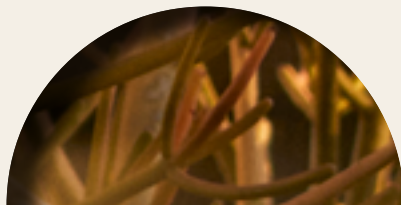


DAWN







LIVE WITH INTENTION

DAWN

Live

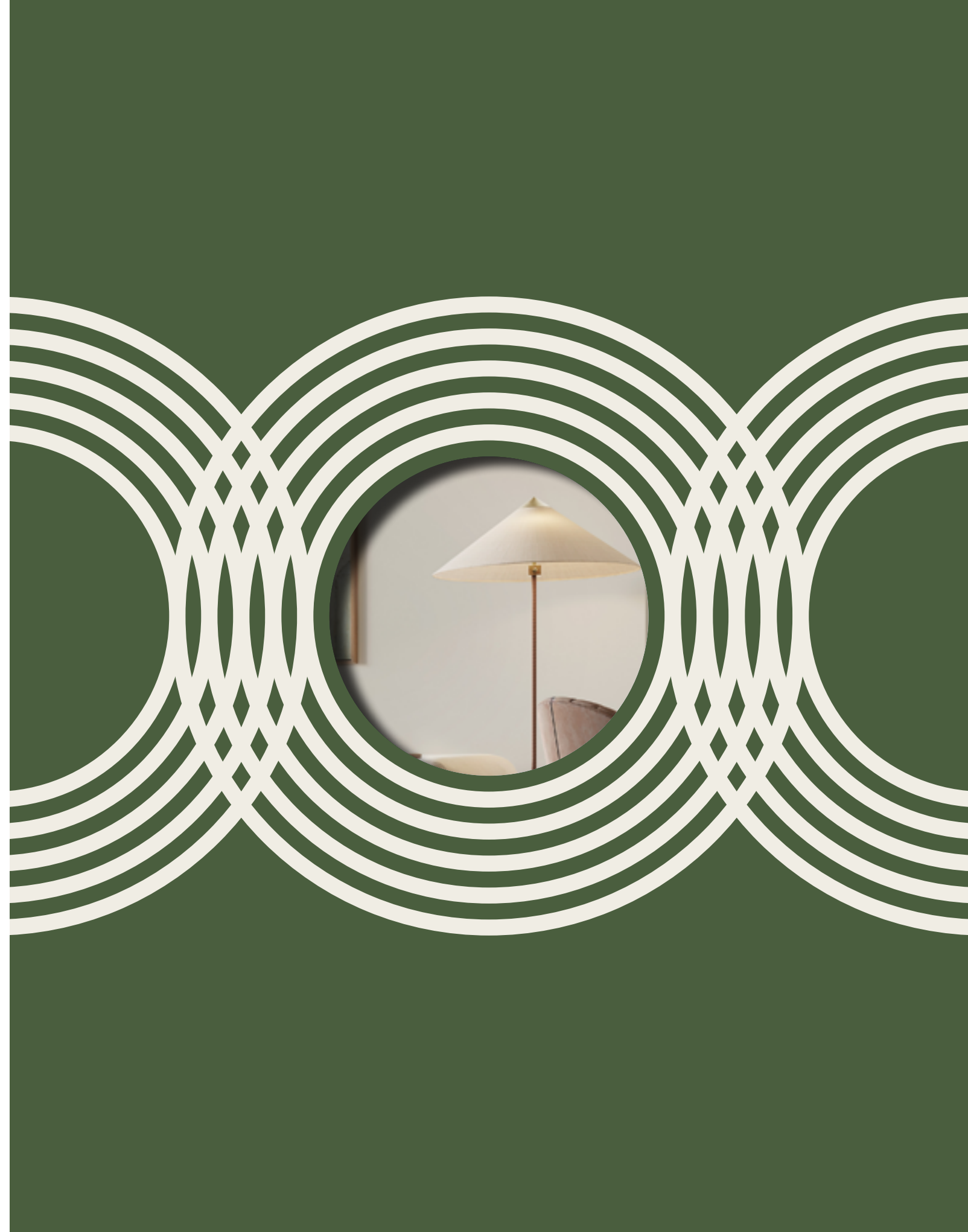
with

intention.

