If you're after an idyllic lifestyle, where the city is close, and the famous Eastern Suburb's beaches are even closer, then look no further – you've just found your new address in the heart of Botany.

Introducing Tailor's Walk, crafted living spaces in the heart of Botany. With a brand new collection of terrace homes and apartments, each dwelling is filled with character and charm. Intelligent design and striking, well-considered features in each home offer little touches that are tailor made for contemporary living. Just moments from the beach, and enveloped by expansive landscaped parkland, if you want to be part of a community that has a certain refinement and elegance in every detail, then look no further.
A COMMUNITY KNITTED INTO THE FABRIC OF BOTANY

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EASTERN SUBURBS LIFESTYLE WITHOUT THE PRICE-TAG

01 Sydney CBD 10km
02 Coogee Beach 8km
03 Bondi Beach 12km
04 University of NSW Akm
05 Eastlake Golf Club 5km
06 Bonny Doon Golf Club 5km
07 Garnet Jackson Reserve 450m
08 Sir Joseph Banks Park 450m
09 Booranges Park 7km
10 Sydney Airport 3.5km
11 Mascot Train Station 4.5km
12 CBD Bus Routes 300m
13 Entertainment Quarter 7km
14 Royal Randwick Race Course 6.5km
15 Surry Hills 7km
16 Local Shopping 900m
17 Botany Dams 5.5km
18 Westfield Eastgardens 3.5km
19 Botany Village 500m
20 Rosebery 5.5km

Accuracy of distances stated may vary based on a number of factors including traffic, weather, or other events, and is to be used as a guide only.
THE BEST OF BOTANY IS ONLY MOMENTS FROM YOUR FRONT DOOR

QUIET LEAFY STREETS
The streets of Botany are paved with greenery. Shaded by arcing native trees, the sidewalks are perfect for leisurely afternoon strolls. Here you'll find a peaceful village community where the people on the street say g'day, and the local shop owners know you by name.

HIDDEN FOODIE SECRETS
Botany has an emerging village atmosphere with a colourful mix of cafes, artisan produce, and casual dining. Follow your nose to Brasserie Bread just down the road, then let it guide you further towards the fantastic aromas emanating from Sydney's coffee mafia at Mothership by Single Origin.

CLOSE TO THE COAST
You won't have to go far for a bit of sun, sand and salty air. Sydney's famous stretch of Eastern Suburb's beaches are a short drive away, offering a versatile choice of outdoor activities for the adventure seeker.

EDUCATION FOR ALL THE AGES
From pre-school right through to university, excellent schooling for all levels of education are easily and quickly accessible from the heart of Botany. John Brotchie Memorial Pre-School prepares the little ones for the bigger leagues, while Marist College Pagewood's high standards set the scene for the tertiary jump to UNSW.

FORE!
Keen golfers will be spoilt for choice with a number of well-groomed courses close by.

PARK LIFE
There's plenty of parks and recreational activities to keep you fit and busy, or calm and relaxed. The sweeping green expanse of Sir Joseph Banks Park is perfect for enjoying an energising jog or chilling out with a picnic blanket and some of your closest friends and family.

WHETHER YOU'RE WORKING, RESTING, OR PLAYING, BOTANY'S WIDE OPEN SPACES HAVE IT ALL
From our 2, 3 and 4 bedroom terrace homes, all the way through to our 1, 2 and 3 bedroom apartments, there’s a richness and diversity here that sets Tailor’s Walk apart from other developments in the area.

Surrounded by verdant communal landscapes, you’ll feel immediately connected with both your neighbours, and the wider village of Botany. Public walkways that bask in dappled light provide a thoroughfare that meanders through the entire precinct. Here you’ll find communal courtyards and a dedicated public park of 3,000sqm. With seating, fitness equipment, and a play area for the kids, this is a space that’s purpose built for social gatherings.

A selection of terrace homes will have exclusive access to a private residential garden area. Pop through the gate at the back of your courtyard, and you’ll find a neat green oasis surrounded by native trees and shrubbery – an extension to your living area where you and your family can spread out and relax.

From your apartment, take in the surrounding trees and tranquil landscaping, or enjoy views out to the Sydney city skyline. Inside, smart layouts and efficient design allow you to maximise floor space, providing living areas that will suit every stage of life.

