

onemabelpark.com.au

One Mabel Park

JOLIMONT



Y

ou have
found
The One.

The One located on not one, but two parks.
The One with huge balconies and convenient
local amenity. The One that is sustainable.
This is One Mabel Park, Jolimont.

T

he vision.

Nestled into a picturesque corner of parkland, One Mabel Park has been designed to engage with the natural surroundings while providing an environmentally responsible development that shades, shelters and protects owners and their homes.

The architects' vision for One Mabel Park was to recreate that sense of engagement with the streetscape. The building has been elevated slightly above the park and street to maximise the views of adjacent parklands, providing a sense of privacy.





D

esign philosophy.

A boutique development of only 46 mostly three-bedroom apartments, One Mabel Park features signature expansive balconies, park and CBD views, and all the high-quality amenity that Iris Residential projects are renowned for.

Quality finishes such as natural timber – a direct reference to its parkside setting – is a striking feature of the building's contemporary façade. Timber battens are integrated across the eastern balconies to give the feeling of sitting in the surrounding tree canopy. The materials have been selected to balance design and durability, ensuring both quality and longevity.

Sustainability and energy efficiency are key features. The development includes a 25 kW Solar PV (photovoltaic) system which will provide the predicted energy requirements for the building during daytime hours, keeping your day to day living costs, and your strata fees, to a minimum. In addition, solar heating will be used to warm the pool and solar hot water heating (gas boosted) for residents' use. One Mabel Park will have an electric car charging station, double glazed windows and layout designs that enhance natural cross-ventilation reducing overall energy consumption. One Mabel Park, Jolimont boasts an impressive 7.1 NatHERS (Nationwide House Energy Rating Scheme) star rating. All apartments will have access to their own energy data, allowing owners to monitor and modify their power and water consumption through an individual log in system.

Why settle for
a view of one
park when you
can have a view
of two?





H

healthy living is in your nature.

There are those fortunate enough to live near a park, but only a lucky few have two parks on their doorstep.

Step out onto your spacious balcony in the morning and you'll be greeted by a view of the magnificent Moreton Bay fig trees on the fringe of Henderson Park and Australian plant landscaping. Adjacent, you will find Mabel Talbot Park and Jolimont Lake with pedestrian and bike paths that pass the playground.

If you're lucky, you may spot one of the resident long neck turtles or a family of ducks from the viewing decks overlooking the lake.

***One Mabel
Park is ready
for you.***

Growers Lane



Rokeby Road



Optus Stadium

Perth City

Leederville

St John of God Hospital

Subiaco Station

Kings Park

Daglish Train Station

The Stanley



Wembley Hotel



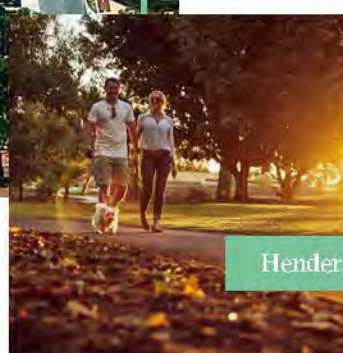
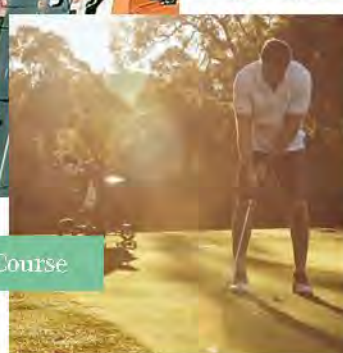
Parkside Walk Precinct

**One
Mabel
Park**
JOLIMONT

State Netball Centre

Henderson Park

Wembley Golf Course



Mabel Talbot Park



Between the city and the ocean.

One Mabel Park enjoys an enviable western suburbs location between the city and the ocean, with everything you need close by.

You're walking distance to Cambridge Street and minutes away from cafés, restaurants and the nightlife of Subiaco, the boutiques at Claremont, and the beaches of Swanbourne and City Beach.

Every luxurious indulgence, every necessity, close to home.

Shenton College

Claremont Quarter



**An elegant
double height
lobby to welcome
you home and
impress your
guests.**



T his is the life.

There have been no compromises at One Mabel Park. The finishes, both inside and out, are of the highest quality, as is the amenity. From the fully equipped gym to the stunning pool deck overlooking the park - quality and luxury are key.





E

ntertain in style.

When friends drop by, what better way to entertain them than a poolside dinner? The Residents' Pavilion at One Mabel Park, overlooked by the shady trees of Mabel Talbot Park features a fully-equipped kitchen and BBQ terrace with access to the swimming pool and to the park.

*What better
way to entertain
than a poolside
dinner?*



**A boutique
development of
just 46 mostly
three-bedroom
apartments.**



T

he great indoors.

The apartments at One Mabel Park are designed with well-sized rooms that are easy to furnish and functional to use, large windows to take advantage of views and huge balconies, some with movable screens for privacy.

Inside, the apartments feature an abundance of storage, generous bench space, high-end Smeg appliances, energy efficient LED lighting and quality finishes. Most apartments boast two parking spaces in the secure basement garage.





D

irect park access.

The luxurious ground floor apartments at One Mabel Park open onto expansive courtyards providing increased living space.

