

# MASON & MAIN

## ONE PRECINCT

Everything comes together at Mason & Main, from a new eat street and shopping strip to individual residential towers and elevated recreation spaces. Modern, urban and distinctly Merrylands: this is the new heart of Sydney's west.

## MASON LANE

Introducing a new destination for dining out in Merrylands. From the first coffee of the day to dinner with friends, the traditions of authentic cooking, great eating and good company are making a welcome return to the neighbourhood.

## MAIN LANE

Each residential building has its own private and exclusive address, with space to receive deliveries and welcome guests. A distinguished design sets the scene for your residence above.

## DESIGN BY

Mason & Main is another pioneering collaboration between Coronation and one of Australia's best regarded architectural practices: Woods Bagot. Inside and out, every element has been considered to create a place of enduring value.

# MASON & MAIN

## MERRYLANDS



Artist impression



**MASON & MAIN**

MERRYLANDS

# FOUNDATION X FUTURE

Mason & Main combines a respect for the past with a bold vision for tomorrow.

Here in the heart of Merrylands, Coronation has assembled a visionary team, including Woods Bagot, to create so much more than a place to live. This will be a place to meet friends at cafes and restaurants, and a place to pick up fresh produce and daily essentials from new shopfronts. From its very foundation, this new precinct taps into the proud tradition of neighbourhood shopping which has been part of the area for generations.

Living here means these new local destinations will all be conveniently at your door, along with exclusive amenity spaces from pools and outdoor dining to a private gym and rooftop gardens, all surrounded by the connectivity and community of a coveted central location.

As impressive as these additional elements are, it's the residences themselves which elevate this precinct with a new benchmark in contemporary residential design. From the intelligently considered floorplans to the enduring quality finishes, these are spaces to grow naturally with you over time.

A new era begins here. For Merrylands. For you.

# MASON & MAIN





\*Locations are approximate

## POINTS OF INTEREST

- MERRYLANDS EAST PUBLIC SCHOOL - 4 MIN DRIVE / 1KM
- MERRYLANDS PUBLIC SCHOOL - 5 MIN DRIVE / 1.9KM
- CENTRAL GARDENS NATURE RESERVE - 5 MIN DRIVE / 2.3KM
- MERRYLANDS HIGH SCHOOL - 6 MIN DRIVE / 2.4KM
- ROSEHILL RACECOURSE - 9 MIN DRIVE / 5.7KM
- OLYMPIC PARK - 14 MIN DRIVE / 11.6KM
- SYDNEY CBD - 30 MIN DRIVE / 25.3KM
- LIVERPOOL CBD - 15 MIN TRAIN RIDE / 14KM

# A BOOMING AREA

The rise of Western Sydney continues, with all eyes now on Merrylands. Combining established neighbourhood character with proximity to the second CBD of Parramatta, everything is in place for a positive future.



Everything you need is in walking distance to Mason & Main, from Stockland Shopping Centre directly opposite, to Merrylands train station just 350m away.

# CENTRAL POSITION



# MAJOR INVESTMENT



From Westmead Health Precinct to Parramatta North, there is significant investment around Merrylands, driving population and employment prospects.



# GREEN SPACES



There are many places to enjoy the great outdoors close to home, including Holroyd Gardens, Granville Park, Merrylands Park and Central Gardens Nature Reserve.



# VIBRANT NEIGHBOURHOOD

Merrylands is known for its eclectic mix of places to eat, shop and spend time with friends. Here you'll find local charm and community spirit on every corner.