In an era of overwhelming choice, there's a lot to be said for a place that gives you everything you need.

Dawn is the first release by Sekisui House and HHP at Melrose Park. Curated in true Japanese tradition, it's a place that gets the fundamentals right—where every choice has been deeply considered for your life, your community, and the planet. It's quality design at its most essential. What's more, it's an opportunity to start afresh.

Start
afresh.





Project Architects Group GSA have designed Dawn with a clear and simple goal: to make everyday living better. Each home is thoughtfully considered, with a diversity of apartment types that work for different lifestyles. Materials have been selected to last and get better with time. Universal design that affords you a place to express your own style. Dawn moves on from fleeting trends and strips away the unnecessary—ensuring the essentials can really shine.

8



Artist Impression

Clever multi-functional spaces featured across all apartments are designed to evolve with families' changing needs—from nursery to playroom to study to home office.

Cook freely—with clever pantry, integrated appliances, and convenient space for spices above the rangehood.



Artist Impression

Spaces that orientate themselves toward the light and nature. Generously sized balconies that feel like a room unto themselves—extending the living space outdoors and enhancing the connection to nature beyond.

9



Artist Impression



10

Carefully selected materials throughout—brushed nickel, fine joinery and light benchtops providing a fresh, timeless palette that fits with the surrounding elements. Hybrid timber flooring feels natural under foot and is a breeze to keep clean for busy families.

The Penthouses embody elevated luxury, designed with high-end finishes, innovative storage solutions, and expansive proportions. Each penthouse extends above, featuring a private rooftop space complete with a BBQ, pergola, and enclosed bathroom.



11

“There’s an instant sense of arrival here—we’ve built discreet shoe storage inside the entry, coat hooks in just the right place and little storage niches for personal belongings. For us, it’s all in the details.”

12

13



Interiors.

A fresh, contemporary look with Metropol Oak hybrid floors throughout. Bathroom spaces feature light stone-coloured tiles—continuing the bright, natural look. Feel at comfort in spaces that orientate themselves toward the light and nature.

