



# THE LANGSTON

EPPING

DEVELOPED BY CBUS PROPERTY

COMMUNITY NEWSLETTER

EDITION 9 — JULY 2021



## A SANCTUARY IN THE HEART OF EPPING

SPACIOUS RESIDENCES | OUTSTANDING AMENITY | COMPLETING SOON!

Proudly developed by Cbus Property, The Langston offers the ultimate in contemporary living, with idyllic leafy surrounds and walk-to-everything convenience, just a stone's throw from Epping Station. With residences expertly designed to maximise space and make both everyday living and weekend entertaining a breeze, The Langston is apartment living as it should be.

Proudly developed by



One of Australia's most awarded  
and trusted national developers.



## THE LANGSTON OFFICIALLY REACHES “TOPPING OUT” STAGE

**The Langston has taken a major step towards completion after topping out in early May 2021.**

This important milestone signifies the completion of the uppermost floors of our three towers of 29, 24 and 19 storeys, and was celebrated at an exclusive ceremony hosted by Cbus Property’s Chief Executive Officer, Adrian Pozzo. Mr Pozzo was joined by Scott Hutchinson, Chairman of Hutchinson Builders, and City of Parramatta Lord Mayor, Councillor Bob Dwyer, to celebrate the occasion, which saw the placement of a ceremonial magnolia tree atop

Langston Tower in front of gathered VIP guests, including a range of project and consultant team members.

Hutchinson Builders will now commence the final phase of construction, including internal fit-out, ahead of The Langston’s expected completion by the end of 2021.

“We are very positive about the future of Epping, and with the support of our construction partner Hutchinson Builders, we are looking forward to delivering a key piece of the suburb’s future later this year at The Langston,” Mr Pozzo said.

## FURNISHINGS BRING THE STYLE TO PROTOTYPE RESIDENCES

**Our prototype residences, which were first unveiled back in February, have now taken our purchasers one step closer to reality, following the completion of styling and furnishing recently.**

Working with the fantastic stylists from Dezin Mode, our project team was thrilled to see the finishing touches applied to a prototype one-bedroom and two-bedroom residence, highlighting the light, space and comfort of our residences.

The styling also gave us the opportunity to show off our handy study spaces for the first time. Designed to capture plenty of natural light while keeping you close to the heart of the home, these spaces feature power and data ports, making them perfect for a small home office.

They are also perfectly on trend with the post-COVID emergence of the “cloffice” (or closet office), which is a popular new small-space design innovation geared towards home workers.



# THERE HAS NEVER BEEN A BETTER TIME TO BUY AT THE LANGSTON

REBATE OFFER  
**\$15K**  
ON SETTLEMENT\*

**\$10K**  
FIRST HOME  
OWNER GRANT  
**FULL**

STAMP DUTY EXEMPTION  
FOR FHB\*\*

DEPOSIT OFFER  
**5%**  
EXCHANGE WITH  
ONLY \$31K\*

The team at The Langston has recently announced an exciting new offer for budding homebuyers keen to step onto the property ladder in 2021.

With a generous rebate of \$15,000 on settlement available on a selection of stunning one-bedroom residences, this means now is the time to purchase at The Langston.