## AT YOUR DOOR

### RESTAURANTS & CAFES

1. SeaSweet Patisserie
2. Hrt 2 Hrt
3. Kaaj Restaurant
4. Shiraz Ice Cream
5. Asal Sweet
6. Kabul House Restaurant
7. Oliver Brown Belgian Chocolate Café
8. Mase Café

### AMENITIES & GARDENS

9. Merrylands RSL
10. Australia Post
11. Merrylands Library
12. Holroyd Gardens
13. Merrylands Memorial Park
14. Granville Park
15. Central Gardens Nature Reserve

### SHOPPING

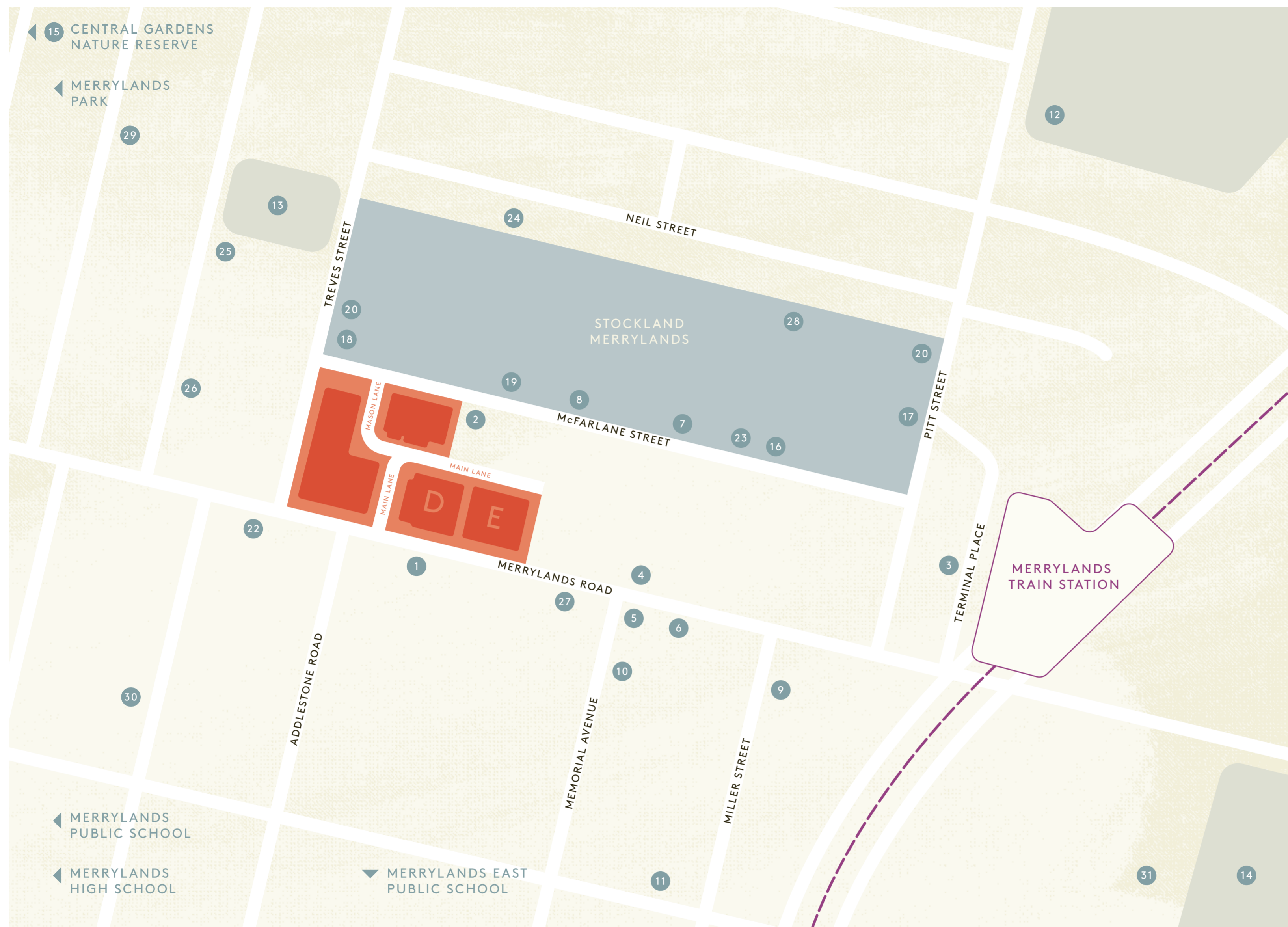
16. Woolworths
17. Coles
18. Aldi
19. Kmart
20. Target
21. Best & Less