14



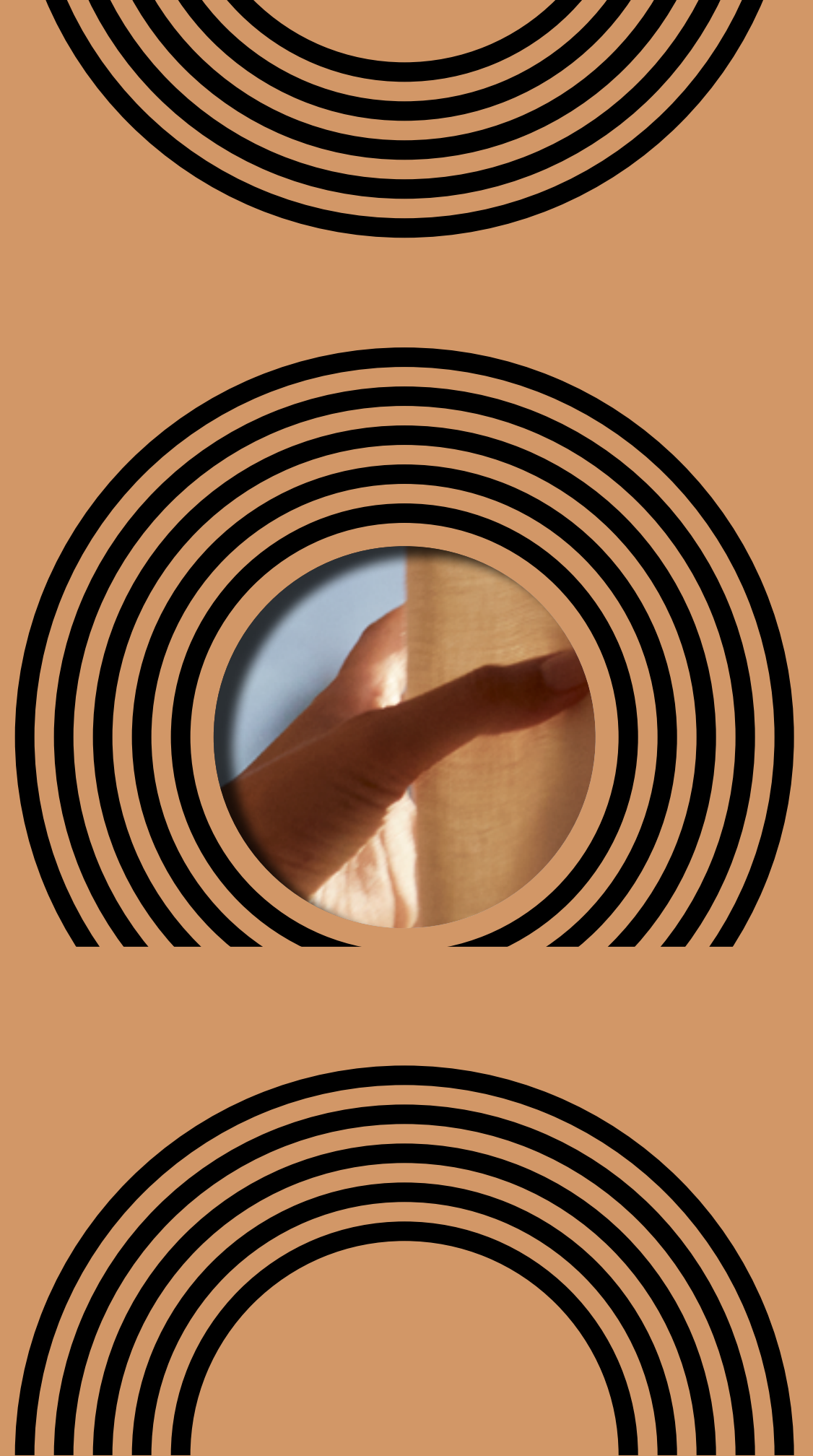
Artist Impression



Artist Impression

15

Live
a little
brighter.



Dawn's communal spaces have been thoughtfully designed as an extension of the home. Downstairs, Japanese-inspired entrance lobbies feel like another living space with bespoke seating, lighting and artwork. Upstairs, a communal rooftop becomes a second balcony—with room to entertain, unwind and relax. While in the middle of the building, intimate courtyards and lawns feel like your very own secret garden.

20



The open design of Dawn's lobbies ensure you're always greeted by green, be it looking inwards to the curated courtyard gardens inside the building or looking out to the free-flowing natural expanse of Central Park. They offer a nice space to wait for visitors or make a work call.

Head to the rooftop gardens to enjoy a bbq with friends, take in the expansive views to Parramatta CBD or retreat to a quiet spot in the sun—up above it all. Amenity up here includes a BBQ kitchen with communal tables, discovery gardens, games area and native-planted nooks.



The courtyards sit either side of the central through link, providing space for a variety of integrated seating and immersive landscapes.

21



Feel
centered.



This is a connected and vibrant part of the neighbourhood, nestled between the active Western Parklands to the west and the expansive Central Park to the east. Positioned along the central 'community walk,' it offers seamless access to Melrose Park's amenities whilst still providing the privacy of your own home.



Dawn sits at the middle of Melrose Park—a masterplanned community at the geographical centre of Sydney. It's an ideal setting right on Central Park, which is at the heart of the neighbourhood. From here, you can easily shop for fresh food or get a coffee at the new Town Centre just a 3 minute walk away.

The future Parramatta Light Rail, will stop at Melrose Park town centre, further enhancing what is a very connected neighbourhood.

