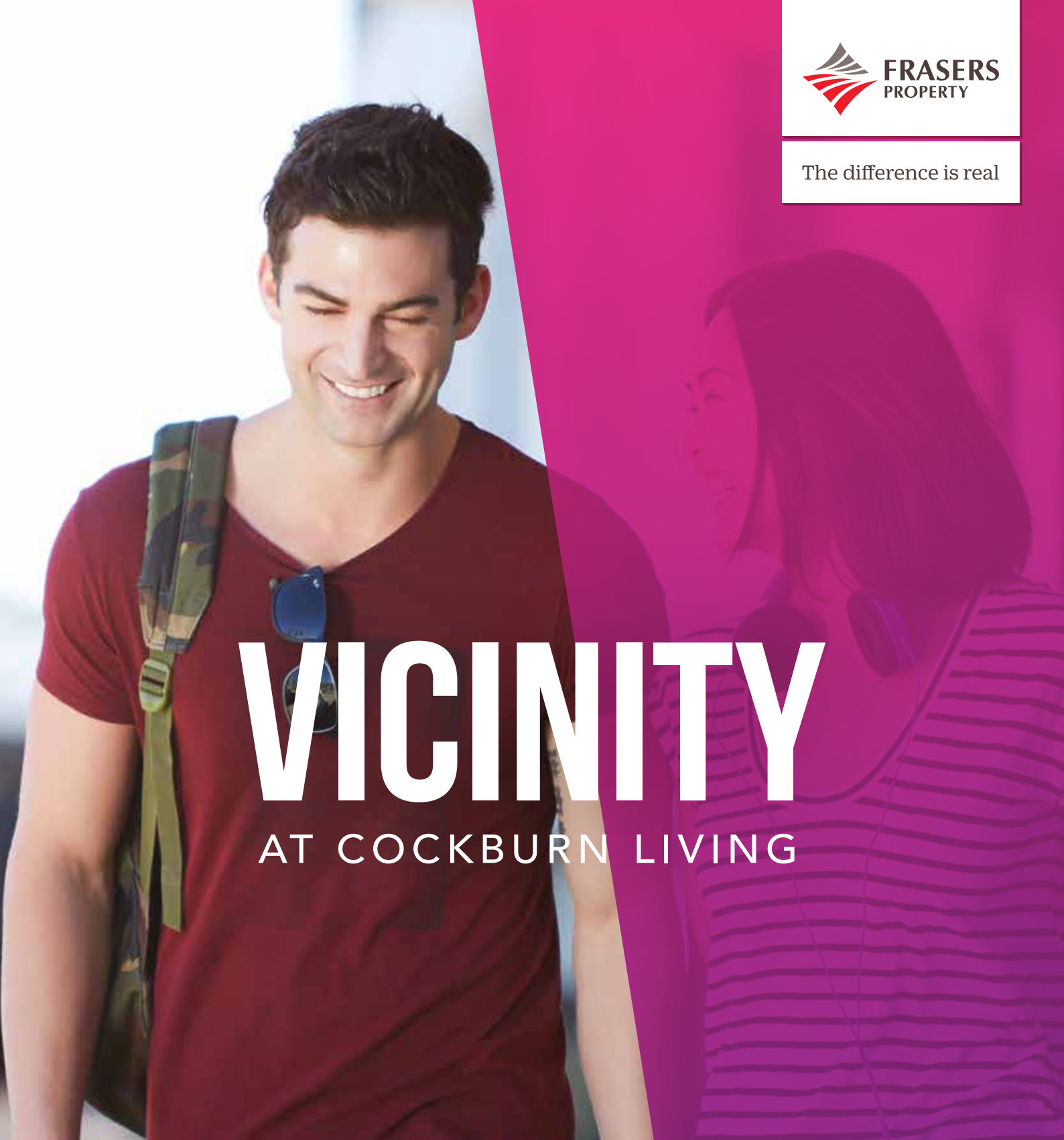


The difference is real



# VICINITY

AT COCKBURN LIVING



[ COCKBURN  
LIVING ]





COME TO LIFE  
AT VICINITY.



## COCKBURN LIVING COMES TO LIFE

Perfectly positioned between Linkage Avenue and Sleeper Lane at the heart of Cockburn Central, Vicinity is an exciting new development offering an array of enticing possibilities for homebuyers and investors alike. With a striking elevation and prime street frontages, Vicinity boasts a range of distinctly modern apartments (including one bedroom/one bathroom and two bedroom/two bathroom), along with ground floor commercial units.

Your next exciting lifestyle and investment opportunity will come to life at Vicinity!







**IT'S THE WAY  
WE CONNECT**

**DISCOVER THE  
FUTURE OF MODERN,  
CONNECTED  
COMMUNITIES AT  
COCKBURN CENTRAL.**



As the centrepiece of a vast southern catchment of people and places, Cockburn Central provides fast, easy access to its surroundings.

The Kwinana Freeway, running north-south along Cockburn Central's eastern boundary, takes you north to Perth or south to Mandurah and beyond. Bus routes servicing surrounding suburbs feed into Cockburn Central railway station on the Perth to Mandurah line, where trains offer a straight run to the CBD, just 20 minutes away, and only one stop to Fiona Stanley Hospital. A convenient east-west link along Beeliar Drive takes you to the coast.

As an award-winning example of a modern, sustainable, transport-oriented development, Vicinity is ahead of its time.





# NOW THIS IS LIVING

Stylish living comes easily at Vicinity. Step inside your apartment and into your deluxe cooking zone, featuring a Smeg cooktop, oven and rangehood as well as high quality modern features like the stunning engineered stone kitchen benchtops and chrome bathroom furniture finishes. Add in the comfort of living area air-conditioning and the peace-of-mind of audiovisual intercom security, and it's easy to see why you'll feel right at home.



STYLISH LIVING.

