



MOSMAN
FAIRLIGHT
PARK



"We design better places for people to live, work and play."

Stephen Pennock

Managing Director

Pennock Architects



Affordable luxury nestled
between river and sea.



3 Fairlight Street, Mosman Park

VISION

Located in the heart of Mosman Park on Buckland Hill, this limestone landscape creates a unique sense of place. The buildings attractive façade and sympathetic landscaping is a reflection of the vibrant precinct. Our Vision: to create something iconic for the area and a piece of public art.

The design is inspired by warm sunlight bouncing off the Swan River, using gliding shapes and rounded angles and a distinctive anodised aluminium balustrade of gold. Cascading greenery integrates each of the buildings more neutral layers. The limestone entrance acknowledges the natural surroundings, highlighting a wonderfully organic and textured material forged from nearby riverside cliffs. The streamline aesthetic and modern colour palette reimagines the original structure, measured in its gentle approach. Fairlight Apartments aim to foster an energy efficient mindset in its residents to accompany the sustainable design elements. In particular, the retention of the apartment building in the proposed development is key to our sustainable objectives. Fairlight 's sculptural form blends perfectly into the tree-lined, picturesque street.

Considered
design, a
reflection of
nature.

LIFESTYLE

Fairlight Apartments embrace a prime location, stemming from its proximity to public transport and infrastructure including Perth's best beaches, river side walking trails, extensive parkland, and local shops and cafes within walking distance. Fairlight Apartments offer modern comfort and functionality, with open plan living to reflect the idyllic lifestyle of the area.

Fairlight Apartments inception was inspired by the natural elements of the area... the Swan River and rugged shoreline of Mosman Park with its cascading limestone, as well as the playfulness of light off its reflective water surface. Fairlight Apartments embrace their surrounding community, and look to encapsulate the distinct vibrancy and culture of the suburb. Public transport merely walking distance away, and major arterial roads putting you an easy 15km from CBD, 1km from the beach and 2km Swan River. Trendy coffee shops, fine dining, fantastic shopping and beautiful parks and recreational spots are minutes away. A vibrant, convenient and well-connected community on your doorstep.

Architectural
design meets
vibrant community
living.

Rodneys Bait & Tackle



Sampsons Paddock

LOCATION

FOOD AND DRINK

Samson's Paddock
Tsunami Ko
Nasi Lemak Korner
Wok and Roll
Rodney's Bait 'n Tackle
Belin Mosman Park
Mosman Park Seafoods
Good Things Café
Bittersweet Bake
Simply Beautiful Biscuits
Freshwaters
Mosman's Restaurant

SHOPPING

Mosman Park Shopping Centre
Coles
Hunters & Collectors Interiors
Mosman Fresh IGA
Iridescent Sea Beach House
Calico & Ivy
Whitworths Marine & Leisure
Fun Form Function Toy Store
Harper's Emporium Clothing
Young Turks Barbers

PARKS & GARDENS

Tom Perrot Reserve
Stringfellow Park
Mann Oval
Manners Hill Park
Gibbon Park
Chidley Reserve
Minim Cove Park
Jabe Dodd Park
Green Place Reserve
Monument Hill Park
Vlamingh Parklands
Keanes Point Reserve
Buckland Hill Park
Davis Oval

SPORTS & RECREATION

Royal Freshwater Bay Yacht Club
Mosman Park Tennis Club
Mosman Park Bowling Club
5th Element Fitness
Western Knights Soccer Club
Mosman Park Football Club
5th Element Fitness
Home of Yoga
Featherstone Physio/Pilates
The Clubhouse Sweat Studio
LIVE Fitness and Health
The Mill Gym

EDUCATION

Iona Presentation College
St Hilda's Anglican School
Mosman Park Primary School
Care for Kids School of Early Learning
Cottesloe Primary School
Presbyterian Ladies College

TRANSPORT

Mosman Park Train & Bus Stations



Cottesloe Beach

5km to Claremont

Mosman Park Trainstation

Mosman Fresh IGA

Cafes & Restaurants

South Cottesloe Beach

Coles Supermarket

MOSMAN
FAIRLIGHT
PARK

Swan River

5km to Fremantle

Residences designed to make
the everyday extraordinary.