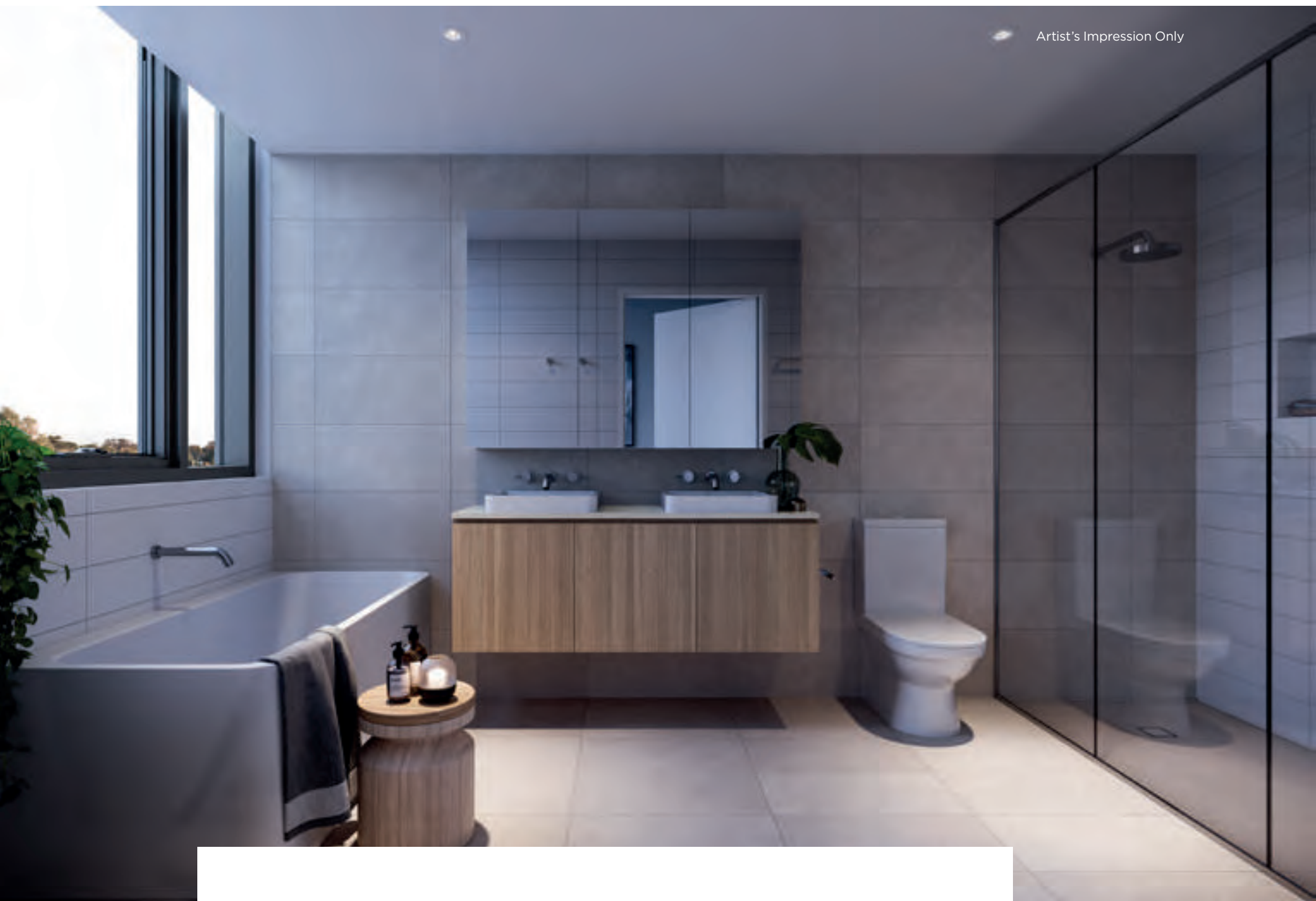
Much like the surrounding homes with their front verandas, the courtyards encourage engagement with the streetscape and the neighbourhood, courtesy of the direct gate access.

T

ailored to suit you.

Add your own personal touch by choosing one of three colour schemes. All apartments boast the highest quality finishes throughout, with soft closing cupboards, ample storage, stone benchtops, ducted air-conditioning and Smeg appliances.





Artist's Impression Only

Master ensuite
 Apartment 39, Type A, Level 5,
 Scheme A 'Acacia'



Artist's Impression Only

Kitchen
 Apartment 39, Type A, Level 5,
 Scheme A 'Acacia'

Scheme A Acacia

*Natural tones
bring the
outdoors indoors*

A crisp white colour palette combined with subtle timber and neutral tones creates a bright, contemporary design with a heightened perception of space.

The timber floors and subtle timber tones of the kitchen and bathroom cabinetry combine to create a calm, serene sanctuary that reflects the parkside setting.

Master ensuite
Apartment 39, Type A, Level 5,
Scheme B 'Banksia'



Artist's Impression Only

Kitchen
Apartment 39, Type A, Level 5,
Scheme B 'Banksia'



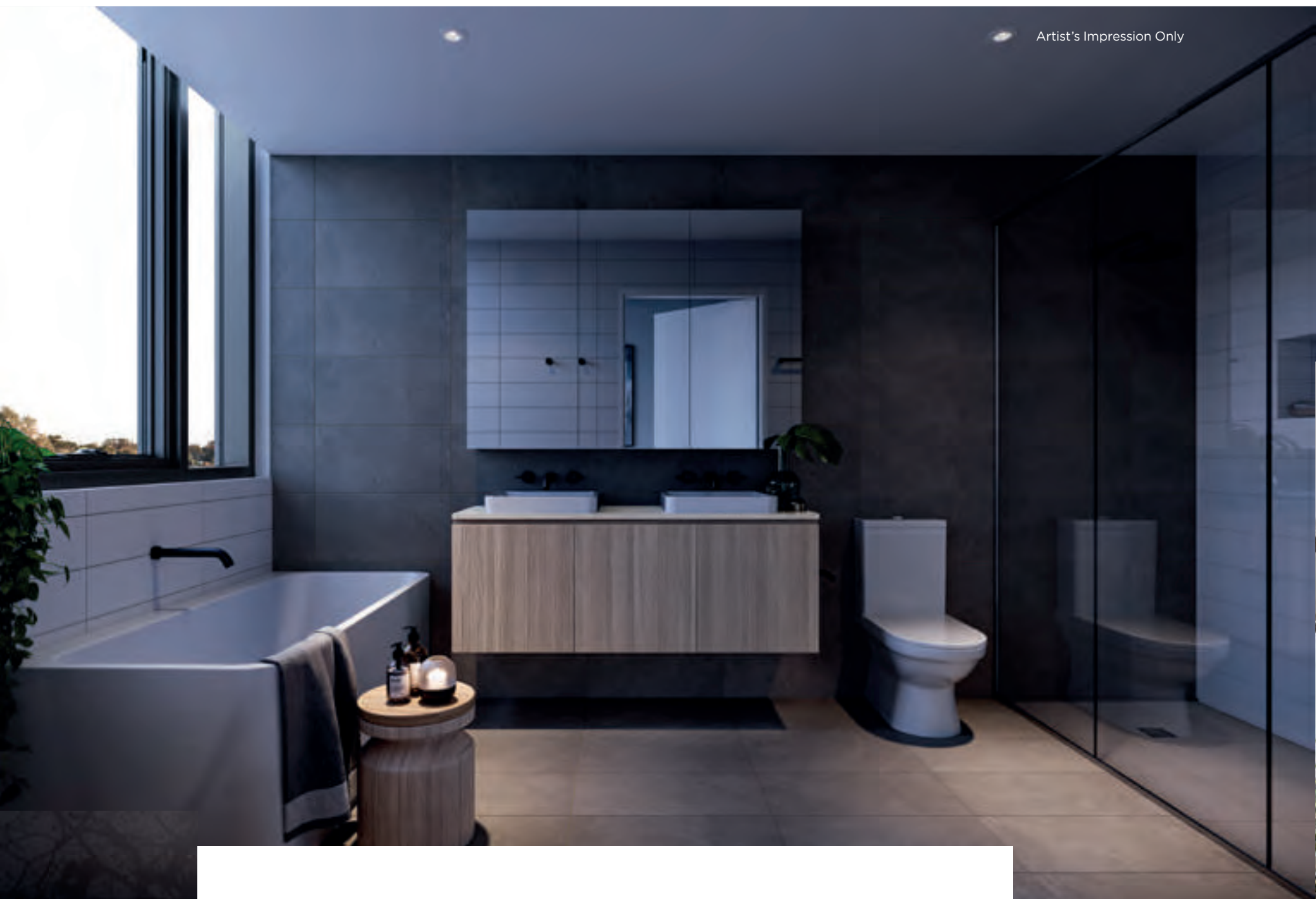
Artist's Impression Only

Scheme B Banksia

*A sophisticated
base layer
to a stunning
living space*

Elegant and versatile, this delicate colour scheme balances warm and cool elements. The classic whites and soft grey tones create the ideal backdrop for your interior styling.

