

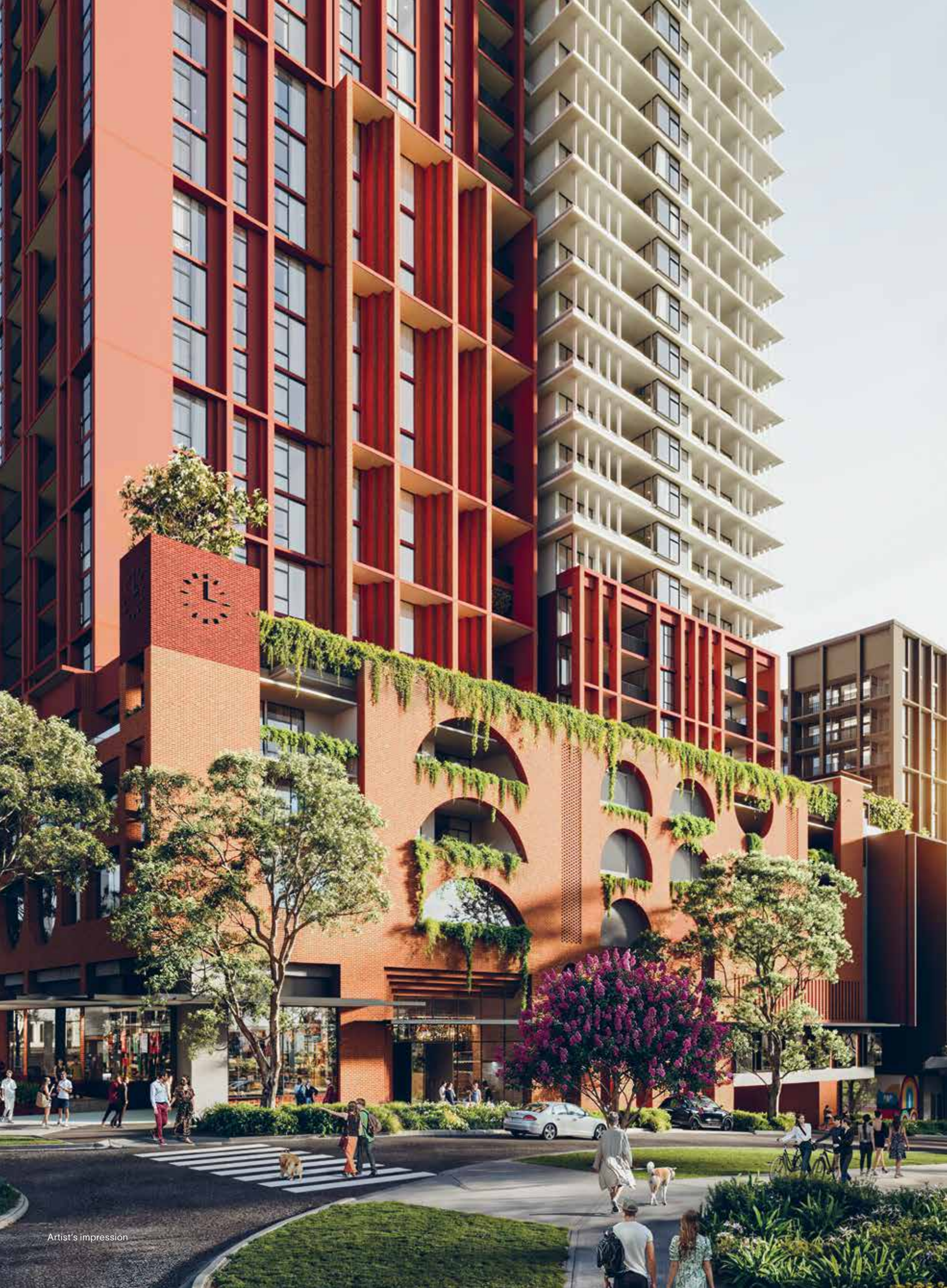


Pulse
Pulse
Pulse
Pulse
Feel the Pulse
Pulse
Pulse
Pulse
Pulse
Pulse

Welcome to the centre of life at
Melrose Park, delivered by Deicorp.