COLOUR SCHEME OPTION ONE



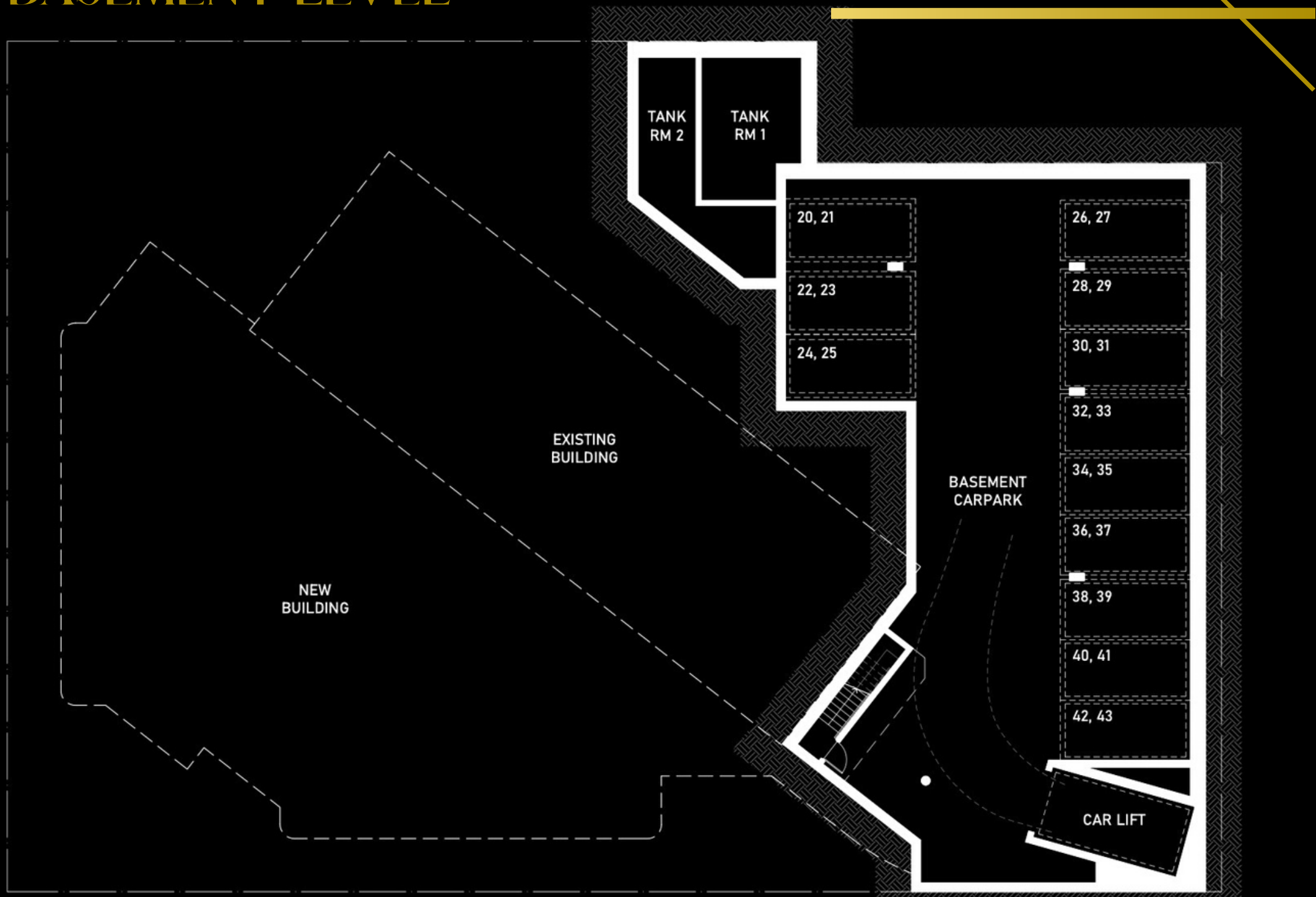
*Optional timber floor upgrade shown

COLOUR SCHEME OPTION TWO

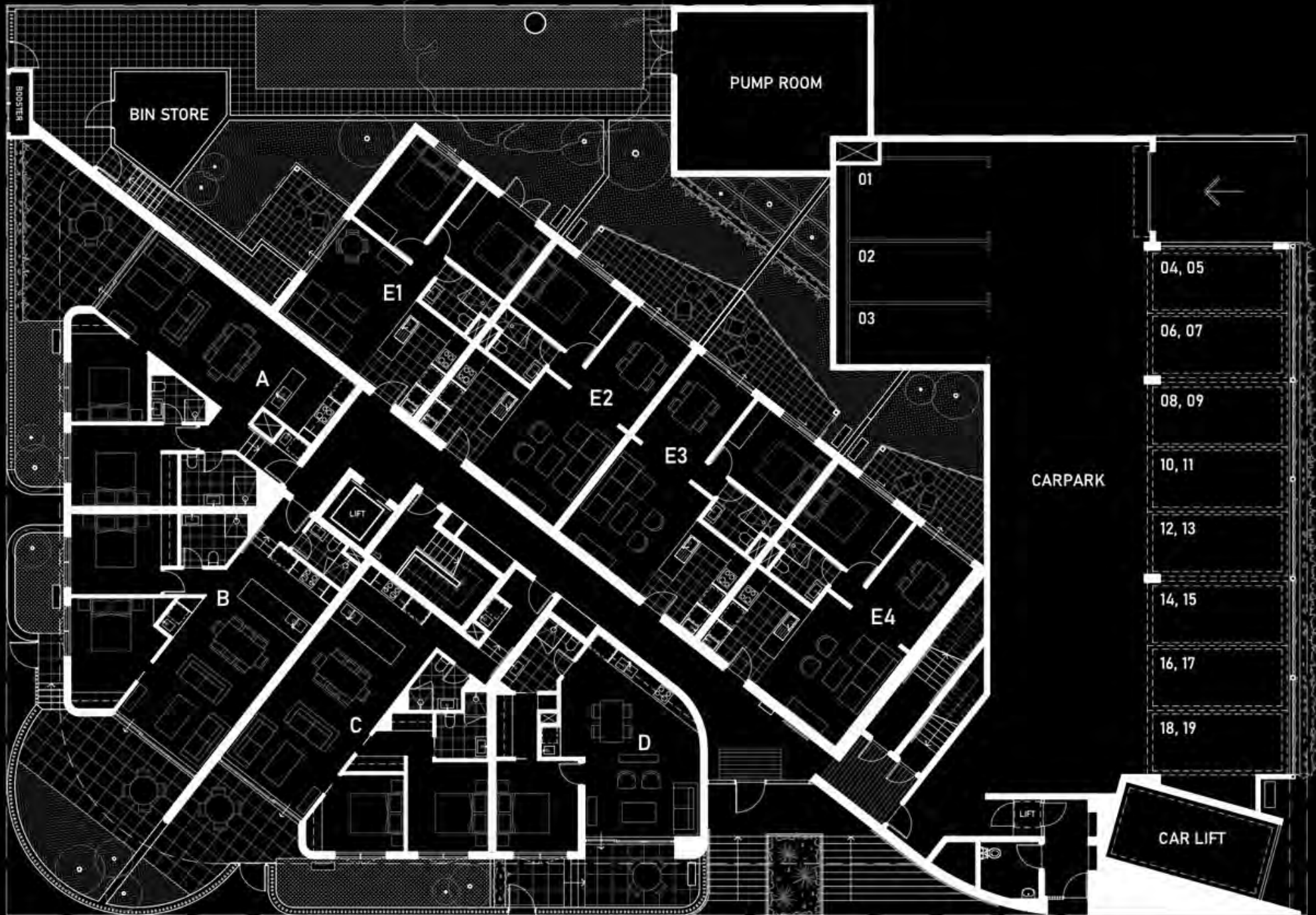


*Optional timber floor upgrade shown

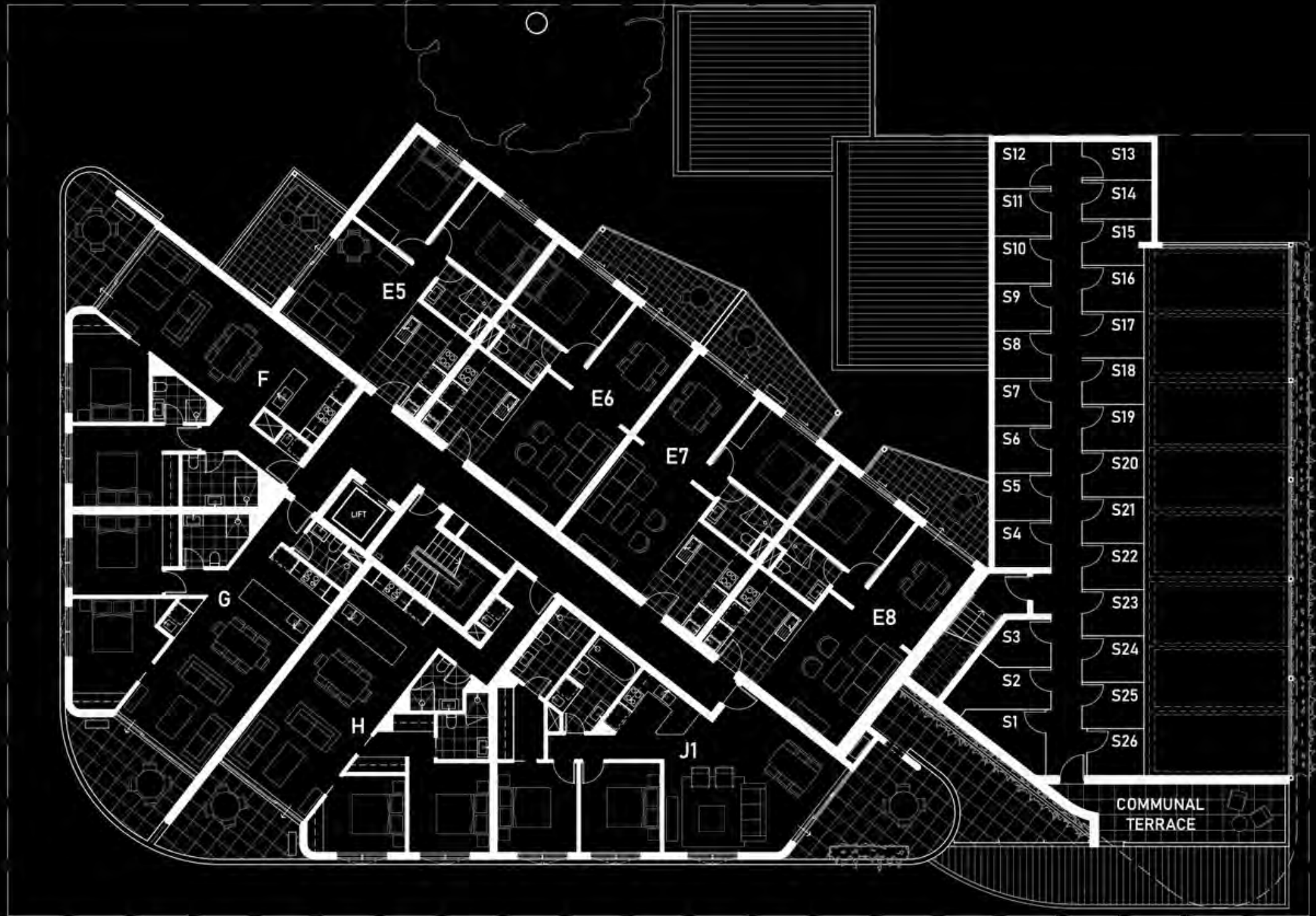
BASEMENT LEVEL



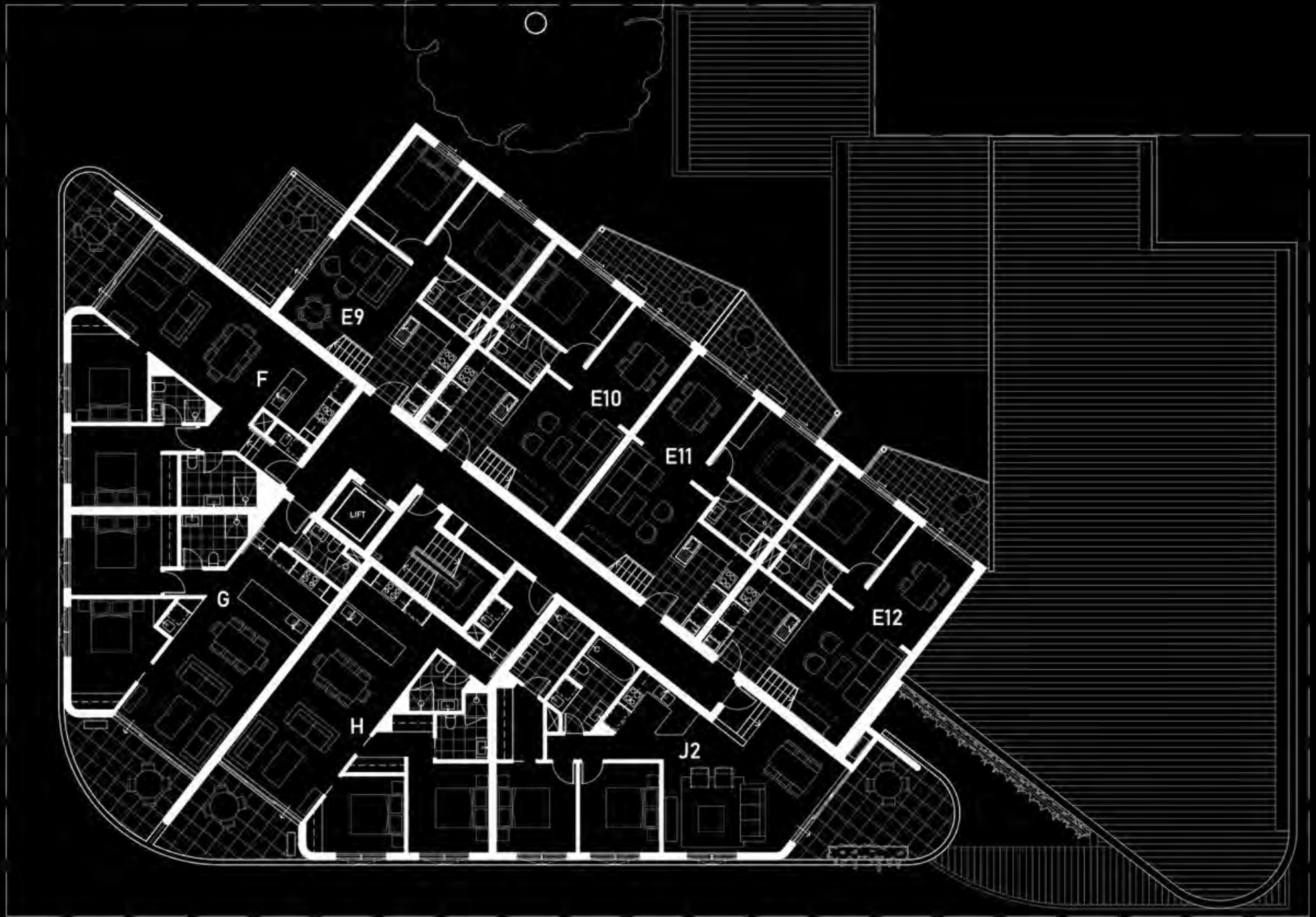
GROUND LEVEL



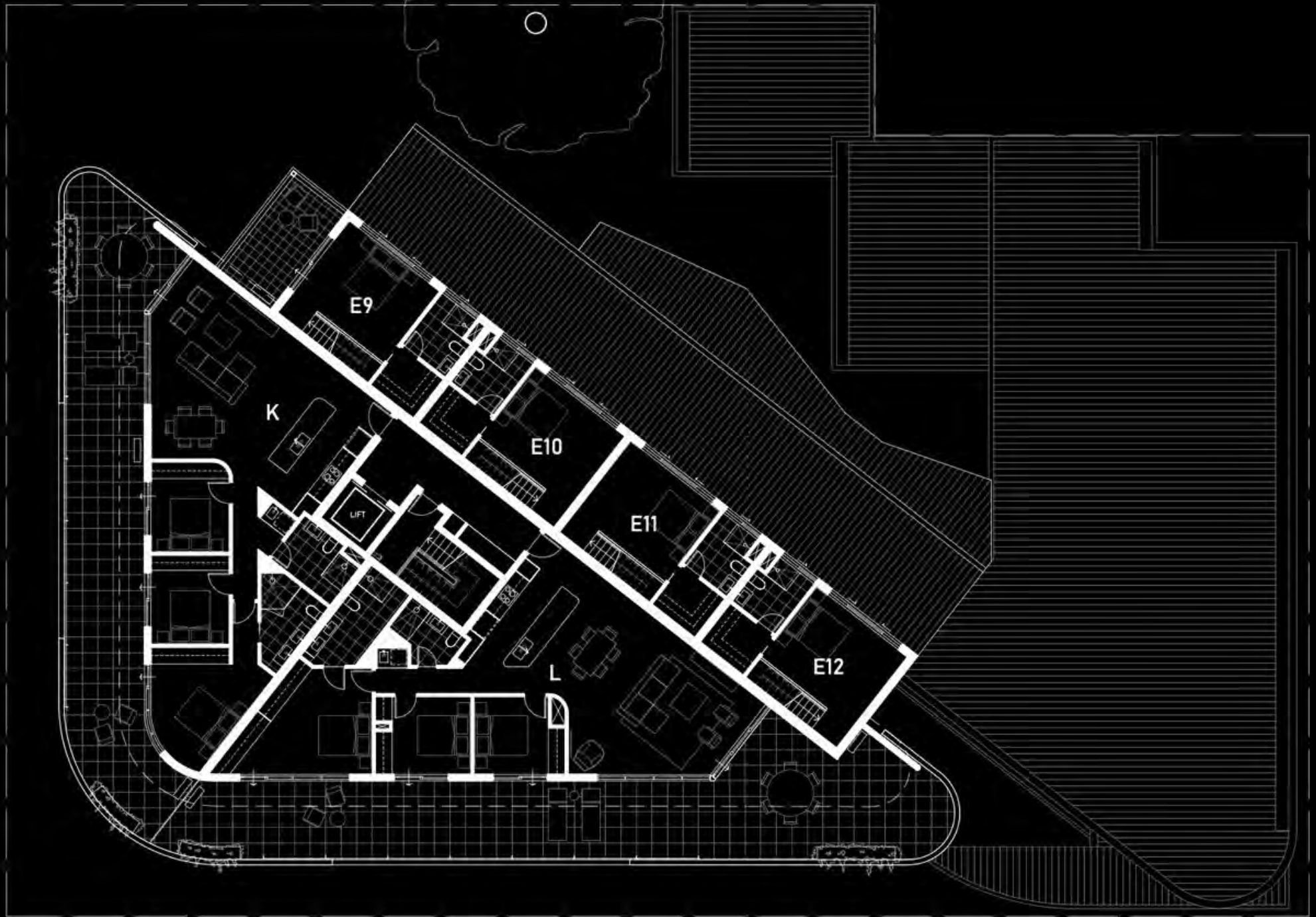
LEVEL ONE



LEVEL TWO



LEVEL THREE



GROUND LEVEL FLOOR PLANS



Type:
2 Bed, 2 Bath

Apartment No:
Unit 13- Ground Floor

Area:
Total: 79m²
