



SUNSET 23

**Oceanfront Opulence**

North Coogee

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**Love where you live**



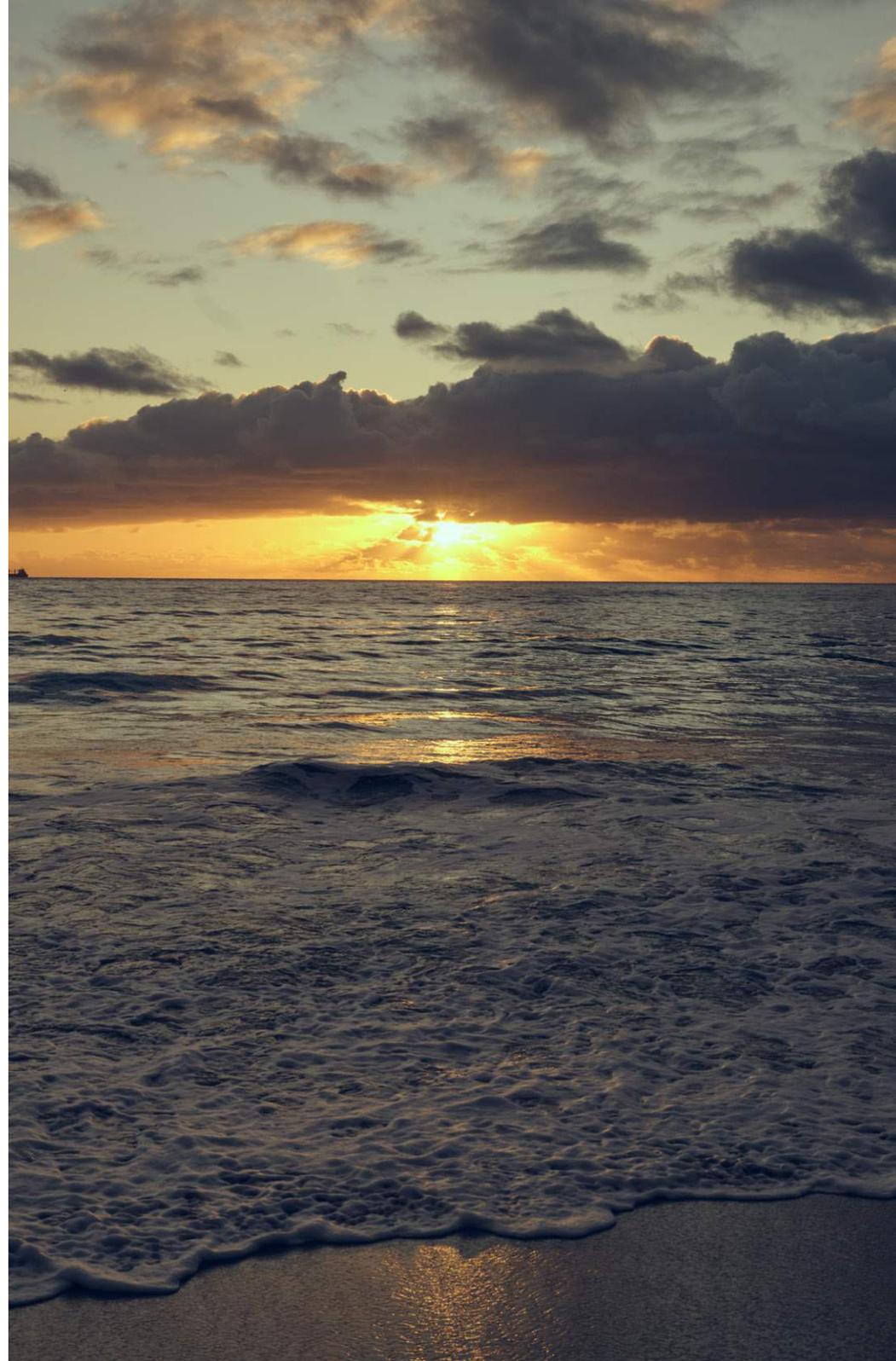
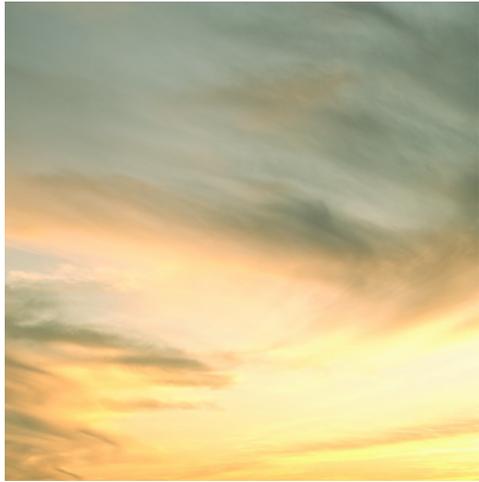


# Live Your Best Life

Experience an inspirational oceanfront property designed for those seeking upscale downsizing and extraordinary living, Sunset23 is a truly iconic complex. In an enviable area, a remarkable place with the ultimate visual appeal that is further enhanced by its spectacular beach location, the perfect backdrop for dramatic sunrises and wondrous sunsets. This is your unique chance to live in impeccable coastal surroundings and realise your dreams. Sunset23 is where you belong.