This is Melrose Central: the new destination
bringing the community together to shop
and play, explore and thrive. Powered by a
town centre with everything you want and
need, daily life flows effortlessly here.

Are you ready to feel the Pulse of Melrose Park?



Artist's impression

Be a part of *something bigger* – a neighbourhood that you can make your own.



Lifestyle image



Your new town centre
Live above Melrose Park's first-ever shopping centre, home to a major supermarket, outdoor dining, gym, childcare, and much more across 30,000sqm.



Artist's impression



Safe and welcoming community
Featuring six individual residential buildings above a walkable, well-connected ground plane, Melrose Central will be the place to live locally.



Artist's impression



Your own private park
Exclusively for residents, Podium Park is a 6,000sqm communal landscape with open spaces and amenity for relaxation, play and meeting your neighbours.



Lifestyle image



Melrose Park: Sydney's new city
Located between Ryde and Parramatta, this suburb-on-the-rise is coming to life with plentiful new parklands, outdoor recreation, and schools.



Artist's impression



Connected to the Light Rail
Melrose Park's future Light Rail stop is located directly outside Melrose Central, linking you to Parramatta CBD and Sydney Olympic Park.



Lifestyle image



1, 2 & 3 bed residences
Every aspect of these TURNER-designed apartments are inspired by their water and park views — from natural finishes to layouts oriented towards the outdoors.

With parklands for *your front yard*
and every amenity at your feet,
this is the future of Melrose Park.



Artist's impression

The



Rising up over four street corners, Melrose Central has it all. Walkable laneways criss-cross through the precinct — leading you to bustling shops and restaurants, lively green spaces, and the new Parramatta Light Rail line.

heart



beating



*On every corner,
in every direction,
something new awaits.*



Artist's impression

-  Public pedestrian laneways that link north, south, east and west
-  Melrose Park Light Rail stop at south entrance
-  Outdoor restaurants and street-front shopping
-  Multiple entrances into town centre and residences

“It’s not often that we have the opportunity to design a whole precinct. Our vision is not just about buildings; it’s about creating *Melrose Park’s missing piece*: a new, energetic town centre and community.”

Dan Szwaj
Director, TURNER





Fresh

air
air
air
air

adventures

From walking the dog, to picnic spreads, to kicking a ball around. There's no wrong way to *enjoy the sprawling green space* that surrounds Melrose Central.



-  Future 20,000sqm public park across the road
-  Next to Melrose Park's future Western Parklands
-  Minutes to future playing fields on Wharf Road
-  A safe, walkable and accessible neighbourhood

Home to



absolute

It's the shopping centre that Melrose Park has been waiting for. Across a massive 30,000 square metres and four floors, pick and choose your adventure: from a wide range of retail, to dining out, to entertainment, to health and wellbeing. Morning to night, this town centre is ready to serve.

convenience



Wake up with a workout, a flat white,
and a well-stocked pantry — all without
leaving Melrose Central.





A modern retail centre with the essentials to make grocery runs quicker and daily life easier.

-  Full supermarket and bottle shop
-  Fresh food emporium with Asian grocer
-  Specialty services and retail
-  Wellbeing hub with major gym
-  150-place childcare centre
-  Medical centre and allied health

Dates
Dates
Dates
Dates

on your

doorstep

When it comes to takeaway and eating out, there's a whole world of cuisines to pick from at Melrose Central. Starting with the alfresco café and restaurant precinct, which serves breakfast, lunch and dinner while overlooking Central Park.

“Melrose Central shopping centre is going to be available day one of residents moving in. We’re making sure *all facets of convenience* are catered for: food, health, fitness, and amenity for the whole family like after-school activities and pet care.”

Bilinda Turner
Head of Retail, Deicorp



The sun sets and Melrose Central *lights up*.
Time to explore after-hour delights in
dining, lifestyle and entertainment.



Here



Melrose Park is undergoing a transformation into a vibrant residential and mixed-use hub — with Melrose Central at its core. Walkable to new schools, parks and the latest transport networks, Melrose Central continues Deicorp's legacy of well-connected communities.

everywhere



there



Discover Melrose Park, the *riverfront gem* located between Sydney’s two largest CBDs.

