

























# NORTHSHORE

— LUXURY WATERFRONT APARTMENTS —

























*Kingston Foreshore*

# Experience the Northshore Difference

BUILDING FEATURES		INFORMATION	
LARGE WIDE ENTRY FOYER TO THE BUILDING OFF THE PARK		Unique size meter wide foyer with 3.5m high ceilings to welcome you home.	<input checked="" type="checkbox"/>
SECURE BASEMENT CARPARKING		Automatic locking barrier.	<input checked="" type="checkbox"/>
LOW SLOPE DRIVEWAY DESIGN		For low clearance modern cars - easy access entering and exiting your secure parking.	<input checked="" type="checkbox"/>
STRAIGHT DRIVEN BASEMENT		Unlike many apartment building basements the Northshore basement is easy to access having only minimal turns.	<input checked="" type="checkbox"/>
SECURE 15M PRIVATE HEATED FRESH WATER INDOOR LAP POOL - THE ONLY ONE ON THE FORESHORE		A water feature that doubles as a recreational facility. Ionised fresh water system eliminates chlorine smells.	<input checked="" type="checkbox"/>
SKYLIGHTS AND FRESH AIR VENTILATION TO THE POOL AREA		The secure, residents-only pool area is serviced by open air skylights which will open on those days when the weather is worth letting in.	<input checked="" type="checkbox"/>
PRIVATE RAISED POOL DECK AND TWO CHANGE ROOMS		Secure area for residents only.	<input checked="" type="checkbox"/>
TWO FULLY FURNISHED AND LANDSCAPED ROOFTOP TERRACES		Entertain and relax from two large outdoor living areas with views and much more.	<input checked="" type="checkbox"/>
CENTRAL OPEN AIR LANDSCAPED ATRIUM WITH SEATING AREA		External landscaped common areas add to your living experience.	<input checked="" type="checkbox"/>
LANDSCAPED BUILT IN PLANTER BEDS		Planters built into atrium and two rooftop areas.	<input checked="" type="checkbox"/>
TRANSPARENT BUILDING MANAGEMENT SOFTWARE		Visit <a href="http://www.buildinglink.com.au">www.buildinglink.com.au</a> for more information.	<input checked="" type="checkbox"/>
BUILDING MANAGER		Working with body corporate.	<input checked="" type="checkbox"/>
LOW COMPARABLE BODY CORP FEES		Upfront with sinking fund from one year.	<input checked="" type="checkbox"/>
ARCHITECT DESIGNED FLOOR PLANS		Double sided separate kitchens with breakfast bar and pantry.	<input checked="" type="checkbox"/>
APARTMENTS DESIGNED WITH ANGLED WINDOWS FOR PRIVATE INTERFACE		Apartments designed with angled windows for private interface.	<input checked="" type="checkbox"/>

LOCATION FEATURES	ICON	INFORMATION	
NORTH FACING ASPECT & UNOBSTRUCTED VIEWS TO LAKE		Opposite permanent parkland.	<input checked="" type="checkbox"/>
NEW LDA PARK ON WATERFRONT & LDA PARK SQUARE TO REAR		Open green space maintained by the local government.	<input checked="" type="checkbox"/>
CAR FREE KERB SIDE IN PARK SQUARE		Open park square, only paved garden areas outside front door.	<input checked="" type="checkbox"/>
ACCESS TO BOARD WALK FROM NEW LDA PARK		Walk up the park square across the zebra crossing safe access to harbour boardwalk.	<input checked="" type="checkbox"/>
A SHORT 3MIN WALK TO THE HARBOUR CAFES & RESTAURANTS		Close to the centre of the Foreshore.	<input checked="" type="checkbox"/>
QUIET SIDE OF HARBOUR	SHHH...	Opposite the wetlands nature reserve.	<input checked="" type="checkbox"/>
EASY ACCESS TO SEALED BIKE PATH AROUND THE LAKE		Ride around the lake in safety.	<input checked="" type="checkbox"/>
TWO ACCESS ROADS TO NORTHSORE		Dual access roads to Wentworth avenue.	<input checked="" type="checkbox"/>

