



LIVE WELL AT



Melrose Park VILLAGE

BY SEKISUI HOUSE



Live Well at the Village

It's time to live your best life. To breathe easy and get physical.
To put self-care and happiness first. Discover apartments that enhance
your wellbeing at Melrose Park Village by Sekisui House.

Melrose Park 



Melrose Park Village, Artist Impression

One-stop Shop YOUR VILLAGE LIFESTYLE

Welcome to the social hub of Melrose Park, the Village. The home of good vibes, friendly faces and plenty of convenience, it is a vibrant neighbourhood full of possibility.

With abundant communal private green space, retail options, and plenty of residents' amenity, the bustling village ticks all the boxes for a well-rounded life.



RETAIL

With a supermarket stocking all the essentials and a popular café overlooking the Village Green, life is easy knowing everything you need is just a few steps away.



Retail Entrance, Artist Impression



4,000m² Communal Private Open Space, Artist Impression



At Melrose Park Village, a balanced life comes easy. Designed to help you live life well, the residents' amenities with a wellness focus connect you to what matters most – both inside and out. Find space to relax, work-out and recover within your Village.

Find Your Balance YOUR HOME OF WELLBEING



Yoga Room & Infrared Sauna, Artist Impression



Gym, Artist Impression



WELLNESS ROOM

A designated yoga space, meditation room and gym, including an infrared sauna to provide additional wellness plus exercise options for residents.





Activities Room, Artist Impression

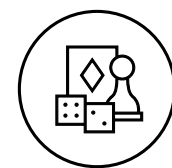
On/Off The Clock SPACE TO WORK AND PLAY

Be ready for business with a flexible co-working space that offers a boardroom table and individual work stations. After hours, be entertained in the activities room and find your perfect work/life balance.



WORK FROM HOME

A communal workspace with fast internet, printers, webcam facilities for meetings to accommodate the current trend of working from home.



ENTERTAINMENT

Be entertained all year around with an indoor activities room. A place to meet the neighbours for a chess match, or a game of pool with your friends.



Co-working Space, Artist Impression

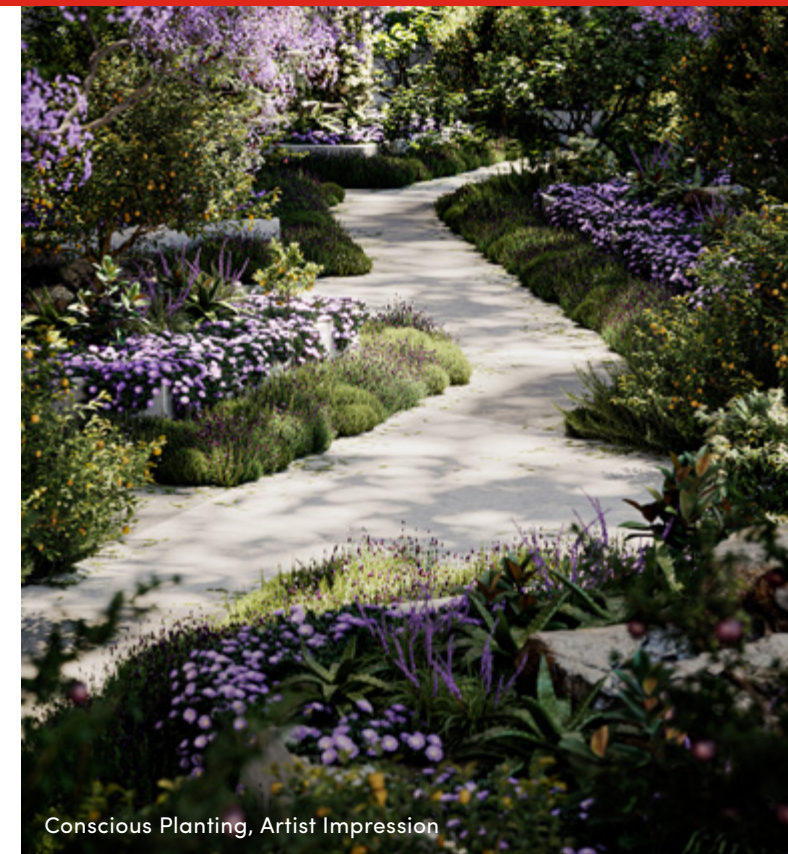
In Full Bloom **A NATURAL BEAUTY**

Soak up some sun in the gorgeous private communal garden, which includes a unique wild play area, open lawn and BBQ areas, exclusively for Melrose Park Village Residents.

