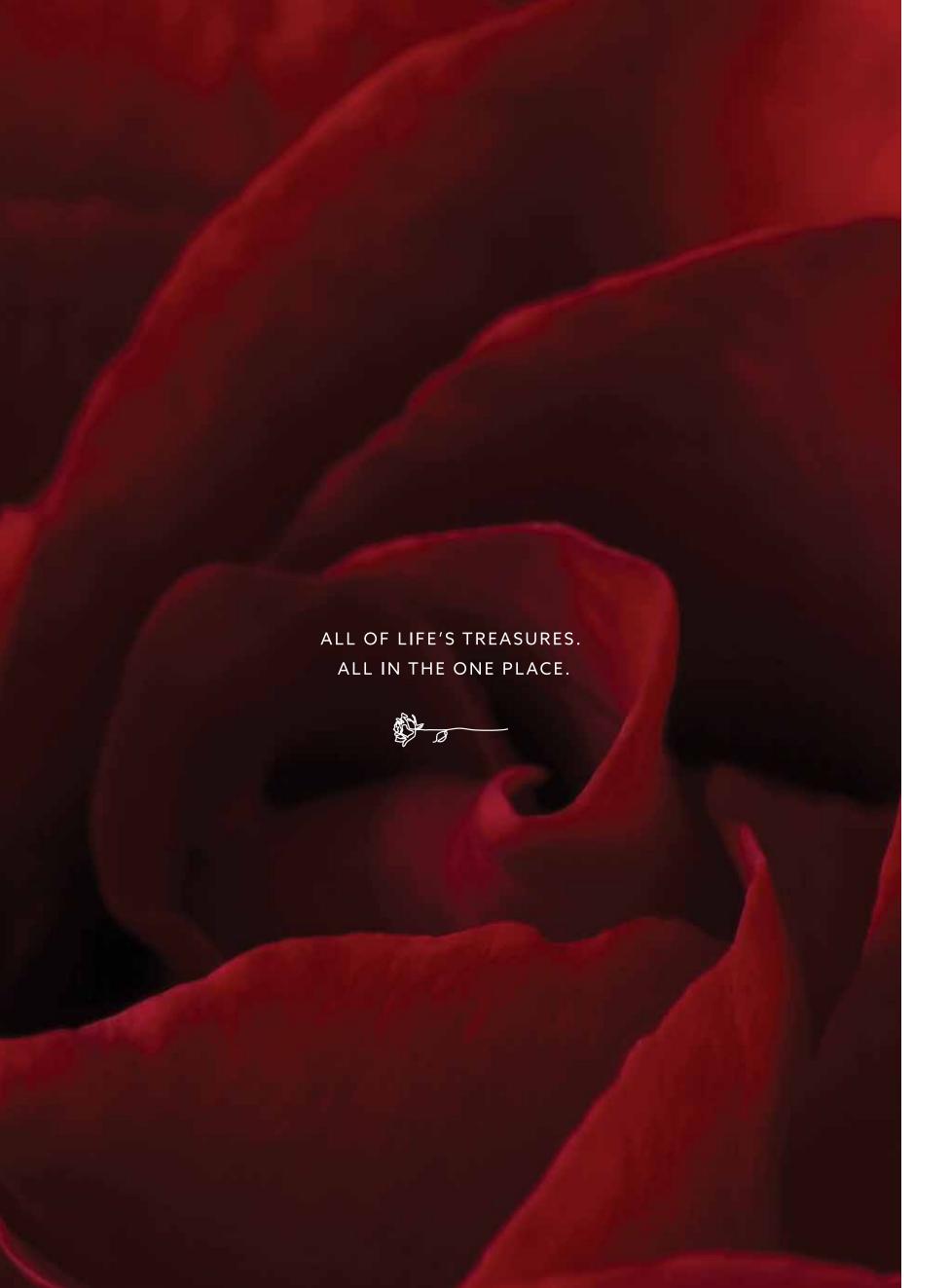


ROSEVILLE



"Introducing our next extraordinary place, One Rose"

"Home ownership is the cornerstone of Australian life. Over three decades, our reputation for building quality has been flawless.

This success is built on a shared respect for our customers, partners and team, and our hands-on approach to every project.

One Rose at Roseville represents everything we are passionate about when designing a DASCO home - high end inclusions, breathtaking designs and world class finishes to provide premium homes created with care.

We hope you enjoy our latest and proud creation, One Rose."

Daniel & Salim Nicolas Directors, DASCO Australia







INTRODUCTION

The Very Best of Everything

SCHOOLS

- Roseville College
- 2 Chatswood High School
- 3 Chatswood Public School
- 4 St Pius X College

SHOPPING

- **5** Chatswood Chase
- 6 Westfield
- 7 Roseville Village
- 8 Aldi

DINING & ENTERTAINMENT

- Oalibrate Coffee
- 10 Saveur Restaurant
- 11 The Concourse
- 12 Roseville Cinemas

PARKS & RECREATION

- 13 Beauchamp Park
- 14 Chatswood Golf Club
- Blue Gum Reserve
- 16 Castlecove Golf Club

TRANSPORT

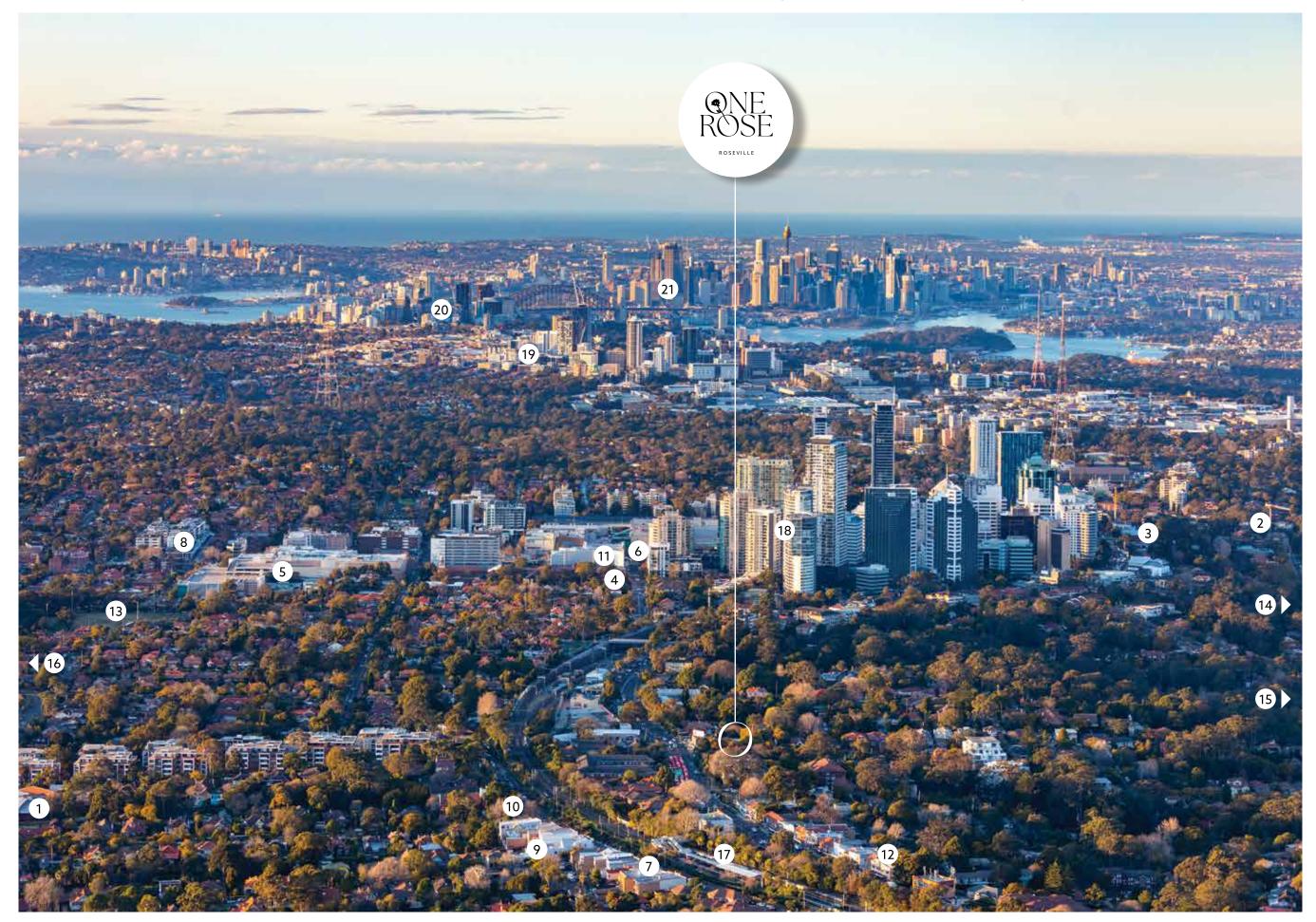
- Roseville Train Station
- **18** Chatswood Interchange

