

NORTHSHORE

— KINGSTON —





Imagine your new view.



*In a world full
of ordinary,
Northshore
delivers the
extraordinary.*

Northshore has been carefully fashioned to deliver a higher standard of apartment living in the Kingston Foreshore. To the naked eye, the building is simple, elegant and truly modern. A closer inspection reveals a vastly complex and detailed design all of which come together to deliver a spectrum of beautiful apartments.

Your perfect day as a Northshore resident...

After years of development, The Kingston Foreshore has now arguably become the most sought after residential location in Canberra. It is home to some of not only Canberra's, but Australia's, most innovative and finest residential buildings

The vision for the Foreshore precinct is coming to fruition, now offering a place where visitors and residents alike can holistically experience life, art and nature in balance. It truly delivers something for everyone.

From chic cafés to trendy restaurants, residents can browse the Old Bus Depot Markets, enjoy the Canberra Glassworks and the heritage-listed Kingston Powerhouse, or simply stroll around the waters edge taking in the beautiful scenery.

Enjoy a kayak on the lake or take advantage of the bike tracks with a ride or a jog. Or simply step outside your door to enjoy some of Canberra's best dining establishments - all within walking distance.



7:30am

Wake up, open the blinds and take in your view of the lake. Sit on your balcony and enjoy your breakfast before heading down the road to the local markets.



9:00am

Once you drop off your fresh produce from the markets, it's time for a walk or ride around the lake. Step out of your front door onto the waterfront path.



10:30am

Feeling revived after a productive morning, it's time to meet a friend for coffee. Walk 2 mins through the park and along the boardwalk to the Foreshore to meet them at 38 Espresso.



12:30pm

After coffee, spend some time relaxing in the private residents atrium & taking a dip in the heated indoor pool, before heading down to Walt & Burley for lunch.



7:30pm

Get ready in your luxurious bathroom and head up to the private rooftop terrace for a drink with friends. Spend the night chatting and taking in the sunset view over the lake or cocktails & dinner on the water front dining precinct.

Your new lifestyle

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 usually means you forgo the convenience of being within walking distance of local cafés, restaurants and bars. This is not the case at Northshore. The excitement and variety of the Kingston Foreshore café & restaurant precinct is within a few minutes walk.

Northshore enjoys all the benefits of being within the Kingston Foreshore whilst still being just far enough away to enjoy a peaceful and private lifestyle.

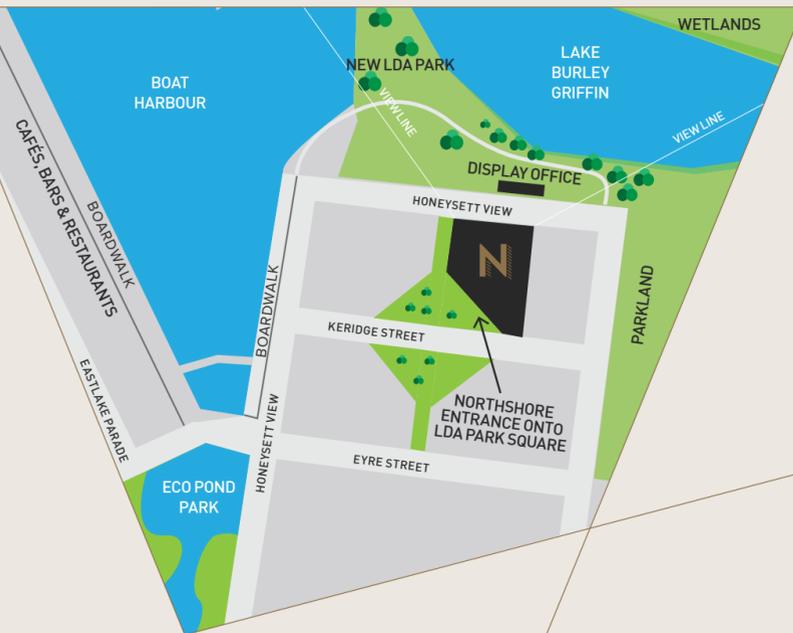


Enjoy the best of both worlds

LIVE ON THE QUIET SIDE OF THE FORESHORE WHILST STILL BEING CLOSE TO THE ACTION

Northshore has been thoughtfully designed to allow the maximum number of apartments the opportunity to enjoy northerly views over the adjacent lake frontage, and the protected Jerrabomberra Creek and Wetlands.

For apartments that don't face the water, residents will still enjoy views over LDA Park Square or the carefully designed internal atrium crafted to maximise privacy.