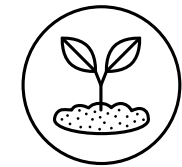
From soothing aloe vera and sleep-promoting lavender, to a selection of productive fruit trees like fig, lemon and native plum trees, your backyard is not just easy on the eye, but actively fosters a healthy lifestyle, while paying homage to the history of Melrose Parks' fruit growing operations.



External Facade, Artist Impression



Conscious Planting, Artist Impression



LANDSCAPING

A communal vegetable garden and health-conscious planting in the 4,000m² park provides residents with access to fresh produce and plants.



4,000m² Private Communal Garden, Artist Impression

Puppy Love **PET FRIENDLY LIVING**



Keep the tail of your four-legged companion wagging with plenty of green spaces for long walks, a pet wash bay and grooming facilities.

Pets are a big part of family life and apartment living should not stand in the way of this. The Village offers amenities that consider and cater for your furry friends.



DOG FACILITIES

Pet-friendly apartment living with an on-site wash bay and pet grooming facilities, acknowledging the positive impact of pet ownership for many people.



Pet Wash Bay, Artist Impression

Welcome Home YOUR PLACE AT THE VILLAGE

Basking in abundant light, beautifully designed apartments invite you to relax and be comfortable all year around.

Generously-sized windows capture views of the vibrant landscaping of the private communal garden so you can feel connected to the environment beyond your home, improving everyday health and happiness.



WELL CERTIFICATION

WELL is the leading tool for advancing health and well-being in buildings globally, providing a framework to improve health and human experience through design.

**Melrose Park Village is targeting WELL Certification subject to relevant certification approvals and product availability.*

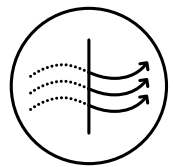


Artist Impression

Live Your Best Life

WELLNESS

APARTMENTS



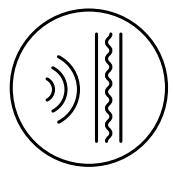
AIR FILTERS

Improving the air quality, especially for people with allergies or asthma. Generally beneficial during bush-fire season, ensuring clean air in your home.



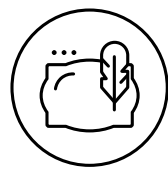
WATER FILTERS

Additional layer of filtration to ensure your drinking water will be cleaner and softer than any other building or home in the area.



SOUND INSULATION

Acoustic measures considered to reduce noise reverberation against buildings and insulation to dampen noise.



A GOOD NIGHT'S SLEEP

Sleep promoting landscaping, common area lighting, sound insulation and block-out blinds to facilitate a good night's sleep for all residents.



Design led by wellbeing begins on your way to your front door with timed soft lighting in hallways and continues inside with smart home technology that will help you thrive well into the future.



Future Focused **LIVE THE SMART LIFE**

Melrose Park Village is part of Sydney's first iconic Smart community, Melrose Park North, taking residents into a technology-led future of unlimited potential and enviable living.



HEALTH SUPPORT SERVICES

Ability to utilise smart home technology to connect health services in case of accidents, enabling older residents to be part of an active community.



Live Smart like never before as cutting-edge technology and a range of Smart City initiatives deliver a lifestyle of utmost connectivity and everyday convenience.

Be part of a complete Wi-Fi enabled and future-proof precinct with hotspots, charging stations, NBN node-to-residence connection and a Melrose Park Residents' App.

Enjoy the many time-saving features of your Smart home, including automatic blinds and energy consumption control. Communicate via your voice-activated Smart devices or Melrose Park Residents' App to book transport, restaurants, a cleaning service or listen in on the latest neighbourhood news.

Life is easier when 'Goodbye Alexa' can automatically activate the Smart door lock, turn off all lights, close the blinds, and order your usual coffee to grab on your way out, all before access permission is sent to the cleaners.

A range of new technology-driven features including environmental monitoring systems, Smart water collection, sensor street lighting and digital signage will benefit all residents.

One-of-a-kind YOUR NEIGHBOURHOOD

Melrose Park Village by Sekisui House is the landmark stage of the award-winning precinct Melrose Park North, a carefully crafted community of impressive scale.