ARTIST IMPRESSION





COME TO LIFE.



# WHERE THE CENTRE OF YOUR UNIVERSE COMES TO LIFE

Vicinity resides at the heart of the Cockburn Central Town Centre, so you're always just minutes away from an exciting choice of cafes, multicultural dining, fast food, and local gyms.

Immerse yourself in the action at the Town Square, where the latest art, events and entertainment will bring this vibrant community hub to life.

Head to the Gate Bar and Bistro for dinner and drinks after work, or the award-winning Cockburn Gateway Shopping City – a thriving centre boasting more than 150 specialty, fashion and food outlets and a community plaza. Soon, you'll also be able to enjoy the community facilities at the state-of-the-art Cockburn Aquatic and Recreation Centre, future home of the Fremantle Football Club.

When you feel like expanding your horizons, trains and buses are on hand at Cockburn Central Station, just 500 metres away. Fiona Stanley Hospital and Murdoch University are both easily accessible, and Perth's CBD, Fremantle's iconic café strip, and Port Coogee Marina are all within a 20-minute transit arc.

When you come to Vicinity, you'll come to life!



FREMANTLE

PERTH

MURDOCH  
UNIVERSITY

FIONA STANLEY  
HOSPITAL

JANDAKOT CITY  
BUSINESS CENTRE

JANDAKOT  
AIRPORT

GLEN IRIS  
GOLF COURSE

NORTH LAKE ROAD

VICINITY

FUTURE AQUATIC & RECREATION  
COMMUNITY FACILITY

COCKBURN CENTRAL  
RAILWAY STATION

COCKBURN COMMERCIAL  
RETAIL PRECINCT

COCKBURN  
CENTRAL  
TOWN CENTRE

COCKBURN CENTRAL STATION BUS  
INTERCHANGE / PARKING

BEELIAR DR

ARMADALE RD

BUNNINGS  
HARDWARE

HEALTH AND  
COMMUNITY FACILITY  
(MEDICAL CENTRE  
AND LIBRARY)

KWINANA  
FREEWAY

COCKBURN GATEWAY  
SHOPPING CENTRE

Future Aquatic & Recreation Community Facility and part of  
Cockburn Central Town Centre are artist impressions only.