Spoilt for choice

TAKE A SHORT WALK FROM NORTHSORE'S FRONT DOOR, THROUGH THE PARK AND ALONG THE TIMBER BOARDWALK TO ALL THAT KINGSTON FORESHORE HAS TO OFFER:

- | | |
|------------------------------|---------------------|
| Walt and Burley | Max Brenner |
| C Dine Bar | Chocolate Bar |
| Chong Co Thai | The Dock Restaurant |
| La Rustica by The Lake | The Merchant Café |
| Wild Duck Fine Asian Cuisine | Local 24/7 gym |
| Morks Restaurant | Hairdresser |
| Local Press Café | Personal Trainer |
| Paleo Perfection | Drycleaners |
| Espresso Bar | Meat & Co |
| 38 Espresso | Movenpick Ice Cream |
| CocoNine | ...and more |
| Brodburger | |

YOUR INDOOR POOL



CONCEPT IMAGE

Your Building

Northshore sits on a waterfront north-facing block, opposite green wetlands with parkland to both the side and rear of the site. Every aspect of the building's design has been carefully considered to ensure an experience of the highest quality. Entry to the building is accessible by two roads, leading you to a welcoming and safe entrance with high ceilings and pool views. With full lift access to all areas, and a lower sloping driveway to the secure basement carpark, you can enjoy all the benefits of an inner city dwelling with added peace of mind.



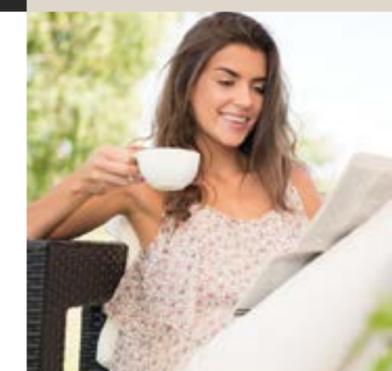
15M HEATED FRESH WATER INDOOR LAP POOL

The 15m lap pool has been designed to offer the ambience of a large water feature. The soft curved form and the waterfall infinity edge will mean the pool can be enjoyed by everyone entering the foyer. 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. The Northshore pool will be an ionised fresh water system which reduces the use of chemicals and eliminates the chlorine smell associated with indoor pools. After your swim you can shower in the nearby change rooms and be on your way.

Northshore offers not one but two large rooftop terraces so there will always be plenty of space for residents to find a peaceful spot to enjoy the views and atmosphere of the Kingston Foreshore and Lake Burley Griffin. Both terraces will be fully landscaped and furnished.



TWO FULLY FURNISHED AND LANDSCAPED ROOFTOP TERRACES



SUPREME ACOUSTIC INSULATION WALL SYSTEM

The wall systems at Northshore have been designed with the buyers in mind. The system includes double cavity spaces which on top of the concrete party wall offer supreme acoustic insulation. This coupled with a high tech acoustic underlay in the floors and double glazing to all glass and sliding doors will mean a comfortable quiet living environment.



A BEAUTIFULLY LANDSCAPED CENTRAL OPEN AIR ATRIUM

The atrium is designed as a private interface between all central apartments, overlooking the landscaped gardens rather than your neighbour's apartments. For those keen to make this space part of their everyday living, all garden apartments on Level 1 can access the atrium from their own courtyard.



AUDIO VISUAL INTERCOM SYSTEMS & CCTV

Northshore will have secure building access and also secure lift access to each level. Each apartment will have audio and video intercom systems and the CCTV cameras in the common areas and basement will offer not only peace of mind but the ability to check from your apartment which residents area you would like to use before leaving your apartment.



HIGH SPEED NBN INTERNET - FIBRE TO THE APARTMENT

While most new apartments in Canberra offer the National Broadband Network, the service is not as high speed as the NBN fibre ends in the basement. At Northshore the NBN fibre runs all the way to each apartment which not only enables the best NBN internet speeds but will also future proof the apartment as faster internet speeds are needed in time.

