

Swan Apartments



*Prestigious living at its best
Don't miss out on this opportunity*



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Builder: Daly & Shaw Building
Reg Builder No. 11246





The place to live

The Apartments ... Designed with you in mind.

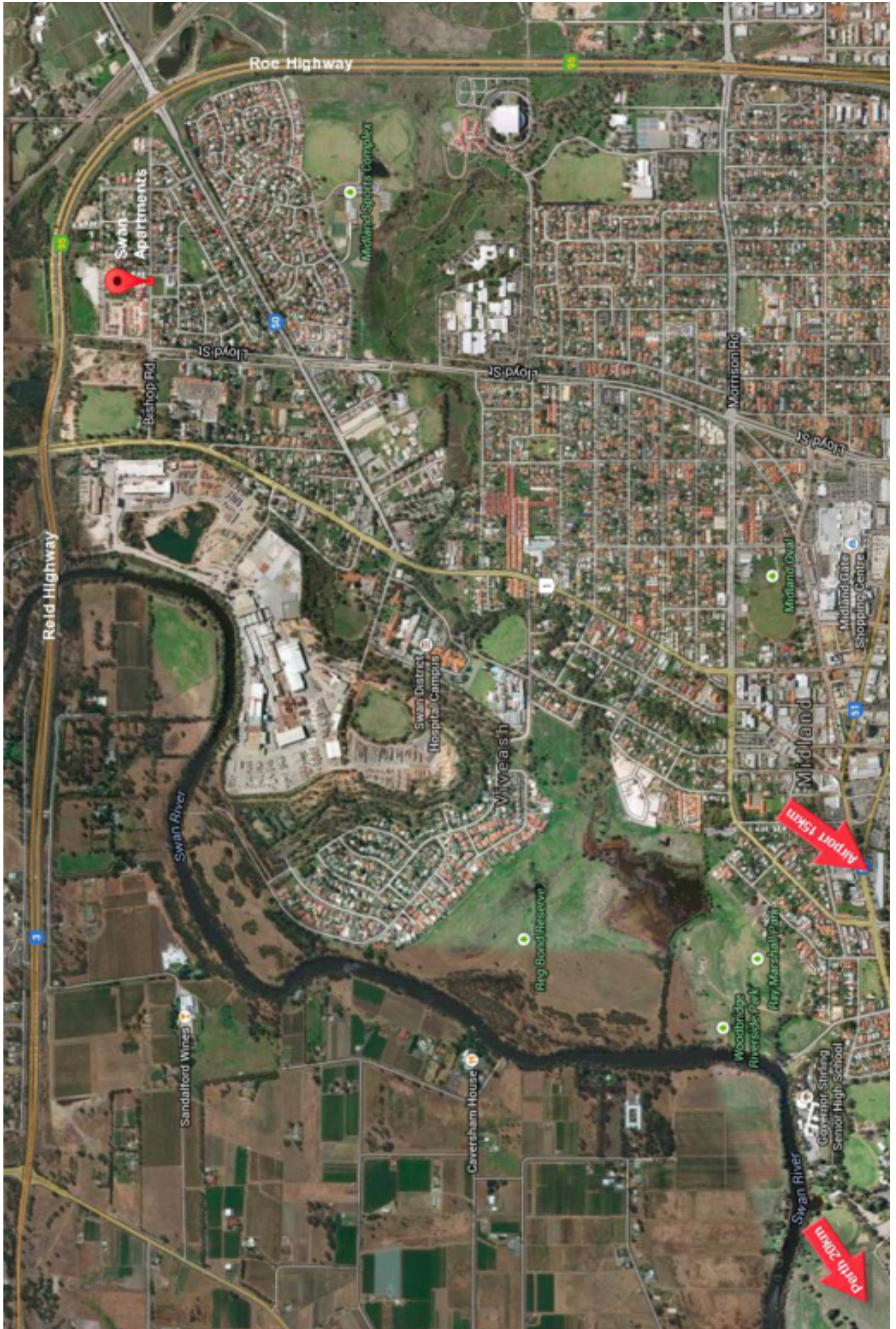
With Courtyards on the ground floor and balconies on the upper level, natural light and air have been incorporated as just part of everyday living.

High quality materials, fixtures, fittings and appliances are all finished to perfection; these apartments will not disappoint the discerning buyer.

Situated on the doorstep of Swan Valley, Western Australia's wine region, with beautiful wineries and an abundance of restaurants.

Only 20km from Perth's CBD and close proximity to Airports.

Within easy reach of shopping centres, schools, hospitals, universities and local sporting facilities.



IN EASY REACH OF...