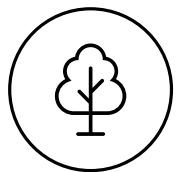
The masterplan of Melrose Park North has been designed to deliver a unique lifestyle experience in iconic buildings set within a harmonious, welcoming community.



Melrose Park 

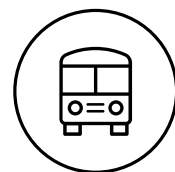
Your Happy Place THE GRAND VISION FOR MELROSE PARK

Melrose Park creates an all-encompassing community that reimagines apartment living on a grand scale. Designed to help you live a better, healthier, more connected life full of possibilities, Melrose Park combines a community focused masterplan with future-proof technology and health-conscious design.



NATURE

More than 1,200 new trees to be planted around Melrose Park.



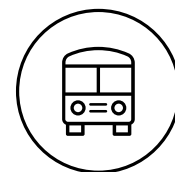
SHUTTLE SERVICES

A fleet of shuttle services to Meadowbank train station & ferry wharf upon completion.



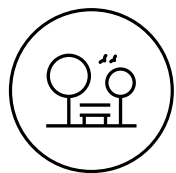
RETAIL

2 new shopping centres with 2 supermarkets plus numerous specialty stores.



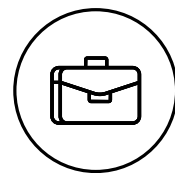
TRANSPORT

2,000 express buses running every 5 minutes along Victoria Road.



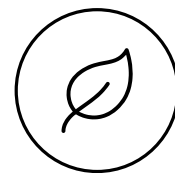
GREEN SPACE

Approx. 20,000m² of green space at Grand Central Park, equating to 3 football fields.



EMPLOYMENT

Approx. 1,500 new full-time jobs upon completion.



PARKS

Approx. 50,000m² of parkland & open space in the masterplan equating to 4 times the size of the SCG.



Grand Central Park, Artist Impression

Community spirit is at the heart of Melrose Park. A home for every generation where people can connect and live well.



A Walk in the Park **YOUR GREEN SPACES**



Enjoy the great outdoors with Melrose Park's extensive parklands, open spaces and playgrounds. With so many places to walk, skip, swing and cycle, it's easy to stay active.



Cycle the bike paths that flow through Melrose Park and along the banks of the scenic Parramatta River. Gather a group of friends for a morning round of golf at the 18-hole Championship Ryde-Parramatta Golf Course, located less than 400m away.

Take an early morning stroll through the 25 hectare George Kendall Riverside Park, with your four-legged friend in tow. Keep fit with a basketball or tennis game on the outdoor sports courts located within the park.



