

Coolbinia Apartments

17 Adair Parade, Coolbinia



Contemporary, luxurious and secure living has arrived with the launch of Coolbinia Apartments.

Location is the key situated in the leafy suburb of Coolbinia surrounded by grand homes, parks and in close proximity to cafes, restaurants, parks and recreational facilities.

Choose from brand new 2 bedroom, 2 bathroom apartments with balconies or courtyards and create a home that suits your lifestyle starting from \$499,000.

The highly appointed Coolbinia apartments are a class above the rest to make for a perfect home for your family or a sound investment for your future.

It's been many years since a lifestyle opportunity of this calibre has arisen in Coolbinia and it won't last long.

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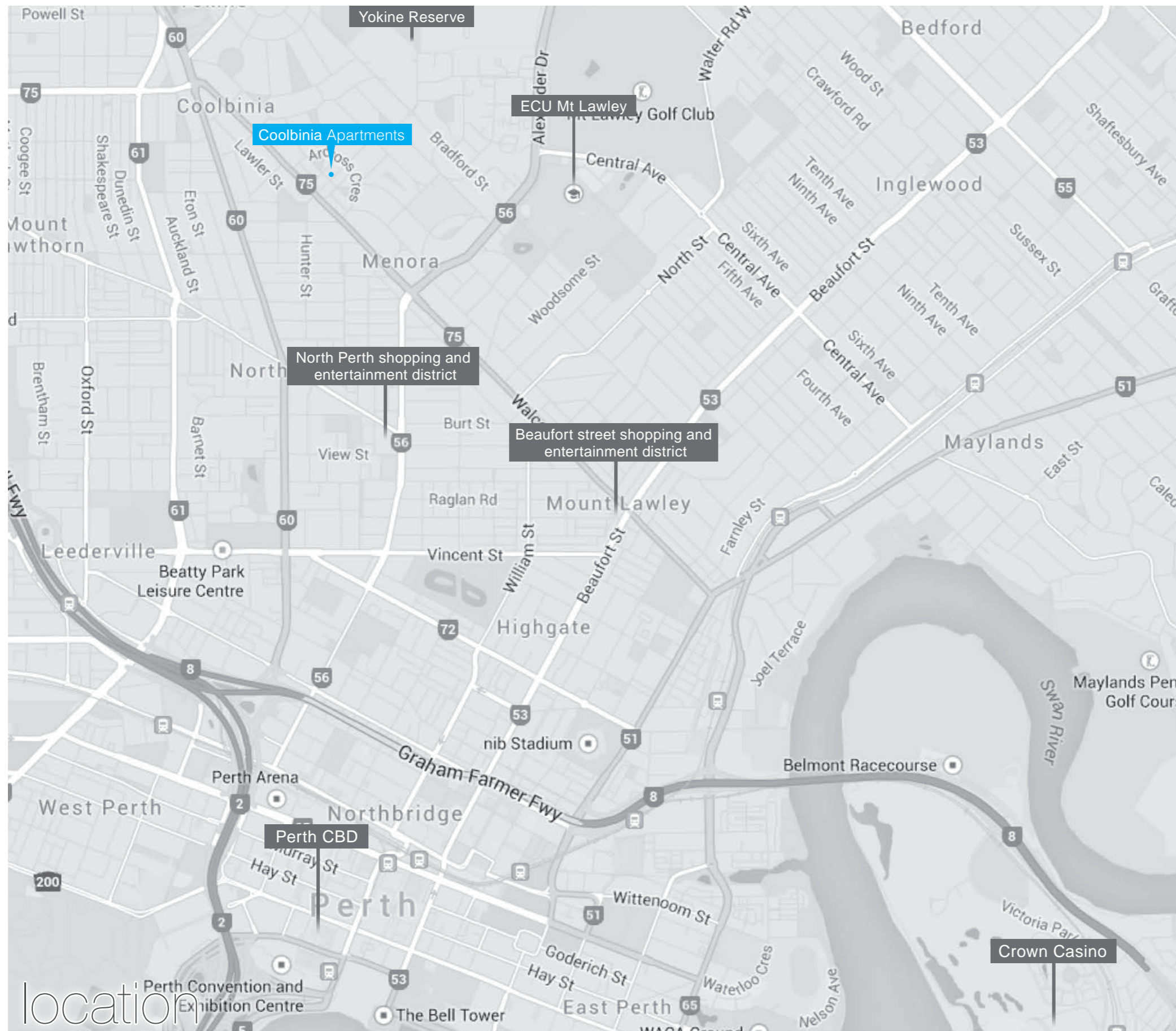
Shown with frameless shower screen upgrade



Our designers have carefully selected the best fittings and features to envelop you in a life of luxury. High quality fittings and stainless steel appliances, engineered timber floors, gas hotplates, luxurious carpet, window treatments and stone bench tops are just some of the features of this unique, boutique development of 8 stylish apartments. Secure and private with an electronic security gate and intercom system to screen visitors.