NORTH VIEW
YOUR ROOFTOP TERRACE

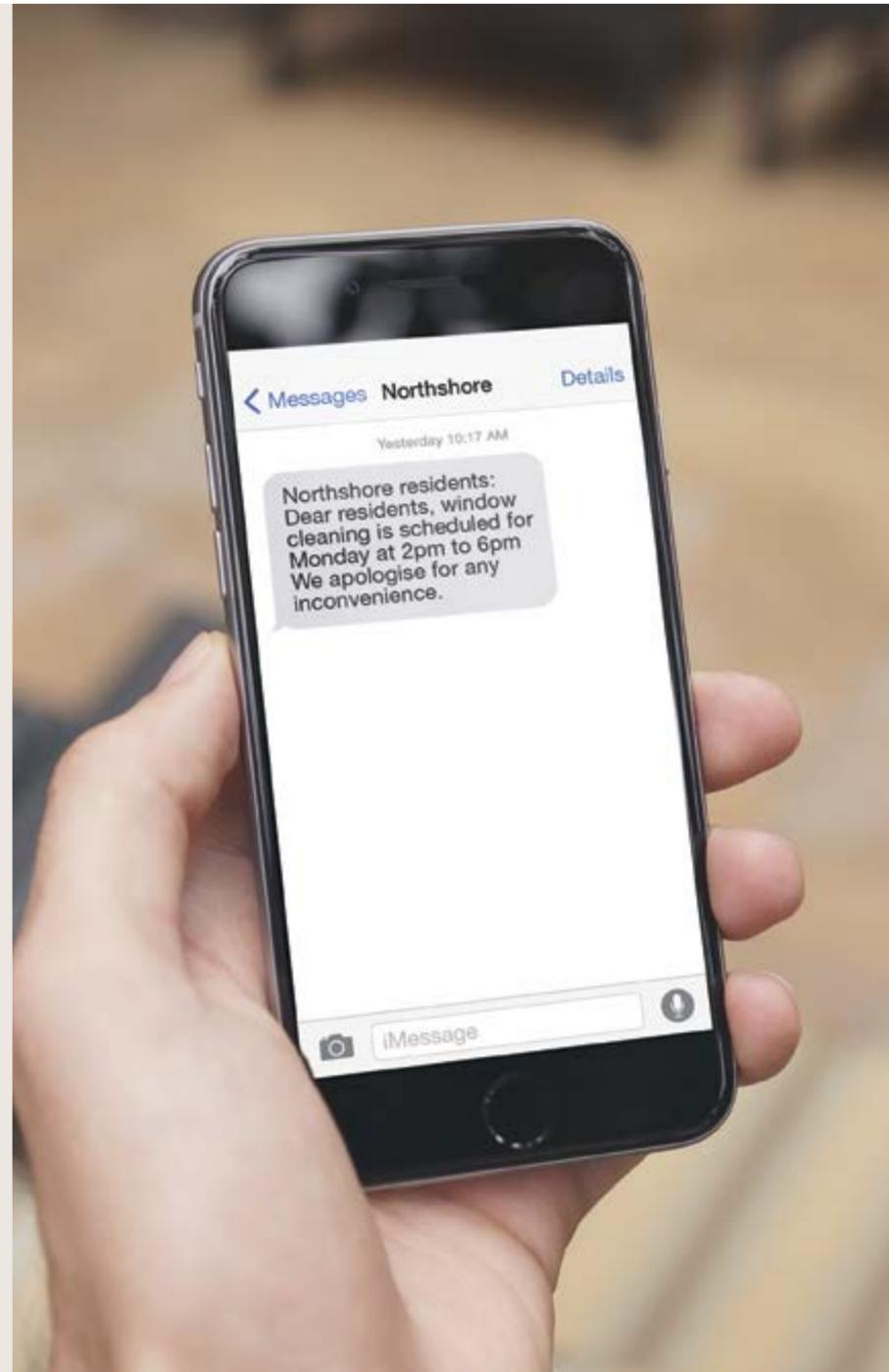


Your building at your fingertips

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



ASSET REGISTER
Track and monitor maintenance of asset items



DOCUMENT LIBRARY
Store important building documents and download forms online



MULTI-LANGUAGE CONVERSION
View the site in your native tongue



PARKING MANAGEMENT
Manage and track resident parking spaces and vehicle information



VISITOR PERMISSIONS
Record special permissions for your apartment



REPORTING & ANALYTICS
Extract the reports and data you need



MAINTENANCE & WORK ORDERS
Track and monitor maintenance activity



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



FACILITIES BOOKING
Book the lift and shared facilities through the residents portal

Your new apartment

FEATURES INCLUDE:

- HRV Ventilation System
- Double glazing
- Bosch appliances including induction cooktops
- 40mm stone bench tops with breakfast bars and waterfall edges
- 40mm stone bench tops in bathrooms
- Externally ducted range hoods (not re-circulated!!)
- Gloss joinery
- Integrated fridge space
- Feature splashback to kitchen
- Undermount double bowl sink to kitchen
- High end pull-down kitchen mixers
- Soft close cupboards and drawers
- LED downlights to living areas
- USB charging power points in kitchen and bedroom
- Ducted heating and cooling into living and sleeping areas
- Feature bulkhead lighting
- Front door audio visual intercom security system
- NBN ready – fibre to the apartment – don't settle for fibre to the basement
- Feature LED beauty lighting in bathrooms
- Heated bathroom floors (optional extra)
- Engineered timber floors – with acoustic underlay
- Built-in pelmets to hide blinds or curtain tracks
- Power to underside of balconies to allow for infrared heaters
- High ceilings (approx 3.6m to ground floor apartments, pool and entry foyer)
- Floor to ceiling windows



HRV VENTILATION SYSTEMS



EXTERNALLY DUCTED RANGEHOODS



DOUBLE GLAZED WINDOWS



USB CHARGING POWERPOINTS IN KITCHEN & BATHROOM



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.

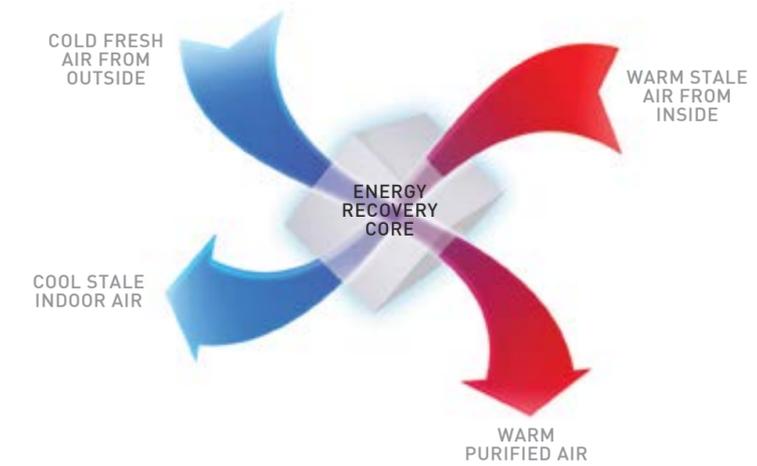
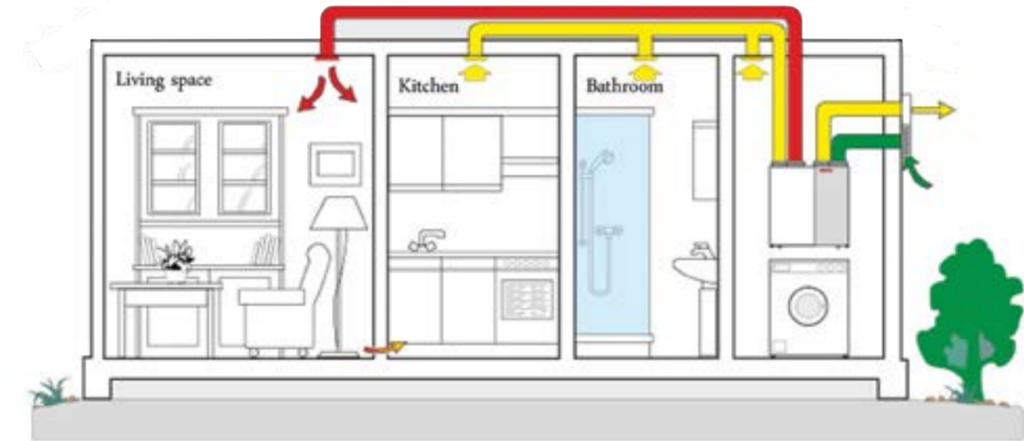
NO MORE CONDENSATION.

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.