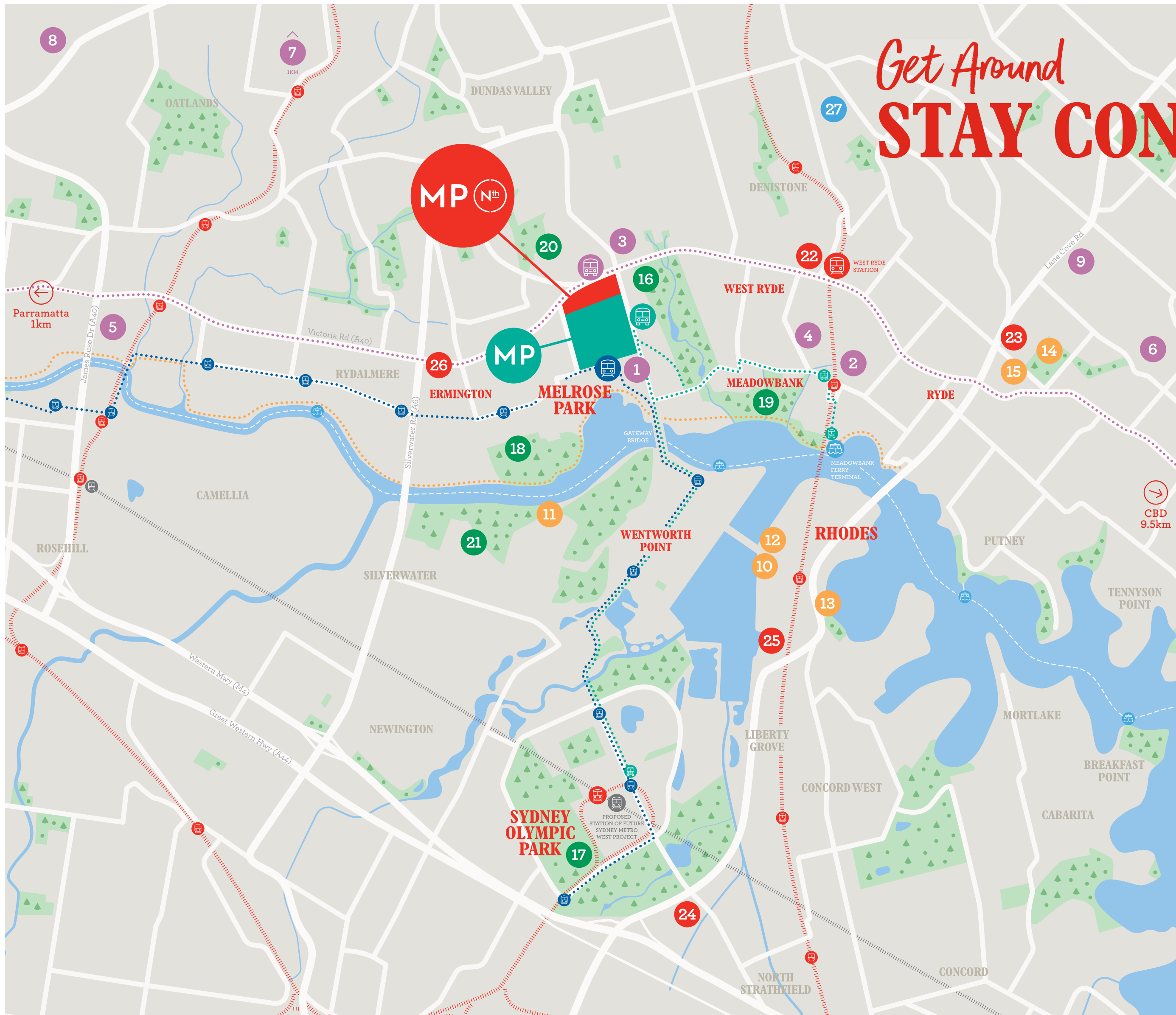
Grab a Bite YOUR NEW LOCAL

Imagine stepping out from your apartment to your local café for the first coffee of the day and a sweet treat.

Explore some of Sydney's best kept foodie secrets in the area surrounding Melrose Park, south towards Olympic Park and west towards Parramatta, all just a short drive or ride away. Sydney CBD, with it's world renowned hospitality scene is within easy reach, for those very special occasions.



Get Around STAY CONNECTED



EDUCATION

1. Melrose Park Public School
2. TAFE NSW - Meadowbank
3. Ermington Public School
4. St Michael's Catholic Primary School
5. Western Sydney University Parramatta Campus
6. Ryde Secondary School
7. James Ruse Agricultural High School
8. The King's School
9. Northcross Christian School

FOOD & DRINK

10. Bare Witness
11. Armory Wharf Café
12. Left of Field
13. Oliveto Ristorante & Bar
14. The Grounds Keeper Café
15. Koi Dessert Kitchen in Ryde

PARKS, SPORTS & RECREATION

16. Ryde Parramatta Golf Club
17. Sydney Olympic Park Aquatic Centre
18. George Kendall Riverside Park
19. Meadowbank Park
20. Cowell's Lane Reserve
21. Blaxland Riverside Park

SHOPPING

22. West Ryde Shopping Centre
23. Top Ryde City Shopping Centre
24. DFO Homebush
25. Rhodes Waterside
26. Ermington Shopping Centre

HEALTH & WELLBEING

27. Ryde Hospital

- Train network
- Ferry network
- Proposed Transport Link to Metro West
- M52 Bus Route
- Parramatta Cycleway
- Community Shuttle Bus