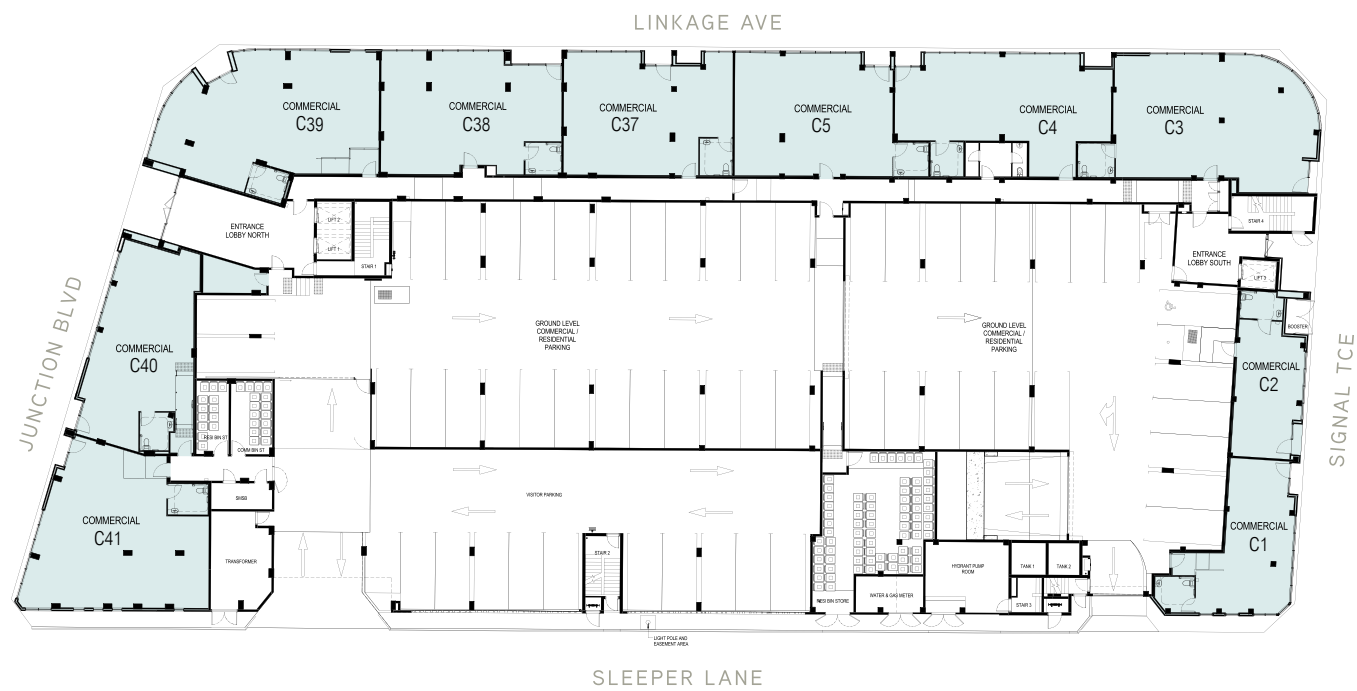


# VICINITY FLOOR PLANS



# MODERN APARTMENT LIVING FOR EVERY LIFESTYLE

## GROUND FLOOR/COMMERCIAL PLAN



ONE BEDROOM TWO BEDROOM

## 1<sup>ST</sup> FLOOR PLAN



## 2<sup>ND</sup> FLOOR PLAN



ONE BEDROOM TWO BEDROOM



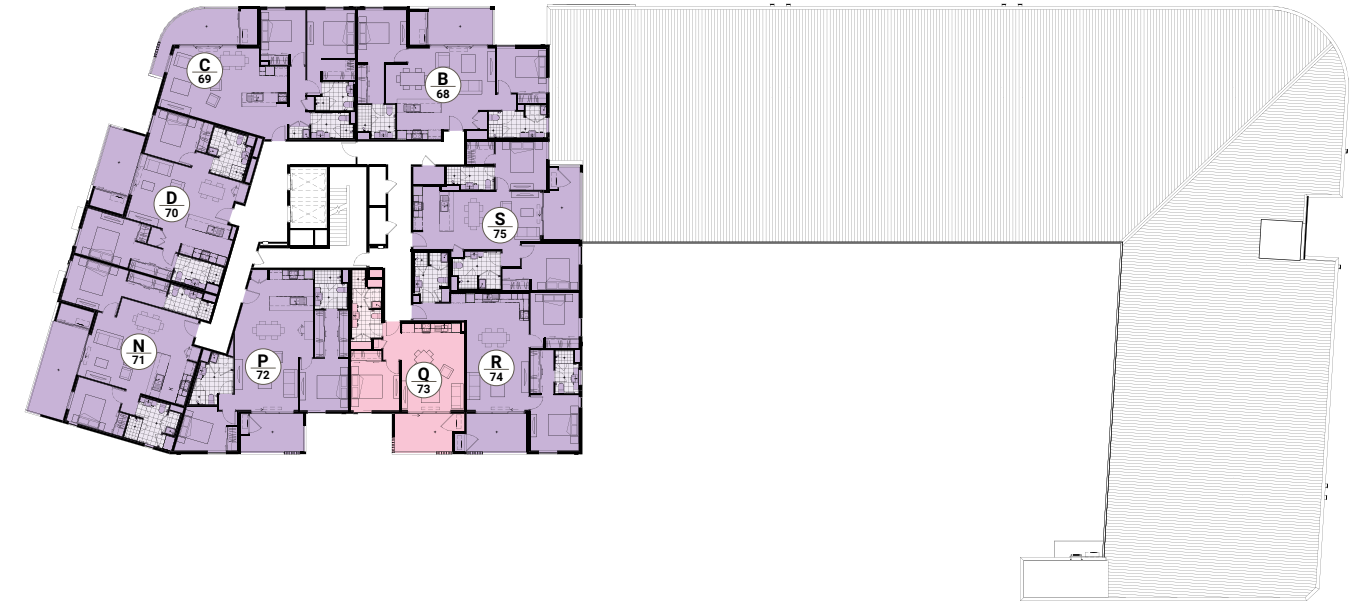
# VICINITY FLOOR PLANS



3<sup>RD</sup> FLOOR PLAN

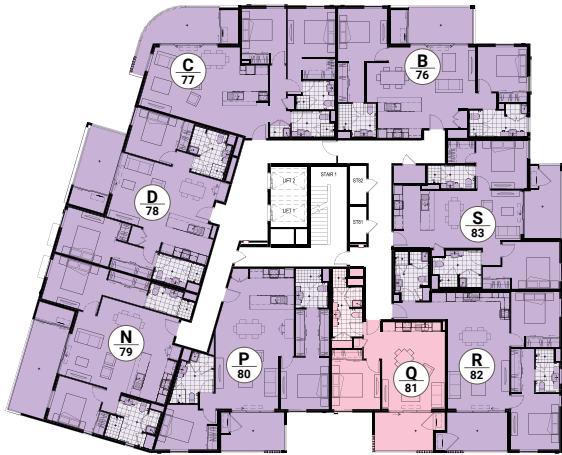


4<sup>TH</sup> FLOOR PLAN

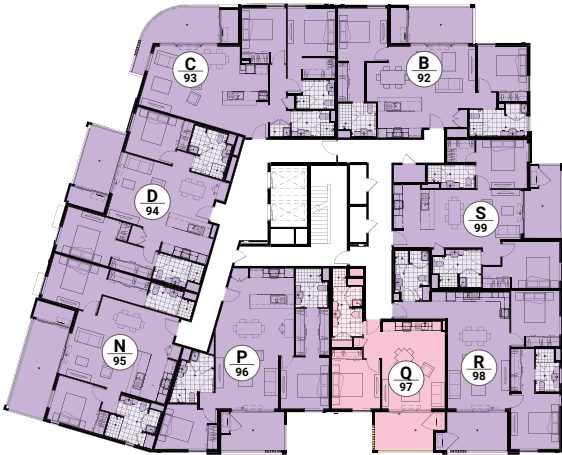


ONE BEDROOM TWO BEDROOM

5<sup>TH</sup> FLOOR PLAN

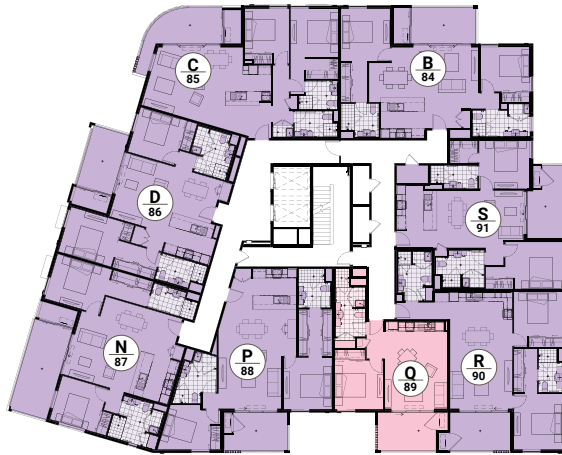


7<sup>TH</sup> FLOOR PLAN

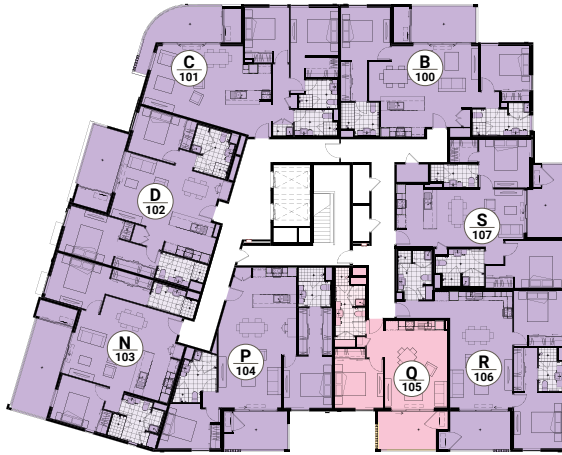


ONE BEDROOM TWO BEDROOM

6<sup>TH</sup> FLOOR PLAN



8<sup>TH</sup> FLOOR PLAN



ONE BEDROOM TWO BEDROOM

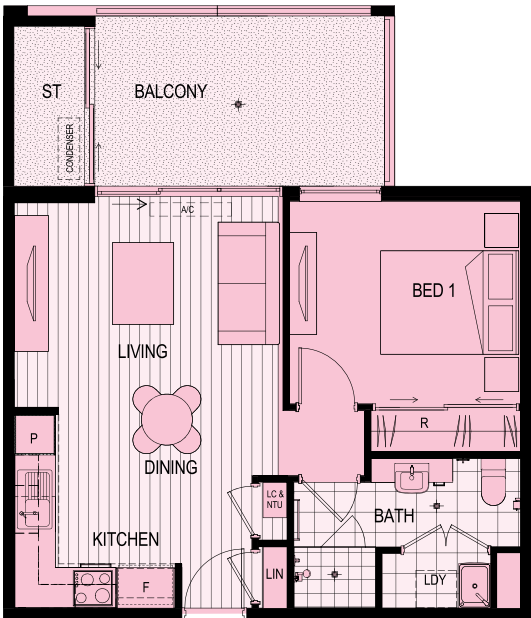


# VICINITY

## APARTMENT TYPES

### TYPE A

1 Bed / 1 Bath



|                    |    |    |    |    |    |
|--------------------|----|----|----|----|----|
| Strata No.         | 12 | 13 | 15 | 42 | 51 |
| Internal size (m²) | 44 | 44 | 44 | 44 | 44 |
| Balcony size (m²)  | 10 | 10 | 10 | 11 | 11 |
| Level              | 1  | 1  | 1  | 1  | 2  |

### TYPE B

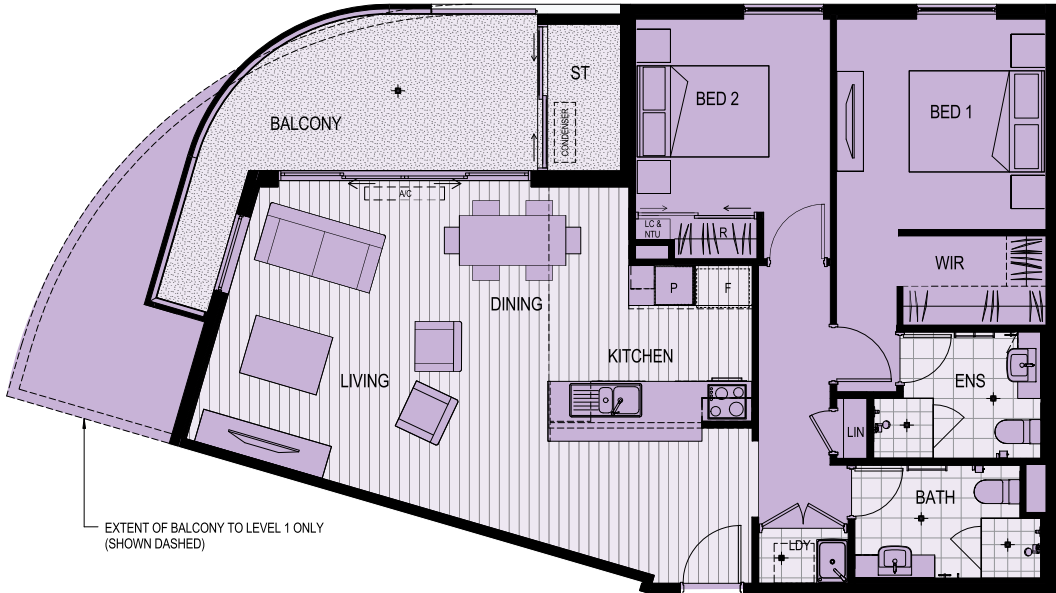
2 Bed / 2 Bath



|                    |    |    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|----|----|-----|
| Strata No.         | 43 | 52 | 61 | 68 | 76 | 84 | 92 | 100 |
| Internal size (m²) | 79 | 80 | 80 | 79 | 79 | 79 | 79 | 79  |
| Balcony size (m²)  | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10  |
| Level              | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8   |

### TYPE C

2 Bed / 2 Bath



|                    |    |    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|----|----|-----|
| Strata No.         | 44 | 53 | 62 | 69 | 77 | 85 | 93 | 101 |
| Internal size (m²) | 81 | 82 | 82 | 82 | 82 | 82 | 82 | 82  |
| Balcony size (m²)  | 20 | 13 | 13 | 13 | 13 | 13 | 13 | 13  |
| Level              | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8   |

### TYPE D

2 Bed / 2 Bath



|                    |    |    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|----|----|-----|
| Strata No.         | 45 | 54 | 63 | 70 | 78 | 86 | 94 | 102 |
| Internal size (m²) | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80  |
| Balcony size (m²)  | 15 | 10 | 10 | 10 | 10 | 10 | 10 | 10  |
| Level              | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8   |