Soft and serene warm greys add a sumptuous cocooning effect to the contemporary design and can be combined in contrasting shades to create a dramatic effect or to complement a monochromatic style.



Artist's Impression Only

Master ensuite
Apartment 39, Type A, Level 5,
Scheme C 'Cassia'



Artist's Impression Only

Kitchen
Apartment 39, Type A, Level 5,
Scheme C 'Cassia'

Scheme C Cassia – Architect's scheme

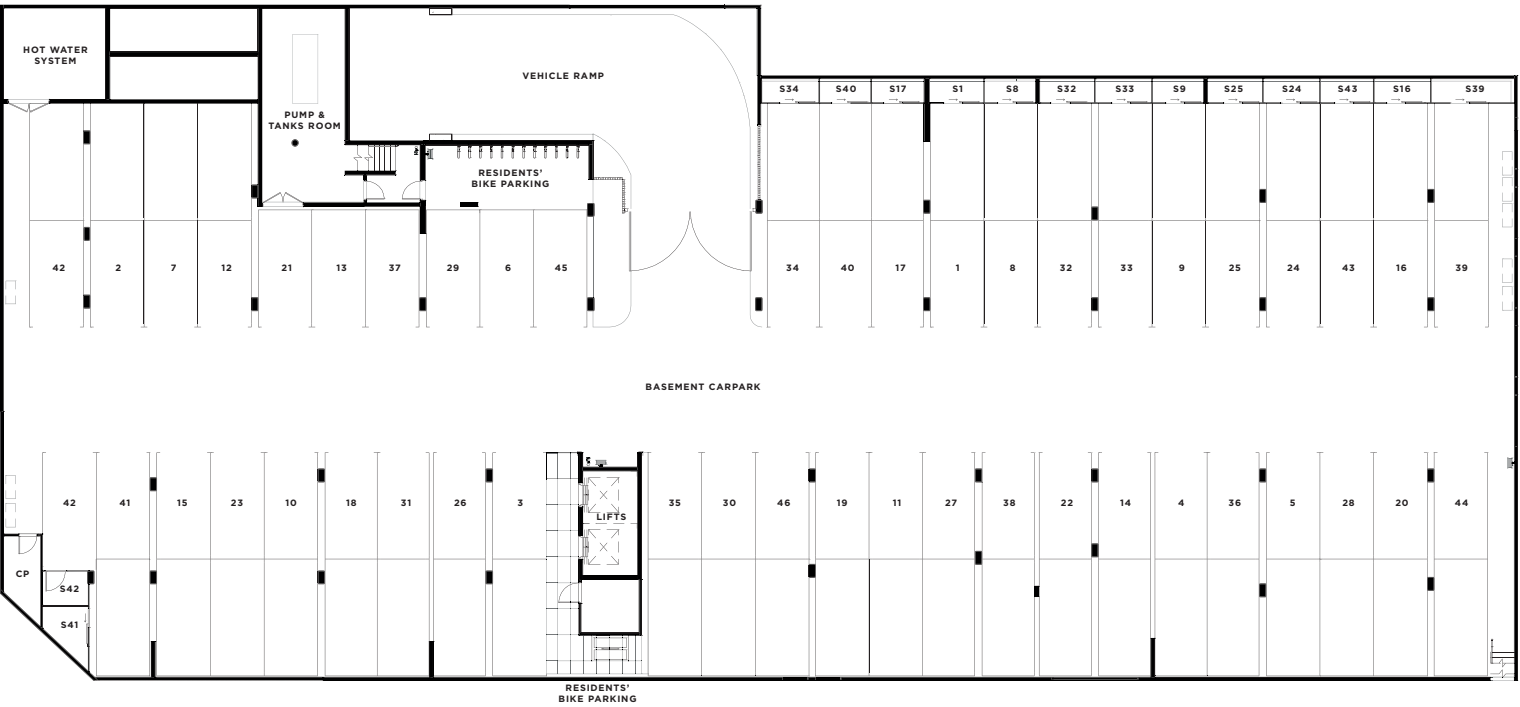
*A classic
combination. Bold
and dramatic*

This colour scheme combines the timeless characteristics of light and dark to create a bold and impressive interior. Sophisticated and elegant, the darker tones provide a feeling of security and warmth.

Black feature cabinetry contrasts with crisp white and warm timber elements to create a striking architectural effect.

Floor Plates

Basement



All areas shown are measured Architectural Areas. Dimensions and areas are approximate and are subject to change without notice. Architectural Areas may differ from the areas shown on the Strata Plan. Buyers should refer to the definition of Architectural Areas in Annexure F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J of the Contract of Sale. Variations in design can occur in order to comply with the dictates of good construction practice. All the finishes, fixtures, electrical services and facilities illustrated or referred to are subject to availability and may vary. Loose furniture, white goods and planters are not included. Prospective purchasers must rely on their own enquiries and should refer to the Conditions and all annexures contained in the Contract of Sale.

Ground Floor



Apartment No.	Apartment Type	Total Area (m ²)
3 Bedroom 2 Bathroom		
01	B	279
02	B	284
03	C	343
04	D	262
2 Bedroom 2 Bathroom		
05	E	201
1 Bedroom 1 Bathroom		
06	F	123



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First Floor



Apartment No.	Apartment Type	Total Area (m ²)
3 Bedroom 2 Bathroom		
07	A	204
08	B	190
09	B	190
10	C	201
11	D	195
14	G	193
2 Bedroom 2 Bathroom		
12	E	147
1 Bedroom 1 Bathroom		
13	F	89



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Second Floor



Apartment No.	Apartment Type	Total Area (m ²)
3 Bedroom 2 Bathroom		
15	A	204
16	B	191
17	B	190
18	C	201
19	D	195
22	G	193
2 Bedroom 2 Bathroom		
20	E	147
1 Bedroom 1 Bathroom		
21	F	89



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Third Floor



Apartment No.	Apartment Type	Total Area (m ²)
3 Bedroom 2 Bathroom		
23	A	201
24	B	186
25	B	186
26	C	195
27	D	195
30	G	193
2 Bedroom 2 Bathroom		
28	E	147
1 Bedroom 1 Bathroom		
29	F	89