- New over-river bridge with pedestrian and cycle access
- Access to Wentworth Point’s 400 hectares of parkland
- Walkable access to Wentworth Point and Sydney Olympic Park



Ryde Aquatic Leisure Centre
12 mins

Holy Cross Catholic College
12 mins

St Charles Catholic Primary School
12 mins

Ryde Parramatta Golf Club
2 mins

Meadowbank TAFE
6 mins

Meadowbank Train Station
4 mins

Future School
1 min

Melrose Park Public School
1 min

Archer Park
2 mins

Future Light Rail Bridge
2 mins

Sydney Olympic Park Ferry Wharf
10 mins

Newington Nature Reserve
10 mins

Concord Hospital
12 mins

Rhodes Waterside Shopping Centre
12 mins

- IKEA
- Coles
- Aldi
- Reading Cinemas

← Top Ryde Shopping Centre
10 mins

- ANZ Bank
- Big W
- Commonwealth Bank
- JB Hi-Fi

West Ryde

← Ryde Hospital
10 mins

Meadowbank

Rhodes

Wentworth Point

Newington

→ Sydney Olympic Park
10 mins

→ Western Sydney University
10 mins

→ Parramatta CBD
10 mins

Wharf Street

Hope Street

Parramatta River

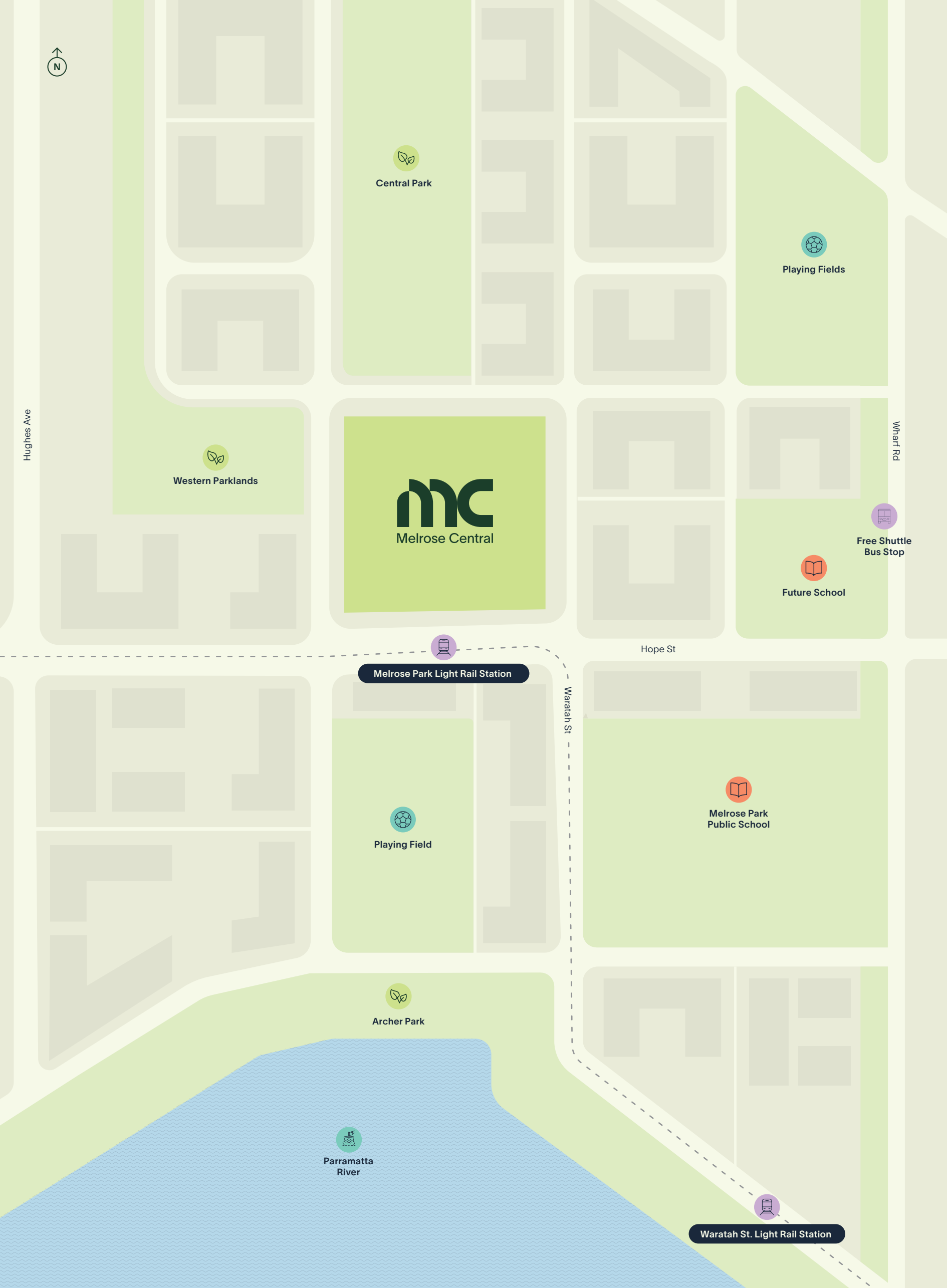
Melrose Park

Victoria Road

Hughes Avenue



Future Light Rail Stop



Spanning 55 hectares from Victoria Road to Parramatta River, there’s lots to come for the Melrose Park Urban Renewal Precinct.



Lifestyle image



Schools on the same street

Along with the redevelopment of Melrose Park Public School across the road, a new 1,000-student school will be delivered within 100 metres from Melrose Central.



Artist's impression



Modern transport on the way

Stopping right outside Melrose Central, Stage 2 of the Parramatta Light Rail has received final planning approval. A new Light Rail bridge will be built from 2025 over the Parramatta River, alighting at Sydney Olympic Park for connections to the future Sydney West Metro.



Lifestyle image



50,000sqm of open space

This will include the 20,000sqm Central Park opposite Melrose Central, playing fields on Hope Street and Wharf Road, and planned linear parklands to the west and south.

For the

active
active
active
active

naturally

Embrace the hectares of open green space beyond Melrose Central. Parramatta River is only a 10-minute walk away, where the foreshore leads to Meadowbank, George Kendall Riverside Park, and Wentworth Point parklands.

Your morning commute: head downstairs and step onto the next Light Rail.