# Unique Location, Features and Inclusions

APARTMENT FEATURES		INFORMATION	
HIGH CEILINGS - MORE SPACE		Approx 3.5m ground floor and foyer, 2.5m other levels, 2.7m penthouses.	<input checked="" type="checkbox"/>
HRV FRESH AIR VENTILATION SYSTEM		Improved Indoor air quality. Reduces condensation and damp, harmful dust and allergies. In addition to A/C system.	<input checked="" type="checkbox"/>
EXTERNALLY DUCTED KITCHEN RANGEHOODS		Cleaner air both inside your apartment and in common areas. No more cooking smells.	<input checked="" type="checkbox"/>
DOUBLE GLAZED WINDOWS		Increases the energy efficiency inside your home and reduces running costs.	<input checked="" type="checkbox"/>
FULL HEIGHT FLOOR TO CEILING GLASS WINDOWS		Giving you the best views you can get.	<input checked="" type="checkbox"/>
USB CHARGING POWER POINTS		Catering for modern technology.	<input checked="" type="checkbox"/>
SECURE STORAGE SPACE		Located in the basement for each apartment.	<input checked="" type="checkbox"/>
SUPREME ACOUSTIC INSULATION WALL SYSTEM		Live in peace and privacy with an advanced wall system.	<input checked="" type="checkbox"/>
VIDEO FRONT DOOR INTERCOM SYSTEM		Be alerted to visitors from the security of your apartment.	<input checked="" type="checkbox"/>
MAGNETIC KEYFOB FRONT DOOR ACCESS		Keyless modern secure technology.	<input checked="" type="checkbox"/>
HIGH SPEED NBN INTERNET - INTO EACH APARTMENT		Modern apartments keeping up with the fast moving technological age.	<input checked="" type="checkbox"/>
DUCTED HEATING AND COOLING		In living and sleeping areas. Concealed hidden built into plaster bulkheads.	<input checked="" type="checkbox"/>
TIMBER FLOORS WITH ACOUSTIC UNDERLAY		Experience a allergy free lifestyle and warm living environment.	<input checked="" type="checkbox"/>
CARPETS WITH SOFT UNDERLAY		Enjoy every step with comfort with soft carpet underlay.	<input checked="" type="checkbox"/>
INDUCTION GLASS COOKTOPS		In all apartments	<input checked="" type="checkbox"/>
BOSCH APPLIANCES		Including dishwasher and dryer to laundry	<input checked="" type="checkbox"/>
BUILT IN CUSTOM JOINERY		To bathrooms with shaving cabinet and beauty lights over.	<input checked="" type="checkbox"/>
SOLID 40MM STONE BENCHTOPS		To kitchen and bathrooms.	<input checked="" type="checkbox"/>
FLOOR TO CEILING TILED BATHROOMS		Luxury look.	<input checked="" type="checkbox"/>
GLASS BALUSTRADES FULL HEIGHT TO MAXIMUM LIGHT AND VIEWS		No obstructions to the sweeping views.	<input checked="" type="checkbox"/>
VEGETABLE GARDENS TO PENTHOUSES		For the freshest produce.	<input checked="" type="checkbox"/>
GROUND FLOOR APARTMENTS HAVE 3.5M HIGH CEILINGS		And gate access direct to park square.	<input checked="" type="checkbox"/>
BUILT IN WINDOW PELMETS		So you can conceal drapery hardware.	<input checked="" type="checkbox"/>
BOOK A WALKING TOUR		Allow us to walk around the Foreshore to show you all these unique features.	<input checked="" type="checkbox"/>

**Disclaimer:** Inclusions may vary according to apartment design and subject to terms of contract of sale. Site plan as per LDA master plan.





**NORTHSHORE**  
LDA PARK  
SQUARE



# Your building at your fingertips

## RESIDENT ONLINE WEB PORTAL

Enjoy a well run, more responsive and friendlier building with the residents online web portal.

Quickly access and report on all building maintenance activity; upload surveys, plans and colours information; access important documents; receive automatic notifications of contract and warranty expirations; and allow access for all arms of management and any other required party. Communicate via the resident 'Bulletin Board', view neighbourhood events via the building calendar and create a strong sense of community. Committee Members can communicate through the one portal in real-time with their exclusive access to the 'Committee Only' Forum.



## BuildingLink

BuildingLink offers a free iPhone and Android app for all residents. Lodge maintenance requests, check building library documents, leave instructions for your building manager and more, anywhere, anytime, all from your phone.