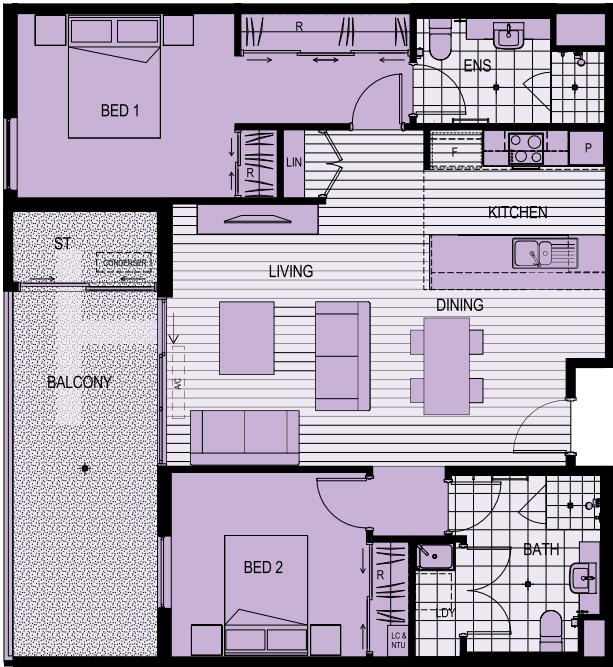


# VICINITY

## APARTMENT TYPES

### TYPE D1

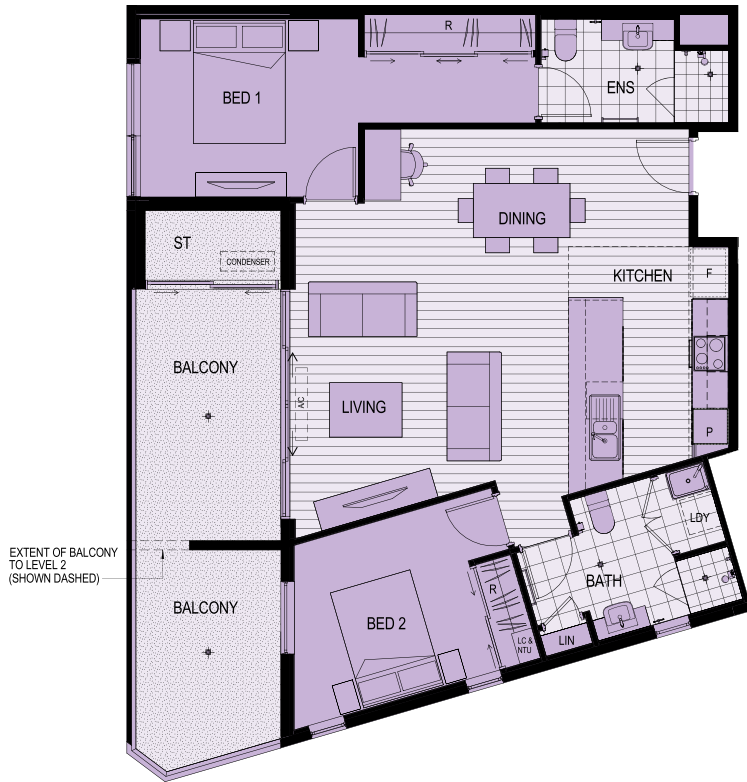
2 Bed / 2 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 46 | 55 |
| Internal size (m²) | 82 | 82 |
| Balcony size (m²)  | 15 | 15 |
| Level              | 1  | 2  |

### TYPE E

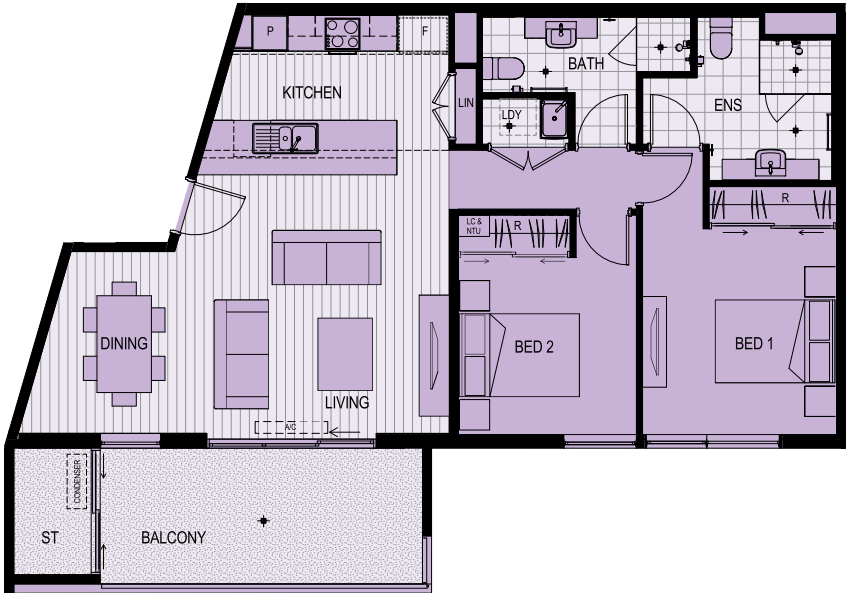
2 Bed / 2 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 47 | 56 |
| Internal size (m²) | 84 | 83 |
| Balcony size (m²)  | 19 | 10 |
| Level              | 1  | 2  |