BUSINESS HUB

- 19 St Leonards Business District
- North Sydney Business District
- 21 CBD

Nestled on the cusp of leafy Roseville and the vibrant retail and commercial hub of Chatswood, One Rose lays claim to a setting that offers the very best of both worlds, striking the perfect balance between urban vitality

and suburban calm. The peaceful, prestigious residential lifestyle of Roseville village meets all the colour and convenience of one of Sydney's most thriving urban centres, all within a 25 minute train ride of the CBD.



A Unique Architectural Vision.

Crafting homes of the finest calibre since 1993, renowned developer Dasco has collaborated with leading designers to bring this remarkable vision to life.

Two sculptural five-level buildings encompass a collection of penthouse-style two and three-bedroom residences enhanced by beautifully landscaped alfresco spaces, exquisite finishes and a host of the finest contemporary luxuries. Sublime communal gardens preserve the beauty and history of the site's existing native trees.





ARCHITECTURE

Finely Crafted, Rich In Detail.



Sensitively designed to sit harmoniously within its historic, leafy context among the area's grand estates, One Rose is characterised by its robust, richly layered and textured façade.

Bold face brickwork pays homage to the surrounding classic architecture and respects the integrity of the streetscape, with vertical timber batten detailing adding privacy and a contemporary aesthetic.



AMENITIES

Make A Grand Entrance.

You and your guests will make a grand arrival as you enter the ambiently lit stone and timber-adorned lobby. Enjoy secure lift access to your floor from your security parking and storage cage, with four car spaces dedicated to guest parking.

Two high-tech car lifts take you from your parking up to street level, with the convenience of a smart queuing system, 24 hour audio visual intercom support and double safety backup.





DUAL LIFTS



REGULAR SERVICING & CHECK UPS



FAST ACCESS



24 HOUR AUDIO VISUAL INTERCOM SUPPORT



QUEUING SYSTEM



DOUBLE SAFETY BACKUP





AMENITIES

Grand Garden Inspiration.



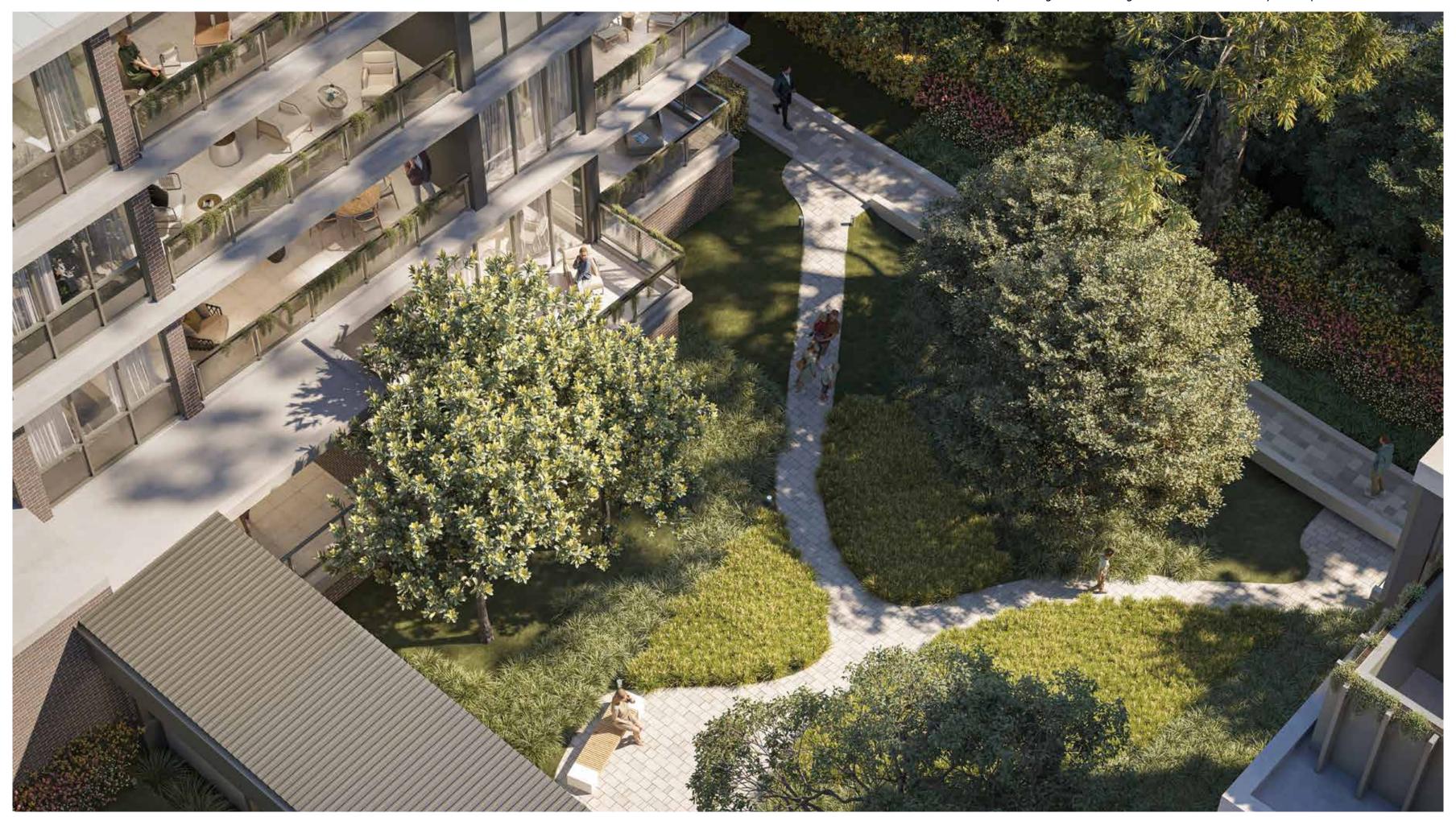
Lush and layered with a pergolashaded barbeque area, seating and a meandering boardwalk, the grounds are planted with a mix of hardy, water-wise, low-maintenance native species inspired by the surrounding bushland, with pretty flowering trees such as jacarandas dotted among them.