### FITNESS

22. Snap Fitness
23. Loco Fit

### EDUCATION

24. The Sometime Centre
25. Holroyd Children's Centre Gumnut Grove
26. Holroyd Children's Centre
27. Caring Family Day Care
28. Thrive Early Learning Centre
29. Holroyd Children's Centre Banksia Babes
30. Merrydays Kindergarten Society Inc
31. Montessori Merrylands



## COMMUNITY CHARACTER

### STORIES OF LOCAL PEOPLE & LOCAL PRIDE

It's the community which gives a place its real sense of character. Merrylands is a neighbourhood rich in tradition, where generations of families have built a community which is strong, proud and welcoming to all. So what do the locals love about the place they call home? We asked them.



ROSEMARY, CAFÉ OWNER

"The thing we love about Merrylands the most is the feeling of belonging to a close community. The people and families we have met here, through owning Mase Cafe, have been very friendly and supportive."

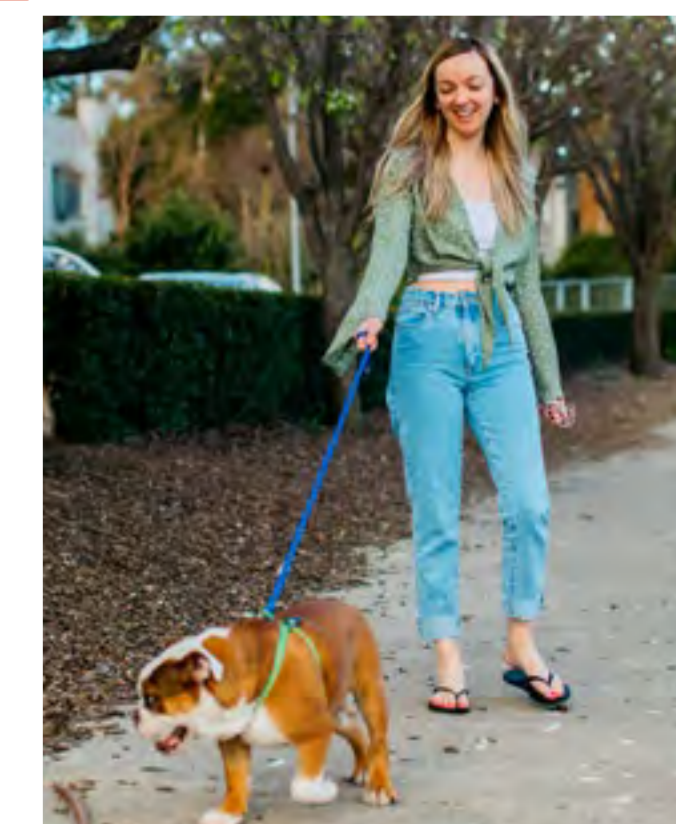
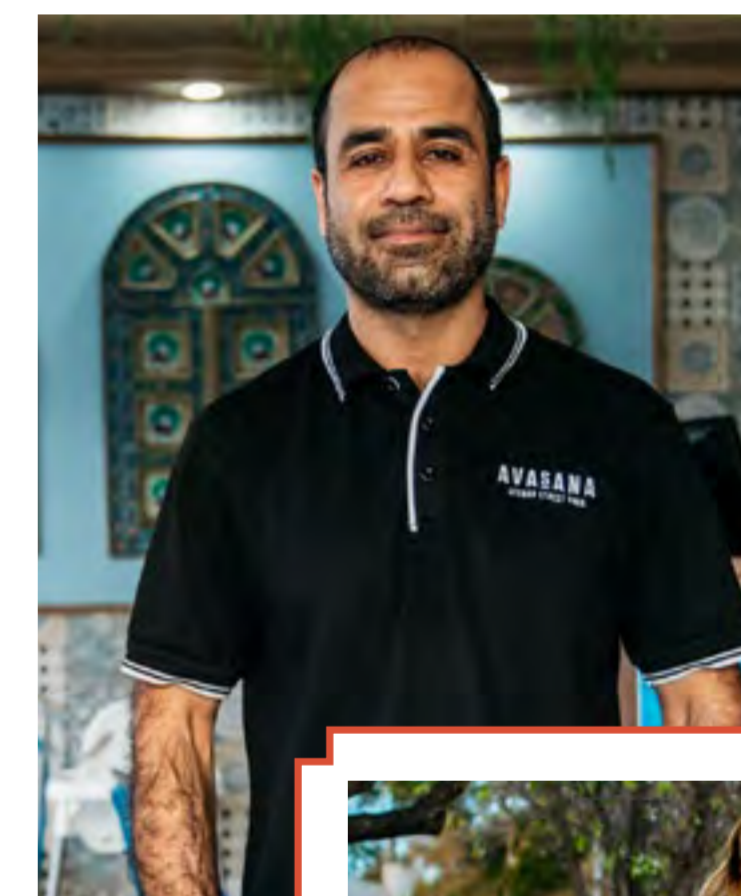