**READY TO MOVE IN**





# An Exclusive Development of Just 18 Apartments and 4 Townhouses

Situated in picturesque North Coogee and a stone's throw from historic Fremantle, Sunset23 boasts a small yet entirely exclusive collection of 18 beautifully appointed, premium quality apartments. Within these architecturally designed apartments there are two expansive and stylish penthouses, eight generously sized 3 bedroom apartments, eight designer 2 bedroom apartments and four handsome *townhouses*.

This development doubtless delivers the ultimate in sophisticated modern living for downsizers, comprising of state-of-the-art fittings and exquisite finishes with every minute detail carefully executed by experts.

- Ready to move in.
- Featuring 18 immaculately designed and finished, premium apartments.
- With 2 cutting-edge, expansive penthouses. Eight generously sized, marvelous 3-bedroom apartments.
- Eight designer 2-bedroom apartments.
- Four sleek and smart townhouses.
- Moments away from the beach.
- Easily accessible to Perth and Fremantle.
- Excellent health and leisure activities in the area.
- A treasure-trove of incredible shopping, leisure and restaurants on your doorstep.

**HAMPTON ROAD SHOPPING**

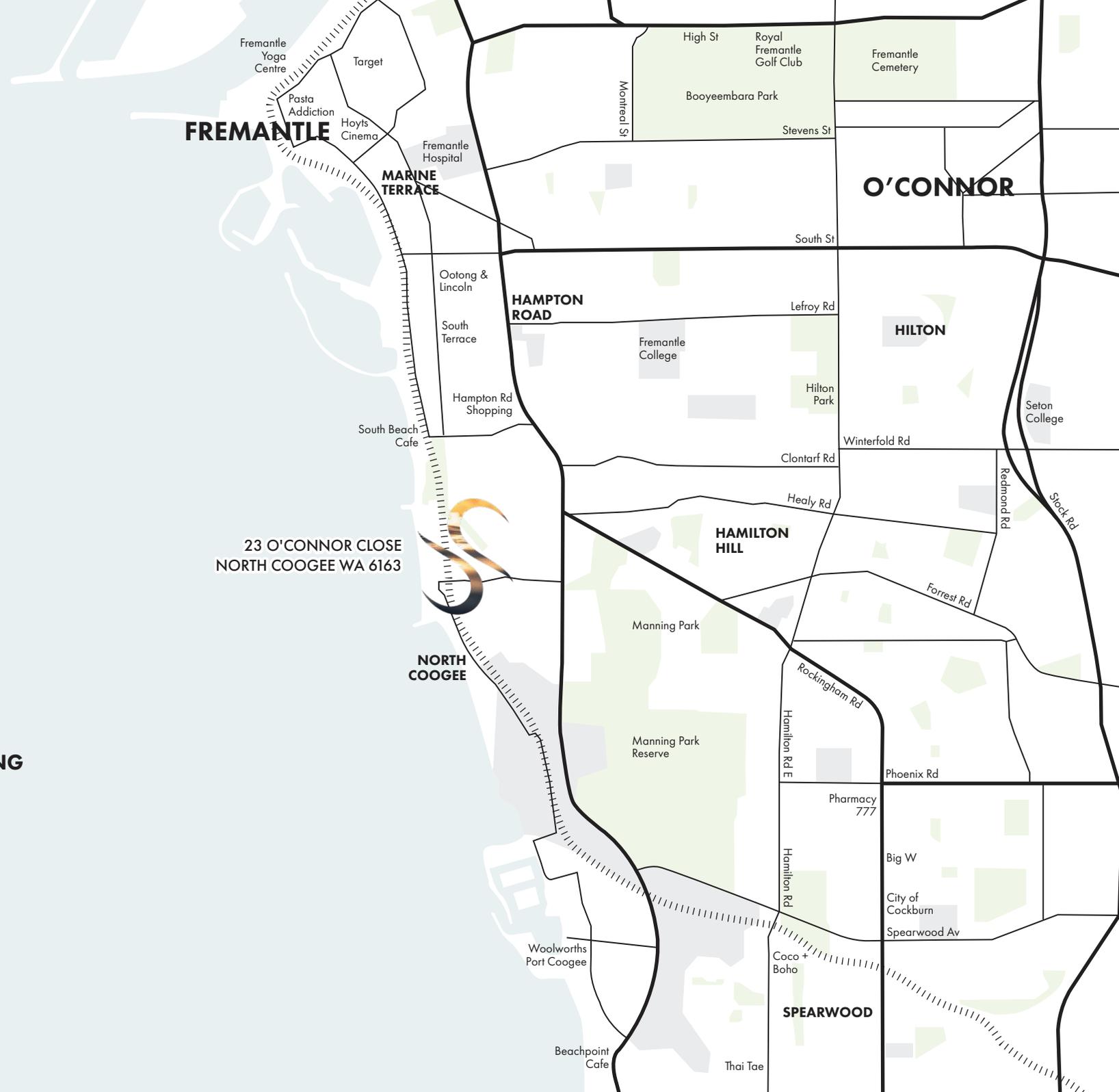
- South Fremantle Marketplace
- Woolworths
- ALDI
- Greg's Chemist
- Australia Post
- Dan Murphy's
- Peaches Fresh Food
- Paper Cup Café
- Jetts Fremantle
- Banovich Pharmacy
- InStyle Shoes & Accessories
- IGA