### SMS & PHONE BROADCAST

Receive SMS and phone broadcasts in real-time



### DOCUMENT LIBRARY

Store important building documents and download forms online



### PARKING MANAGEMENT

Manage and track resident parking spaces and vehicle information



### REPORTING & ANALYTICS

Extract the reports and data you need



### COMMITTEE ONLY FORUM

Discuss quotes, building works, action plans etc. on the exclusive forum



### ASSET REGISTER

Track and monitor maintenance of asset items



### MULTI-LANGUAGE CONVERSION

View the site in your native tongue



### VISITOR PERMISSIONS

Record special permissions for your apartment



### MAINTENANCE & WORK ORDERS

Track and monitor maintenance activity



### FACILITIES BOOKING

Book the lift and shared facilities through the residents portal

# HRV Ventilation System

## INDOOR AIR QUALITY IS A GROWING PROBLEM IN OUR HOMES AND BUILDINGS

By reducing condensation and damp, removing harmful dust and allergens, and drying the air in your home, an HRV ventilation system will dramatically improve the quality of the air you breathe, giving you a healthier home and family.

### Ventilation

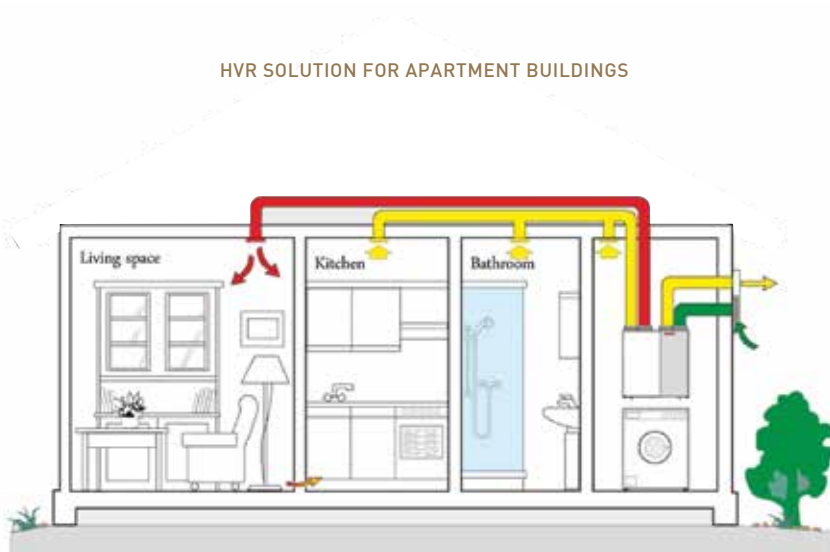
A HRV ventilation system lets fresh, filtered air in while pushing stale, contaminated air out. Proper ventilation in an apartment can create a huge difference for asthma and allergy sufferers by reducing the triggers for illness, like, mould, dust mites, allergens and pollen. HRV systems provides you with world-leading SETA nano-fibre filtration technology for the ultimate protection against airborne allergens.

### No more condensation. No more tears

Often during the colder months the old enemy of a comfortable home rears its ugly head. The cause of surface condensation is where moisture from the air comes into contact with a cooler surface. Dripping condensation and excessive moisture can result in a number of issues for your home and your family's health. HRV ventilation solutions are an efficient and effective way of controlling condensation. Positive pressure ventilation acts to expel damp and moisture from your home, giving you a healthier, drier space to live in. Enjoy fresh air inside your apartment all year round and breathe easy.



## HVR SOLUTION FOR APARTMENT BUILDINGS



# The Quiet Side of Harbour

Northshore is positioned exactly where it needs to be within the Foreshore. Literally metres from the natural parkland that lines the shores of Lake Burley Griffin, many apartments will enjoy direct and uninterrupted northerly views over the opposing parkland and water which will never be built out.

Being this close to such a beautiful natural landscape together with the convenience of being within walking distance of local cafes, restaurants and bars. The excitement and variety of the Kingston Foreshore cafe & restaurant precinct is within a few minutes walk.

Northshore enjoys all the benefits of being within the Kingston Foreshore whilst still being at just the right distance to enjoy a peaceful and private lifestyle.



*- 1-2-3 Bedrooms - Penthouses -  
- Combine apartments for limited time -*

## *Display Office Open*

See website or contact us for open times or to book an appointment.

## *Contact Details*

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