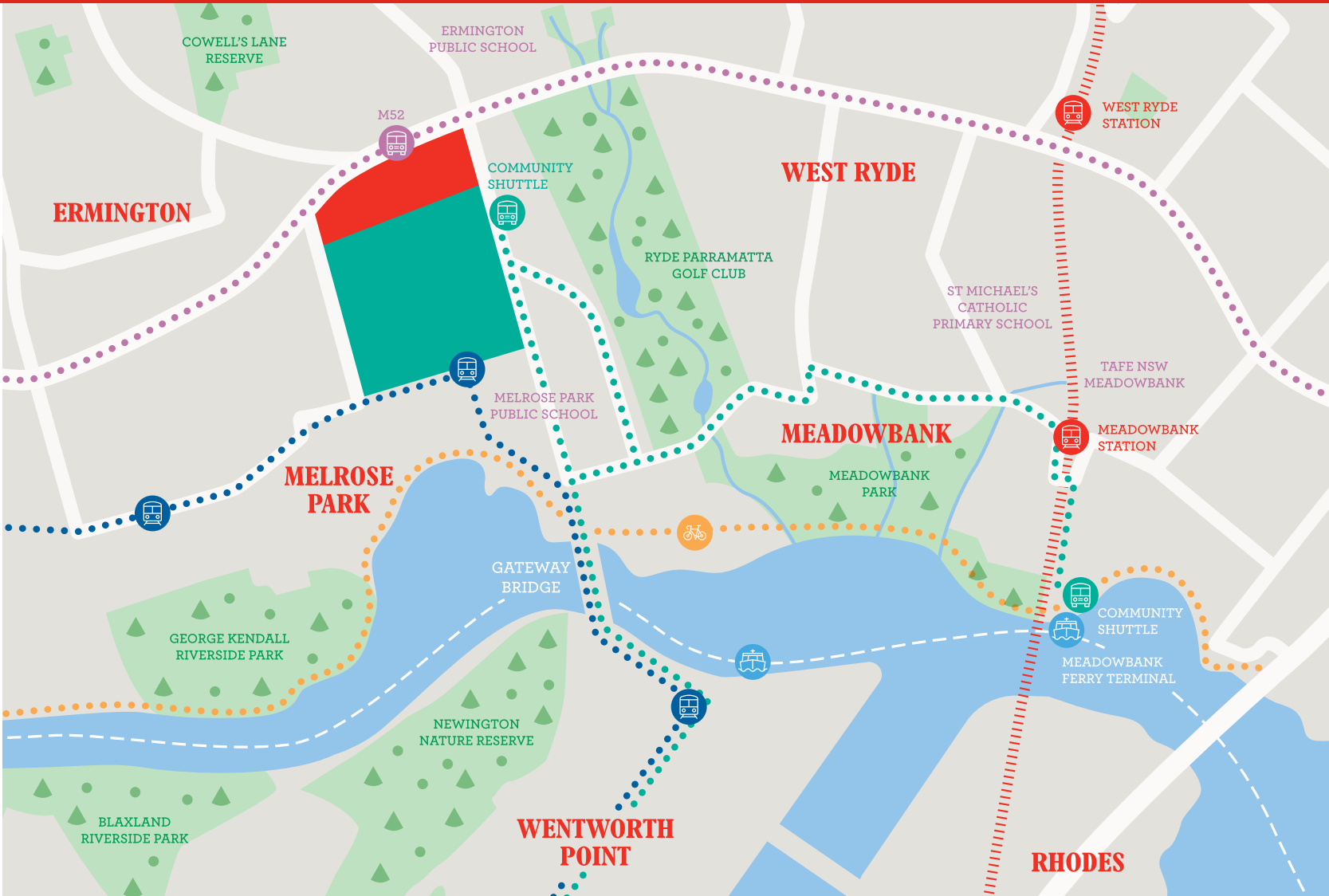


Everything you need for an easy lifestyle is yours at Melrose Park.

Located only 6kms from Parramatta and 15kms from Sydney CBD, you will enjoy an immediate connection to transport, education, retail, recreation and dining offerings. A vast range of public transport options and first-class road networks will make your daily commute quick and stress-free.

MAP LEGEND

-  Train network
-  Ferry network
-  Proposed Transport Link to Metro West
-  M52 Bus Route
-  Parramatta Cycleway
-  Community Shuttle Bus

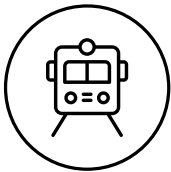


Take your pick when it comes to getting around with abundant transport options:



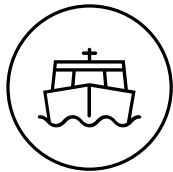
BY CAR

Drive to Parramatta in 10 minutes or Sydney's CBD in around 30 minutes.



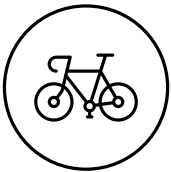
BY TRAIN

Ride from Meadowbank Station to Central Station in 26 minutes.