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Fourth Floor



Apartment No.	Apartment Type	Total Area (m ²)
3 Bedroom 2 Bathroom		
31	A	199
32	B	181
33	B	181
34	C	201
35	D	189
38	G	184
2 Bedroom 2 Bathroom		
36	E	147
1 Bedroom 1 Bathroom		
37	F	89



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Fifth Floor



Apartment No.	Apartment Type	Total Area (m ²)
3 Bedroom 2 Bathroom		
39	A	203
40	B	180
41	B	182
42	C	214
43	D	191
46	G	184
2 Bedroom 2 Bathroom		
44	E	147
1 Bedroom 1 Bathroom		
45	F	89

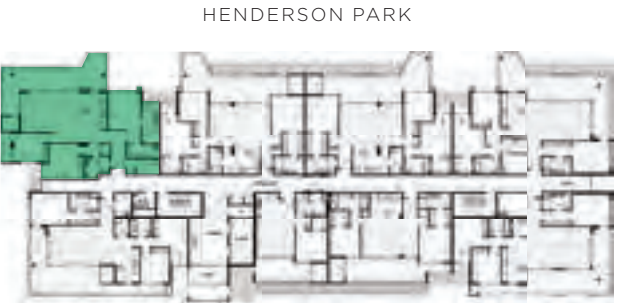


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Floor Plans

3 Bedroom 2 Bathroom

TYPE A - VARIATION 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
7	One	132 sqm	37 sqm	4 sqm	3 sqm* / 3 sqm^	25 sqm	2T	204 sqm
15	Two	132 sqm	37 sqm	4 sqm	3 sqm* / 3 sqm^	25 sqm	2T	204 sqm

TYPE A - VARIATION 2



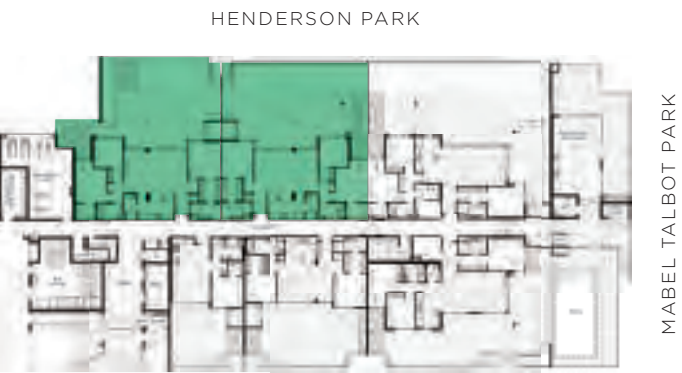
Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
23	Three	132 sqm	34 sqm	4 sqm	3 sqm* / 3 sqm^	25 sqm	2T	201 sqm
31	Four	132 sqm	32 sqm	4 sqm	3 sqm* / 3 sqm^	25 sqm	2T	199 sqm
39	Five	132 sqm	32 sqm	4 sqm	3 sqm* / 4 sqm- / 3 sqm^	25 sqm	2T	203 sqm

* Balcony store.
~ Basement store.
^ Corridor store.
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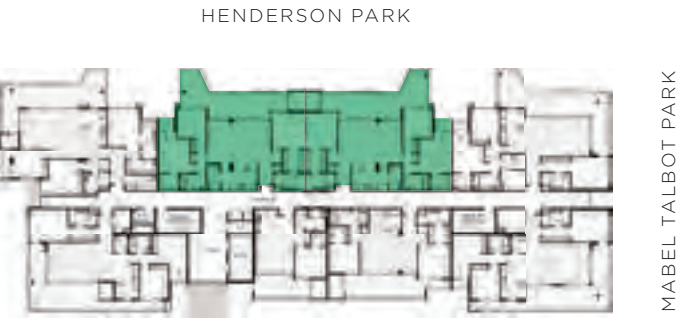
3 Bedroom 2 Bathroom

TYPE B - VARIATION 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
1	Ground	125 sqm	123 sqm	-	3 sqm* / 3 sqm~	25 sqm	2T	279 sqm
2**	Ground	124 sqm	129 sqm	-	3 sqm* / 3 sqm^	25 sqm	2T	284 sqm

TYPE B - VARIATION 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
8	One	124 sqm	34 sqm	2 sqm	3 sqm* / 2 sqm~	25 sqm	2T	190 sqm
9**	One	124 sqm	34 sqm	2 sqm	3 sqm* / 2 sqm~	25 sqm	2T	190 sqm
16	Two	124 sqm	34 sqm	2 sqm	3 sqm* / 3 sqm~	25 sqm	2T	191 sqm
17**	Two	124 sqm	34 sqm	2 sqm	3 sqm* / 2 sqm~	25 sqm	2T	190 sqm

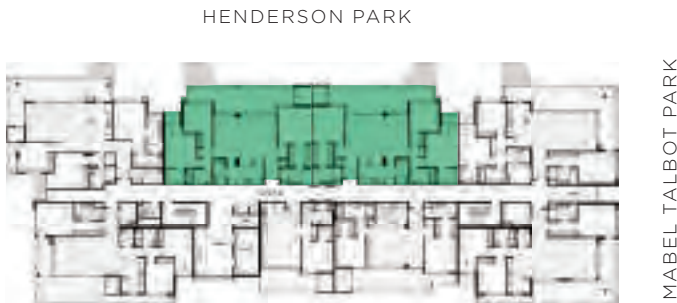


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* Balcony store.
~ Basement store.
^ Corridor store.
** Mirrored floorplan.

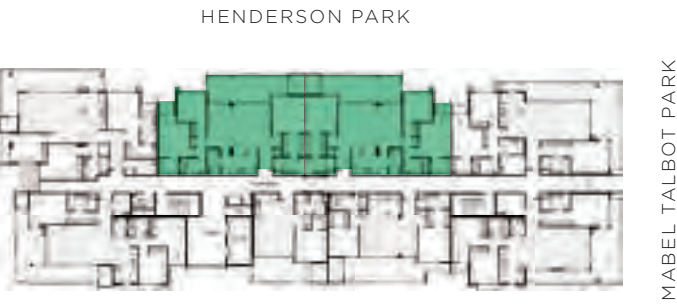
3 Bedroom 2 Bathroom

TYPE B - VARIATION 3



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
24	Three	124 sqm	29 sqm	2 sqm	3 sqm* / 3 sqm~	25 sqm	2T	186 sqm
25**	Three	124 sqm	29 sqm	2 sqm	3 sqm* / 3 sqm~	25 sqm	2T	186 sqm