Frequent Light Rail services to Parramatta CBD and Sydney Olympic Park

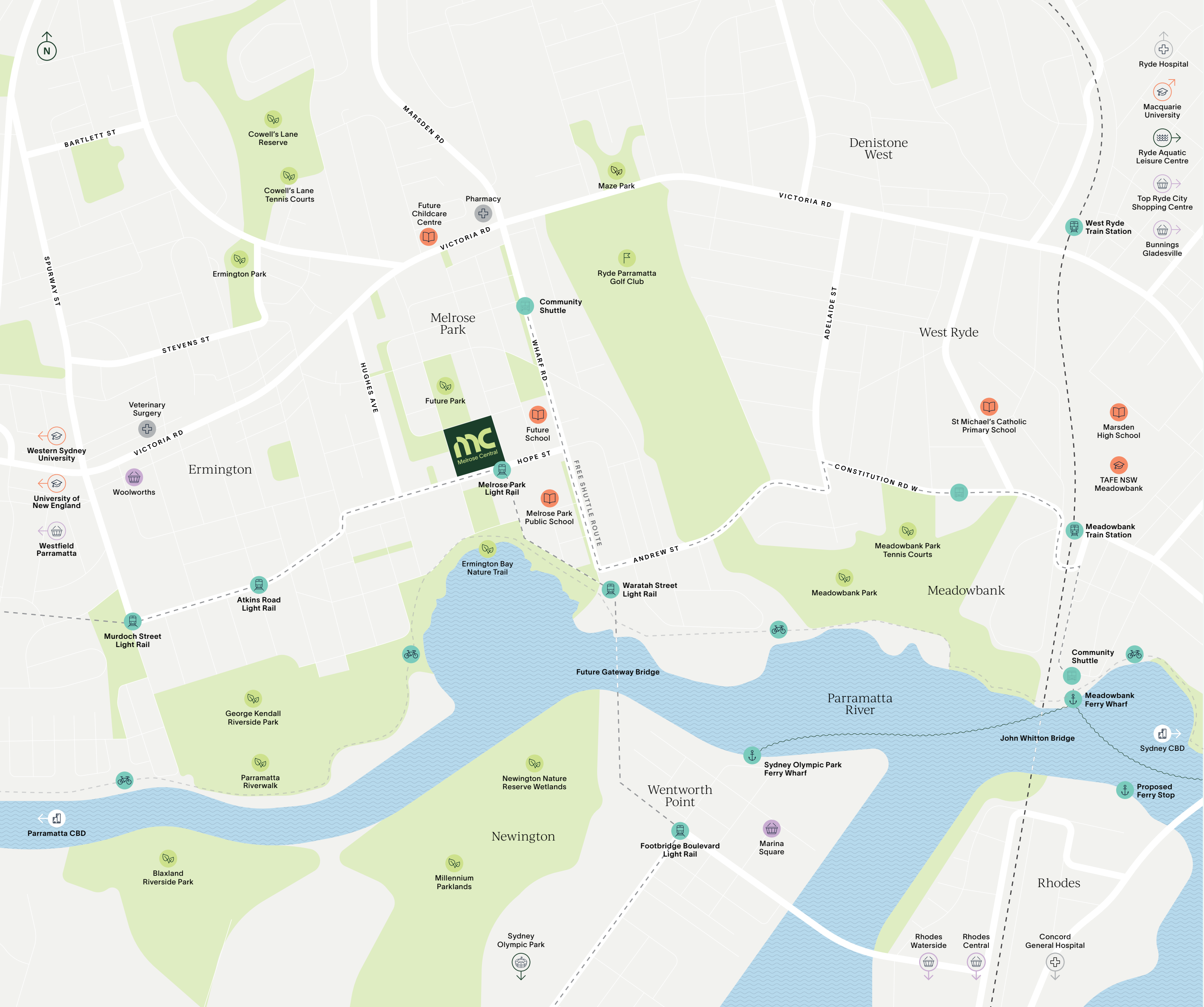
Free shuttle bus to Meadowbank railway and ferry

22 min train to Sydney CBD via Meadowbank

2,000 express buses weekly from Victoria Road

12 mins to Sydney CBD via future Sydney West Metro at Olympic Park

Get around with ease from *Melrose Park*, the secret centre point of Greater Sydney.



- Transport Connections
- Parks & Recreation
- Schools & Education
- Health & Medical
- Destination Shopping

The grass



Above the buzz of the ground plane, escape to the lushly landscaped expanse of Podium Park. Big enough to safely run around or learn how to ride a bike, this resident-only podium offers plenty of space to unwind, rejuvenate and socialise.

is greener

up here



As large as a local park, this grand landscape is filled with a series of immersive spaces *for people of all ages*.



Watch the kids play in *your* 6,000sqm yard, exclusively for Melrose Central residents.

-  BBQ pavilion and outdoor dining
-  Play area and sculpture play
-  Picnic lawn and pods
-  Community garden
-  Fitness station
-  Viewing platforms



Artist's impression

Where

heart is
heart is
heart is
heart is

the

Admire views of
abundant green laid
out before you.

Podium Park's manicured gardens
and wide-open spaces connect all six
buildings, with each featuring a podium
entrance. Podium-level apartments
also boast direct access from their
private terraces.



Artist's impression

Make



Come home to space, style, and a stunning outlook.
Every Melrose Central residence is a collaboration between
two industry leaders. The Deicorp team and TURNER studio
have brought their design expertise to shape an outstanding
residential experience, made for modern living.

at home



yourself



The *nourishing soul* of your home.
The kitchen is more than where meals are prepared – it’s where memories are created.

