



You have found The One.

# One Mabel Park

J O L I M O N T

The One located on not one, but two parks.  
The One with huge balconies and convenient local amenity.  
The One with quality finishes.



The hidden gem of the western suburbs. Absolute parkside apartments in Jolimont.



Welcome to One Mabel Park, boutique parkside apartments with expansive views, high quality finishes and convenient amenity all in **one prime location.**

Entertain in your Family-sized kitchens with generous storage, stone benchtops and Smeg appliances.

Relax and soak up your park/ city views from your oversized balcony or courtyard.

Unwind and keep fit in the residents' swimming pool.

Enjoy friend or family catch-ups at the Residents' BBQ Terrace or dining pavilion.

Take the dog, kids or grandkids to either of the two parks on your doorstep, Jolimont Lake, or the playground.

Take a short walk to Cambridge Street Shopping Precinct with Wembley Super IGA, pharmacy, medical centre and numerous cafes and restaurants.



# Everything you need.

Located within the quiet, leafy and connected suburb of Jolimont - the heart of the western suburbs.

Every morning, you will be greeted by a stunning parkside location with Henderson Park and Mabel Talbot Park on your doorstep with plenty of room for the kids, grandkids or dog to run around in!

Living here, you'll be just a few minutes walk away from the iconic Cambridge Street shopping precinct with a Super IGA, cafes, restaurants, boutiques, medical services, pharmacy, bank and a post office making your day to day errands a breeze! Never worry about parking again!



Daglish Train Station  
1km



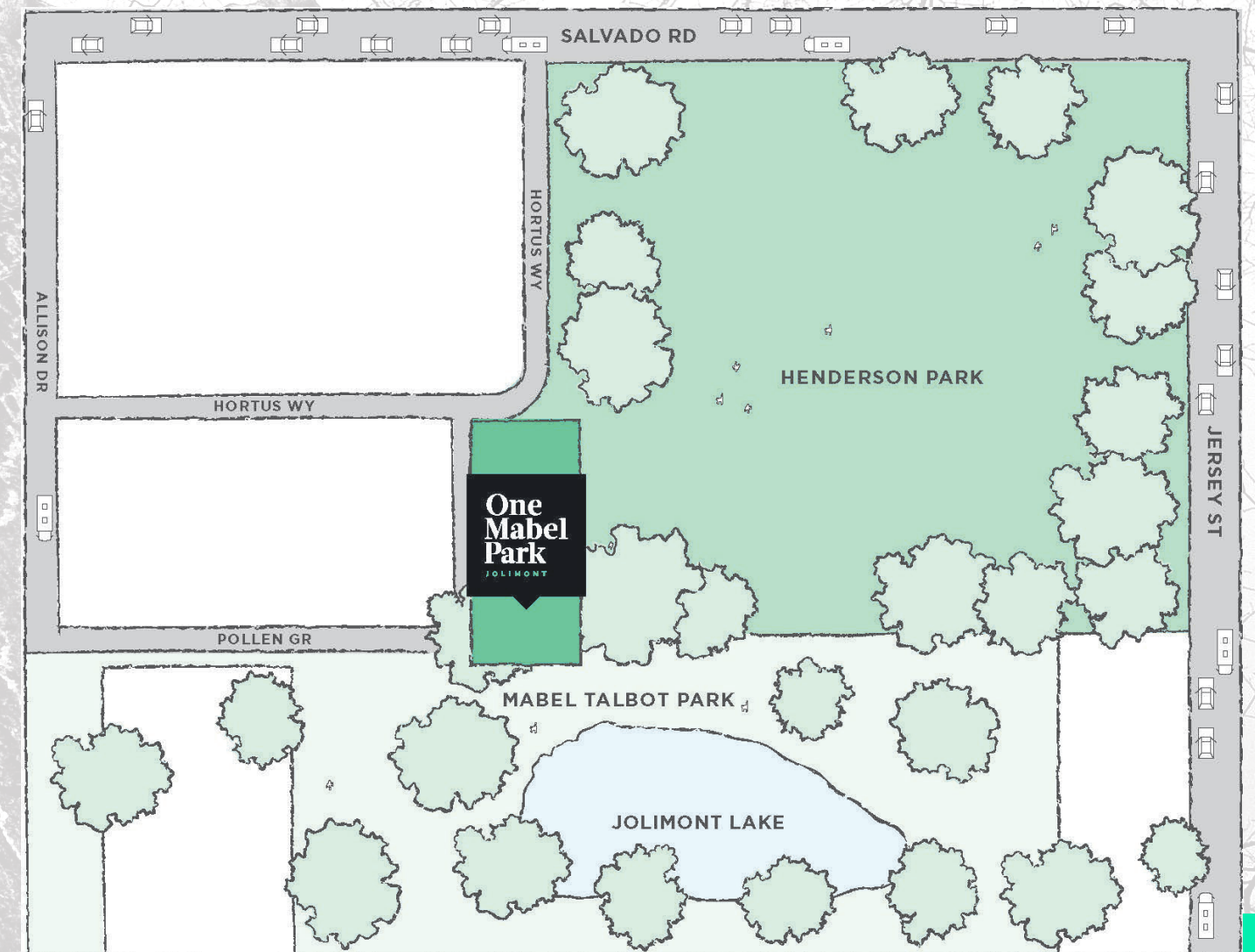
Cambridge Street Shopping Precinct  
350m