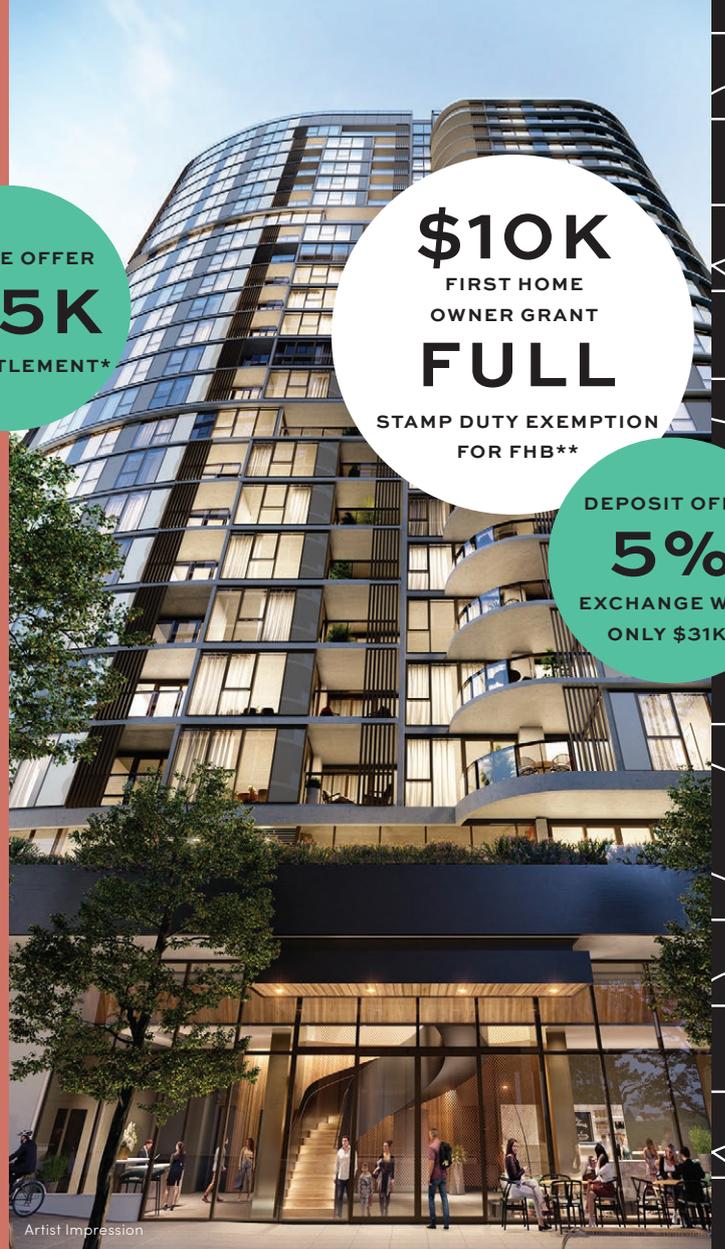
In addition, purchasers can exchange with just a 5.0 per cent deposit, meaning you only need \$31,000 to set you on your way to owning your first home.

Add to this the NSW Government's \$10,000 First Home Owner Grant, and the stamp duty exemptions available on purchases under \$800,000, and it is clear there are plenty of reasons to consider The Langston.

If you would like to find out more, please visit our website, [thelangstonepping.com](http://thelangstonepping.com), call **1800 991 211**, or pop into our display suite at **24 Langston Place, Epping**, between 1 and 4pm, Wednesday to Sunday.

\*Conditions apply. 1-bed apartments only. Expires 31 July 2021.

\*\*Conditions apply. Exemption for purchases under \$800k. Expires 31 July 2021.



## THE LANGSTON HOSTS URBAN LAND INSTITUTE TOUR

In late February 2021, Cbus Property's project team on The Langston welcomed a tour group from leading property industry body, the Urban Land Institute (ULI).

Known as the oldest and largest network of cross-disciplinary real estate and land use experts in the world, the ULI has a presence in the Americas, Europe and the Asia Pacific, and is focussed on shaping the future of the built environment in communities worldwide.

The tour marked the first time ULI Australia had visited a site outside the Sydney CBD, and attendees were taken behind the scenes at The Langston by Senior Development Manager, Nick Madgwick, to review progress on the project's construction. The tour also included the opportunity to inspect a prototype residence and admire the views from level 18 of the project's second tower, Central.



## EPHING SCOUTS VISIT THE LANGSTON

Cbus Property proudly welcomed Epping Scouts for an exclusive tour of The Langston in late March 2021.

Thirty Scouts, leaders and parents attended the tour, which included a short presentation on The Langston and an overview of careers in property and construction, with plenty of insightful questions coming from the group of inquisitive 11- to 15-year-olds.



Following the presentation, the project team took the group on a perimeter walk around the site to point out some of The Langston's key aspects and discuss the engineering involved in this major residential project.

Feedback from the Scouts group was very positive, with many relishing the opportunity to find out more about the project that is reshaping their suburb. The evening was also a great opportunity for The Langston's project team to once again connect with the local community and take them behind the scenes of this exciting future residential and retail destination.



## EPHING BUSHLAND INSPIRES THE LANGSTON'S PUBLIC ART

**For the first time, the future public art that will adorn our public domain between Langston Place and Chambers Court has been revealed.**

To be known as 'Treetop', the piece draws inspiration from the shapes of blue gum leaves and bark, as well as the curves of Lane Cover River, and will create a distinctive entry point and meeting place for The Langston's communal open space.

Comprising three leaves made up of a total of 38 different powder-coated aluminium panels, in colours of sandstone

and bronze, the artwork pays homage to Epping's rich natural history, which incorporates bushland featuring blue gum, blackbutt and cedar trees.

The abstracted and overlapping layers of the work are further enhanced through highly polished surfaces that are designed to capture and reflect the activity within the public domain, encouraging visitor engagement and interaction.

The completed artwork will be unveiled when The Langston officially opens later this year.