- Integrated SMEG appliances
- Statement stone benchtop and splashback
- Integrated pantry and storage



Artist's impression



Artist's impression

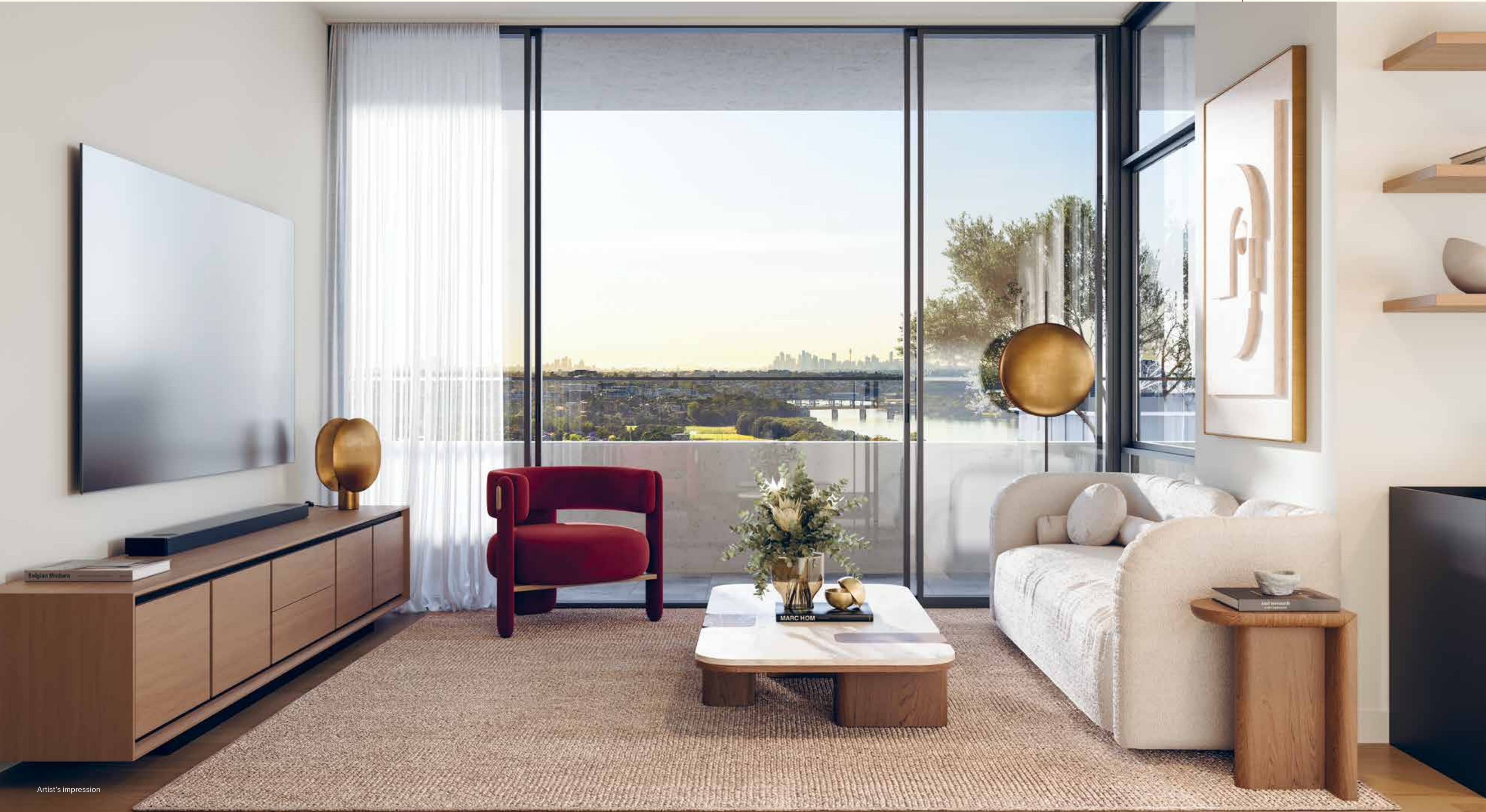
Designed for how you live,
open floorplans allow family
activity to flow from one
room to the next.



From dawn to dinner
to dinner
to dinner
to dinner

Each residence is oriented to its best aspects for *light, air, and views*.

North views to Central Park and leafy district scenes
South views to Parramatta River and Sydney CBD



Artist's impression

Warm, calm and cozy. The bedroom is your sanctuary for nightly rest and refreshing starts.