MARY, SOLICITOR

"What makes Merrylands special is that it is a busy, thriving area, full of families, school children, young and more mature people from all walks of life with lovely restaurants and amazing fresh food.

The rail station makes it very convenient and the surrounding major highways and motorways provides efficient access to the rest of Sydney.

There is constant activity with a busy, active, friendly vibe."





Artist impression

## EAT STREET ON MASON LANE

From the aroma of freshly roasted early morning espresso to the lunches and delicious dinners, Merrylands' new dining destination is downstairs. Local produce and a world of flavours are on your door step.

**MASON LANE**





## SHOP LOCAL

Mason & Main is adding to the vibrant neighbourhood culture of Merrylands with a range of new places to shop and dine. You'll find everything you need from produce to supermarket staples, right on your doorstep.

BRICK

BY

BRICK

From Coronation and the architectural team at Woods Bagot the vision for Mason & Main was to create an address which would embody the essence of Merrylands. That meant drawing on the area's rich built environment heritage, from the use of bricks inspired by the nearby brickworks and aqueduct, to the traditional arched windows and activated streetscapes alive with alfresco dining and traditional shopfronts.

This authentic approach has led to the design which feels part of the neighbourhood and perfectly at home. The extensive use of bricks creates a building with a rare strength of character – and a timeless quality which will stand with pride for generations to come.



Artist impression

"We've intentionally created this tapestry of hit and miss bricks. The bricks are basically laid on top of each other but they're open so they allow light through and form a screen, they intentionally create a level of privacy"

- Dom Alvaro, Woods Bagot



## A PRIVATE ENTRANCE

Each building features its own address foyer, with an exclusive entrance away from the bustling energy of Main Lane and Merrylands Road.





Artist impression

**Structured** **Simplicity**

More space, more joinery, more light – from every angle these residences go above and beyond. The interior design is not just about appealing to contemporary styles or current needs – here the aesthetics are timeless, and with a thoughtful approach to planning, these spaces will grow and evolve with you in the years ahead. Everything is in place to enjoy a home of enduring quality.



Artist impression

Beyond the hardwearing materials, extensive joinery and natural finishes, it's what you don't see that makes these residences truly liveable, with discreet cupboards, drawers and shelving designed to maximise space and provide ample storage room. There's more than meets the eye.

“The apartments adapt very easily, whether you want to work from home, whether your family’s increasing, whether you want to have a playroom. It really gives you the opportunity to allow your environment to respond to your changing lifestyle.”

- Tracey Wiles, Woods Bagot



## DESIGNED TO ADAPT: THE MULTI-PURPOSE ROOM

The traditional study will never be the same. At Mason & Main, research into future trends of living and working has led to the design of a multi-purpose room which can easily shift from a bedroom to a workspace, a creative space, or any space you need. With built-in joinery that can adapt to your changing lifestyle, this is a separate zone away from the rest of the home where you can find focus and privacy. The philosophy behind this room runs through every part of the residences: intelligent, purposeful, and designed to last for years to come.







## THE NEW WORK-LIFE BALANCE

A built-in fold-down bed easily transforms an office, artist's space, music studio or play area into a bedroom.