### Masterplan Legend

- **A** - Apartments
- **T** - Terrace Homes
- **S1** - Resident’s Only Private Communal Gardens
- **S2** - Pedestrian Landscaped Connections to the Neighborhood
- **S3** - 3,000sqm Neighbourhood Park
- **S4** - Park Entry
- **S5** - Outdoor Fitness Equipment
- **S6** - Pedestrian Landscaped Connections to Botany Village
- **S7** - Car Park Entry & Exit
- **S8** - Children’s Play Equipment
- **S9** - Main Entry to Tailor’s Walk Community
- **S10** - Central Port Jackson Fig Tree

Map for illustrative purposes only and is indicative only.
WRAP YOURSELF IN COMFORT
The design of each Frasers Property home is approached with a keen eye on environmental impact. Sustainability is the key here, and every detail is carefully considered, creating spaces with a low carbon footprint. You’ll find a fresh approach to design that will not only reduce your carbon but will leave you with a home that feels unique and authentic.

Our highly awarded interior design team will ensure your living environment will reflect your personality, with a choice of finishes that will allow your individual flair to shine through.

A little bit of comfort will never go astray. Cross flow ventilation, and class-leading insulation will keep you cool in summer, and warm in winter.

As with all Frasers Property homes, every detail is carefully considered, creating spaces with unique, sophisticated layouts so you’ll never feel cramped or cluttered.
There’s no space quite like the expanse of parkland that encircles Tailor’s Walk – and the beautiful beaches and coastal retreats that lie just beyond it.

Two wheel transport, by Chappelli Cycles

Founded with the free-spirited Bondi philosophy of movement in style, Chappelli Cycles has become the go-to local bicycle company for the modern urban cyclist.

Why did you set up Chappelli in Botany?

Botany is one of the last suburbs in Sydney that has a genuine industrial feel going on. It also has beautiful history and incredible beaches which is a massive bonus. I’d say they are Sydney’s best beaches – really quite stunning.

How does Botany reflect Chappelli’s ethos?

Chappelli Cycles is cutting edge, we have produced a lot of ‘world firsts’ so I’m always looking out for the new thing. I see Botany is going to be the next new thing and sees it represents great value for money.

Your favourite thing about Botany?

You can get pretty much anything you want done here in Botany. Sydney’s best leather suppliers, trimmers, specialists welders, boat builders, boat mechanics, people who make tombstones – everything! You get these fantastic collaborations from it. I also find there is a great sense of community between the people who live and work here.

Pablo Chappelli, Founder

Address:
5 Clevedon Street, Botany

Website:
www.chappelli.com

CHAPPELLI CYCLES

Two wheel transport, by Chappelli Cycles

Seconds from your front door you’ll find Sir Joseph Banks Park, a sprawling green area with bike paths, a mang and play equipment – the perfect place to spend a lazy Sunday afternoon with family or friends. You also have Booralee Park, where you can choose from two playgrounds, four cricket pitches, a soccer field or rugby field.
There’s no space quite like the expanse of parkland that encircles Tailor’s Walk – and the beautiful beaches and coastal retreats that lie just beyond it.

Every candle is developed as an ode to memories from Hunder Elae Pioch’s childhood in the South of France. Named after her grandmother and developed from her experience working in both the Paris and Sydney Fashion industries, each candle has a personal touch, with a range of signature scents that are both beautiful and sentimental.

Website
www.maisonbalzac.com

"Golf is your thing? Botany, East Lake and Bonnie Doon offer some pretty fine fairways and greens – where will you hone your handicap?"

Seconds from your front door you’ll find Sir Joseph Banks Park, a sprawling green area with bike paths, a mosque and play equipment – the perfect place to spend a lazy Sunday afternoon with family or friends. You also have Bondi Beach where you can choose from two playgrounds, four cricket pitches, a soccer field or rugby field.

"The sea, sand and surf of Maroubra is just minutes away, while Coogee’s beachside magnetism will always pull you in – and both are just a short meander from your doorstep."

"The nature-lovers, the beach-goers, the sporting enthusiasts alike. An abundance of natural parkland and walking trails give way to a multitude of coastal connections."

"Café or coast, city or suburb, Botany is alive with recreational activities. With the sun, sand and surf never far away, Tailor’s Walk is a place for nature-lovers, beach-goers, and sporting enthusiasts alike. An abundance of natural parkland and walking trails give way to a multitude of coastal connections."