Taking cues from the resplendent gardens of the area's stately homes, One Rose's landscaped communal spaces engender a feeling of relaxation

and retreat. A central garden nestled between the two buildings retains a magnificent established gum tree as its shady centrepiece.





If the mood takes you, find sanctuary on the rooftop terrace, with its own pergola-shaded barbeque area capturing leafy treetop views towards Chatswood.

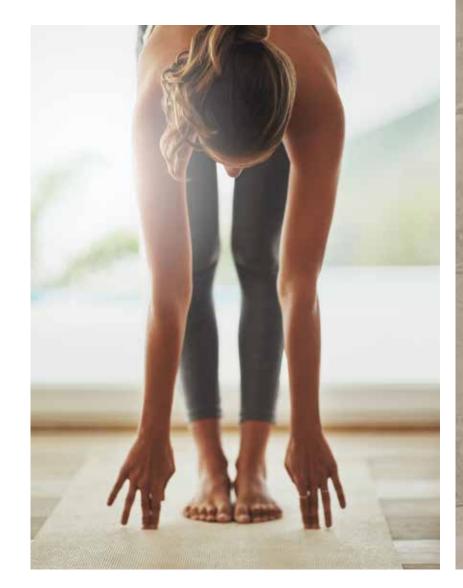






AMENITIES

Serene Wellness Room.





Relish the luxury of a custom-designed wellness room where you can settle into your morning meditation, practice yoga or stretch it out. Dramatic arched

mirrors with LED backlighting bathe the space in soothing light, with yoga mats, foam rollers and light exercise equipment provided for your workout.

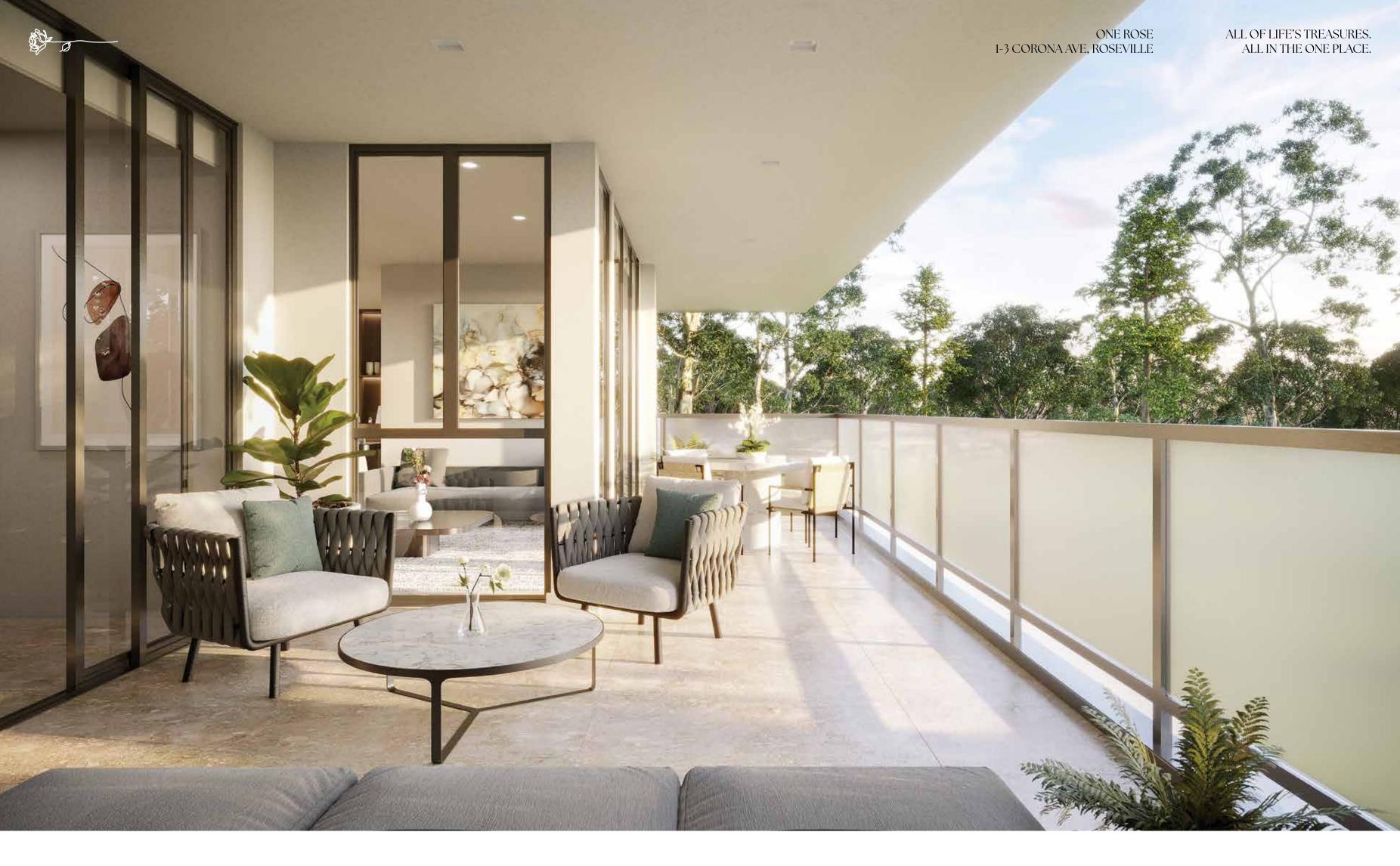


APARTMENTS

A Palette of Beautiful Finishes.



Personalise your interior environment to suit your taste with the choice of two carefully curated colour schemes in classic muted tones. Sunrise is a lighter palette of finishes while Sunset brings in darker, richer shades and more contrast. Travertine-inspired porcelain tiled floors exude easy-care elegance, with LED downlights creating a moody atmosphere.



Playing to our love of outdoor living and entertaining, generous covered balconies create the perfect environment for alfresco dining or hosting afternoon drinks, with

privacy enhanced by frosted glass surrounds. A haven for admiring the leafy backdrop, many enjoy the convenience of a gas bayonet, making barbequing effortless.