26

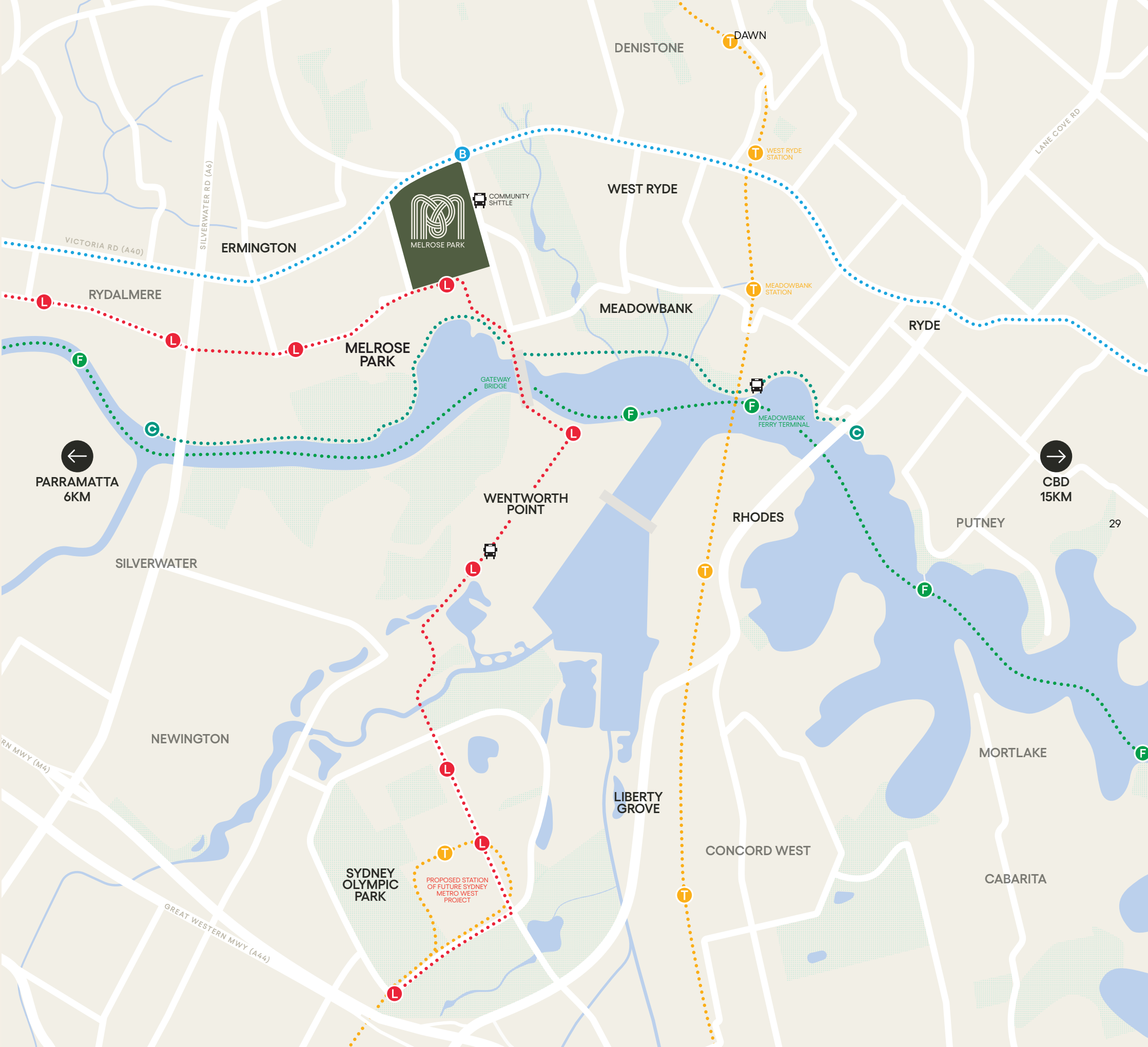


Artist Impression



27

- 10 min drive to Parramatta CBD
- 30 min drive to Sydney's CBD
- 25 min train from Meadowbank Station to Central Station
- 40 min ferry to Barangaroo
- 20 min bus to Parramatta
- 40 min bus to Town Hall
- Over 2,000 express buses servicing Melrose Park every week
- Approved future Metro West lightrail connecting to Parramatta and Sydney CBD
- Free Melrose Park shuttle service to Meadowbank Station and Meadowbank Wharf