### TYPE F

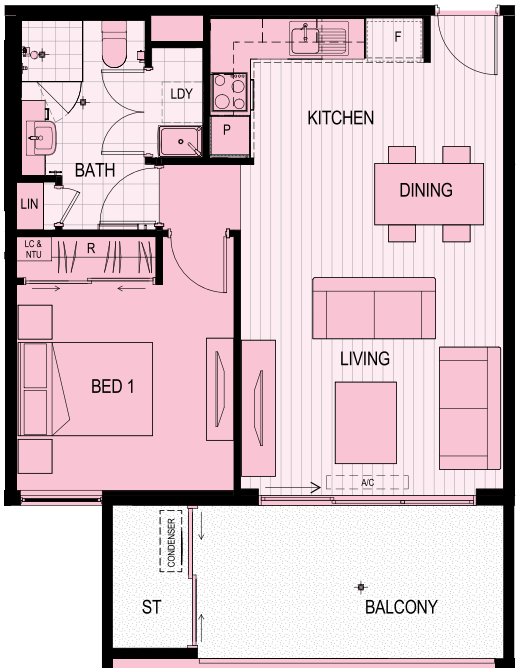
2 Bed / 2 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 48 | 57 |
| Internal size (m²) | 79 | 79 |
| Balcony size (m²)  | 12 | 12 |
| Level              | 1  | 2  |

### TYPE G

1 Bed / 1 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 49 | 58 |
| Internal size (m²) | 49 | 49 |
| Balcony size (m²)  | 10 | 10 |
| Level              | 1  | 2  |

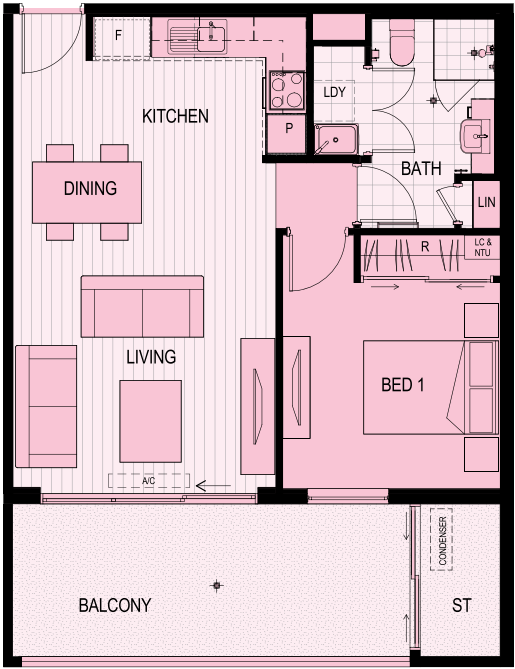


# VICINITY

## APARTMENT TYPES

### TYPE G1

1 Bed /1 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 50 | 59 |
| Internal size (m²) | 49 | 49 |
| Balcony size (m²)  | 14 | 14 |
| Level              | 1  | 2  |

### TYPE H

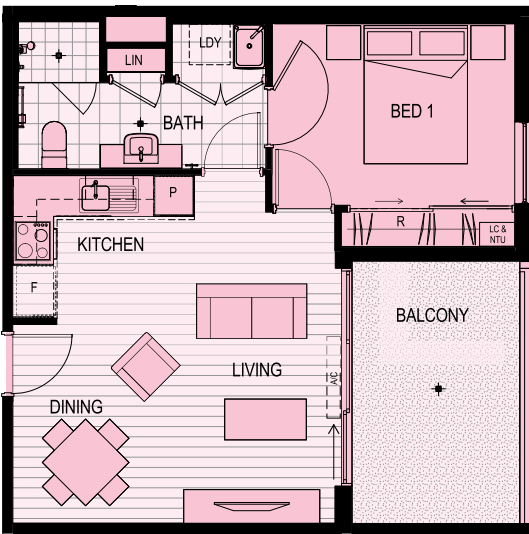
1 Bed / 1 Bath



|                    |    |    |    |    |
|--------------------|----|----|----|----|
| Strata No.         | 6  | 7  | 16 | 17 |
| Internal size (m²) | 61 | 61 | 62 | 60 |
| Balcony size (m²)  | 4  | 4  | 4  | 4  |
| Level              | 1  | 1  | 2  | 2  |

### TYPE J

1 Bed /1 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 9  | 10 |
| Internal size (m²) | 44 | 43 |
| Balcony size (m²)  | 10 | 10 |
| Level              | 1  | 1  |

### TYPE J1

1 Bed /1 Bath



|                    |    |
|--------------------|----|
| Strata No.         | 8  |
| Internal size (m²) | 41 |
| Balcony size (m²)  | 10 |
| Level              | 1  |



# VICINITY APARTMENT TYPES

## TYPE L

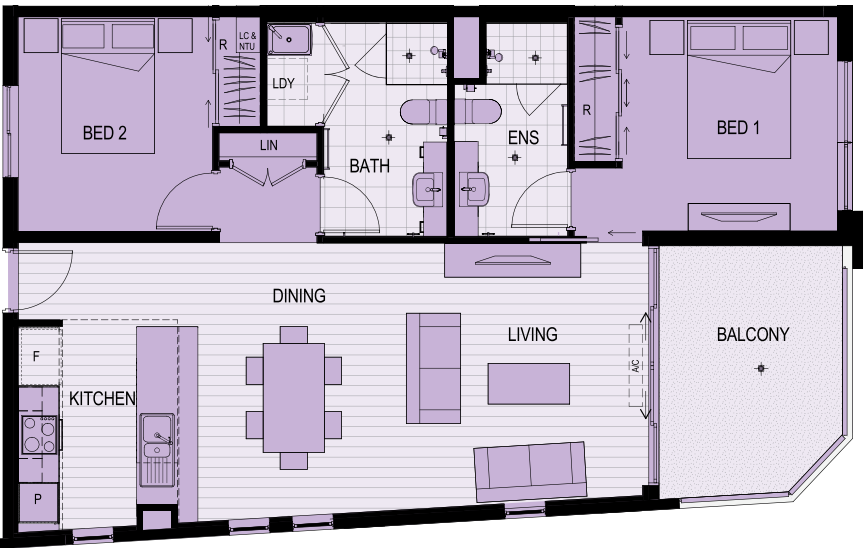
2 Bed / 2 Bath



|                    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|--------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Strata No.         | 19 | 20 | 22 | 23 | 24 | 25 | 26 | 28 | 29 | 31 | 32 | 33 | 34 | 35 | 60 |
| Internal size (m²) | 78 | 77 | 77 | 78 | 78 | 78 | 78 | 78 | 77 | 77 | 78 | 78 | 78 | 78 | 78 |
| Balcony size (m²)  | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| Level              | 2  | 2  | 2  | 2  | 2  | 2  | 2  | 3  | 3  | 3  | 3  | 3  | 3  | 3  | 3  |