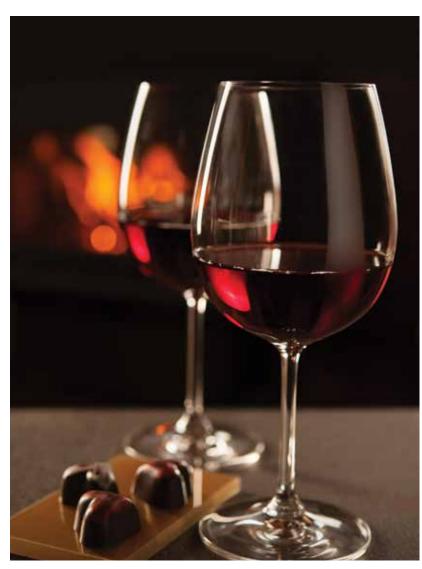






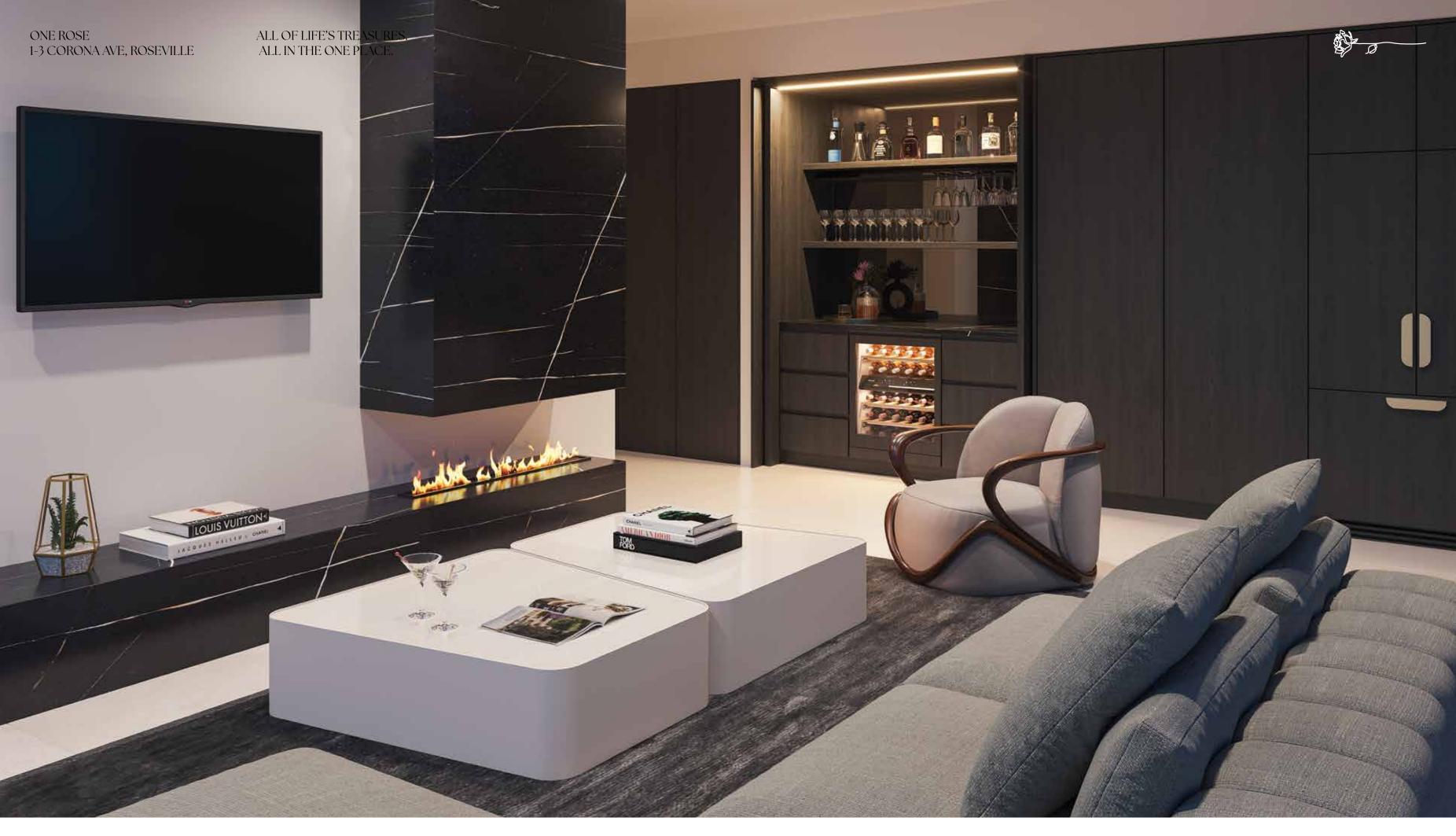


Entertain In Luxury.



Infused with warmth and light and carefully shaped to respond to the daily rhythms of life, the expansive living spaces are framed by floor-to-ceiling glass which harnesses sunshine while creating a dialogue between the indoors and light.

and out. Unique in its layout, Residence 405 showcases a vast two-storey floorplan with its lower level dedicated to entertaining on a grand scale, blessed with an abundance of space and light.



APARTMENTS

Warm And Welcoming.

At every turn, custom-designed joinery exudes a bespoke sensibility and a handcrafted feel. Dedicated study nooks create versatile zones for those working from home or to indulge your chosen pursuits.

Proudly gracing the upper level, Residence 502's extensive cabinetry conceals an unexpected bar station, perfect for mixing your favourite cocktails and storing your finest vintages.









Selected residences enjoy the luxury of an integrated gas fireplace framed by contemporary engineered stone surrounds. Creating a welcoming focal point for the entertaining areas, they provide year-round warmth and comfort, bringing a cosy intimacy to these voluminous spaces.





APARTMENTS

Exquisite Craftsmanship.



As aesthetically beautiful as they are effortlessly functional, the fully integrated high-spec kitchens have been fashioned to elevate your culinary experience.

Gently curved breakfast islands bring visual softness to the spaces, with bespoke joinery in maison oak or black wenge shades complemented by elegant marble-inspired engineered stone benchtops. State-of-the-art Ilve appliances, soft-close drawers, brushed nickel tapware and pendant lighting put the finishing touches on these perfectly planned hearts of each home. Upgrade to Gaggenau appliances and darkly hued Eternal Noir Silestone benchtops for that extra touch of glamour.