TYPE B - VARIATION 4



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
32	Four	124 sqm	24 sqm	2 sqm	3 sqm* / 3 sqm~	25 sqm	2T	181 sqm
33**	Four	124 sqm	24 sqm	2 sqm	3 sqm* / 3 sqm~	25 sqm	2T	181 sqm
40	Five	124 sqm	24 sqm	2 sqm	3 sqm* / 2 sqm~	25 sqm	2T	180 sqm
41**	Five	124 sqm	24 sqm	2 sqm	3 sqm* / 4 sqm~	25 sqm	2T	182 sqm

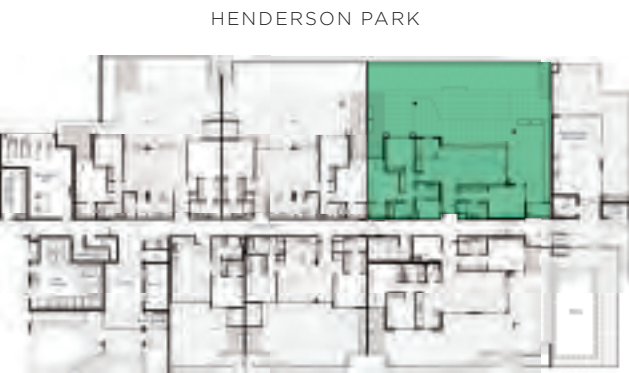
* Balcony store.
~ Basement store.
** Mirrored floorplan.

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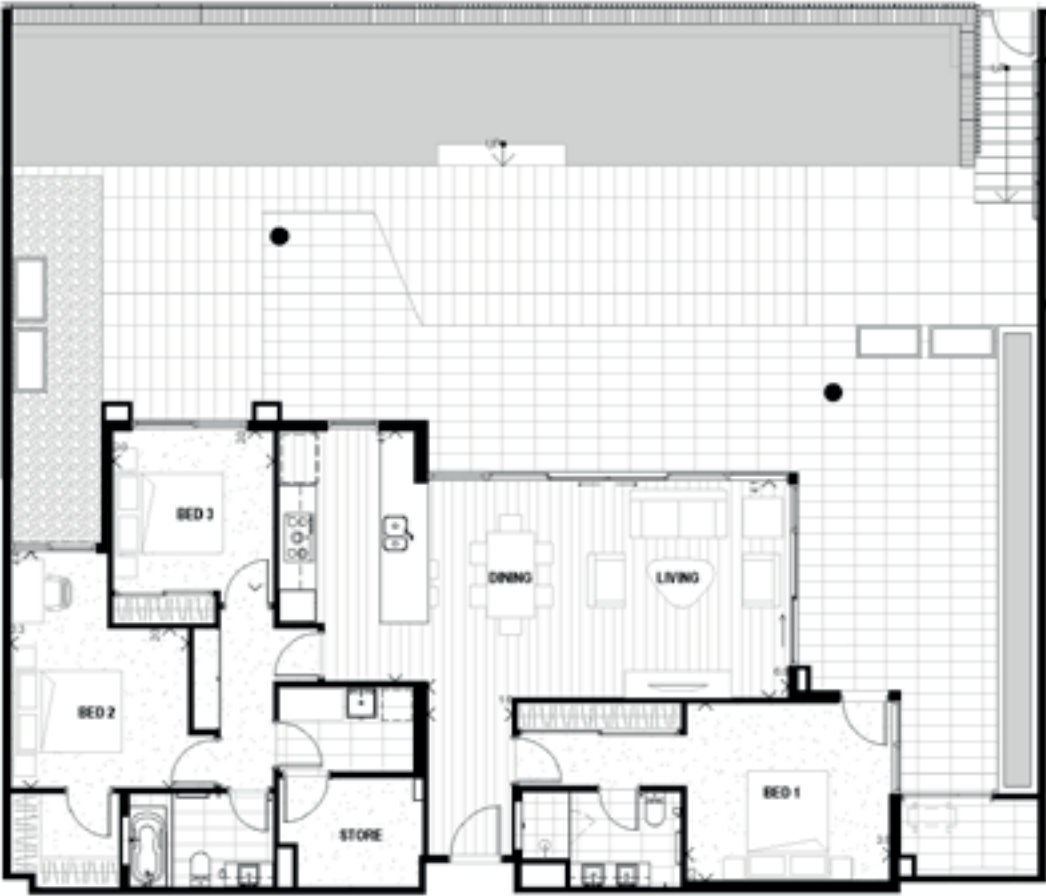


3 Bedroom 2 Bathroom

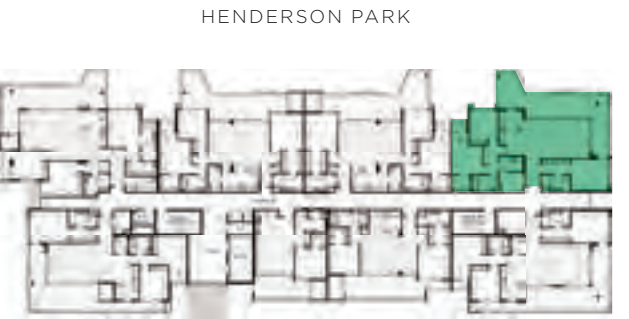
TYPE C - VARIATION 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
3	Ground	127 sqm	188 sqm	-	3 sqm* / 5 sqm#	25 sqm	2T	343 sqm



TYPE C - VARIATION 2



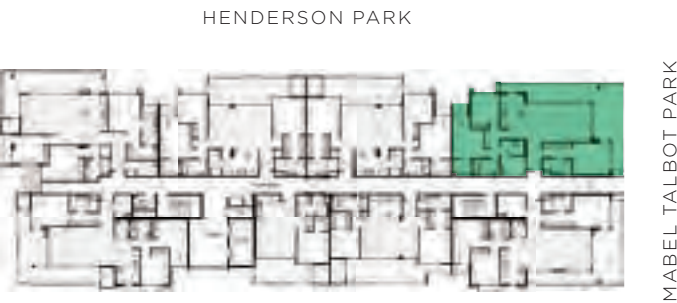
Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
10	One	128 sqm	46 sqm	2 sqm	5 sqm#	25 sqm	2T	201 sqm
18	Two	128 sqm	46 sqm	2 sqm	5 sqm#	25 sqm	2T	201 sqm



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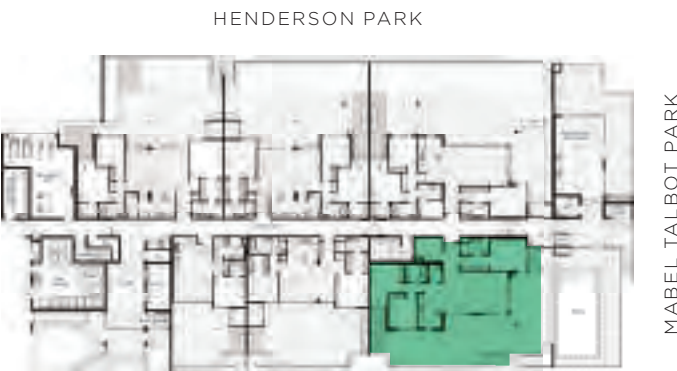
3 Bedroom 2 Bathroom