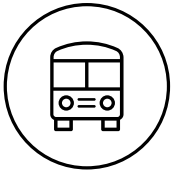
BY FERRY

Jump aboard to reach Barangaroo in 40 minutes.



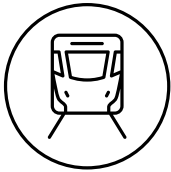
BY BIKE

The active type will reach Parramatta in 30 minutes.



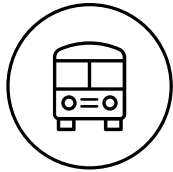
BY BUS

Stroll to Victoria Road for a 20-minute journey to Parramatta or 41 minutes to Town Hall.



BY METRO

Speed along on the future metro line, expected to reach Central Station in 15 minutes and Parramatta Station in just 5 minutes.



BY SHUTTLE BUS

Commute aboard the Melrose Park Rider and reach Meadowbank Train Station in 8 minutes or Meadowbank Ferry Wharf in 12 minutes.



Right on Track TRANSPORT NOW...



In the future you will never have to wait more than 5 minutes during peak hours for a transit bus to arrive, with more than 2,000 express buses servicing Melrose Park North every week.

...AND IN FUTURE

Melrose Park's prime location and public transport options keep you connected to the people and places that matter to you – now and into the future.

Melrose Park has road, rail and water transport moments from home. Be at the centre of it all with the Sydney CBD around a 30-minute drive away and Parramatta, just 10 minutes by car.

Take the free Melrose Park Rider to Meadowbank Train Station for a quick 26-minute ride to Sydney CBD. Alternatively, alight at Meadowbank Ferry Wharf for a picturesque cruise to Circular Quay.



Artist Impression

Global Powerhouse SEKISUI HOUSE

Sekisui House brings a unique perspective to Melrose Park, with a focus on the health, wellbeing, and generally, a well balanced life for all residents, aligned with their goal to

'make home the happiest place in the world'.

Sekisui House strives to enable all residents to live a healthy, happy life and believes spaces shape your lifestyle. Their projects feature open communal areas to create a supportive community spirit that benefits all. Inside the apartments, functional kitchen layouts encourage residents to enjoy home-cooked meals with their family. These are just two examples of their considered apartment design that contribute to a healthy lifestyle.



Central Park, Chippendale, NSW

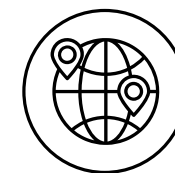


West Village, West End, QLD

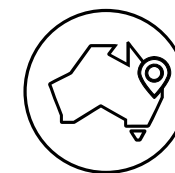


Melrose Park Stage 1, NSW

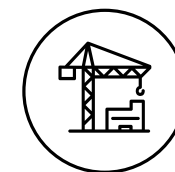
TRACK RECORD



2,468,686
Homes delivered worldwide¹



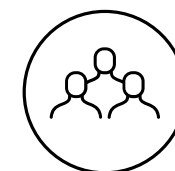
10,660
Properties delivered in Australia²



\$18.5BN
Development value of projects in Australia²



16,000
Pipeline of properties in Australia²



27,397
Number of employees worldwide²

1. As at 31 Jan 2020 2. As at 31 Dec 2019



Polaris, North Sydney

AJ+C

Allan Jack + Cottier are a leading architectural practice offering a diverse spectrum of architectural and professional services for a range of residential and commercial developments. Their vision is to produce creative, sustainable and innovative design solutions that sympathetically respond to the community and environment.

The team delivers award-winning projects including individual homes grouped dwellings and medium to high-density housing projects in mixed-use and residential settings.



Sheraton Grand Mirage Resort, Port Douglas

SCOTT CARVER

A living entity with a timeless tradition, the natural landscape is widely acknowledged for its positive effect on human wellbeing, providing relief in a modern world, abating stress and connecting people to themselves.

Each project the Scott Carver team undertakes has a unique narrative, which they seek to bring alive and to drive their thoughtful landscape designs from concept through to detail – ensuring every design is authentic to its place and the people it will serve.



The Albany, Crows Nest

BOSTON MARKETING

Boston Marketing brings a wealth of experience across residential, commercial and retail property. The team at Boston Marketing has worked with some of Australia's leading property developers and has been involved with some of Sydney's most prominent project marketing launches. Bringing strategy and creativity to every project, their growing portfolio includes a vast range of project types in some of Sydney's most sought after locations.

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