## TYPE L1

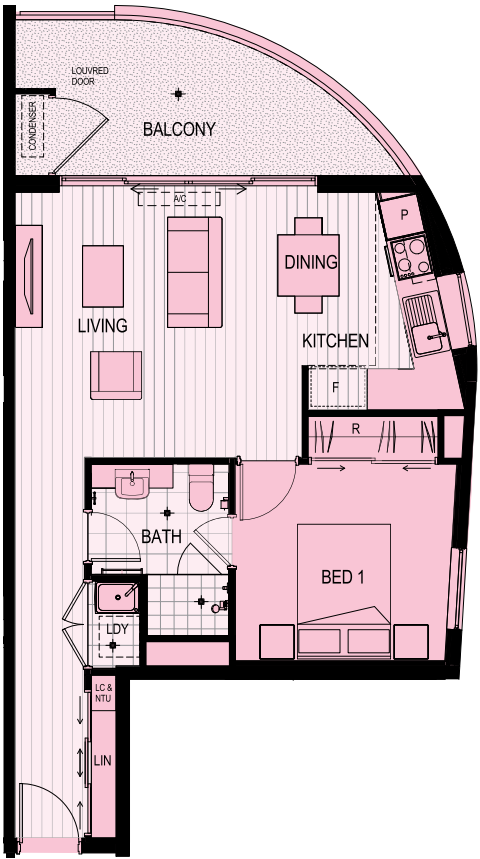
2 Bed / 2 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 18 | 27 |
| Internal size (m²) | 75 | 75 |
| Balcony size (m²)  | 10 | 10 |
| Level              | 2  | 3  |

## TYPE M

1 Bed / 1 Bath



|                    |    |    |
|--------------------|----|----|
| Strata No.         | 21 | 30 |
| Internal size (m²) | 47 | 47 |
| Balcony size (m²)  | 11 | 11 |
| Level              | 2  | 3  |

## TYPE N

2 Bed / 2 Bath



|                    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|-----|
| Strata No.         | 64 | 71 | 79 | 87 | 95 | 103 |
| Internal size (m²) | 81 | 81 | 81 | 81 | 81 | 81  |
| Balcony size (m²)  | 15 | 15 | 15 | 15 | 15 | 15  |
| Level              | 3  | 4  | 5  | 6  | 7  | 8   |



# VICINITY

## APARTMENT TYPES

### TYPE P

2 Bed / 2 Bath



|                    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|-----|
| Strata No.         | 65 | 72 | 80 | 88 | 96 | 104 |
| Internal size (m²) | 85 | 85 | 85 | 85 | 85 | 85  |
| Balcony size (m²)  | 10 | 11 | 11 | 11 | 11 | 11  |
| Level              | 3  | 4  | 5  | 6  | 7  | 8   |

### TYPE R

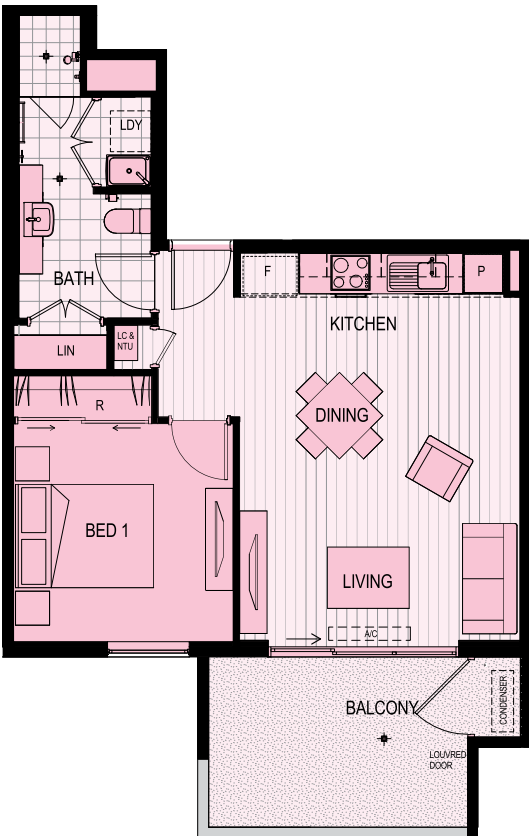
2 Bed / 2 Bath



|                    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|-----|
| Strata No.         | 67 | 74 | 82 | 90 | 98 | 106 |
| Internal size (m²) | 76 | 77 | 77 | 77 | 77 | 77  |
| Balcony size (m²)  | 11 | 11 | 11 | 11 | 11 | 11  |
| Level              | 3  | 4  | 5  | 6  | 7  | 8   |

### TYPE Q

1 Bed / 1 Bath



|                    |    |    |    |    |    |     |
|--------------------|----|----|----|----|----|-----|
| Strata No.         | 66 | 73 | 81 | 89 | 97 | 105 |
| Internal size (m²) | 48 | 48 | 48 | 48 | 48 | 48  |
| Balcony size (m²)  | 10 | 11 | 11 | 11 | 11 | 11  |
| Level              | 3  | 4  | 5  | 6  | 7  | 8   |

### TYPE S

2 Bed / 2 Bath



|                    |    |    |    |    |     |
|--------------------|----|----|----|----|-----|
| Strata No.         | 75 | 83 | 91 | 99 | 107 |
| Internal size (m²) | 74 | 74 | 74 | 74 | 74  |
| Balcony size (m²)  | 11 | 11 | 11 | 11 | 11  |
| Level              | 4  | 5  | 6  | 7  | 8   |