**SOUTH TERRACE CAFES**

- Third Wheel Cafe and Exhibition Space
- Roasting Warehouse
- Little Lefroys
- Ootong & Lincoln
- Vanilla Bean Espresso
- Kerfuffle
- South Freo Continental
- Amante & Co Coffee
- Gino's
- Manna Wholefoods & Café
- The Little Concept

**PORT COOGEE VILLAGE SHOPPING**

- Woolworths
- BWS
- Port Coogee Newsagency
- E Eye Place
- Caffissimo
- Kim's Fish & Chips
- Krusty Kob
- Blooms The Chemist
- Allied Dental
- Port Coogee Family Practice
- Amuni Restaurant
- Le Art Nails



23 O'CONNOR CLOSE  
NORTH COOGEE WA 6163

# Embrace Magical North Coogee

One of Western Australia's newest and sought after suburbs, affluent North Coogee is characterized by a wealth of fabulous amenities. Close to historic maritime city Fremantle and all it has to offer; Sunset23 also has a breathtaking beach and Port Coogee's marine area for the ultimate in seaside living.

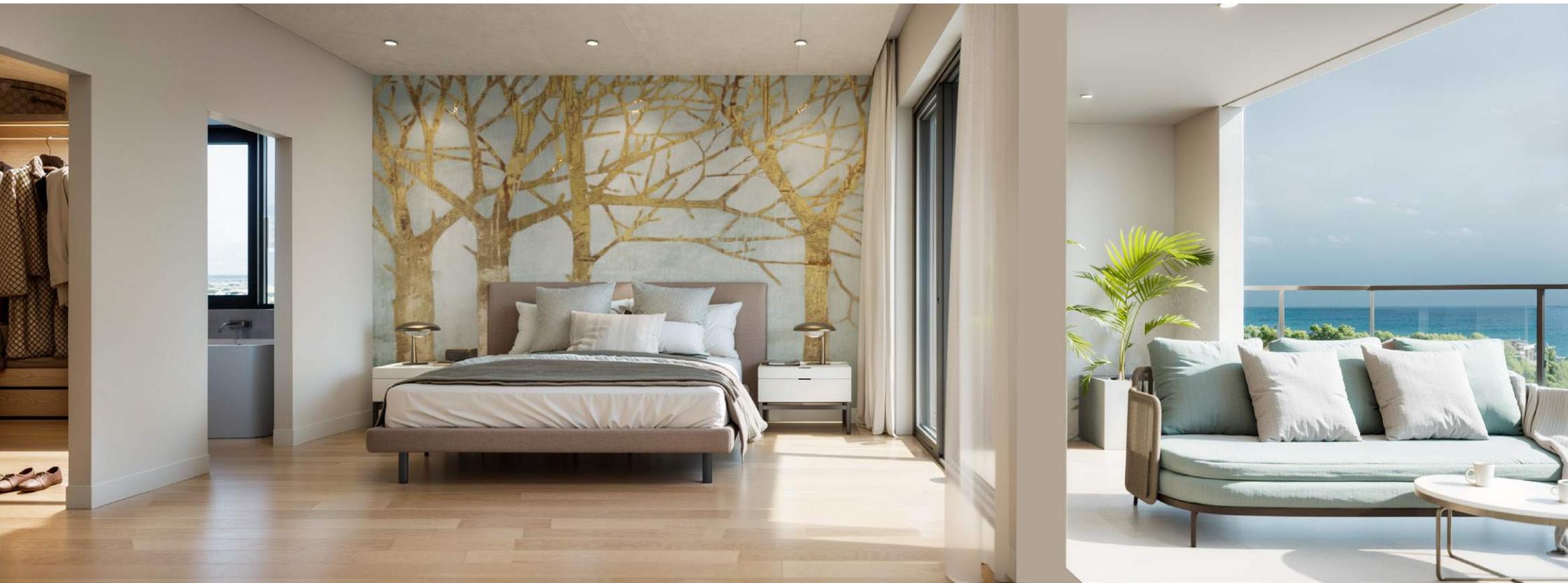
There are delicious cafés and flavoursome restaurants ready to welcome you as well as a convenient shopping centre for day-to-day essentials, all located close to Sunset23. Whether downsizing to an elegant apartment or purchasing a lock-up-and-leave property for investment purposes, Sunset23 in North Coogee offers a multitude of incredible opportunities that cannot be missed.