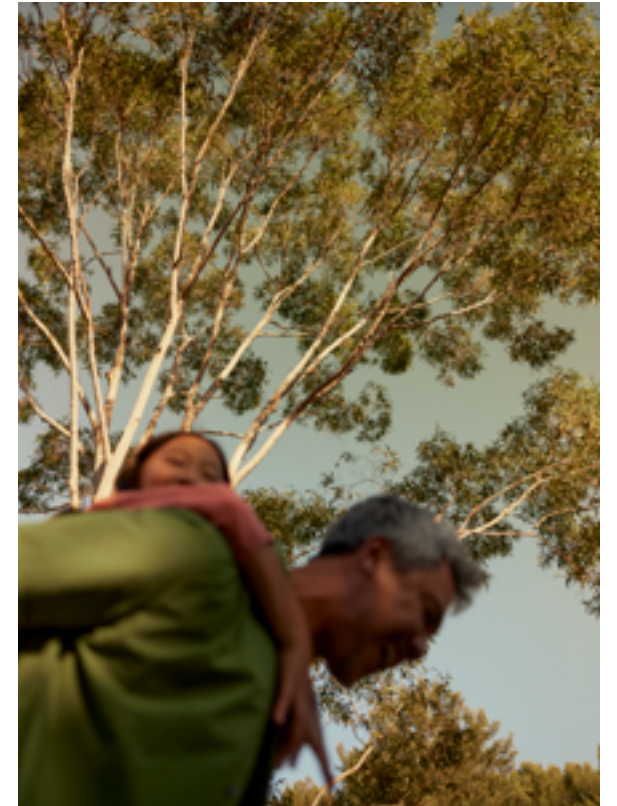
28 When heading to work, choose from train, bus or ferry for the morning commute. With a free community shuttle connecting with stations, greater Sydney is very accessible—whichever direction you're heading.

-  Shuttle bus
-  Train network
-  Ferry network
-  Future light rail stop
-  Bus M52 route
-  Cycleway

Step
into the
green.



From the huge Central Park across the street to shared garden rooftops, green inner courtyards or the Parramatta River foreshore a short walk away, nature is a constant influence at Dawn. Much of this can be attributed the Sekisui House design principles, which place a strong emphasis on connecting people with the natural world. It also points to the growing global research revealing the power of nature to heal and relax us—restoring physical, cognitive and emotional balance.



Walk across the street to explore Central Park—one of Sydney's biggest new urban parks with 20,000m² of green space. Featuring over 1,500 new mature trees, a full-sized sporting field, kids play areas, and a continuous cycle path to Parramatta CBD.



Design principles.

Dawn is informed by Sekisui House's global design principles:



SATOYAMA

Creating communities that co-exist harmoniously with nature.

MICHI

Encouraging vibrant interactions between people and place.

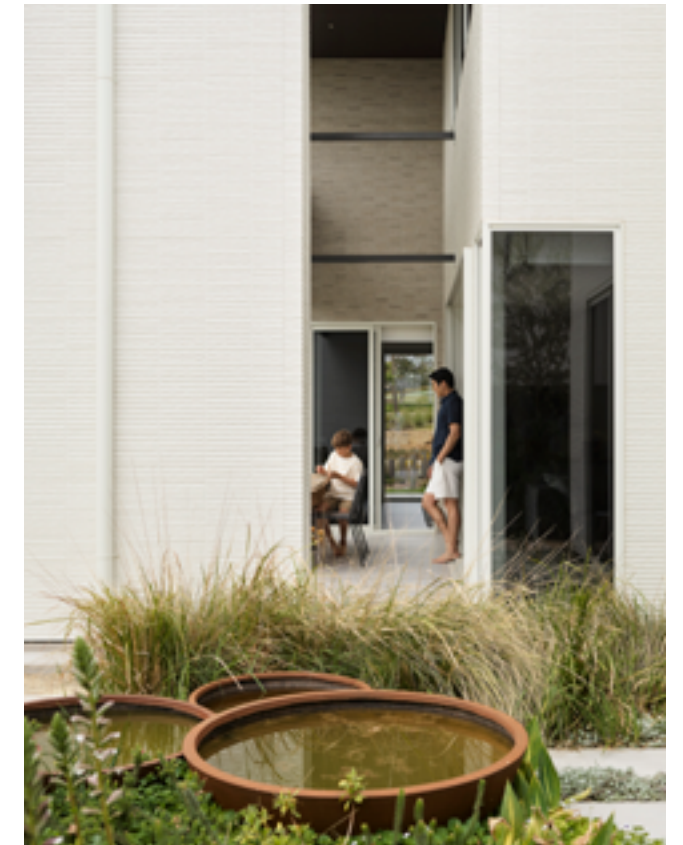


GO HON NO KI

Ensuring biodiversity through thoughtful native planting.

N X YUKATA

Carefully considering every element of the environment.



Begin
your day
here.