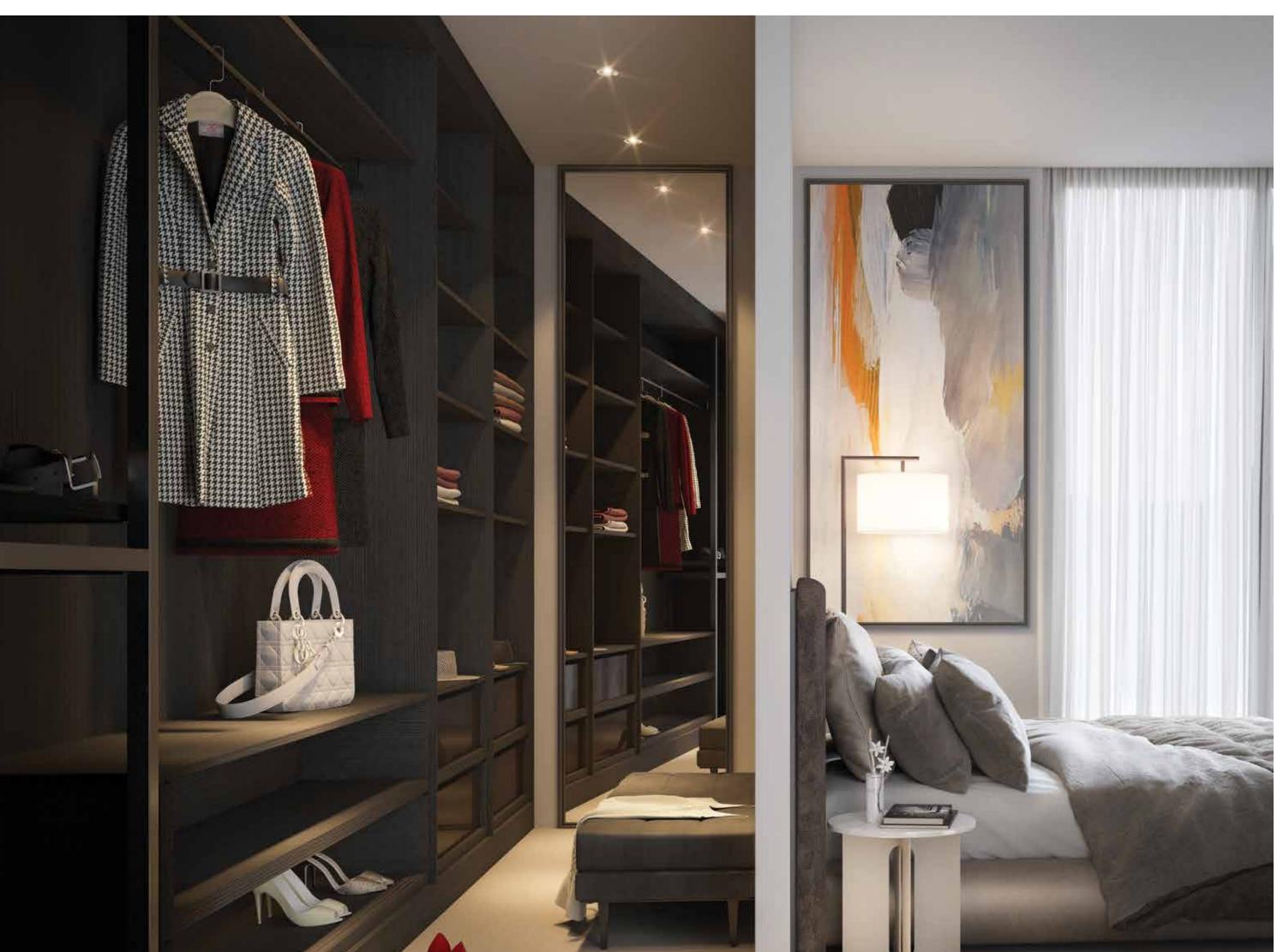
APARTMENTS

Zen Bathrooms.

Classic neutral tones, elegant finishes and uncluttered spaces define the porcelain-tiled bathrooms, with frameless glass shower screens, wall-hung timber-grained vanities and recessed shower storage nooks keeping

the look clean and minimal.
By bringing in the curved forms of the backlit mirrors and freestanding baths, the aesthetic becomes gentle and calming. Heated towel rails ensure year-round comfort.





APARTMENTS

A Sense of Sanctuary.

Bedrooms have been conceived as calming, ambient spaces to which you can retreat, many enjoying balcony access which brings a bright, airy feeling to these richly layered spaces.

The private master suites are pure indulgence, encompassing generous bespoke walk-in wardrobes with timber finishes and LED lights for an opulent mood. Cut pile plush wool blend carpet feels delightfully soft under foot.

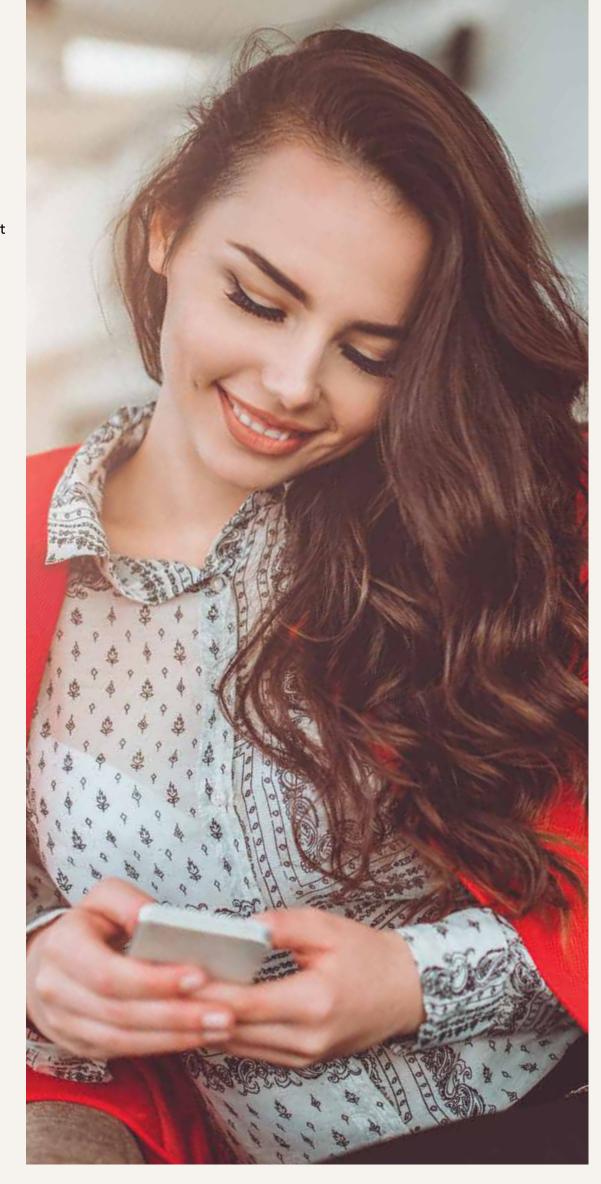


APARTMENTS

Smart Technology.

A number of smart-tech initiatives have been included for optimum sustainability and maximum enjoyment of your environment.









SOLAR PANELS
Rooftop solar panels ensure that energy usage and power costs for the building are reduced, helping to minimise the carbon footprint.





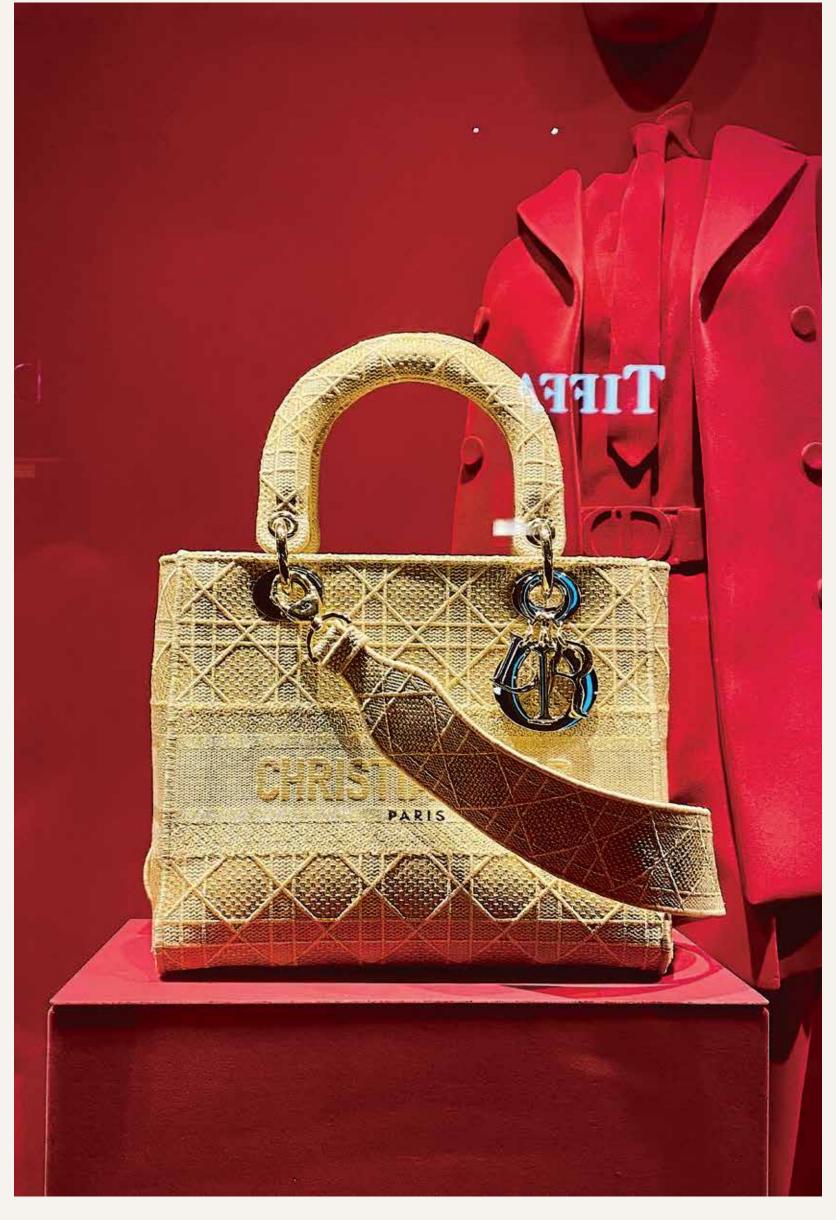
ELECTRIC CAR CHARGER
Those driving an environmentally
friendly electric vehicle can make use
of the garaging's dedicated charging
station.





