



92-94 Talavera Road Macquarie Park, NSW

## La Vera

La Vera offers spaces that live and breathe, a desirable address at the centre of everything with architectural and design approach that is informed by its urban and ecological surrounds.

In the heart of Macquarie Park, nature entwines with urban living. With views of Lane Cove National Park, come home to the splendour of a tranquil, yet vibrant address.

Open plan living flows onto outdoor terraces, while full height glazing embrace view lines and abundant light. A harmonious fusion of form, tactility and colour, the material palette delivers elegant comfort, celebrating local ecology and quality craftsmanship.

Expected completion Q2 2025

Disclaimer. Images are indicative of the project display only and are not showing the actual apartment. Furniture for display purposes only....

## Apartment/Unit

**LA VERA**

Residence No.  
302, 402, 702, 802

BEDROOM

BATHROOM

3

2

Internal

External

Total

93m<sup>2</sup>

12m<sup>2</sup>

105m<sup>2</sup>

Talavera Road



DEVELOPER

ARCHITECT

URBAN

COX




DISCLAIMER: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residential unit or the project within these and are subject to change without notice in accordance with the contract of sale. In addition, features of interest may vary during construction and there will be some variations to these plans due to market conditions only. The plans are generally intended to be consistent with the Property Council of Australia model of measurement. Prospective purchasers must rely on their own inspection and should refer to the contract of sale and no reliance is to be placed on the accuracy of the information contained in these plans. Prospective purchasers should also refer to the contract of sale for details of the project and other matters. These plans are not intended to be used for any other purpose and no liability is accepted for any loss or damage arising from their use. These plans are not intended to be used for any other purpose and no liability is accepted for any loss or damage arising from their use.



0 1 2

# Unit L3.02 La Vera

# \$1,340,000

3  2  1 

Interior: 93m<sup>2</sup>

Exterior: 12m<sup>2</sup>

Total: 105m<sup>2</sup>

94 Talavera RD, Macquarie Park, NSW 2113

**Building:**

**Developer:**

Urban Property Group

**Aspect:**

SW

**Level:**

**Storage:**

No

**Adaptable:**

No

**Media:**

No

**Water:**

**Strata:**

**Council:**

**Commencement date:**

October 2023

**Est. settlement date:**

July 2025



**Stone New Projects**

+61412333469

marshallcobb@stonerealestate.com.au

## Apartment/Unit

**LA VERA**

Residence No.  
110, 210, 310, 410, 510,  
610, 710, 810, 910,  
1010, 1110, 1206

BEDROOM

BATHROOM

2

2

Internal

External

Total

73m<sup>2</sup>

14m<sup>2</sup>

87m<sup>2</sup>

Talavera Road

0 1 2

DEVELOPER

ARCHITECT

URBAN

COX

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0 1 2

# Unit L5.10 La Vera

# \$995,000

2 2 1

94 Talavera RD, Macquarie Park, NSW 2113

Interior: 73m<sup>2</sup>

Exterior: 14m<sup>2</sup>

Total: 87m<sup>2</sup>

**Building:**

**Developer:**

**Aspect:**

**Level:**

Urban Property Group

SE

**Storage:**

**Adaptable:**

**Media:**

**Water:**

No

No

No

**Strata:**

**Council:**

**Commencement date:**

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## Apartment/Unit



Condition	Control (%)	MCI (%)	AD (%)
1	100	85	65
2	95	80	60
3	90	75	55
4	85	65	45

## Unit L2.04 La Vera

**\$670,000**

1  1  0 

94 Talavera RD, Macquarie Park, NSW 2113

Interior: 52m<sup>2</sup>

Exterior:  $8\text{m}^2$

Total: 60m<sup>2</sup>

**Building:**

Developer:

**Aspect:**

**Level:**

Urban Property Group

NW

**Storage:**

**Adaptable:**

**Media:**

**Water:**

No

No

No

**Strata:**

**Council:**

**Commencement date:**

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