St John of God Hospital  
1.5km



Jolimont Primary  
450m







## Nature on your doorstep.

Enjoy your green outlook while entertaining 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 featuring a fully-equipped kitchen and BBQ terrace with access to the swimming pool and the park.



Plunge Pool sold out.





## This is the life.

Nestled into a picturesque corner of parkland in Jolimont, 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.

Features at a glance:

- Massive balconies/ courtyards
- Spacious 2700mm ceilings
- 100% wool carpets
- Walk in robe
- Pre-finished engineered oak flooring
- Stone benchtops
- Smeg oven, cooktop, rangehood, dishwasher
- Photovoltaic cells powering common areas
- Reverse cycle ducted air-conditioning
- Lockable store room
- Central gas boosted solar hot water system
- Built-in pantry, drawers and bin
- Energy efficient LED lighting
- Pay TV and NBN ready
- Two undercover bays
- Electric vehicle charging point





# Colour Schemes

Individual layouts may vary, please refer to specific plan.



Scheme A, Acacia



Scheme B, Banksia

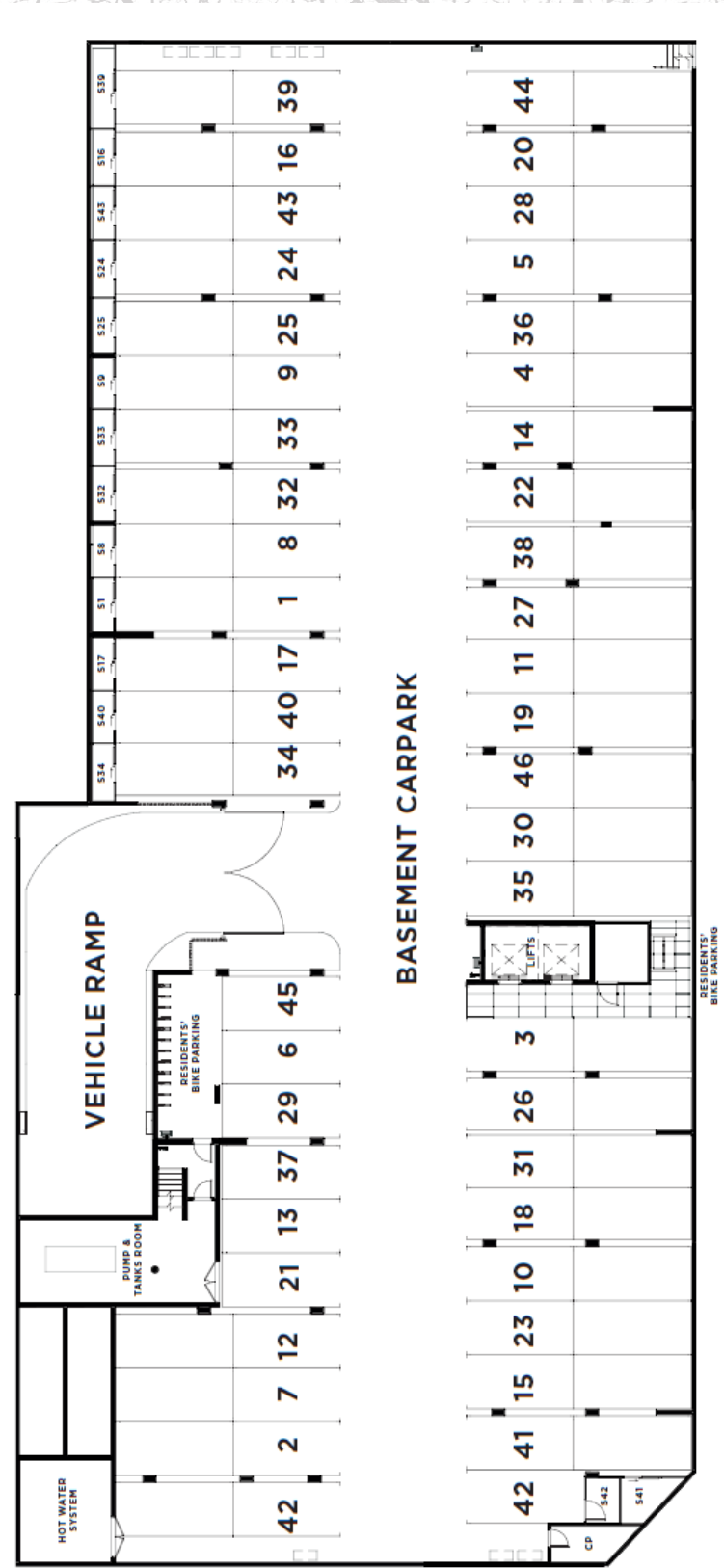