Artist impression

## NATURAL STYLE

STUDIO APARTMENT

The continuous and generous use of joinery extends from the kitchen cupboards to the bedroom robes to an elegant display shelf in the living area, tying the visual appeal of the entire residence together and providing abundant storage with effortless simplicity.



## CLEAN DESIGN

The contemporary sophistication continues in the bathrooms, with clean lines and intelligent design. With a built in shelf running from the vanity to the shower, splashback tiles, elegant lighting and sophisticated sink mixers, these spaces add a touch of modern luxury to everyday living.



Artist impression

A PRIVATE  
ESCAPE

Above the podium is an  
oasis – your place to work out or  
wind down in style.



Artist impression

AN ACTIVE  
LIFESTYLE

With your own gym and  
workout space, keeping fit close  
to home is easy.





Artist impression



Artist impression





THE PAPER MILL PRECINCT, LIVERPOOL

## CORONATION

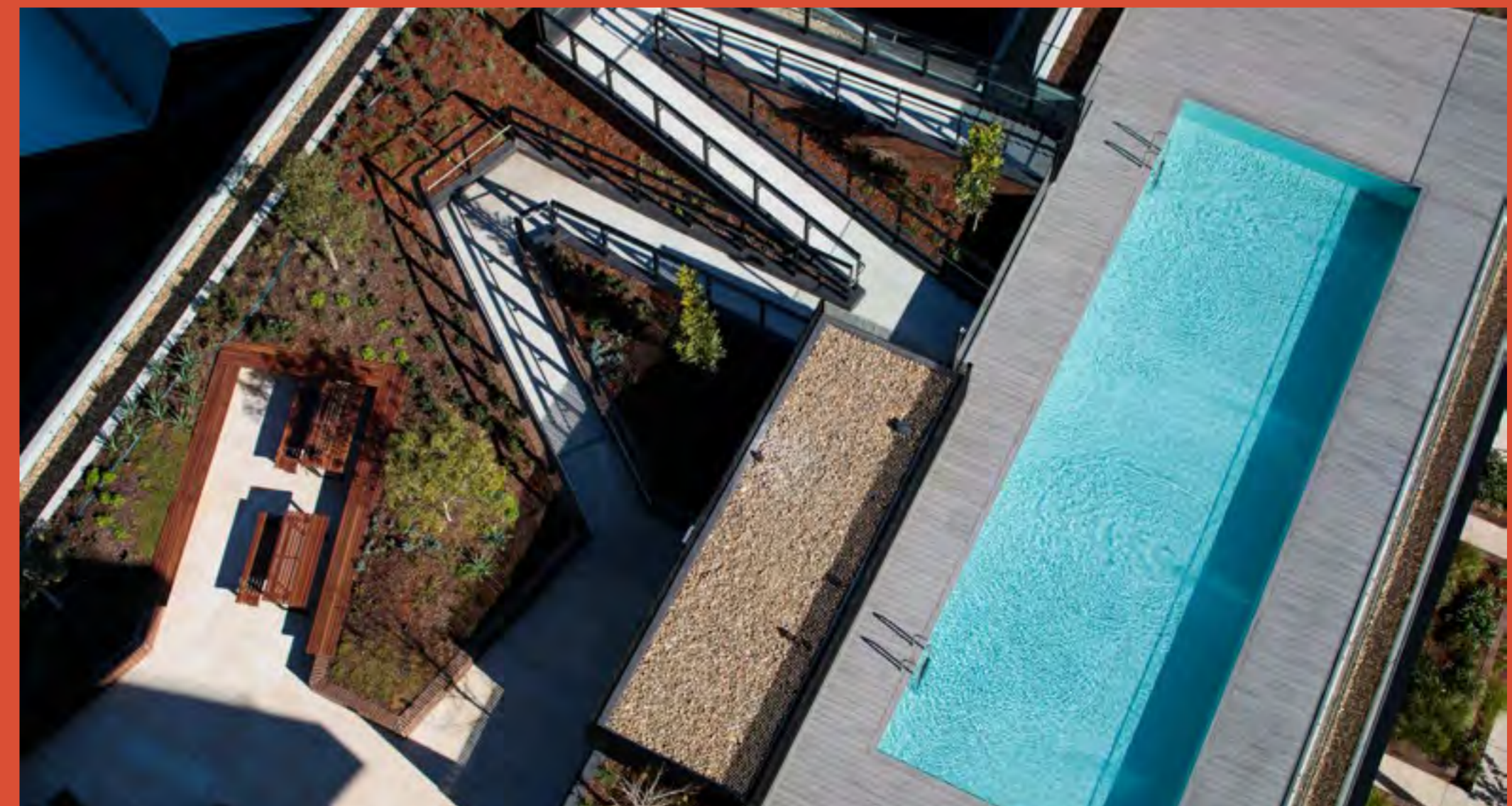
With Mason & Main, Coronation continues to reinvigorate Western Sydney – enhancing neighbourhood character and design excellence. Building on the success of The Paper Mill Precinct, a transformative community in Liverpool, and 8 Phillip Street, bringing QT Hotel and luxury living to Parramatta, the team at Coronation is leading the way with a bold vision and absolute commitment to their buyers.