Balcony/Courtyard: 37m²



Type:
2 Bed, 2 Bath

Apartment No:
Unit 14- Ground Floor

Area:
Total: 77m²
Balcony/Courtyard: 43m²



APARTMENT A



APARTMENT B



Type:
2 Bed, 2 Bath

Apartment No:
Unit 15- Ground Floor

Area:
Total: 83m²
Balcony/Courtyard: 35m²



Type:
1 Bed, 1 Bath

Apartment No:
Unit 16- Ground Floor

Area:
Total: 56m²
Balcony/Courtyard: 17m²



APARTMENT C



APARTMENT D

GROUND LEVEL FLOOR PLANS



APARTMENT E1

Type:
2 Bed, 1 Bath

Apartment No:
Unit 1- Ground Floor

Area:
Total: 58m²
Balcony/Courtyard: 50m²



Type:
1 Bed, 1 Bath

Apartment No:
Unit 2- Ground Floor

Area:
Total: 58m²
Balcony/Courtyard: 43m²



APARTMENT E3

Type:
1 Bed, 1 Bath

Apartment No:
Unit 3- Ground Floor

Area:
Total: 58m²
Balcony/Courtyard: 30m²



Type:
1 Bed, 1 Bath

Apartment No:
Unit 4- Ground Floor

Area:
Total: 58m²
Balcony/Courtyard: 26m²

LEVEL ONE FLOOR PLANS



Type:
2 Bed, 1 Bath

Apartment No:
Unit 5- First Floor

Area:
Total: 58m²
Balcony/Courtyard: 12m²



APARTMENT E5



Type:
1 Bed, 1 Bath

Apartment No:
Unit 6- First Floor

Area:
Total: 58m²
Balcony/Courtyard: 11m²

APARTMENT E6



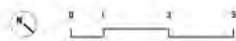
Type:
1 Bed, 1 Bath

Apartment No:
Unit 7- First Floor

Area:
Total: 58m²
Balcony/Courtyard: 11m²



APARTMENT E7



Type:
1 Bed, 1 Bath

Apartment No:
Unit 8- First Floor

Area:
Total: 58m²
Balcony/Courtyard: 11m²

APARTMENT E8

LEVEL TWO/THREE FLOOR PLANS



LOWER FLOOR

Type:
3 Bed, 2 Bath
Apartment No:
Unit 9- Second Floor
Area:
Total: 87m²
Balcony/Courtyard: 24m²



UPPER FLOOR



APARTMENT E9

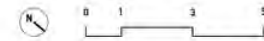


LOWER FLOOR

Type:
2 Bed, 2 Bath
Apartment No:
Unit 10- Second Floor
Area:
Total: 87m²
Balcony/Courtyard: 11m²



UPPER FLOOR



APARTMENT E10



LOWER FLOOR

Type:
2 Bed, 2 Bath
Apartment No:
Unit 11- Second Floor
Area:
Total: 87m²
Balcony/Courtyard: 11m²



UPPER FLOOR



APARTMENT E11

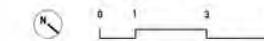


LOWER FLOOR



UPPER FLOOR

Type:
2 Bed, 2 Bath
Apartment No:
Unit 12- Second Floor
Area:
Total: 87m²
Balcony/Courtyard: 11m²



APARTMENT E12

LEVEL ONE/TWO FLOOR PLANS

Type:
2 Bed, 2 Bath
Apartment No:
Unit 21- Second Floor
Area:
Total: 79m²
Balcony/Courtyard: 12m²



APARTMENT F

Type:
2 Bed, 2 Bath
Apartment No:
Unit 22- Second Floor
Area:
Total: 77m²
Balcony/Courtyard: 13m²



APARTMENT G

Type:
2 Bed, 2 Bath
Apartment No:
Unit 23- Second Floor
Area:
Total: 83m²
Balcony/Courtyard: 13m²



APARTMENT H



APARTMENT J1



APARTMENT J2

Type:
2 Bed, 2 Bath
Apartment No:
Unit 24- Second Floor
Area:
Total: 85m²
Balcony/Courtyard: 18m²