ANOTHER NORTSHORE DIFFERENCE



FRESH AIR SOLUTION FOR APARTMENT BUILDINGS



- BREATHE EASY -



Experience the Northshore Difference

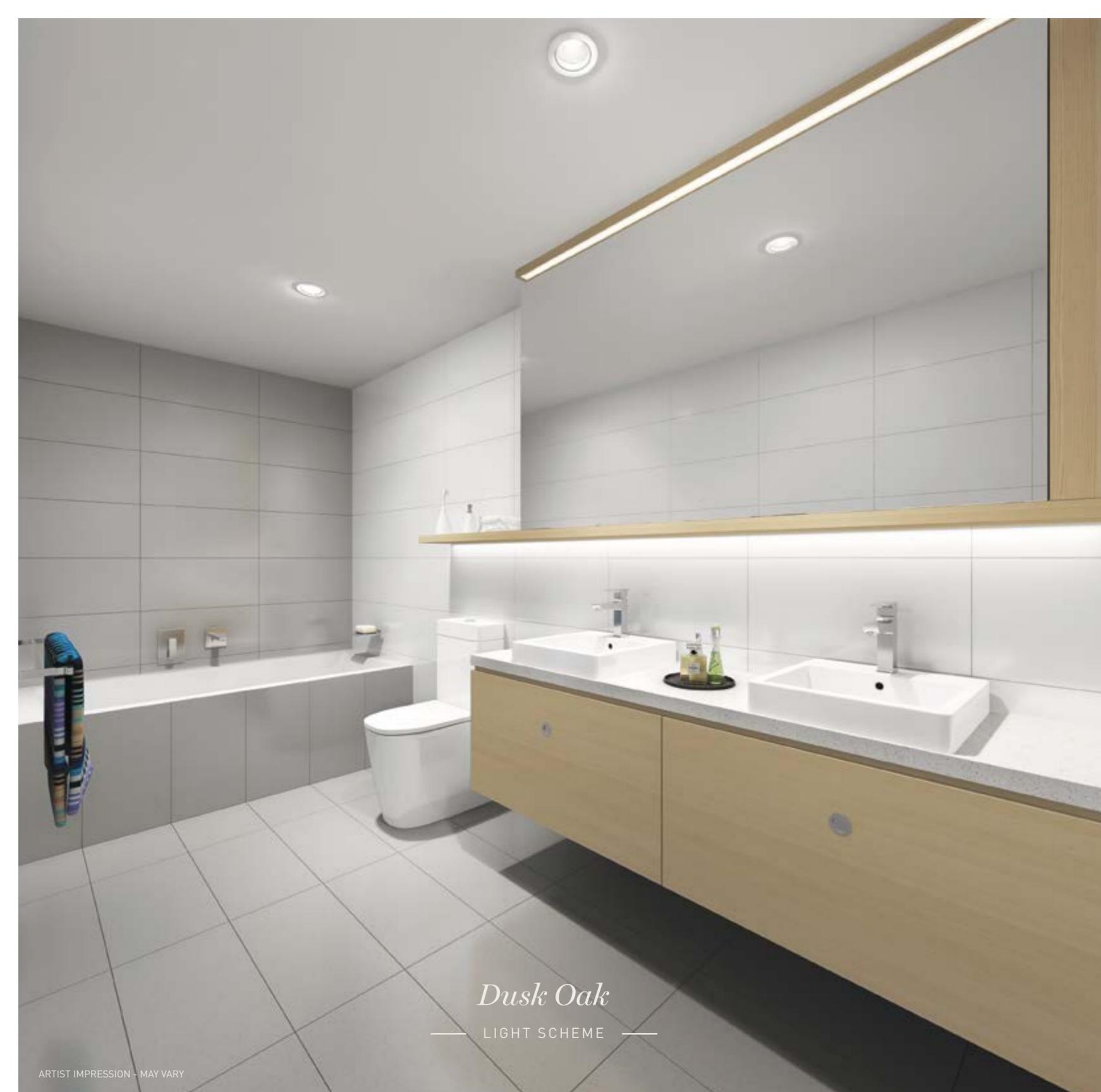
BUILDING FEATURES	ICON	INFORMATION	
LARGE WIDE ENTRY FOYER TO THE BUILDING OFF THE PARK		Unique size meter wide foyer with 3.5m high ceilings to welcome you home.	<input checked="" type="checkbox"/>
SECURE BASEMENT CARPARKING		Automatic locking barrier.	<input checked="" type="checkbox"/>
LOW SLOPE DRIVEWAY 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"/>
THREE 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 www.buildinglink.com.au 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	ICON	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.



Dusk Oak

— LIGHT SCHEME —



Midnight Amber

— DARK SCHEME —



01

BOSCH RANGEHOOD



02

BOSCH OVEN

09

BOSCH INDUCTION COOKTOP



10

BOSCH DISHWASHER

11

BATH (where applicable)



04

BATHROOM BASIN



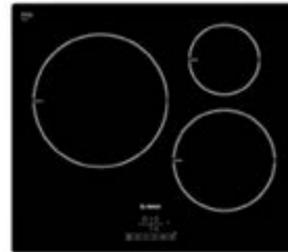
03

WALL HUNG SUITE (PENTHOUSE)



06

KITCHEN MIXER



12

SHOWER MIXER



14

SHOWER ROSE (PENTHOUSE)