"There’s no space quite like the expanse of parkland that encircles Tailor’s Walk – and the beautiful beaches and coastal retreats that lie just beyond it."
CLEAN, GREEN, AND CAUSING A SCENE: THIS IS BOTANY

By day, Botany Village bustles with locals sampling the best of artisan cuisine. By night, the high street comes alive with a selection of great eateries that will inspire and delight.
TAILOR’S WALK

CULINARY DELIGHTS ON EVERY CORNER

BOTANY
IN THE HEART OF BOTANY YOU’LL FIND BUTCHERS AND BAKERS, MOVERS AND SHAKERS.

ADAMOS PASTA
725 Botany Rd, Rosebery
The brainchild of Adamos Pavirani, Adamos Pasta opened its doors in 2007 and has continuously grown, offering a delicious range of fresh pasta. With a long family history steeped in fresh pasta, it’s no wonder they’ve received countless awards and accolades – this is a true taste of Italy, right in your own backyard.

BLACK MARKET ROASTERS
Sir Joseph Banks St, Botany
They scour the world looking for amazing coffee beans – they then bring it home, roast it and deliver it to you – the result? The best coffee going around! From massive cafes to people who just need a pick-me-up, Black Market Roasters have got you covered.

BOTANNIX CAFÉ
25 Swinbourne St, Botany
Finish off a yoga session and head on down to the Garden Café (set amongst award winning gardens) where you’ll enjoy ethical and sustainably made food that’s both nutritious and delicious.

SALT MEATS CHEESE
41 Bourke Road, Alexandria
A more gourmet版本 you’re unlikely to find. Salt Meats Cheese isn’t just a clever name – they are in fact ingenious selectors of charcuterie meats and cheeses, melding local and imported flavours together in ever-more creative and satisfying ways.

ORGANIC, SUSTAINABLE, VEGETARIAN OR OMNIVORE - WHATEVER YOU’RE INTO, YOU WON'T HAVE TO GO FAR TO FIND IT.

ARCHIE ROSE DISTILLING CO.
85 Dunning Ave, Rosebery
As the first distilling company in Sydney for over a century and a half, Archie Rose is dedicated to honouring our rich spirit-making past. With spirits made by hand, you can go and watch the process and enjoy a tipple at the bar in Rosebery afterwards.

SINGLE ORIGIN ROASTERS
28B Cranbrook St, Botany
Single Origin has the distinction of anchoring Surry Hills into the edgy urban thoroughfare it is today – and they’re playing just as important a role in shaping the present and future lenses of Botany. Behind the beards, bones, and buttered bread is an uncommon dedication to culture, an emphasis on the understated role simple coffee plays in binding and defining communities. Come for the cappuccinos – stay for the soulfulness.
Artist’s impression. Indicative only.
The lush green environment running through the heart of Tailor’s Walk is designed to complement the architecture and provide a direct link to Botany Village. Paths criss-cross between the sites, shaded in dappled light, and each bottom-level dwelling has its own private front garden – a place to relax and unwind, or socialise with friends. Large communal gathering areas and a dedicated 3,000sqm neighbourhood public park deliver an activated space for people to wander, run or simply chill out for the afternoon.

**A GREEN SANCTUARY RIGHT ON YOUR DOOR**

**PORT JACKSON FIG**
Or ‘little-leaf fig’ to the locals. This eastern Australia native can grow up to 100 feet high, and its leaves become especially large – you’ll often see them providing shade in parks and on golf courses.

**MAGNOLIA GRANDIFLORA**
An American import, the southern magnolia or ‘bull bay’ is king of the evergreens. Its shiny emerald leaves and fragrant white flowers make it a firm favourite for ornamentation.

**OLD MAN BANKSIA**
Native to Australia, the old man banksia or ‘red honeysuckle’ is a handsome tree that tends to dominate parks and gardens, pollinating by and providing food for teeming vertebrates and invertebrates alike in autumn and winter.

**PRICKLY LEAF PAPERBARK**
Aptly named, the spiky leaves and soft, spongy bark of this eastern Australia native is prized for its ability to thrive in almost any conditions. Often used as a street tree throughout Sydney.

**CABBAGE-TREE PALM**
Mostly endemic to New South Wales, the cabbage-tree palm’s fan-shaped leaves and glossy leaves have a place in our history. Early European settlers used them to make distinctive cabbage tree hats to escape the sun.

**FRANGIPANI**
They come from Central America, Mexico, the Caribbean and all over South America, you’d know the sweet smell of the frangipani anywhere, though the scent is actually a ruse to fool sphinx moths into pollinating them!
Crafted from a mix of timber and fine brickwork, you'll be greeted home by a façade that's full of charm and character. Inside, you'll find a beautifully designed home, with plenty of features for the modern-day family.