A short walk down the hill from Dawn, the brand new Melrose Park Town Centre comes to life each morning with the buzz of coffee machines and friendly chatter. This is the lifestyle destination for the neighbourhood, home to Coles supermarket and Dan Murphy's, alfresco dining, gym, childcare and retail across 30,000 m². It's an immersive environment with everything you need to make each day a breeze.

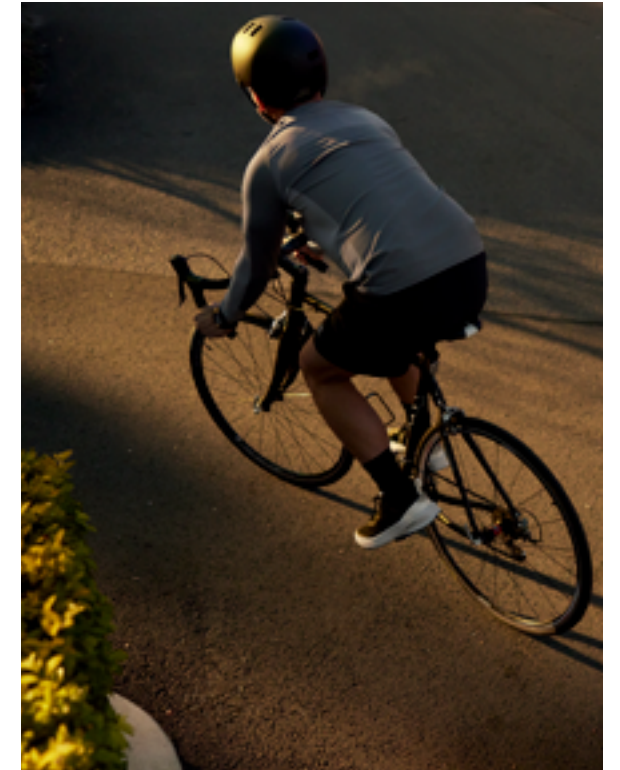
42



Artist Impression

Young families can take advantage of a 150-place childcare centre, medical centre, after-school activities and pet care.

Cycle along the river foreshore to Parramatta CBD in just 15-minutes. This is a beautiful journey that's become popular with early runners and weekend families too.



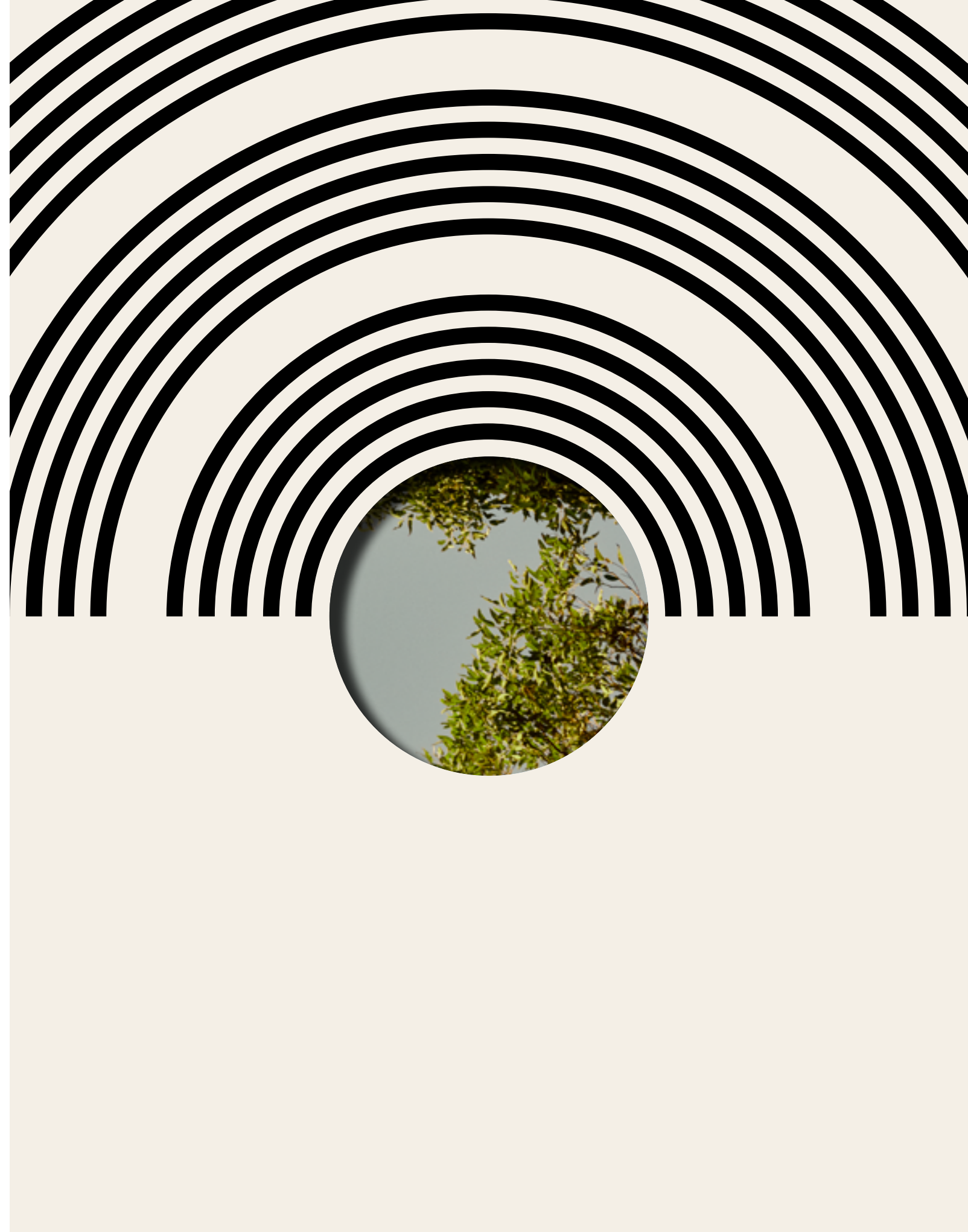
With a major supermarket, fresh food emporium and speciality retail, Melrose Central ensures those who love to cook with great ingredients are well catered for.