SMART BLINDS AND A/C
Enjoy touch-of-a-button remote
control of your motorised blinds and
ducted air conditioning, ensuring
your surroundings are the perfect
temperature when you arrive home.



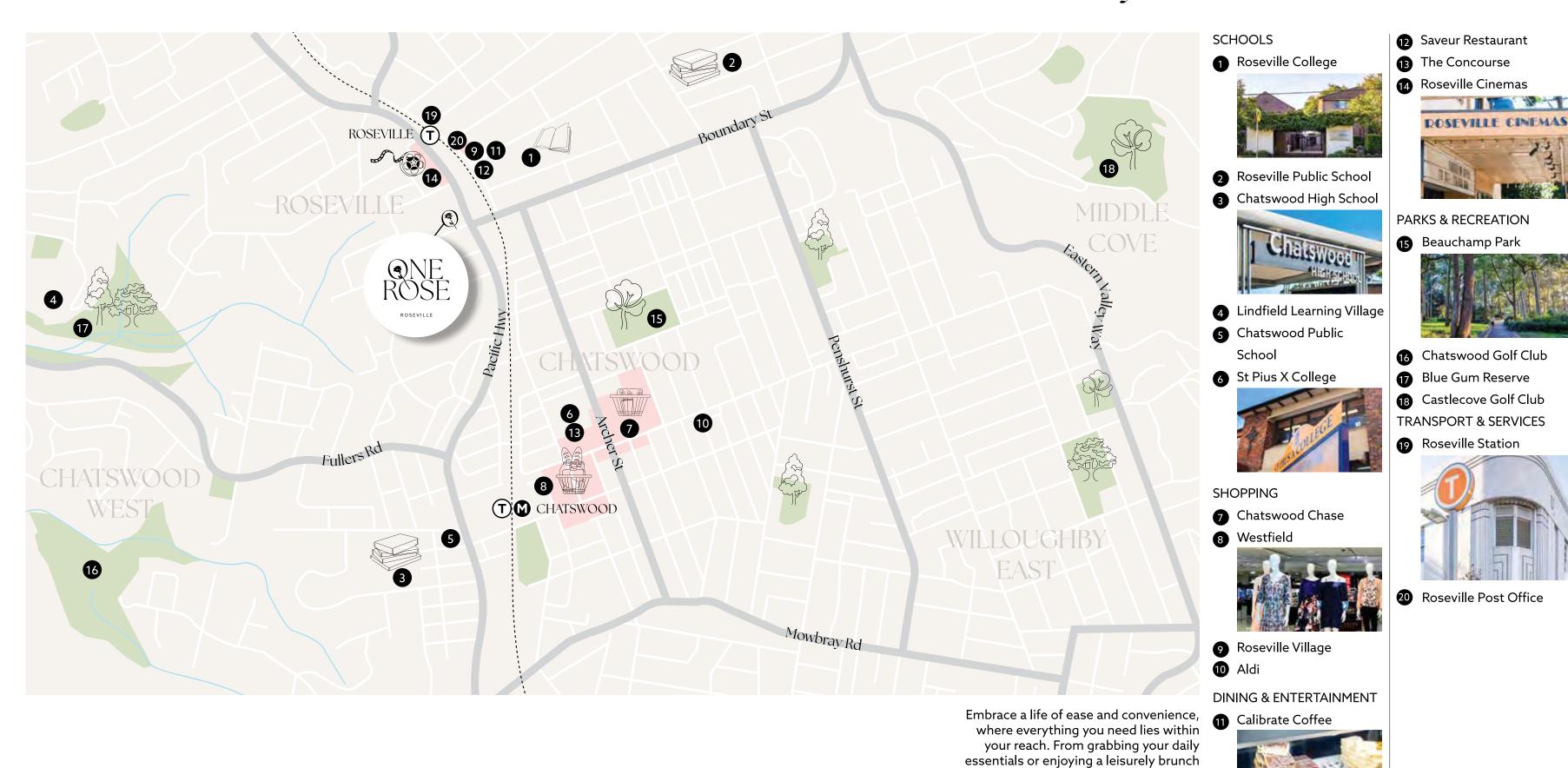




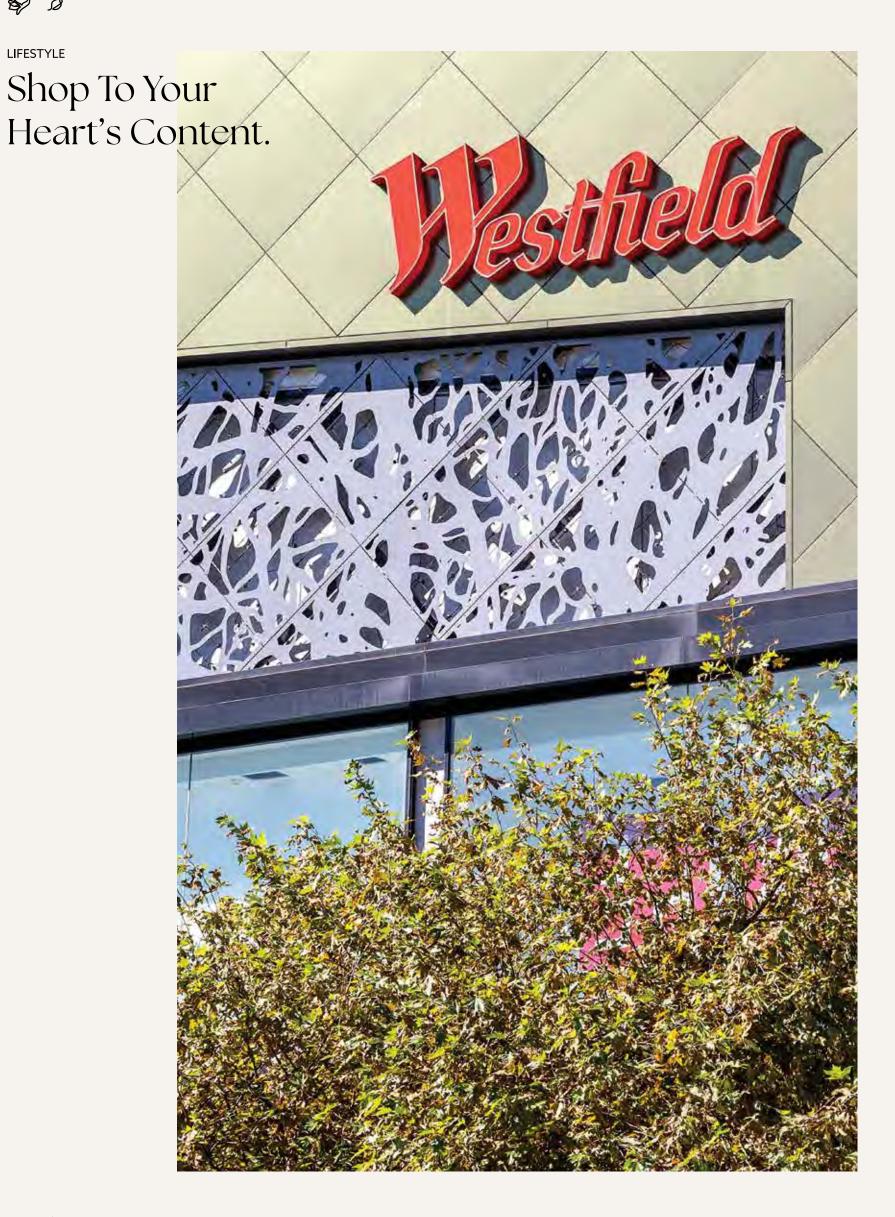
LIFESTYLE

Take Pleasure In The Leisurely Life.