Smart storage and spacious layouts will eliminate clutter and enable you to spread your wings. While highly functional kitchen spaces, complete with oversized benches and premium appliances, will allow you to eat and entertain with ease – no matter how large the gathering.

Upstairs in a selection of homes you'll find a second living area with double-height ceilings – the perfect haven for the kids. And as the day comes to an end, you can retreat to your own private courtyard, complete with natural gas and power.

For people who love terrace living, GroupGSA have taken this traditional favourite and given it a modern feel.
Bask in the beautifully detailed interiors that offer the best of indoor-outdoor living.
Take your time as you familiarise yourself with everything the village of Botany has to offer.

Your nose will know. The bakers of Brasserie Bread no doubt pride themselves on their artisan bread, but they don’t need to – the proof’s in the Panini. They supply restaurants across Australia and the floursome scents of Botany Village just wouldn’t be the same without them.

Address: 1737 Botany Road, Banksmeadow
Website: www.brasseriebread.com.au
Take your time as you familiarise yourself with everything the village of Botany has to offer.

Treat your home.

Orson & Blake are two names that have become synonymous with luxury designer homewares, fashion and furniture that’s refined, not showy. Your one-stop shop for filling your home with the very best in quality design that’s natural and stylish.

Website: www.orsonandblake.com.au
WEAVING NEW LIFE INTO THE FABRIC OF BOTANY
PEOPLE WHO LIVE IN BOTANY ARE PASSIONATE ABOUT THE SUBURB SO THERE IS A REALLY STRONG PRIDE OF PLACE.
The University of NSW is just a short 6km drive from Botany. Or, head 10km towards the Inner West where you’ll find Sydney University and UTS, both close and convenient.

Champagnat Catholic College offers modern and well-equipped facilities. You couldn’t ask for a better education for your young teenage family.

St Bernard’s Catholic Primary School is only a short drive from Tailor’s Walk and is a well resented institution in the Botany area. You’ll also find the conveniently located Botany Public School. A strong focus on delivering an excellent education in a warm and nurturing environment ensures the best possible outcomes for all students.

John Brotchie Memorial Pre-School is a family friendly space that’s perfect for people with young children.

From pre-school all the way through to graduation, there are highly regarded kindergartens, primary schools, secondary schools and universities only moments away. St Bernard’s primary is just one example of the quality of learning in the area, with the school achieving strong Naplan results across the board for 2014, bettering the nation’s average in almost every discipline.

The University of NSW is just a short 6km drive from Botany. Or, head 10km towards the Inner West where you’ll find Sydney University and UTS, both close and convenient.

SCHOOLING FOR ALL STAGES

Tailor’s Walk is ideally situated, with learning options for all stages of life close and convenient.
WHERE THE FIRST THREADS OF OUR COMMUNITY BEGAN

NATURAL BEAUTY

Botany’s distinctive surroundings have a rich history that all began on the northern shore of Botany Bay where Captain Cook first made his landing in 1770. A vital part in our history, the area has gone through many changes, recently transitioning into the lively Eastern Suburbs’ community that we know today.

First referred to as Sting Ray’s Harbour by Cook himself, then Botanist Bay after the exploits of the resident Botanist Joseph Banks, the area was soon given the moniker Botany Bay – a name which still lives on more than two centuries later. Tailor’s Walk is so-named because its many paths were formerly the mills from which only the finest wool was spun and sent back to the British. Now, it weaves its own story as we look to the future.

There are many contrasting facets to the area of Botany. The suburb is now home to a diverse and charming community that’s rich with character. With such a well-documented past, it seems that this first landing point on Australian soil was indeed a great place to start a community.
Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our 90 years’ experience in Australia guarantees quality and reliability every time.

With $23 billion in assets across 77 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise.

At Frasers Property, we understand the human side of property. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people’s lives and caring deeply about how they will benefit. The difference is real.

A multi-disciplinary design practice with roots overseas and locally, GroupGSA are renowned for recognising the challenges in every project and not just surmounting them, but surmounting the challenges they set themselves. They view each project as an opportunity to improve the livability of the surrounding area. In doing so, they’ve developed a reputation for delivering elegant, innovative, practical, and environmentally responsible landscapes with interior and urban design sensibilities that are second to none.

GroupGSA
A COMMUNITY WITH CHARACTER

CRAFTED BOTANY LIVING