PRIVATE DINING AT THE PAPER MILL FOOD



THE PAPER MILL FOOD - MAIN BAR



THE PAPER MILL - POOL DECK



8 PHILLIP STREET, PARRAMATTA



RESIDENT AMENITY - 8 PHILLIP STREET, PARRAMATTA



CONCEPT FOR CHARLIE PARKER - 12A PARKES STREET, HARRIS PARK



## Coronation

Australian owned and operated, Coronation brings a fresh perspective to urban precincts across Sydney, combining deep local knowledge with decades of development experience. As proud Sydney locals, the team is inspired by a connection to this incredible city, and work to create vibrant communities where people thrive.

With place-making at their core, Coronation embraces the opportunity to unlock value – for people. The focus remains on developments that integrate with the community, yet stand independently as examples of design and building excellence.

Coronation generates value for its buyers by managing quality across the entire development lifecycle. This is underpinned by a commitment to people and the community, and is driven by innovative thinking, design excellence and quality objectives.

From planning through to design, construction and development, marketing and sales, leasing and property management, homeowners benefit from Coronation's involvement and view of long-term accountability for the homes they build – now, and well into the future.



## Woods Bagot

Woods Bagot places human experience at the centre of their design process to create great homes and communities in Western Sydney. The practice is local and global simultaneously. Working from 16 studios in major cities around the world, their approach is intensely specific to each development.

The power of place can't be underestimated and what excites Woods Bagot about residential development is working with each location to draw out and build upon the elements that will make it a place people love.

Leading this project are award winning architects Domenic Alvaro and Tracey Wiles who work at the intersection of interiors and architecture with a considered, intelligent approach. The contemporary architectural visioning by Domenic and Tracey focuses on liveability and flexible functionality. On this project they have pioneered new thinking to integrate buildings with nature, obtain the best views, connect with the area's history, and address considerations of local community, culture, and access to transport.



# MASON & MAIN

MERRYLANDS

CLAIRE  
FOXTON

## MANY HANDS

Claire Foxtan is an artist and designer who is known for her large body of public art found across Australia, New Zealand and the United States.

With a distinctive mix of abstract and realistic techniques, Claire's painted mural works explore a site specific narrative often concerned with the connectedness of people and place.

Through considered colour palettes and an acute attention to textural details, Claire's work draws the viewer into a deeper conversation responding to land, story and identity.

Best known for vivid photo-realistic portraiture, her chosen subjects are often local identities, who through their actions and strength of character, remind us of our shared humanity.

Claire has collaborated with the Coronation team to bring to life, in portraits, some of the hands of Merrylands locals. These portraits represent the strong sense of history and place in the Merrylands community.

[clairefoxtan.com.au](http://clairefoxtan.com.au)

[MASONANDMAIN.COM.AU](http://MASONANDMAIN.COM.AU)

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