Scheme C, Cassia





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

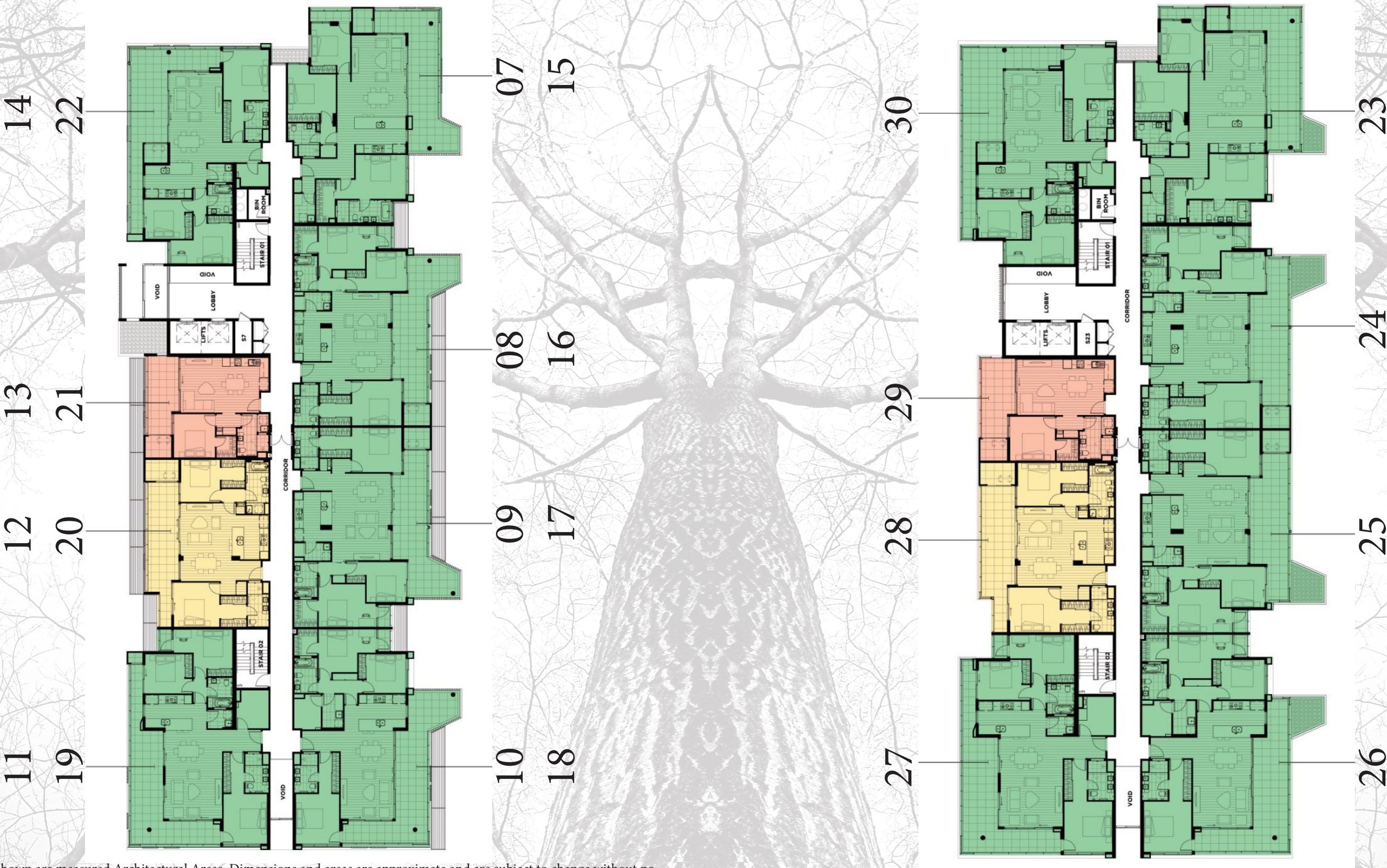


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First & Second Floor

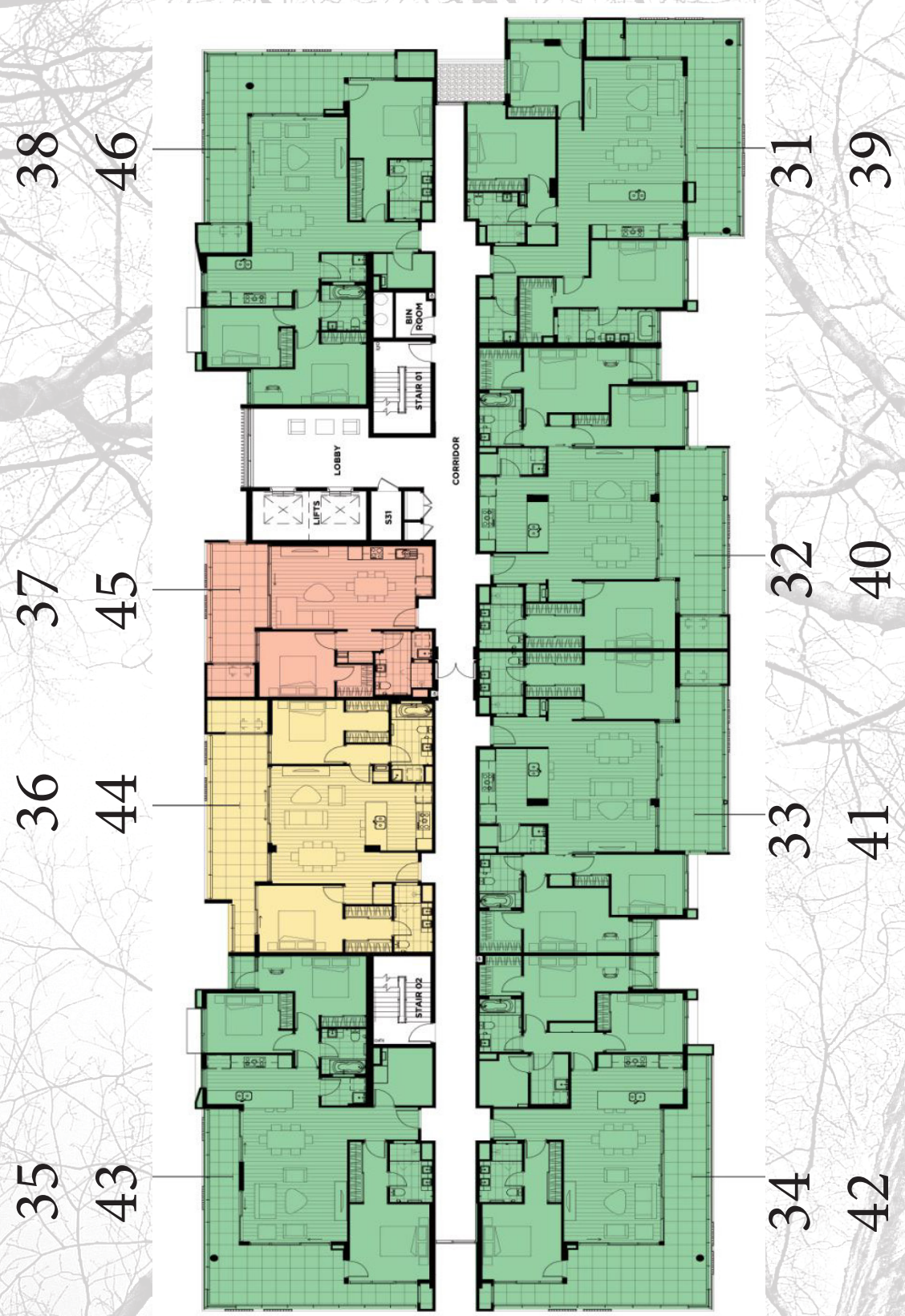
Third Floor



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Fourth & Fifth Floor



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# Our Team

## A developer with an enviable reputation

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.

## Quality WA owned builder

PACT is a WA owned and operated commercial construction company that has been in operation since 2004. PACT is a financially strong and sound business that works across a diverse range of sectors in the industry, safely delivering projects on time and on budget.

What makes PACT different is their unique ability to leverage the responsiveness, accountability and agility usually only found in much smaller companies, together with the backing of large-scale efficiencies, strength and financial security of the ABN Group. They bring certainty of outcome to the projects they deliver. Over the past 16 years, PACT has delivered \$1.4B in commercial construction projects across multiple market segments including: Apartments and Mixed Use, Aged Care, Education, Retail, Hospitality, Offices, Industrial and Community.

PACT is always looking for ways to build potential in their projects, people, processes and business to ensure they advance their position in the marketplace and continue to deliver exceptional service.

## The name behind some of Perth's notable buildings

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. Buildings that have stood the test of time — testimony to the enduring value of quality design.

Supporting Perth's move towards higher density living, they are collaborating with prominent developers to help realise the vision for planned communities across the metropolitan area such as Cockburn Central, 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.







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

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**PARKSIDE WALK**  
JOLIMONT

**Iris**  
Residential

All images are artists impressions