Balcony access and private ensuite for main bedrooms

Generous wardrobe space

Wear and fade-resistant carpets



Artist's impression

With two design schemes in *timeless natural hues and textures*, these residences are ready for your personal style.

- Engineered timber floorboards
- Statement stone benchtop and splashback
- Timber-look joinery and skirting
- Glazed porcelain tiles throughout



Artist's impression



This is

the life
the life
the life
the life

From your oversized balcony or courtyard, *gaze out* towards vistas of greenery, river scenery, or city lights.

It's all here at Melrose Central, the beating heart of modern living in Melrose Park.

Developed and delivered by *Deicorp*.

For more than two decades, Deicorp has helped thousands of homebuyers achieve their property dreams. Since 1999, Deicorp, a proudly Australian owned and operated company, has built over 10,000 homes across more than 40 Sydney suburbs.

Deicorp delivers desirable new communities in the best locations across Sydney. Specialising in residential, commercial and retail property, the Deicorp team has decades of experience in the industry. To date, the company has successfully delivered projects valued in excess of \$3.5 billion.

As both builder and developer, Deicorp delivers superior results and peace of mind for purchasers. Deicorp was the first private developer to receive an iCIRT rating under the New South Wales Government’s rating program designed to build confidence in the development industry. The ratings tool investigates a company’s track record, reputation, financial capability and stability, building and safety compliance, and consumer satisfaction.

This commitment to quality has cemented Deicorp’s position as Sydney’s most trusted developer, with a strong track record of delivering value, quality and peace of mind for every purchaser.

“The Deicorp team is committed to delivering the highest standards in everything we do and giving every buyer peace of mind that they’ve made a smart choice.”

Fouad Deiri OAM
Founder & Chairman, Deicorp



- **10,000+ APARTMENTS**
Designed, developed and delivered
- **TRANSPORT CONNECTED**
Always walking distance to public transport
- **SYDNEY EXPERTS**
Developments in more than 40+ suburbs across Sydney
- **3,000+ APARTMENTS**
Currently under construction
- **PROUDLY AUSTRALIAN**
Owned and operated developer and builder
- **\$3.5 BILLION PIPELINE**
Invested in the building and construction industry
- **SEAMLESS JOURNEY**
From sales to post-settlement and customer care
- **EST. 1999**
Track record of success with a single builder’s license