05

TOILET ROLL HOLDER



13

SHOWER ROSE



07

PETE EVANS SINK



08

SOAP HOLDER



15

BATHROOM BASIN MIXER



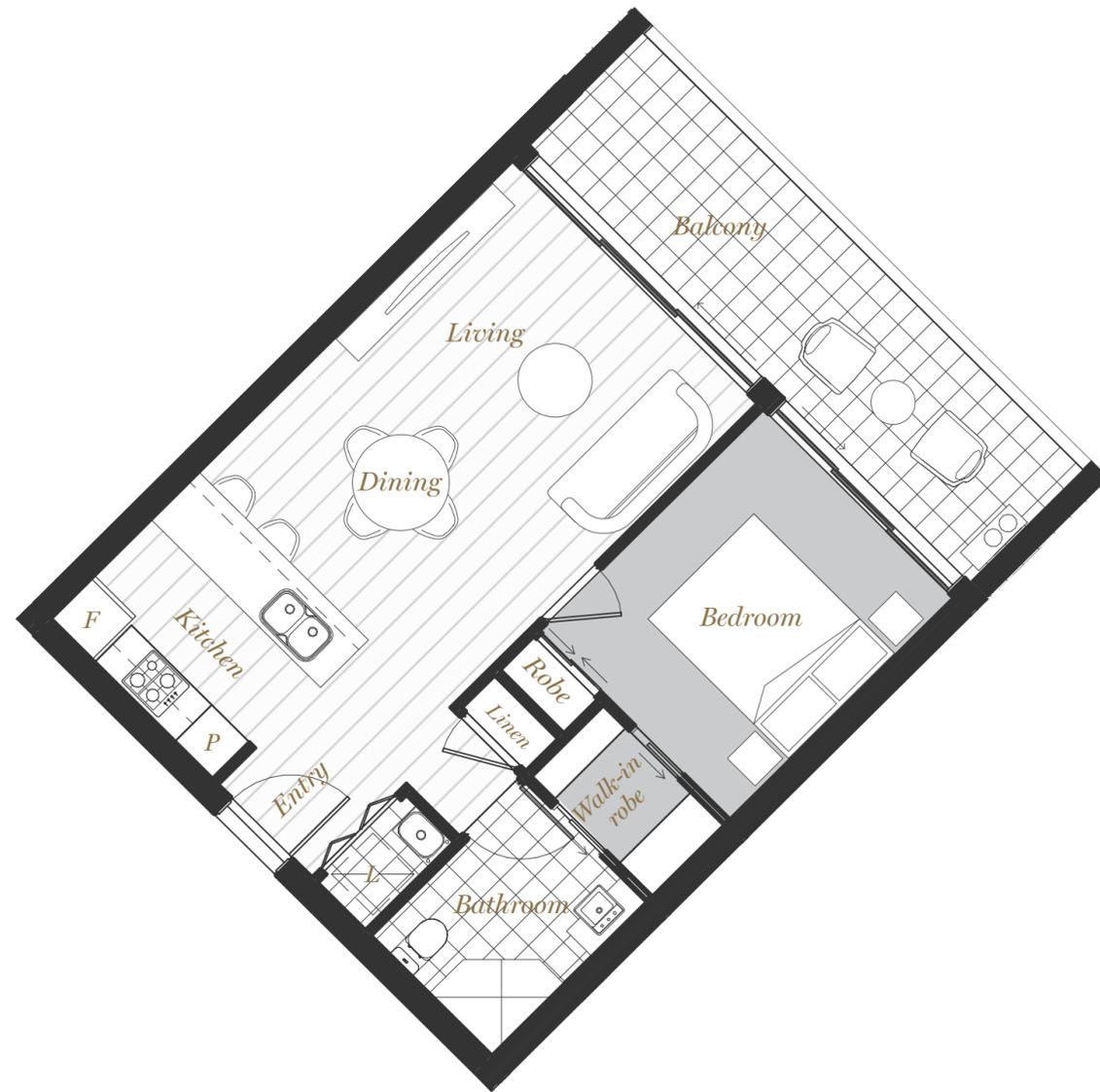
16

BATH (PENTHOUSE)





*1 Bedroom
Type 1A*



- Breakfast bar
- Large balcony
- Separate kitchen
- Generous cupboards

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— KINGSTON —

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[Over 16 types available]



