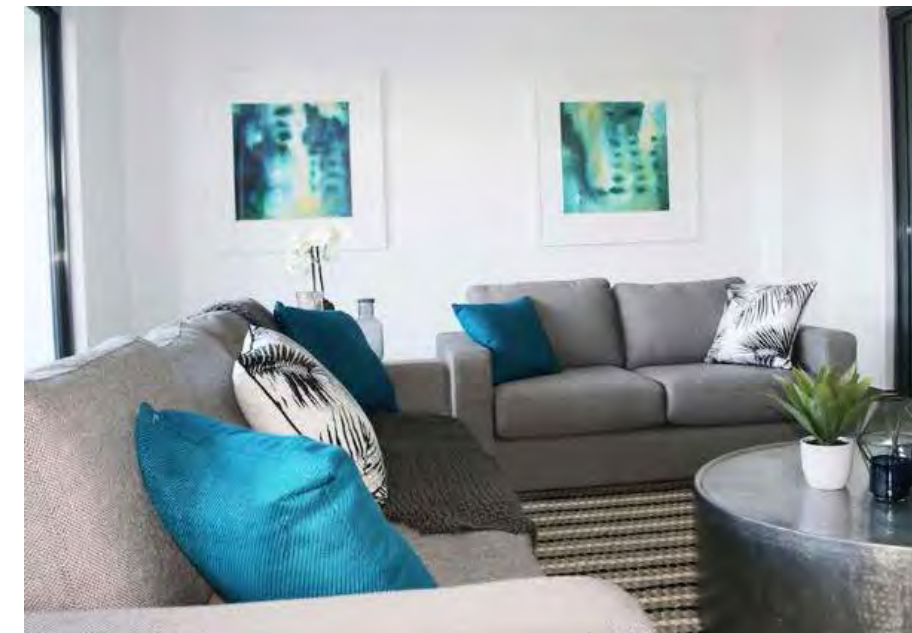


OVERSEAS PROJECT

VISION

A key vision for the company is to build affordable, sustainable housing with an emphasis on mid-market apartments that will appeal to Sydney's middle income earners. While Chosen Group aims to develop the highest and best use for the development land, the company is also committed to sustainability and all of its projects meet government targets for water and energy use.

Chosen Group is also keen to help councils revitalise flagging town centres with the introduction of mixed-use developments where appropriate. Such developments often improve the living standards and amenity of local communities and promote spending in the local area.



KOGARAH PROJECT



KOGARAH PROJECT



OVERSEAS PROJECT



OVERSEAS PROJECT



a+ Design Group
 architect: **TONYLEUNG**



WINNER OF
BEST STUDIO
BEST PROPOSED ARCHITECTURE
BEST CONSTRUCTED RESIDENTIAL ARCHITECTURE

a+ design group is a team of creative, passionate and experienced architects and interior designers, driven by the desire to be innovative and unique.

Tony Leung is the founder and CEO of a+ design group and brings over 16 years of masterplanning, urban design and architectural experience to the group. Tony is responsible for the design leadership of all architectural projects, working with a team of creative, experienced architects and interior designers. Fostering an atmosphere of collaboration and encouraging the exchange of ideas, they have the passion and expertise to challenge convention and create architecture that is innovative, unique and environmentally sensitive. a+ design group have been responsible for the design and vision of numerous residential developments across Sydney from boutique residential apartments through to large masterplanned estates.

With a strong emphasis on creating functional and vibrant living spaces a+ design group has inspired the creation of many hotel projects in the Asia Pacific region, with recent projects including the 5 Star Hilton Hotel in Port Douglas, the Westin Hotel in Sydney and the Swissotel in Sydney.

1800 928 022
gustorosebery.com.au

CHOSEN GROUP

Q⁺ DESIGN GROUP

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