TYPE C - VARIATION 3



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
26	Three	128 sqm	40 sqm	2 sqm	5 sqm*	25 sqm	2T	195 sqm
34	Four	127 sqm	43 sqm	2 sqm	1 sqm* / 3 sqm- / 5 sqm#	25 sqm	2T	201 sqm
42	Five	127 sqm	43 sqm	2 sqm	1 sqm* / 3 sqm- / 5 sqm#	38 sqm	1 and 2T	214 sqm

TYPE D - VARIATION 1



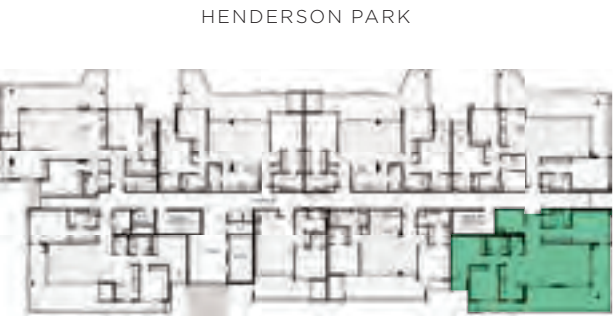
Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
4	Ground	125 sqm	112 sqm	-	7 sqm*	25 sqm	2T	262 sqm

* Balcony store.
~ Basement store.
Internal store (captured in internal area).
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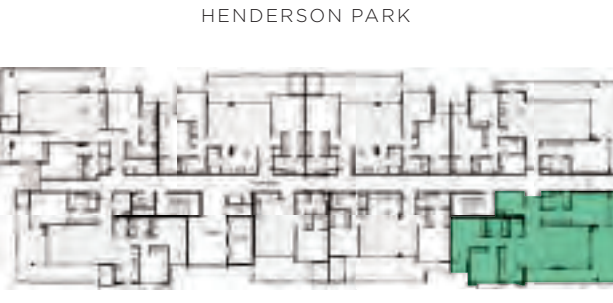
3 Bedroom 2 Bathroom

TYPE D - VARIATION 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
11	One	125 sqm	42 sqm	2 sqm	1 sqm* / 7 sqm#	25 sqm	2T	195 sqm
19	Two	125 sqm	42 sqm	2 sqm	1 sqm* / 7 sqm#	25 sqm	2T	195 sqm
27	Three	125 sqm	43 sqm	2 sqm	7 sqm#	25 sqm	2T	195 sqm

TYPE D - VARIATION 3



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
35	Four	126 sqm	35 sqm	2 sqm	1 sqm* / 7 sqm#	25 sqm	2T	189 sqm
43	Five	126 sqm	35 sqm	2 sqm	1 sqm* / 2 sqm~ / 7 sqm#	25 sqm	2T	191 sqm



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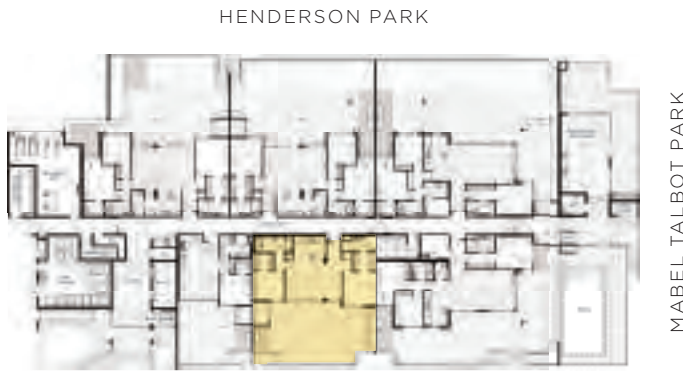
* Balcony store.
~ Basement store.
Internal store (captured in internal area).

2 Bedroom 2 Bathroom

TYPE E - VARIATION 1



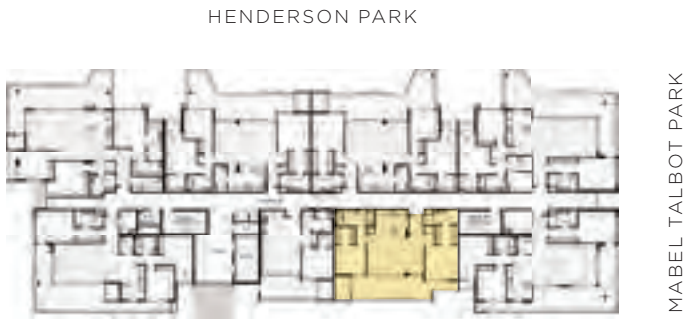
Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
5	Ground	93 sqm	79 sqm	-	4 sqm*	25 sqm	2T	201 sqm



TYPE E - VARIATION 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
12	One	93 sqm	25 sqm	-	4 sqm*	25 sqm	2T	147 sqm
20	Two	93 sqm	25 sqm	-	4 sqm*	25 sqm	2T	147 sqm
28	Three	93 sqm	25 sqm	-	4 sqm*	25 sqm	2T	147 sqm
36	Four	93 sqm	25 sqm	-	4 sqm*	25 sqm	2T	147 sqm
44	Five	93 sqm	25 sqm	-	4 sqm*	25 sqm	2T	147 sqm

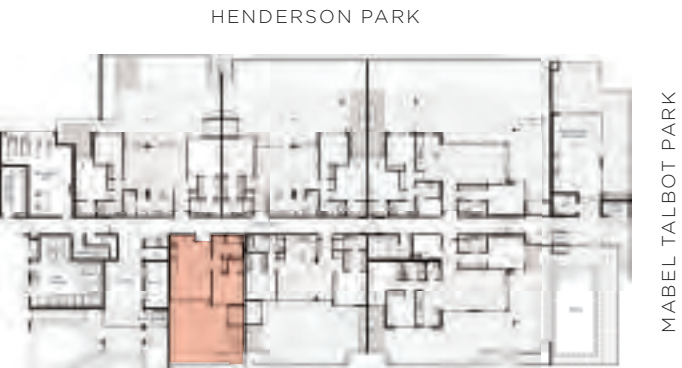


* Balcony store.
~ Basement store.
Internal store (captured in internal area).
All areas shown are measured Architectural Areas. Dimensions and areas are approximate and are subject to change without notice. Architectural Areas may differ from the areas shown on the Strata Plan. Buyers should refer to the definition of Architectural Areas in Annexure F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J of the Contract of Sale. Variations in design can occur in order to comply with the dictates of good construction practice. All the finishes, fixtures, electrical services and facilities illustrated or referred to are subject to availability and may vary. Loose furniture, white goods and planters are not included. Prospective purchasers must rely on their own enquiries and should refer to the Conditions and all annexures contained in the Contract of Sale.