LEVEL THREE FLOOR PLANS

Type:
3 Bed, 2 Bath

Apartment No:
Unit 26- Third Floor

Area:
Total: 121m²
Balcony/Courtyard: 103m²

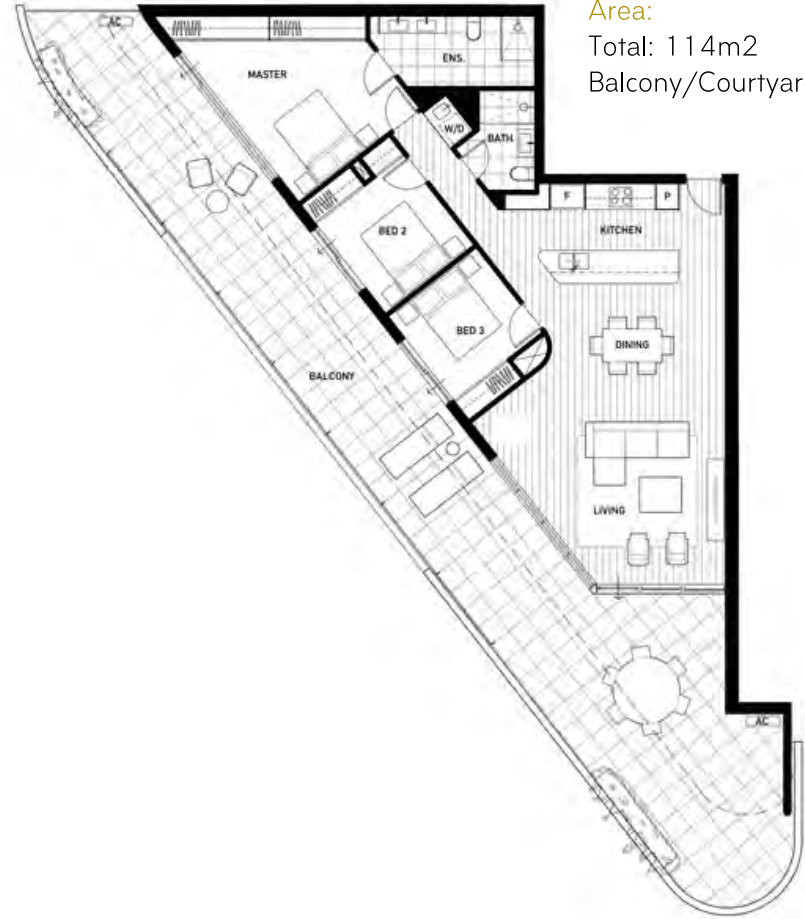


APARTMENT K

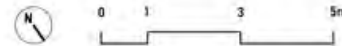
Type:
3 Bed, 2 Bath

Apartment No:
Unit 25- Third Floor

Area:
Total: 114m²
Balcony/Courtyard: 81m²



APARTMENT L



General Specifications.

Exterior Building

Floors	Exposed aggregate concrete in the forecourt and ground lobby. Carpeted lift, lobby and corridors of levels 1, 2 & 3.
Windows & Sliding Doors	Aluminium profile windows and external sliding doors.
Balconies	Included with some apartments types.
Landscaping	Landscaped and reticulated native gardens.
Letterboxes	Allocated lockable letterboxes.
Outdoor Areas	Private open space in the courtyard or balcony. Communal areas located on the ground and first floor.

Security and Refuse Disposal

Security Gates	Remote controlled gates to the private car park.
Intercom	Fairlight Apartments are a secure community with apartment and building intercom.
Access & Driveways	Keyless entry with FOB included. Double or single secure garage as shown on plan with remote opening door.
Car Parking	Underground car-bay allocated as per plans.
Storage	Enclosed, lockable storage area.
Refuse Disposal System	Secure bin store area.

Apartment Interiors

Internal Walls	Paint finish plaster.
Entry Doors	Solid core timber doors.
Internal Doors	Timber doors.
Robes	Mix of walk in and sliding robes.
Skirtings	Skirting boards throughout.
Floors	Quality carpeted bedrooms (colour variants), timber floors are an optional upgrade in kitchen, living and dining, and variants in kitchen and wet areas.

Kitchen

Benchtops	Engineered stone or laminate benchtops.
Cabinets	Options of matte black and grey OR natural oak OR classic white OR ultra-white high pressure laminate kitchen wall cupboards, benchtop and drawers with soft closer drawers and hinges.
Splashback	Porcelain splashback tiling.
Cooktop	Glass, ceramic electric cooktop.
Oven	European stainless steel therm-seal OR stainless steel multifunction under-bench oven.
Range hood	Stainless steel under-mount range hood.
Sink and Mixer	Stainless steel, single bowl sink OR granite/stainless steel double bowl kitchen sinks.
Finishes and Faucets	Matte black fixtures and fittings.
Fridge & Dishwasher	Fridge and dishwasher recess.
Flooring	Porcelain floor tiling OR lacquer finish timber flooring with acoustic underlay.

Electrical

Sustainability Rating	4-Star Green-Star rating for sustainable design, construction and operation of buildings, fit outs and communities.
Smoke Alarm	Included.
Fire Alarm	Included.
Light Fittings	LED downlights throughout.
TV Points	Provided to the Living and Master Bedroom.
Power Outlets	Included (double power points throughout).
Internet	NBN ready.
Data Points	Provided to Living area.
Exhaust Fans	Provided to Bathrooms and Laundry.
Hot Water System	Communal recirculating hot water system.
Air Conditioning	Reverse cycle air-conditioning.

Insuites, Bathrooms and Laundries

Vanities	Wall hung vanity with laminate cabinetry and combined ceramic bowl/worktop.
W.C	Soft close, back to wall toilet suites.
Shower	Semi frameless shower screen with matte black frame and clear glass. Option of free standing acrylic bath.
Laundry Trough	Stainless steel trough.
Splashbacks	Ceramic wall tiles.
Floor and Wall Tiling	Porcelain wall and floor tiling.
Storage	High pressure laminate wall cupboards and drawers.
Laundry Unit and Storage	Stainless steel laundry unit (drawer system).
Dryer and Washer	Dryer provided and washing machine recess.