**Apart  
ments**



# Entertain to Your Heart's Content Within Sumptuous Surroundings

Each phenomenal residence brings fantastic space for entertaining family and friends. For downsizers seeking halcyon days, Sunset23 is a genuinely relaxing location, away from the intrusive sounds of traffic and noise and bringing uninterrupted views of the ocean – giving you that exquisite lifestyle you've dreamt of.



# Explore the Finest in Beach-Style Living

Each striking apartment and stunning townhouse is built to an extremely high-specification, most with panoramic ocean views and all the benefits of coastal living high in mind. Enjoy the fresh sea-breeze while soaking up the last of the sunshine as the sun sets over the ocean, spending time on the large and spacious balcony. Take advantage of the bright and airy living space, thanks to generously sized and plentiful windows welcoming in the light. Downsizing never felt so good!



# Where Luxury and Convenience are One and the Same

Sunset23 marries convenience with luxury, bringing you significant beauty along with plenty of added value. Every apartment and townhouse features abundant colour and décor schemes for you to make your new Sunset23 home your very own and suits your personality by choosing the interior scheme you want.

Imagine spending time cooking up a storm in your brand-new, stylish and leading-edge kitchen, fully fitted with premium appliances. Or luxuriating in your immensely comfortable, modern bathroom, equipped with the latest slick fixtures and be completely at home in magnificent surroundings that feel heavenly. For quintessential living, Sunset23 is sensational, with exceptional good looks, sleek, smart interior design, sublime finishes – an absolute masterpiece to fall in love with.

# Specifications

## FINISHES SCHEDULE

Sunset23 North Coogee

### **BUILDING EXTERIOR**

#### EXTERNAL WALLS

Feature face brick wall. Combination of cladding, painted concrete walls, glazing.

#### WINDOWS/SLIDING DOORS

Powder coat aluminium frames with energy efficient glazing.

#### ROOFING

Colorbond metal roofing with insulation.

#### FLOORS

Concrete slabs to meet structural and acoustic requirements.

#### COMMON AREA LIGHTING

High quality, energy rated light fittings throughout.

#### LETTERBOXES

Secure letterboxes.

#### STORES

Secure store room provided to each apartment.

#### CAR PARKING

Secure carpark with car stackers.

#### BICYCLE PARKING

Bicycle racks provided.

#### LANDSCAPING

Landscaping & reticulation to ground level and amenities area to Landscape Architect's detail.

#### BALCONIES

Pedestal floor tiling 600x600, Framed Glass Balustrade, Sliding perforated aluminium screens.

### **GROUND FLOOR LOBBY**

#### GROUND FLOOR LOBBY

Painted AFS Walls and lighting.

#### LIFT AND LIFT FINISHES

High quality feature finishes.

### **SECURITY**

#### INTERCOM

Intercom system in the main lobby & visitors entries for controlling access of visitors to individual residences.

#### ACCESS AND READER SYSTEMS

Secure keyless lift access to your residence, carparking and access gates.

### **SUSTAINABILITY INITIATIVES**

#### ACOUSTIC INSULATION

Quality insulation to floors, walls and services to design and detail of acoustic engineer.

#### GLAZING

Energy efficient glazing.

#### INSULATION

Insulation compliant with BCA energy efficiency

requirements.

#### LIGHTING

LED and /or energy efficient lighting throughout.

#### HOT WATER SYSTEM

Efficient, instantaneous, electric units to all residences.