COSMOPOLITAN, PARRAMATTA
604 Apartments / 3 Levels of retail and commercial

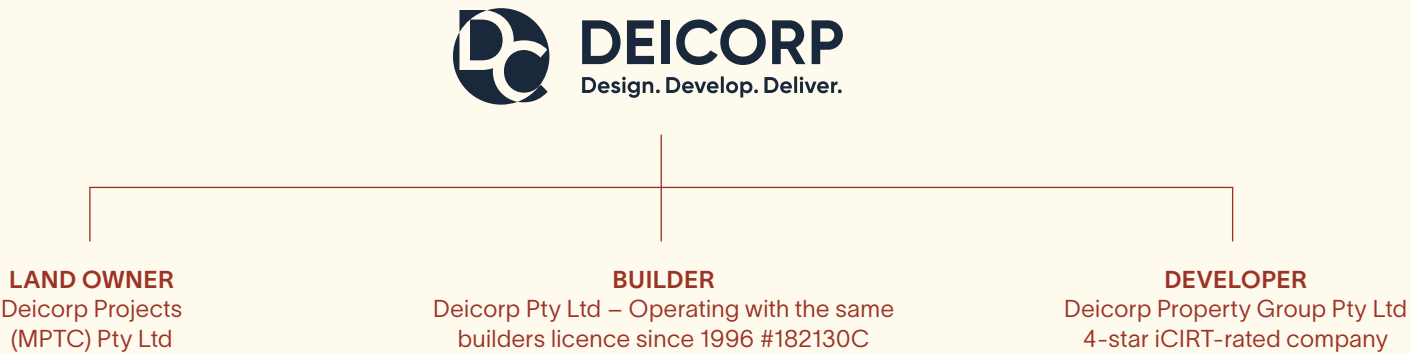


HYDE METROPOLITAN, SYDNEY
168 Apartments / 4,250sqm Retail

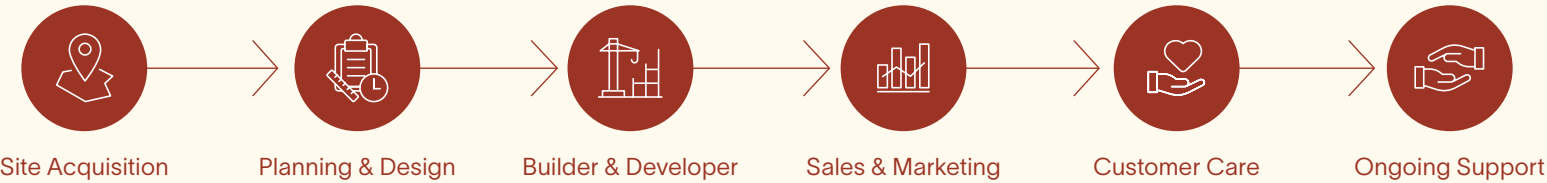


SOUTH VILLAGE, KIRRAWEE
779 Apartments / 14,000sqm Retail

Integrated developer *and* builder



End-to-end *service*



Architecture and interiors by *TURNER*.

The award-winning design firm TURNER promise a unique response to Melrose Central’s evolving DNA.

As one of Australia’s leading architecture and design firms, TURNER creates timeless built environments that energise communities and drive positive change.

They believe design is for everyone and weave inclusivity, connectivity, and enjoyment into every aspect of their work; creating spaces that are both beautiful and functional.

At Melrose Central, TURNER’s innovative architecture and interiors have produced not only beautifully considered residential living but a lively experiential village feel.

“We really enjoy collaborating with Deicorp. They have this knack of finding unique sites in strategic locations that present enormous potential. They give us the ability to shape those parts of the city for the better.”

Nick Turner
Principal, TURNER



Tallawong Village, Rouse Hill

Artist's impression

Landscape design by *Urbis*.

Urbis have one simple goal — to shape the cities and communities of Australia for a better future.

As an interdisciplinary consulting firm, Urbis draws together a network of the brightest minds in urban design, landscape architecture, and more. They work on projects of all sizes, with a well-deserved reputation in strategic planning and master planning for cities, communities, business parks, mixed-use developments, and activity centres.

Think of Urbis as a creative community of practice experts: working collaboratively to deliver fresh thinking, independent advice and guidance, all backed up by real, evidence-based solutions.

“Our vision for Melrose Central is of an immersive landscape — a place rich in character that creates a distinctive destination for residents.”

Mark Kuhne
Design Director, Urbis



West Grove, Westmead

Artist's impression

melrosecentral.com.au
1300 031 270

The contents of this document have been prepared prior to completion of detailed design and construction of Melrose Central. Images depicting interiors and exteriors (including view lines) are intended as a guide only and are artist's impressions of how the development may appear when completed. The actual appearance, style and configuration of the elements of the development may vary without notice and may not be identical or similar to the images shown. As such, this material does not constitute a representation by the Developer, Vendor or the Agent in respect of the actual size, form, dimensions, specifications or layout of the apartments or other parts of the building. Deicorp does not accept responsibility for any action taken by intending purchasers in reliance on the information in this document. The final product may vary from the images shown. Images are artist's impressions only, fixtures and finishes are subject to change and furniture is not included unless otherwise stated in the contract for sale. Any view lines shown are indicative only as at the date of publication. Actual views from each apartment may vary on completion from that shown. View lines may be impacted by current and future development applications. Changes may be made to the detailed layouts during development and construction in accordance with the provisions of the contract for sale or planning or authority requirements. Prospective purchasers must make and rely on their own enquiries. Whilst Deicorp endeavours to ensure that the information in this brochure is correct, no warranty, express or implied, is given as to its accuracy. Nothing in this document constitutes specific technical, financial or investment advice and prospective purchasers are advised to seek their own independent advice based on their specific circumstances. Prepared by Deicorp Projects (MPTC) Pty Ltd — July 2024.