*1 Bedroom + MPR
Type 1C*



- Full sized kitchen
- Breakfast bar
- Second room
- Higher ceilings

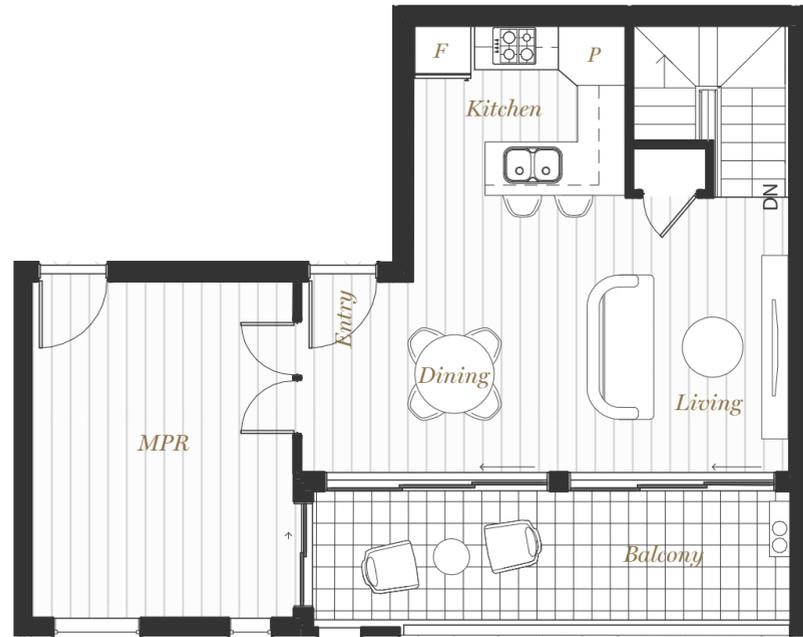
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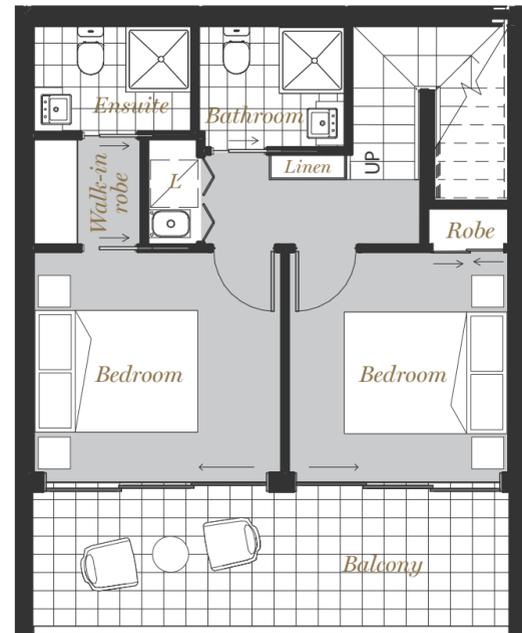
[Over 16 types available]



*2 Bedroom Ensuite + MPR
Type 2F*



SECOND FLOOR



FIRST FLOOR

- Unique two storey design
- Seperate room - home office
- Two balconies
- Large living space

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(Over 16 types available)



*3 Bedroom Ensuite
Type 3A*



- Water front views
- North facing
- Two balconies

NORTHSHORE
— KINGSTON —

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(Over 16 types available)

The Team

Architect

KASPAREK ARCHITECTS

kasperek.com.au

Kasperek Architects was established in 1988 to provide architectural services in the residential and commercial markets. Since then Kasperek Architects has provided services for numerous private and government clients. Kasperek Architects' charter is to provide the highest standard of personal and professional service. This is achieved by minimising the numbers of projects that the firm is working on at any given time.

This is one of the most exciting projects we have worked on since Kasperek Architects was established 27 years ago.

The client wanted something different from what was available in the Canberra market.

In the client's words he wanted a place where people felt "Like they lived in a resort".

One of the features designed to achieve this feel was the introduction of an indoor/outdoor pool.

The pool is the first thing you see when you walk into the spacious main entrance lobby area. It is centrally located on the ground floor with its on deck and beach.

It has an operable roof so it can be closed off in the colder months and opened to the sun during the warmer months in Canberra.

The project was to be finished to the highest standards.

The units are larger than normal with many having spectacular views over the lake and wetlands.

It will be a place you will look forward coming home to and find hard to leave."

FRED KASPAREK
Architect

Developer

PAVILION GROUP

Established in 1973 as S&G Homes Pty Ltd and trading as Pavilion Homes since 1993, Pavilion is a multi-award winning, master guild builder specialising in quality property development for owner occupation or investment purchases in Canberra ACT and surrounding NSW region. Pavilion is dedicated to creating quality properties at value for money prices regardless of budget. Pavilion projects range from premium project homes, display homes, luxury custom architect designed homes through to dual occupancy, townhouses, and apartments.