43



Artist Impression

Breathe
easy.





From a clever use of renewables to the latest in smart tech, Dawn's thoughtful approach continues to its impact on the planet. Sustainability is front of mind at Melrose Park, where you'll benefit from actions and initiatives designed with an eye on the future.



Dawn is designed with wellbeing in mind, embedding features such as optimised thermal comfort, additional air and water filtration, enduring design and materials, maximised natural light, and access to natural spaces.

Dawn will tap into a dedicated energy network brings together renewables, grid supply, gas and water in a holistic system designed to increase energy efficiency. The network is overseen by smart meters used to optimise consumption.



You'll be living in Sydney's newest smart suburb, with WiFi hotspots, smart wayfinding, smart poles and provision for EV charging. In the home, a smart automation system will link appliances to your phone—allowing you to close blinds or switch off lights from anywhere.



A considered touch.

Dawn's careful consideration and precise craft can be traced back to the distinctly Japanese approach of the team behind the Melrose Park vision.

50



SEKISUI HOUSE

Founded in Japan in 1960, Sekisui House is one of world's largest homebuilders and an international diversified developer. In Australia, Sekisui House is firmly established as a leading residential property developer and builder, having delivered over 13,000 homes to Australian families with a further 10,000 in the pipeline.

Sekisui House has sustainability as a core value and is now the global leader in the construction of net-zero-energy homes with more than 80,000 built since 2013. We're proud to have been awarded a 4 Gold Star iCIRT rating—the NSW Government backed recognition of our commitment to quality. Ensuring we have the capability, experience and financial capacity to deliver high-quality builds you can trust.



HANKYU HANSHIN PROPERTIES

With over a century of history, Hankyu Hanshin Properties (HHP) has been a leader in urban development and community building in Japan. Established by Ichizo Kobayashi in 1899, HHP began its journey with the development of residential land for the Ikeda Muromachi Housing project, pioneering the instalment sales method that revolutionised the mortgage system.

Throughout the years, HHP has flourished by developing both residential and commercial properties, particularly along the Hankyu and Hanshin railway lines. Their steadfast commitment to creating vibrant, safe, and comfortable living environments has solidified their reputation for excellence.

In a significant leap forward, HHP recently entered the Australian market. They now proudly develop and manage properties in key Australian cities, including Sydney, Melbourne, Brisbane, and Perth.

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