#### PASSIVE SHADING

Covered Alfresco areas provide shading to Living areas.

#### WATER EFFICIENT PLUMBING FIXTURES

WELS star rated fixtures and fittings used throughout.

#### CROSS VENTILATION

Cross ventilation through residences to facilitate natural cooling.

### **APARTMENT INTERIORS**

#### INTERNAL WALLS

Acoustically designed, engineered, flush plasterboard lined; concrete, blockwork, AFS, or insulated stud walls.

#### CEILINGS

Flush plasterboard suspended ceilings & Skimcoat approximately 2740 mm with feature bulkheads to living areas generally, 2400 mm to wet areas and bulkheads. Penthouse differs with approximately 2800 mm ceilings to living areas and 2400 mm to wet areas with feature bulkheads.

#### DOOR FURNITURE

Quality designer selected handles.

#### WINDOW BLINDS

By Purchaser.

#### FLOORING

Designer selected timber flooring to all living areas, tiled Alfresco and ensuites/powder rooms. Quality carpet with underlay to all bedrooms and walk-in-robos.

#### CABINETWORK

Included to Living, Kitchen, Powder Room, Ensuite 1, Bathroom, and Laundry.

### **KITCHEN**

#### APPLIANCES

Quality European Appliances throughout.

#### CABINETWORK

Combination of Laminex Melamine Solid colours and Timber grain cabinetwork with reconstituted stone benchtops. Designer selected cabinet handles. Soft close drawers and cupboards to extent shown on architectural drawings.

Overhead cupboards, cutlery drawers and pot drawers. Integrated pantry.

#### SINK AND MIXER

Bowl and a half undermount stainless steel sink to kitchen. Quality sink mixers to both sinks.

### **ENSUITES, POWDER ROOM, LAUNDRY & STUDY**

#### BASINS

Vitreous china basins or equivalent. Twin vanity basins to Ensuite 1.

#### BATH

Feature freestanding bath to Ensuite in Penthouse.

#### TOILETS

Back to wall, close coupled toilets.

#### SHOWERS

Designer selected high end mixers and shower rails.

#### LAUNDRY TROUGH AND MIXER

Single undermount stainless steel trough with quality sink mixer.

#### WASHING MACHINE AND DRYER

Quality European condenser dryer and washing machine included 2 in 1 (Washer & Dryer).

#### CABINET WORK

Combination of Laminex Melamine Solid colours and Timber grain cabinetwork to Bathrooms, Powder, and Laundry. Reconstituted stone benchtops. Designer selected cabinet handles. Soft close drawers and cupboards to extent shown on architectural drawings.

#### FLOORING

Porcelain floor tiles.

#### WALLS

Rectified edge large wall tiles to all ensuites, bathrooms and powder room.

### **ELECTRICAL COMMUNICATIONS & SERVICES**

#### LIGHT FITTINGS

Quality, energy efficient light fittings provided throughout. Generally recessed LED lights.

Pendant lights by purchaser.

#### TV POINTS

Provided to Living room, and Bedrooms 1.

#### PAY TV POINT

Provided to the Living area and Master Bedroom.

#### DATA POINTS

Provided adjacent to all TV positions and Study (where applicable).

#### SMOKE DETECTORS

Smoke detectors provided to meet Australian Standards.

#### BUILDING OCCUPANT WARNING SYSTEM

Fire alarm system to Australian Standards. North building fitted with full sprinkler system.

#### HOT WATER SYSTEM

Electric storage hot water units.

#### AIR CONDITIONING IN LIVING ROOMS AND ALL BEDROOMS

#### DUCTED EXHAUST FANS

Provided to all ensuites, Bathrooms, powder room, Laundry, Kitchen.



BOX ITEM	LIGHT SCHEME DESCRIPTION
1	PORCELAIN TILE NATURAL SOFT CREAM WET AREAS FLOOR 300 X 300 & WET AREA WALLS 300 X 600
2	PORCELAIN TILE SALTER GREY BALCONY FLOOR 600 X 600
3	PORCELAIN TILE LINEA STYLE STEEL, KITCHEN SPLASHBACK 300 X 600 APARTMENTS/TOWN HOUSES
4	WOODPECKER HAMPTON RANGE* SEE NOTE 1
5	VICTORIA CARPETS 100% WOOL ELMVEIW NEPTUNE, BEDROOMS ONLY
6	LAMINEX CHALK WHITE NATURAL FINISH KITCHEN BASE CABINETS + FRIDGE HOUSING & PANTRY LAUNDRY CABINETS TYPE 1A & 1B APARTMENTS LAUNDRY BASE CABINETS TYPE 2 PENTHOUSES LAUNDRY BASE CABINETS TYPE 3 & 4 TOWN HOUSES
7	LAMINEX IMPRESSIONS BLEACHED ELM CHALK FINISH KITCHEN & LAUNDRY OVERHEAD CABINETS
8	LAMINEX IMPRESSIONS CLASSIC OAK NUANCE FINISH BATHROOM & ENSUITE CABINETS
9	STONE AMBASSADORE ENGINEERED STONE ZENITH KIREC 20MM KITCHEN & WET AREA BENCH TOPS [KITCHEN SPLASHBACK PENTHOUSE ONLY]
10	CASTELLA CLEMENT POLISHED CHROME CABINET HANDLE 320MM, KITCHEN PANTRY HANDLE
11	DULUX NATURAL WHITE LOW SHEEN, WALL PAINT