Shopping

Shopping village:	Local
Great Northern Market Place:	1.8km
Midland Gate Shopping Centre:	3.1km
Springs Shopping Centre, Beechboro:	10.2km

Transportation

Transperth Bus Services:	At Doorstep
Roe Highway:	650m
Midland Terminal:	4.2km

Lifestyle

Vellgrove Park:	170m
Midland Sports Complex:	2.3km
Swan Park Leisure Centre:	2.7km
Houghtons Winery:	3.8km
The Margaret River Chocolate Company:	4.8km
Sandalford Wines:	5.0km
Woodbridge Riverside Park:	5.2km
Ironbark Brewery:	6.1km
Duckstein German Brewery & Restaurant:	9.5km
Feral Brewing Company:	9.9km
Caversham Wildlife Park:	10.9km

Education

St Brigid's Primary School:	1.2km
Swan Christian College:	1.6km
Swan Tafe Midland Campus:	1.6km
La Salle College:	2.4km
Midvale primary school:.....	2.9km
Corridors Secondary College:	3.9km
Woodbridge Primary School:	5.1km
Governor Stirling Senior High School:	5.3km
Greenmount Primary School:	5.5km
Guildford Grammar School:	5.6km
Riverlands Montessori School:	6.6km
Good Shepherd Catholic School:	9.7km

Community

Midland Fire Station:	2.8km
Midland Police Station:	3.7km

Healthcare

North Street Medical Centre:	1.3km
Swan District Hospital Campus:	1.8km
St John of God Midland Hospitals	3.1km
Midland Veterinary Hospital:	3.2km
Midland Dental Centre:	3.3km
Crescent Village Dental Centre:	3.6km

Living Areas



Bedroom



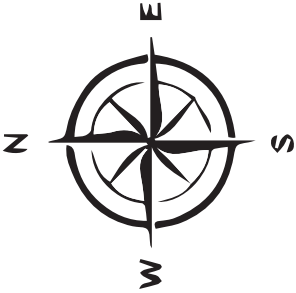
Kitchen



Bathroom



SITE PLAN



Ground Floor

SITE PLAN



Upper Floor

Layout

Ground Floor Unit 1~2



Upper Floor Unit 3~4



Layout

Ground Floor Unit 5~6



Upper Floor Unit 7~8



Layout

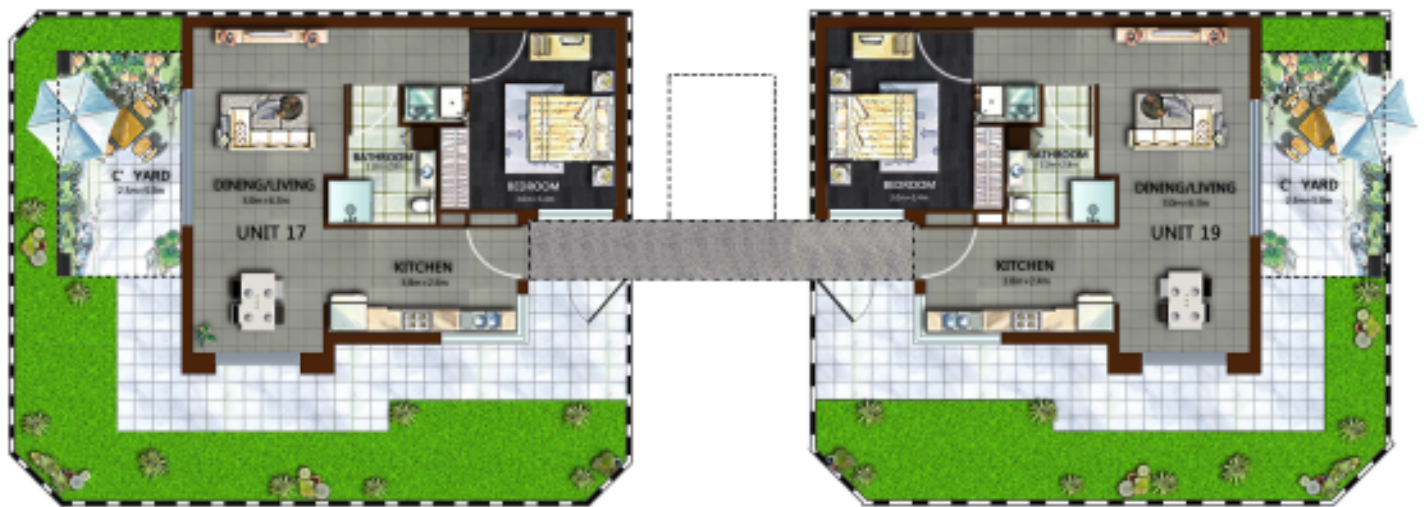
Ground Floor Unit 9~12



Upper Floor Unit 13~16



Ground Floor Unit 17&19



Upper Floor Unit 18&20



General

- Stunning elevations with feature paint finish render and face brick work.
- Full boundary fencing with a main automatic gate (for vehicles) and a side gate access (for pedestrian and cyclists).
- Double brick construction to upper and lower floors with engineered concrete slabs and concrete stairs.
- Fully brickpaved driveway, parking, court-yards and paths.
- Landscaping to remaining areas.
- 4 sqm store room with solid core door for each unit.
- Undercover car bay for each unit.
- Five visitor car bays.
- Aluminium powder coated framed glass balustrade to shared landings and stairs.
- Bricked-in letter boxes.
- Full termite treatment to BCA requirements.
- Six Star energy efficiency rating.
- 25 Year Structural Guarantee.