with friends to picking up flowers or finding time for a stroll around the park with your dog, it's all at your fingertips.









SOUS LE SOLEIL French fare, art and collectables. Clanville Rd, Roseville.



DUTCH HIDEOUT Lifestyle, cool gifts and fashion. Lindfield Ave, Lindfield.



One Rose is the perfect address for those who love to live footsteps from everything they desire. Whether it's immersing yourself in the communityminded atmosphere of Roseville village, shopping up a storm in Chatswood, revelling in glorious green open spaces or enrolling your children at prestigious schools, the area has it all in abundance. Wander up to Roseville village for all of

your food and grocery needs, specialty stores and daily services such as pharmacies, newsagents and medical practices. For some serious retail therapy, take a three minute drive or a 15 minute stroll to the heart of Chatswood, a commercial epicentre home to Westfield and Chatswood Chase, with an endless selection of fashion, homewares, electronics and more.



When it comes to wining, dining and entertainment you're spoilt for choice, whether you're popping around the your morning coffee, heading into the foodies' heaven of Chatswood's Eat Street, splashing out at a Michelin-

starred restaurant or watching the latest release at Hoyts Cinema. Indulge your passion for multicultural cuisine, enjoy corner to your favourite local café for after-work drinks at an intimate wine bar, take in interesting cultural events at The Concourse or experience diverse local festivals throughout the year.



SAVEUR Fine European and French cuisine. Hill St, Roseville.



CALIBRATE Craft brewed coffee and amazing brunch. Lord St, Roseville.



GELATIAMO Delicious hand crafted gelato and sorbet. Pacific Highway, Lindfield.



FLOWER CHILD Inspiring dishes in a green wonderland. Westfield, Chatswood.

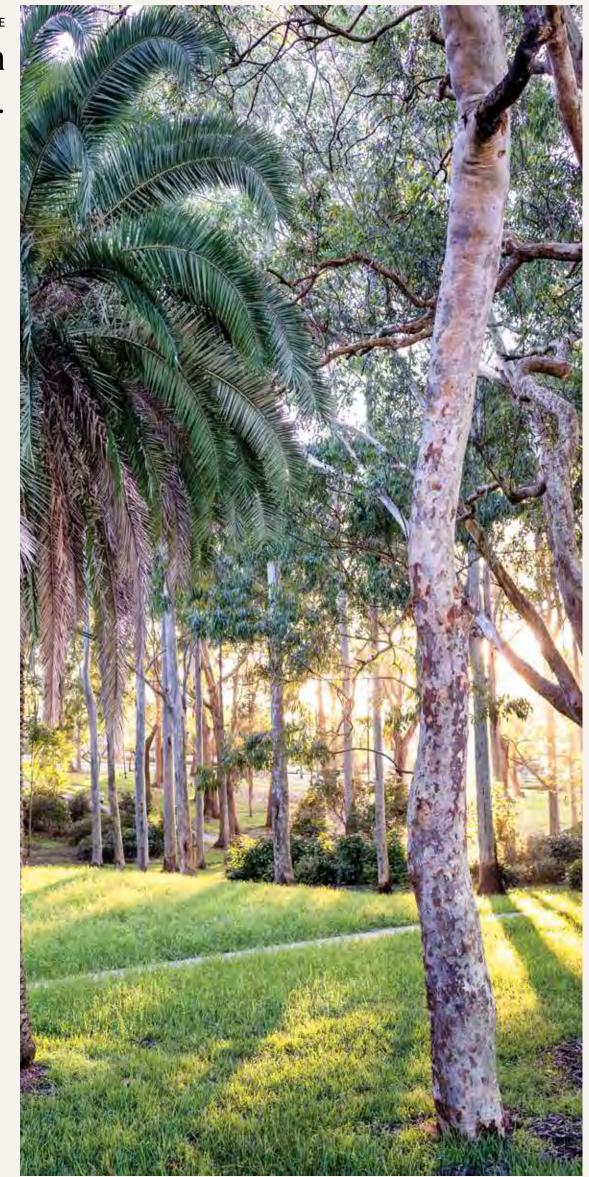


CHRISTOPHE'S PATISSERIE FRANCAISE Beautifully made sweet treats. Pacific Hwy, Lindfield.





Soothing Green Open Spaces.





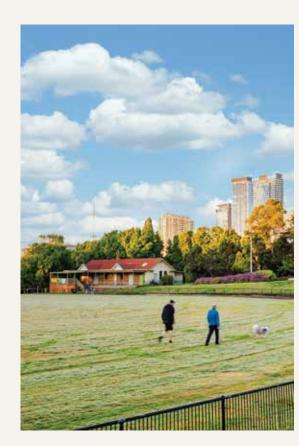
BLUEGUM WALKING TRACK Explore the North Shore's tranquil ecospace. Chatswood West.



CLANVILLE RD PARK
Tennis courts, kids playground and
French dining. Clanville Rd, Roseville.



LANE COVE NATIONAL PARK Hire a kayak and explore the river. Lady Game Drive, Lindfield.



BEAUCHAMP PARK Kids play and discover space set within parklands. Nicholson St, Chatswood.



From Roseville's picturesque treelined boulevards to the countless parks and reserves dotted around the neighbourhood, the area is adored for its gorgeous green spaces.

Take a leisurely stroll around Beauchamp Park, grab your clubs and play a round of golf at one of a number of highly regarded local courses or for something a little more adventurous, follow the Blue Gum Creek Walking Track as it meanders through serene native bushland.



FLOORPLANS

Level One.

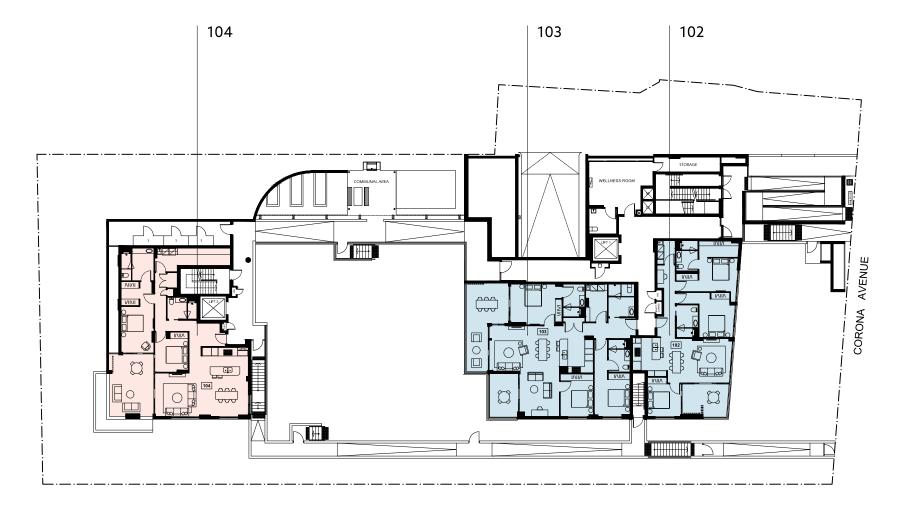
Floorplans.