**NOTE 1**

4. TIMBER FLOOR RANGE FOR:

\*L1 - L4 (ENTRY CORRIDOR, LIVING, DINING, KITCHEN) TO BE WOODPECKER HAMPTON RANGE: MARINA.

\*L5 PENTHOUSES - (ENTRY CORRIDOR, LIVING, DINING, KITCHEN) TO BE WOODPECKER HAMPTON RANGE: DEL MAR.

\*TOWNHOUSES 1 - 4 (LIVING, DINING, KITCHEN, STAIRS & LANDING) TO BE WOODPECKER HAMPTON RANGE: LONGBEACH.

Under Construction



BOX ITEM	DARK SCHEME DESCRIPTION
1	PORCELAIN TILE NATURAL STONE GREY MATT WET AREAS FLOOR 300 X 300 & WET AREA WALLS 300 X 600
2	PORCELAIN TILE SALTY GREY BALCONY FLOOR 600 X 600
3	PORCELAIN TILE LINEA STYLE IRON KITCHEN SPLASHBACK 300 X 600 APARTMENTS/TOWN HOUSES
4	WOODPECKER HAMPTON RANGE STONEY BROOK* <i>SEE NOTE 1</i>
5	VICTORIA CARPETS 100% WOOL ELMVIEW EAGLE BEDROOMS ONLY
6	LAMINEX BAYE NATURAL FINISH KITCHEN BASE CABINETS + FRIDGE HOUSING & PANTRY LAUNDRY CABINETS TYPE 1A & 1B APARTMENTS LAUNDRY BASE CABINETS TYPE 2 PENTHOUSES LAUNDRY BASE CABINETS TYPE 3 & 4 TOWN HOUSES
7	LAMINEX NATURAL WALNUT CHALK FINISH KITCHEN & LAUNDRY OVERHEAD CABINETS
8	LAMINEX JERICO NUANCE FINISH BATHROOM & ENSUITE CABINETS
9	STONE AMBASSADORE ENGINEERED STONE ZENITH MARRAKESH 20MM KITCHEN & WET AREAS BENCH TOPS [KITCHEN SPLASHBACK PENTHOUSES ONLY]
10	CASTELLA CLEMENT DULL BRUSHED NICKEL HANDLE 320MM KITCHEN PANTRY HANDLE
11	DULUX FEATHER SOFT LOW SHEEN WALL PAINT DULUX NATURAL WHITE SEMI GLOSS DOORS

**NOTE 1**

4. TIMBER FLOOR RANGE FOR:

\*L1 - L4 (ENTRY CORRIDOR, LIVING, DINING, KITCHEN) TO BE WOODPECKER HAMPTON RANGE: MARINA.

\*L5 PENTHOUSES - (ENTRY CORRIDOR, LIVING, DINING, KITCHEN) TO BE WOODPECKER HAMPTON RANGE: DEL MAR.

\*TOWNHOUSES 1 - 4 (LIVING, DINING, KITCHEN, STAIRS & LANDING) TO BE WOODPECKER HAMPTON RANGE: LONGBEACH.

Under Construction

Level 1

3 Bedroom  
2 Bathroom  
2 Car Spaces

Apartment  
5

<b>Strata</b>	
Internal	115m <sup>2</sup>
Balcony	31m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2
<b>Total Strata</b>	<b>159m<sup>2</sup></b>



Apartment Shown 5

DISCLAIMER: Variations from strata plan may apply. Furniture is indicative and not provided. Shape and configurations of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract of sale.  
\*PARKING: Provision may include a car lift.

Under Construction

Level 1

- 2 Bedroom
- 2 Bathroom
- 2 Car Spaces

Apartment  
6

<b>Strata</b>	
Internal	88m <sup>2</sup>
Balcony	35m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>136m<sup>2</sup></b>



Apartment Shown 6

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\*PARKING: Provision includes a car lift.