Exterior & Interior

- Powder coated aluminium windows & sliding doors including key locks and flyscreen from Jason Windows.
- Colorbond roof cover.
- Aluminium powder coated framed glass balustrade to private balconies.
- Plasterboard ceilings throughout including balconies.
- 75mm cornices to all internal ceilings.
- Hardwall plaster with metal protection beads to all exposed full height corners.
- Solid core feature entry door to each unit.
- Flushpanel internal doors with satin chrome handles.
- Three coat paint finish to internal plaster walls, ceilings, doors and trims.
- External garden tap to ground floor units.
- One TV point & telephone Point to each unit.
- Double powerpoints throughout.
- Hardwired smoke detector.
- Rinnai hot water system to each unit.
- All bedrooms with built-in vinyl or mirror sliding doors robe.
- External clothesline to ground floor units.
- Paint finish to external render walls.

PLUS: Special inclusions (turnkey items)

- Carpet to all bedrooms in each unit.
- 300x300mm floor tiling to kitchen, family, dining and passageway.
- Blinds to windows and sliding doors.
- Fully tiled balcony floor to upper floor units.
- Clothes dryer to upper floor units.
- 5.0 K/w Daikin reverse cycle air-conditioner to living area.

Kitchen

- Stone benchtops to Kitchen.
- 600mm electric stainless steel oven.
- 600mm stainless steel rangehood, and stainless steel gas cooktop.
- Overhead cupboards above fridge and benchtops as per plans.
- High quality finish cabinets.
- Soft closers to all drawer runners.
- Bank of 4 drawers with cutlery inset.
- Pantry with four shelves.
- Dishwasher recess with cold water supply & single power point.
- Ceramic wall tiles to kitchen splashback.
- Satin chrome handles to cabinets.
- Stainless steel 1 ½ sink.

General

- High quality finish cabinets.
- Satin chrome handles to cabinets.
- Exhaust fan to bathroom.
- High quality ceramic vanity basins.
- High quality chrome flick mixers throughout.
- Frameless mirror, full width of bathroom vanity unit.
- Privacy set to bathroom door.
- Ceramic wall and floor tiles (200x200mm).
- 2m high tiling to showers.
- Fully tiled flooring to all wet areas with a row of tile for skirting.
- Clothes dryer to upper floor units.
- Framed clear glazed shower screen.
- Chrome floor wastes throughout.
- Close coupled ceramic toilet suite.
- Chrome toilet roll holders and towel rail.
- Discreet sliding doors to laundry recess.
- Stainless steel trough in cabinet to laundry recess.
- Chrome washing machine taps.

List

Unit	Bedroom	Bathroom	Parking	Indoor Area (sqm)	Courtyard / Balcony / Porch (sqm)	Carport + Storage (sqm)	Total (sqm)
1	1	1	1	48	53	19	120
2	1	1	1	48	65	17	130
3	1	1	1	48	14	17	79
4	1	1	1	48	14	17	79
5	2	1	1	58	35	17	110
6	2	1	1	58	37	19	114
7	2	1	1	58	17	19	94
8	2	1	1	58	17	17	92
9	2	1	1	58	32	17	107
10	2	1	1	58	36	17	111
11	2	1	1	58	32	17	107
12	2	1	1	58	75	19	152
13	2	1	1	58	17	18	93
14	2	1	1	58	17	18	93
15	2	1	1	58	17	18	93
16	2	1	1	58	17	18	93
17	1	1	1	47	53	20	120
18	1	1	1	47	15	17	79
19	1	1	1	47	45	17	109
20	1	1	1	47	15	19	81





Everything you need to make the most of life in Middle Swan.
With private balconies and patios, Swan Apartments delivers
an amazing amount of space and comfort.

You'll never have to venture far for incredible dining, enter-
tainment, education, transportation and more.

*While all care has been taken to accurately reflect the project all renders and plans contained in this document may not represent the final product and are for marketing purposes. A Prospective purchaser should check the final plans a copy of which is held by the selling agent and referred to in the special conditions of the offer and acceptance. Whilst it is believed that all statements made in this document are correct, liability to the extent permitted by law is disclaimed from any loss or damage which may arise from any person acting on any statements or diagrammatic representations contained herein.