# VICINITY

## SCHEDULE OF FINISHES

### EXTERIOR

|                        |  |
|------------------------|--|
| Walls                  | AFS Concrete Logic Wall system with paint finish   |
| Floor                  | Concrete   |
| Windows                | Powdercoated aluminium frame with keyed locks & flyscreens   |
| Sliding Doors          | Powdercoated aluminium frame with keyed locks & flyscreens   |
| Balustrade             | Combination of clear glazed with powdercoated aluminium frame, powdercoated aluminium and AFS with powdercoated aluminium handrail |
| Balconies              | Porcelain tiles  |
| Driveway               | Concrete   |
| Vehicle Security Gates | Automated powdercoated aluminium security traffic gate   |
| Letterboxes            | Included   |

### APARTMENT INTERIOR

|                         |   |
|-------------------------|---|
| Party Walls             | AFS Concrete Logic Wall system with combination of plasterboard lining & painted finish   |
| Internal Walls          | Painted plasterboard lined steel stud framing   |
| Ceilings                | Painted flush plasterboard ceilings   |
| Cornice                 | Shadowline Edge Trim  |
| Insulation              | Included to external walls & upper floor apartment ceilings   |
| Entry Doors             | Solid core flush panel – painted  |
| Interior Doors          | Flush panel – painted   |
| Linen Doors             | Flush panel – painted   |
| Robe Doors              | Sliding mirror doors with silver frame finish   |
| Robe Fitout             | Includes shelf and hanging rail   |
| Entry Door Furniture    | Stainless steel lever with mortice lock & door closer   |
| Internal Door Furniture | Stainless steel lever with privacy set to Master Bedroom, Bathroom & Ensuite  |
| Door Seals              | Weatherproof seal to entry doors  |
| Skirtings               | Included  |
| Floor Finish            | Living Areas: Nature Plank flooring finish – woodgrain appearance<br>Bedrooms & Passage: Carpet – 100% nylon plush pile with underlay |

### KITCHEN

|                      |   |
|----------------------|---|
| Benchtop & Slab End  | Engineered stone  |
| Cupboard Doors       | Square edge laminate with ABS edging                      |
| Overhead Cupboards   | Included  |
| Dishwasher Recess    | Included  |
| Microwave Recess     | Included  |
| Splashback           | Laminex Metaline or similar                               |
| Cooktop              | Smeg – Electric, Ceramic                                  |
| Oven                 | Smeg – Stainless steel finish                             |
| Rangehood            | Smeg – Stainless steel finish                             |
| Kitchen Sink - 1 Bed | 1 bowl stainless steel                                    |
| Kitchen Sink - 2 Bed | 1½ bowl stainless steel                                   |
| Sink Mixer           | Single lever sink mixer with swivel spout – chrome finish |
| Floor Finish         | Nature Plank flooring finish – woodgrain appearance       |
| Kickboard            | Laminex   |

### ENSUITE & BATHROOM

|                    |   |
|--------------------|---|
| Vanity Benchtop    | Diamond Gloss laminate with matching acrylic edging                                 |
| Vanity Doors       | Square edge laminate with ABS edging  |
| W/C                | White vitreous china toilet pan and cistern with chrome buttons (4 star WELS rated) |
| Basins             | White vitreous china semi-recessed  |
| Vanity Mixers      | Single lever basin mixer – chrome finish  |
| Shower Mixer       | Shower wall mixer – chrome finish   |
| Shower Rose        | Handshower on rail – chrome finish  |
| Toilet Roll Holder | Chrome finish   |
| Towel Rail         | Chrome finish   |
| Mirrors            | Frameless with polished edges   |
| Shower Screens     | Semi-frameless clear glass screen, bright silver finish                             |
| Floor Finish       | Porcelain tiles   |
| Wall Finish        | Ceramic tiles to 2,000mm in shower recess & one row to skirting                     |

### LAUNDRY

|                      |  |
|----------------------|--|
| Laundry Trough       | 45 litre trough & cabinet              |
| Trough Taps          | Single lever mixer tap – chrome finish |
| Washing Machine Taps | Washing machine cocks – chrome         |
| Clothes Dryer        | Included                               |
| Floor Finish         | Porcelain tiles                        |
| Wall Finish          | Ceramic tiles to two rows over trough  |

### LIFTS

|       |          |
|-------|----------|
| Lifts | Included |
|-------|----------|

### ELECTRICAL

|                            |   |
|----------------------------|---|
| Smoke Alarm                | Included  |
| Fire Alarm                 | Included  |
| Light Fittings             | Included  |
| TV/Foxtel Points           | Included  |
| Power Outlets              | Included  |
| National Broadband Network | Ready to receive NBN                                      |
| Telephone Points           | Included  |
| Exhaust Fans               | To bathroom, ensuite and laundry                          |
| Hot Water System           | Central gas fired hot water system                        |
| Air Conditioning           | Reverse cycle split system air conditioner to Living Room |

### SECURITY

|                   |   |
|-------------------|---|
| Intercom          | Audio visual intercom handset with automatic main lobby door station release to each apartment and master intercom station at lobby |
| Traffic Gates     | Remote control access to all traffic gates  |
| Lobby Doors       | Proximity card reader & internal push button release to lobby doors   |
| Security Lighting | Included  |

Please note that whilst every care is taken to ensure that the contents of this brochure are correct this information is to be used as a guide only. Purchasers must rely on their own enquiries and the Contract of Sale. Minor variations may occur. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability.



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With \$20 billion in assets across 77 cities around the world we have the strength and experience to make a real difference, and we're fixing our sights on making a contribution to important issues such as sustainability and livability into the future.

We understand the human side of property. It's our greatest asset. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit.

**THE DIFFERENCE IS REAL.**

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