One Rose is Liveable Housing Australia approved, ensuring apartment layouts are safer, more comfortable and easier to access for residents. Most importantly, this certification also means your new home at One Rose will be more cost effective to adapt should life's circumstances change.





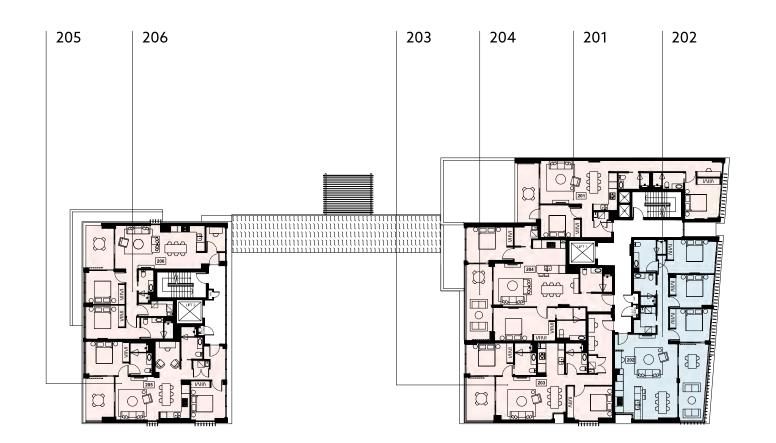


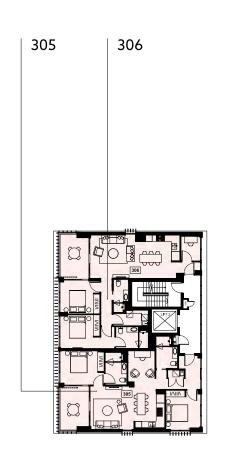


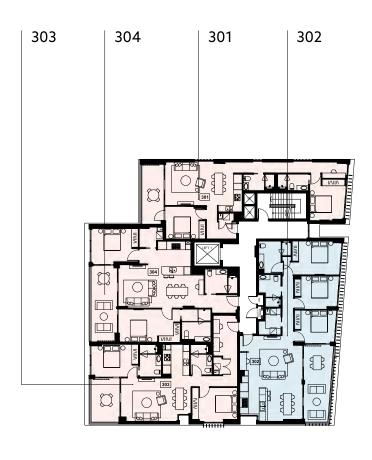
FLOORPLANS

Level Two.

Level Three.







CORONA AVENUE



3 BED



2 BED

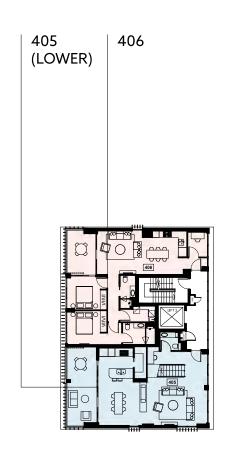
3 BED



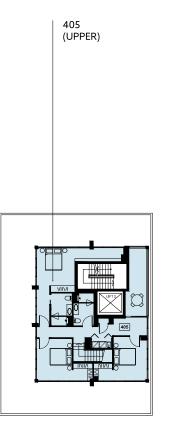
FLOORPLANS

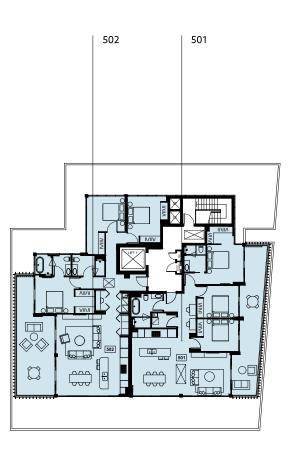
Level Four.

FLOORPLANS Level Five.











SELECTED APARTMENTS

Finishes Schedule.

Living Room	Floor	Travertine porcelain tile
	Walls	Painted plasterboard
	Ceiling	Painted plasterboard
	Doors assembly	Timber doors with lever handle
	Fireplace	Ethereal glow
	Skirting	Painted timber
Kitchen	Joinery	Sunrise Scheme: Polytec maison oak Sunset Scheme: Polytec black wenge
	Benchtops	Ethereal glow
	Splashback	Ethereal glow
	Floor	Travertine porcelain tile
	Appliances	ILVE 600mm wall oven ILVE 900mm gas cooktop ILVE integrated microwave ILVE concealed rangehood ILVE semi integrated dishwasher
	Tapware	Brushed nickel
	Sink	Double bowl stainless steel
	Fridge	Integrated
	Light	Pendant over island bench
Bathroom	Floor	Travertine porcelain tile
	Walls	Travertine porcelain tile
	Ceiling	Painted plasterboard
	Joinery	Sunrise Scheme: Polytec maison oak Sunset Scheme: Polytec black wenge
	Shaving Cabinet	Oval mirror
	Benchtop	Sunrise Scheme: Polytec maison oak Sunset Scheme: Polytec black wenge
	W/C	White
	Basin	White
	Shower	Frameless shower screen with door

	Bathtub	Free standing bath on ethereal glow plinth
Bathroom	Tapware	Brushed nickel
	Towel rail	Heated
	Floor waste	Stainless steel linear grated drain or smart tile
	Accessories	Brushed nickel
Bedrooms	Floor	Cut pile plush wool blend
	Walls	Painted plasterboard
	Ceiling	Painted plasterboard
	Doors assembly	Timber doors with lever handle
	Skirting/ Architrave	Painted timber
	Robes	Semi frameless mirrors with veneer interior
	Walk in Robe	Open timber grain built in
Study	Joinery	Veneer
Laundry	Floor	Travertine porcelain tile
	Walls	Painted plasterboard
	Ceiling	Painted plasterboard
	Joinery	White with white bench
	Sink	Drop in sink
Others	A/C	Ducted day/night system
	Blinds	Motorised roller blinds
	Lighting	LED downlights
	Security	Video security intercom with full access control
	Lift	Lift access from carpark to apartment lobby level
Upgrade	Stone	Eternal noir
	Appliances	Gaggenau appliances
	Sink	Black sink



TEAN

Builder & Developer.











DASCO creates, builds and delivers to the highest standards. As a privatelyowned Australian developer and builder, we value our buildings, our clients, partners and our team. Always standing behind our projects from start to finish.

Our track record speaks for itself.
Across our 30-year history of building, our reputation for quality has been flawless. When you buy a DASCO home, it's a best-value home built to last, hassle-free. DASCO's success is built on innovation, experience and construction excellence. Our early input in the design process, decades of know-how and hands-on approach maximise value, outcomes, and solutions to complex challenges. We transform ideas into concrete realities, helping to change peoples' lives for the better.

We always deliver to the highest standards, have never walked away from a project nor had disputes with any of our customers, clients or partners. This strong focus on relationships and customer satisfaction is paramount to our success and a testament to our 4.5 Star iCirt rating which is one of the highest in the industry.



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