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An enviable inner-city location in the high-class suburb of Coolbinia bordered by Mount Lawley and Menora surrounded by parks and open space and wide tree lined streets.

A unique opportunity to secure your future less than 5kms from the Perth CBD. Close to the North Perth and Mount Lawley shopping and entertainment precincts. Spend your weekends relaxing in everything the location has to offer with gourmet stores, continental delis and indulgent bakeries close by.



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Ground floor

Apartment 4

Apartment 1

Apartment 2

Apartment 3



First floor

Apartment 8

Apartment 7

Apartment 6

Apartment 5



Project Details

Overview

| | |
|----------------|---|
| Developer: | Cedar Cove Pty Limited ATF Coolbinia Trust |
| Address: | 17 Adair Parade, Coolbinia, Western Australia |
| Configuration: | 8 apartments <ul style="list-style-type: none">• 8 x 2 bedroom / 2 bathroom |
| Completion: | Late 2016 (estimated) |

Contract terms

| | |
|----------------|--|
| Contract type: | Off the plan with full payment due on settlement |
| Deposit: | 10% of purchase price upon acceptance of contract to be held in Selling Agent's Trust Account. Interest bearing available (by negotiation) for all contracts with over 3 months until settlement |
| Deposit bonds: | Limited acceptance by negotiation |

Specification summary

- Remote controlled automatic security gate
 - Security intercom to each apartment
 - Common area landscaping with lawn and plants with automatic reticulation
 - Traditional lever entrance lockset for front door
 - Aluminum windows and sliding doors with keyed security locks
 - Fly screens to all windows and sliding doors
 - Balconies with 300mm x 600mm non slip tiles
 - Downlights in living, kitchen & bathroom with oyster fittings in bedrooms
 - Roller blinds throughout
 - Engineered timber flooring in living area and kitchen
 - Carpet on underlay in bedrooms
 - Living area serviced by 2.5HP inverter reverse cycle split air-conditioning system
 - Instantaneous gas hot water system
 - Double power points throughout with RCD protection
 - Hard wired smoke detectors
 - High definition digital TV points in living area and master bedroom
 - Telephone points in kitchen and master bedroom
 - 4 burner gas hotplate
 - Stainless Steel electric multi function oven
 - Stainless Steel range hood
 - Stainless Steel multi program dishwasher
 - Engineered Stone square edged bench top with glass splash back in kitchen
 - Laminated cupboard doors with soft closers and stainless steel handles
 - Fridge recess minimum 800mm
 - Semi-frameless glass shower enclosure with pivot doors
 - Vitreous china vanity basin with chrome mixer tap
 - Engineered Stone square edge bench top to bathroom vanity
 - Vanity cupboards laminated with soft closers and stainless steel handles
 - 1000mm high frameless mirror over vanity
- Optional upgrades (market cost applicable)
- Fully frameless glass shower enclosure with pivot doors
 - 1.0HP inverter reverse cycle split air-conditioning system in bed 1

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Apartment 1

| | |
|--|---|
| | 2 |
| | 2 |
| | 1 |

| | |
|-----------|------------------|
| Internal | 61m ² |
| Balcony | No |
| Courtyard | Yes |

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Apartment 2

| | |
|--|---|
| | 2 |
| | 2 |
| | 1 |

| | |
|-----------|------------------|
| Internal | 66m ² |
| Balcony | No |
| Courtyard | Yes |

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Apartment 3

| | |
|---|---|
|  | 2 |
|  | 2 |
|  | 1 |

| | |
|-----------|------------------|
| Internal | 58m ² |
| Balcony | No |
| Courtyard | Yes |

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Apartment 4

| | |
|--|---|
| | 2 |
| | 2 |
| | 1 |

| | |
|-----------|------------------|
| Internal | 62m ² |
| Balcony | No |
| Courtyard | Yes |

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Apartment 5

| | |
|---|---|
|  | 2 |
|  | 2 |
|  | 1 |

| | |
|-----------|------------------|
| Internal | 64m ² |
| Balcony | Yes |
| Courtyard | No |

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Apartment 6

| | |
|--|---|
| | 2 |
| | 2 |
| | 1 |

| | |
|-----------|------------------|
| Internal | 67m ² |
| Balcony | Yes |
| Courtyard | No |

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Apartment 7

| | |
|---|---|
|  | 2 |
|  | 2 |
|  | 1 |

| | |
|-----------|------------------|
| Internal | 60m ² |
| Balcony | Yes |
| Courtyard | No |

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Apartment 8

| | |
|--|---|
| | 2 |
| | 2 |
| | 1 |

| | |
|-----------|------------------|
| Internal | 66m ² |
| Balcony | Yes |
| Courtyard | No |