1 Bedroom 1 Bathroom

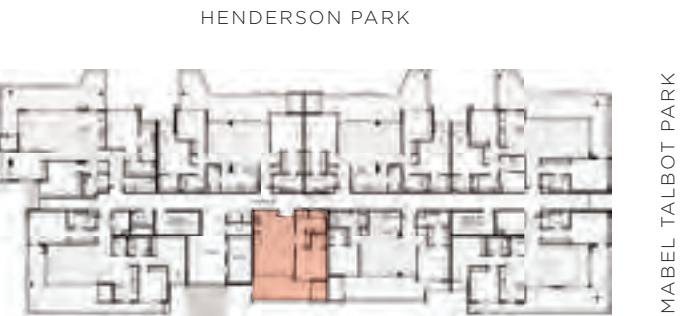
TYPE F - VARIATION 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
6	Ground	58 sqm	49 sqm	-	3 sqm*	13 sqm	1	123 sqm



TYPE F - VARIATION 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
13	One	57 sqm	16 sqm	-	3 sqm*	13 sqm	1	89 sqm
21	Two	57 sqm	16 sqm	-	3 sqm*	13 sqm	1	89 sqm
29	Three	57 sqm	16 sqm	-	3 sqm*	13 sqm	1	89 sqm
37	Four	57 sqm	16 sqm	-	3 sqm*	13 sqm	1	89 sqm
45	Five	57 sqm	16 sqm	-	3 sqm*	13 sqm	1	89 sqm



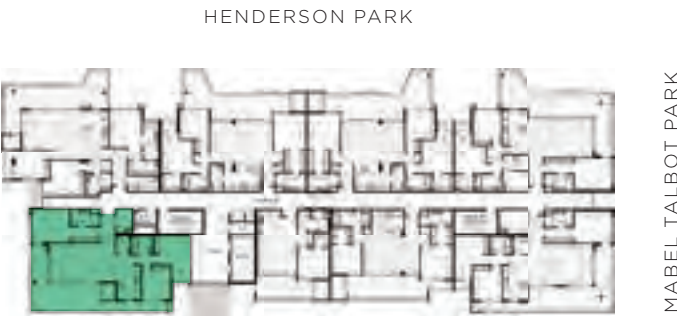
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3 Bedroom 2 Bathroom

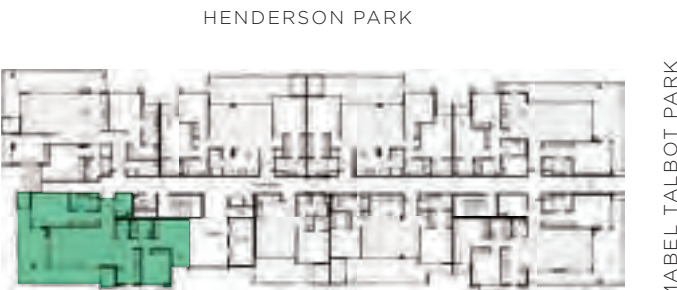
TYPE G - VARIATION 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
14	One	121 sqm	45 sqm	-	2 sqm* / 8 sqm#	25 sqm	2T	193 sqm
22	Two	121 sqm	45 sqm	-	2 sqm* / 8 sqm#	25 sqm	2T	193 sqm
30	Three	121 sqm	45 sqm	-	2 sqm* / 8 sqm#	25 sqm	2T	193 sqm



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
38	Four	121 sqm	33 sqm	-	3 sqm* & 2 sqm* / 8 sqm#	25 sqm	2T	184 sqm
46	Five	121 sqm	33 sqm	-	3 sqm* & 2 sqm* / 8 sqm#	25 sqm	2T	184 sqm



All areas shown are measured Architectural Areas. Dimensions and areas are approximate and are subject to change without notice. Architectural Areas may differ from the areas shown on the Strata Plan. Buyers should refer to the definition of Architectural Areas in Annexure F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J of the Contract of Sale. Variations in design can occur in order to comply with the dictates of good construction practice. All the finishes, fixtures, electrical services and facilities illustrated or referred to are subject to availability and may vary. Loose furniture, white goods and planters are not included. Prospective purchasers must rely on their own enquiries and should refer to the Conditions and all annexures contained in the Contract of Sale.

One Mabel Park Specifications

GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Generally 2700mm in living room and bedrooms with localised bulkheads

Front Door (to apartment)

Flush panelled with selected hardware. External face laminate, internal face paint finish.

Internal Doors

Flush panelled doors with selected hardware. Paint finish

Entry Door Furniture

Black finish

Internal Door Furniture

Chrome finish (black finish to Scheme C ‘Cassia’)

Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code)

Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer

Skirtings

Paint finish

External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards. Fitted flyscreens included

Walk In Robe

Flush panelled or sliding mirrored doors to walk in robe, complete with shelf and hanging rail

KITCHEN

Joinery Cupboards

Laminate finish with soft closers as selected by interior designer

Bench Tops

Reconstituted stone as selected by interior designer

Splashback

Reconstituted stone as selected by interior designer

Sink

3 and 2 bedroom apartments

Undermount stainless steel 1 3/4 bowl sink with drainage tray accessory

1 bedroom apartments

Stainless steel 1 1/4 bowl sink with integral drainer

Sink Mixer Tap

Chrome finish, round ‘gooseneck’ spout as selected by interior designer (black finish to Scheme C ‘Cassia’)

Pantry

Built-in pantry provided

Drawers

Built-in drawers

Bin

Integrated built-in bin provided

Microwave Recess

Recess (only) with power point provided

Fridge Recess

Recess (only) 980mm wide x 1830mm high with water supply and power point provided

BATHROOM

Floor

Tile as selected by interior designer

Walls

Full height tiling. Tiles selected by interior designer

Ceilings

Paint finish

Shower Screen

Semi frameless glass shower screen

Shower Mixer

Chrome finish (black finish to Scheme C ‘Cassia’)

Shower

Chrome finish overhead shower or shower head on rail to bath (black finish to Scheme C ‘Cassia’)

Shower Recess

Shower shelf recess with feature tile as selected by interior designer

Basin

Vitreous white china with chrome waste (black finish waste to Scheme C ‘Cassia’)

Basin Tapware

Chrome finish (black finish to Scheme C ‘Cassia’)

Toilet Suite

Back to the wall design with dual flush and soft-close seat

Bath Tubs (3 and 2 bedroom apartments only)

Acrylic bath with tiled hob and openable glass screen. Back to wall freestanding bath to ensuite in apartment Type A (no screen provided to freestanding bath)

Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer

Vanity Top

Reconstituted stone as selected by interior designer

Vanity Cabinet

Laminate finish as selected by interior designer

Accessories

Chrome finish as selected by interior designer (black finish to Scheme C ‘Cassia’)

LAUNDRY

Floor

Tile as selected by interior designer

Walls

Paint finish with tiled skirting

Trough

Laundry trough with integral cupboard unit underneath

Mixer Tap

Chrome finish

Washing Machine Taps

Wall mounted

APPLIANCES

Oven

3 and 2 bedroom apartments

Smeg 90cm electric programmable oven with stainless steel fascia

1 bedroom apartments

Smeg 60cm electric programmable oven with stainless steel fascia

Cook Top

3 and 2 bedroom apartments

Smeg 90cm ceramic, or 82cm induction cooktop, choice only available prior to construction

1 bedroom apartments

Smeg 60cm electric ceramic cooktop

Rangehood

3 and 2 bedroom apartments

Smeg 90cm built-in extraction range hood with LED lighting

1 bedroom apartments

Smeg 60cm built-in recirculating range hood with LED lighting

Dishwasher

Smeg 60cm fully integrated dishwasher

Clothes Dryer

Fisher & Paykel clothes dryer, wall mounted inside laundry

One Mabel Park Specifications

ELECTRICAL

Lighting – Ground – Level 4

Low energy surface mounted LED cannister light fittings, LED oyster light fittings and LED recessed downlights to architects and electrical engineers layout

Lighting – Level 5

Low energy LED recessed downlights to architects and engineers layout

Electrical Outlets

General power and light switches to architects and electrical engineers layout

TV Services

Free to air television outlet provided to living room and bedrooms

Pay Television

Pay TV ready outlet provided to living room and bedrooms (subscription by resident)

Voice/ Data Communications System

Data/phone outlets provided to living room and master bedroom which are connected back to the communications hub that includes the NBN NTD

Internet

NBN provision to apartments (subscription by resident)

Home Network

Provision of communications network hub (hardware not included)

BALCONY OR TERRACE

Floor

Tiles as selected by architect

Balustrading

3 bedroom apartments

Varies: powder coated aluminium framed glazed balustrading, timber battens, powder coated aluminium palisade or rendered masonry with paint finish as applicable to specific locations

1 and 2 bedroom apartments

Powder coated aluminium framed glazed balustrading

Screens

Powder coated sliding balcony screens (excludes Level 3 and Ground Level, refer to individual floor plans)

OTHER FACILITIES

Air-conditioning

Concealed reverse cycle ducted air conditioning provided to living room and bedrooms. Condenser unit located within balcony/terrace store, roof mounted or within carpark basement. Refer to floor plans for location.

Other Mechanical Services

Ensuite, bathroom and laundry mechanically exhausted

Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). Basement carpark fully sprinklered

Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door

Store Room

3 bedroom apartments

Lockable store room provided on balcony, corridor or basement carpark (refer to strata plan for size and location)

1 and 2 bedroom apartments

Lockable store room provided on balcony (refer to strata plan for size and location)

Hot water system – Common

Central gas boosted solar hot water system

Keys

3 bedroom apartments

6 fobs provided for keyless entry into residents’ common areas

2 bedroom apartments

4 fobs provided for keyless entry into residents’ common areas

1 bedroom apartments

2 fobs provided for keyless entry into residents’ common areas

Photovoltaic Cells – Common

Photovoltaic cells to provide supplementary power for building lighting, roof mounted

Car Bays

3 bedroom apartments

Two undercover car bays in tandem arrangement within secure residents’ carpark. Refer to strata plan. Apartment 42 has a third single bay

2 bedroom apartments

Two undercover car bays in tandem arrangement within secure residents’ carpark. Refer to strata plan

1 bedroom apartments

One undercover car bay within secure residents’ carpark.

Refer to strata plan

Visitor Parking – Common

Visitor parking bays provided on ground floor

Bike Racks – Common

Residents’ bike racks provided in ground floor dedicated room and within basement carpark area

Visitor Bike Racks – Common

Visitor bike racks provided on ground floor. Access enabled through intercom system

Store Area – Common

Varies: Lockable store room provided on balcony, corridor or basement carpark. Apartment types C, D and G have an internal storeroom. (Refer to the strata plan for size and location)

Waste Chute System

Centralised bin storage with chute access at Levels 1–5

Other facilities

Electric car charge point and vehicle wash down area

COMMON AREAS

Ground Floor Lobby

Feature wall finishes with pendant lighting to interior designer’s selection

Pavilion

Air-conditioned dining area for residents including fully fitted kitchen, BBQ, sitting area and alfresco/deck space with feature timber and tile elements, and feature lighting

Pool Area

Solar heated pool and pool lounge deck

Gymnasium

Air-conditioned communal gymnasium facility with carpeted floor, cardio equipment and wall mounted TV and mirrors

All the finishes, electrical services and facilities listed are subject to availability and may vary. Variations in design can occur in order to comply with the dictates of good construction practice. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale.

Marina Edge
Port Coogee



Empire
Perry Lakes



Ocean Edge
Port Coogee

Iris Residential

*One of WA's
biggest and
most successful
apartment
developers*

Proudly Western Australian, Iris Residential is Perth's leading developer of apartments for owner occupiers, delivering liveable homes in premium locations. The company is proud to have completed 24 apartment projects, with more than 1100 apartments purchased by local buyers. For every home we have marketed, we have handed over a set of keys to new owners. We strive to build intimate communities of residences for home owners to live in themselves, characterised by high quality, thoughtful design in amenity-rich premium locations.

Iris Residential's directors are personally involved in the development process, priding themselves on only building in locations they would reside themselves.

Decades of experience in property development has enabled us to become one of WA's largest and most successful apartment developers. The company has undertaken over \$1 billion of developments, with over 1100 residences completed, and a further 450 apartments are currently underway across several projects.

Iris Residential's strategy appeals to buyers who enjoy the amenity and easy lifestyle that these locations offer. We deliver homes and communities that owners love living in.

irisresidential.com.au



Cameron Chisholm Nicol has played a prominent role in the evolution of Perth's urban fabric.

Cameron Chisholm Nicol

With a line of continuous practice dating back to 1884, Cameron Chisholm Nicol has played a prominent role in the evolution of Perth's urban fabric. Their name is behind many notable buildings across the CBD and wider metro area that have stood the test of time — testimony to the enduring value of quality design.

Supporting Perth's move towards apartment living, Cameron Chisholm Nicol are collaborating with prominent developers to help realise the vision for planned communities across the metropolitan area such as Claremont, Port Coogee and Perry Lakes. Projects such as the Perth Arena (AIA Sir Zelman Cowen Award 2013) reflect Cameron Chisholm Nicol's continuing commitment to delivering innovative built form that pushes the boundaries of architecture.

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