As one of the best, most experienced and longest established Canberran builders and developers, Pavilion Homes have achieved numerous awards and industry recognition throughout their history with the Housing Industry Association (HIA) and Master Builders Association (MBA) and have completed over 500 projects during the past 35 years. When purchasing from Pavilion you can be assured that you are getting quality and attention to detail equal to what you see at our display homes, regardless of value.

We identified this particular site as being north facing, waterfront, opposite green wetlands park, backing onto a new large LDA park square to the side and rear. Featuring two road access and a short walk through the park onto the boardwalk to all of the harbours features, yet on the quiet side of the harbour so you can hear the nature across the road and watch the sunrise from the roof top terrace or your waterfront apartment.

Our team has spent countless hours designing and perfecting practical plans and building features which most other developments do not have. From the moment you walk to the front door from a car free kerb through the park to the high ceiling foyer overlooking the pool, or drive into the lower sloping straight driveway you will feel right at home. Angular walls for privacy from other apartments. Vegetable gardens for some penthouses. We have been living, building, and developing in Canberra for a long time supporting local business and the community. At Northshore we have focused on as much fine detail as budget has allowed to deliver a unique quality place you will love to live.

BORIS PLANINAC
Developer

Designer

DEPT. OF DESIGN

deptofdesign.com.au

Kier has been engaged in the design industry since 2000, working for highly respected firms such as Collard Clarke Jackson ACT, Citrus ID Sydney, Tanner Architects Sydney, HBO+EMTB ACT and most recently as a Director at Archartec Interiors ACT.

A mutli-award winning residential designer, Kier also has a strong commercial and retail framework winning awards both regionally and internationally.

Over her career Kier has worked in many different disciplines of design including: retail design, retail design management, heritage design, and adaptive re-use, commercial base building and office interior fitout.

Kier has also designed for childcare and educational facilities, hospitality, exhibition design, medical facilities and both single and multi-unit residential design.

Kier is responsible for all stages of project implementation including client briefing, spatial planning, selection of interior finishes, colours, furniture, documentation, specifications and project management.

The Dept. of Design is a collaborative design team with a vision to think outside the box. With the hive of activity around the Kingston Foreshore area we are excited to be part of the design team for the Northshore development which is providing a unique product to the market. The spectacular location has inspired our selection of natural and textured finishes throughout the interiors.

KIER GREGG
Director
Senior Interior Designer

Builder

CBS COMMERCIAL

cbscommercial.com.au

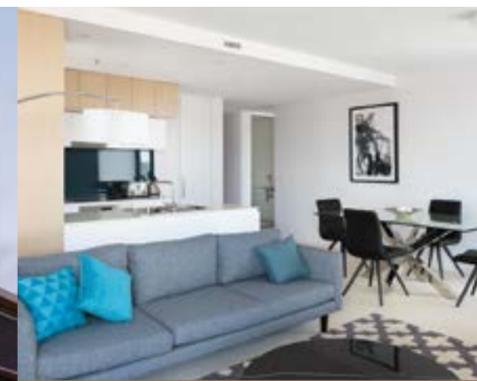
With a highly skilled management team who all share the same ethos, CBS Commercial is fast becoming one of the leaders in the Canberra market for large residential and commercial projects.

Originally established under the name Creative Building Services and focusing on boutique projects the company gained a reputation for delivering high quality outcomes and quickly became sought after for larger scale projects. In 2014, CBS commercial was founded with the focus to deliver high quality outcomes on larger scale residential and commercial projects.

The Directors of CBS Commercial have a personal involvement in each and every project that the company undertakes. This personal and intimate involvement ensures that every project is completed with the highest level of care, efficiency and quality. This quality has resulted in numerous awards for the company the latest being in 2015 where CBS Commercial took the MBA Award for Best Apartment Building over 4 stories for LINQ Apartments in Belconnen.

We were really excited when the development team approached us for involvement in such a significant project. After looking at the concept and vision for the building we knew straight away that the construction of this building was something we wanted to be involved in and something we wanted to put our name to. There are some features in this building that we don't normally see in any of our other construction projects and we think this building will be something very special once completed.

DEAN PAPAS
Builder



Quality built

OUR PROVEN TRACK RECORD

Winner of the 2015 MBA
Award for Best Apartments



Project partners



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(02) 6108 3608