Under Construction

Level 1

- 2 Bedroom
- 2 Bathroom
- 2 Car Spaces

Apartment  
7

<b>Strata</b>	
Internal	88m <sup>2</sup>
Balcony	35m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>136m<sup>2</sup></b>



Apartment Shown 7

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\*PARKING: Provision includes a car lift.

Under Construction

Level 1

- 3 Bedroom
- 2 Bathroom
- 2 Car Spaces

Apartment  
8

<b>Strata</b>	
Internal	115m <sup>2</sup>
Balcony	31m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2
<b>Total Strata</b>	<b>159m<sup>2</sup></b>



Apartment Shown 8

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\*PARKING: Provision may include a car lift.

Under Construction

Levels 4, 3, 2

- 3 Bedroom
- 2 Bathroom
- 2 Car Spaces

**Apartments**  
9, 13, 17\*\*

<b>Strata</b>	
Internal	115m <sup>2</sup>
Balcony	22m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>150m<sup>2</sup></b>



Apartment Shown 17

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\*PARKING: Provision may include a car lift.

\*\*Apartment 17 has side by side parking.

Under Construction

Levels 4, 3, 2

- 2 Bedroom
- 2 Bathroom
- 2 Car Spaces

**Apartments**  
10, 14, 18

<b>Strata</b>	
Internal	88m <sup>2</sup>
Balcony	22m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>123m<sup>2</sup></b>



Apartment Shown 18

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\*PARKING: Provision includes a car lift.

Under Construction

Levels 4, 3, 2

- 2 Bedroom
- 2 Bathroom
- 2 Car Spaces

Apartments  
11, 15, 19

<b>Strata</b>	
Internal	88m <sup>2</sup>
Balcony	22m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>123m<sup>2</sup></b>



Apartment Shown 19

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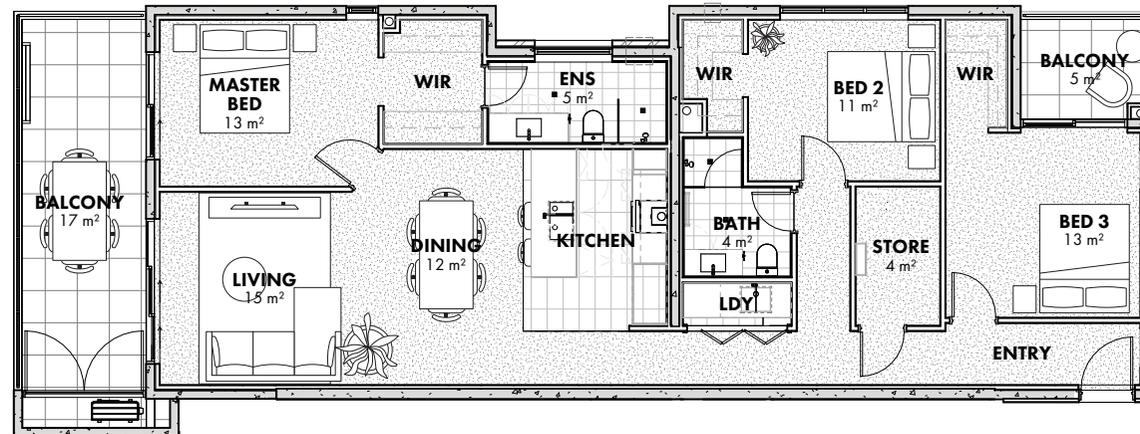
Under Construction

Levels 4, 3, 2

- 3 Bedroom
- 2 Bathroom
- 2 Car Spaces

**Apartments**  
12, 16\*\*, 20\*\*

<b>Strata</b>	
Internal	115m <sup>2</sup>
Balcony	22m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>150m<sup>2</sup></b>



Apartment Shown 20

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\*PARKING: Provision may include a car lift.  
\*\*Apartment 16 & 20 has side by side parking.

Under Construction

Level 5

- 3 Bedroom
- 2 Bathroom
- 3 Car Spaces

Apartment 21

<b>Strata</b>	
Internal	159m <sup>2</sup>
Balcony	54m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	3
<b>Total Strata</b>	<b>213m<sup>2</sup></b>



Apartment Shown 21

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 \*PARKING: Provision may include a car lift.

Under Construction

Level 5

- 3 Bedroom
- 2 Bathroom
- 3 Car Spaces

Apartment 22

<b>Strata</b>	
Internal	159m <sup>2</sup>
Balcony	54m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	3
<b>Total Strata</b>	<b>213m<sup>2</sup></b>



Apartment Shown 22

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 \*PARKING: Provision may include a car lift.

Under Construction



**Town  
House  
Villas**



# Townhouse Villas In a Beachfront Location

As well as the available apartments in Sunset23, there are opulent town houses that are a stone's throw from the captivating ocean, allowing you the freedom of just a short stroll to the beach. Giving downsizers the added bonus of more space than the apartments, the town houses are the ideal choice for those not quite ready to give up their generously sized homes, and seeking something smaller yet still spacious.

Furthermore, the town houses have plenty of impressive benefits. Not only do they offer stylish open-plan living featuring brand new, top-of-the-range appliances, an impeccable finish throughout and the ability to lock-up-and leave (if so desired), but they are perfectly positioned for the excellent local amenities in North Coogee.

There's more too. As well as additional storage space, each town house boasts its own courtyard, ideal for entertaining friends and family. Outdoor space doesn't end there. There's the additional benefit of a private balcony to relax and enjoy the cooling sea-breeze as the sun goes down in the evening.

- Private balcony and courtyard, ideal for entertaining.
- Extra storage space.
- Short stroll from the beach.
- Envious location close to all the amenities of North Coogee.
- Top-of-the-range appliances.
- Ideal lock-up-and-leave investment property.

3 Bedroom  
2 Bathroom + Powder Room  
2 Car Spaces

Townhouse  
1

<b>Strata</b>	
Internal	116m <sup>2</sup>
Courtyard	21m <sup>2</sup>
Balcony	4m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>154m<sup>2</sup></b>



Level 1

Ground



Townhouse 1

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\*PARKING: Provision includes a car lift.

Under Construction

3 Bedroom  
2 Bathroom + Powder Room  
2 Car Spaces

**Townhouse**  
2

<b>Strata</b>	
Internal	115m <sup>2</sup>
Courtyard	20m <sup>2</sup>
Balcony	4m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>152m<sup>2</sup></b>



Level 1



Ground



**Townhouse 2**

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\*PARKING: Provision includes a car lift.

Under Construction

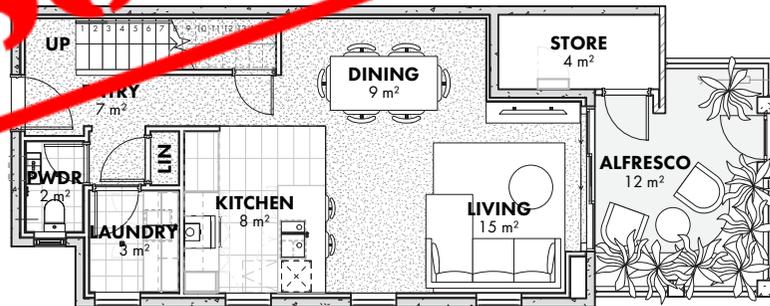
3 Bedroom  
2 Bathroom + Powder Room  
2 Car Spaces

**Townhouse**  
3

<b>Strata</b>	
Internal	112m <sup>2</sup>
Courtyard	12m <sup>2</sup>
Balcony	3m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>140m<sup>2</sup></b>



Level 1



Ground



**Townhouse 3**

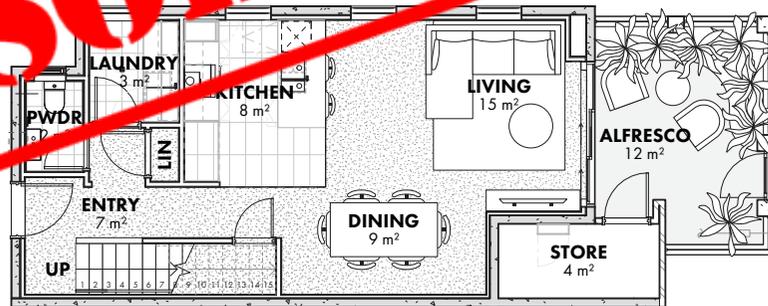
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\*PARKING: Provision includes a car lift.

Under Construction

3 Bedroom  
2 Bathroom + Powder Room  
2 Car Spaces

**Townhouse**  
4

<b>Strata</b>	
Internal	112m <sup>2</sup>
Courtyard	12m <sup>2</sup>
Balcony	4m <sup>2</sup>
Store	4m <sup>2</sup>
Parking	2*
<b>Total Strata</b>	<b>140m<sup>2</sup></b>



**Townhouse 4**

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\*PARKING: Provision includes a car lift.

Under Construction





# How to make Sunset23 Your Home

**Contact Peter Gianoli**

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**W:** [sunset23.com.au](http://sunset23.com.au)

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SUNSET 23

