



4 Waite Lane, Mosman Park, Western Australia.
www.leonardsandlane.com

A Premium Development by



SEVENS Group is a leading real estate development company with proven track records for more than 10 years in the industry and has completed over 70 landed developments. We are consistently committed and passionate in developing superior quality, modern and state of the art real estate projects. We collaborate with international leading architects, designers and builders to ensure each development is distinctive, unique and significant. We build great houses you can proudly call home.

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Architecture and Interiors by



PROEKT Architecture is an Architecture and Design practice studio in Perth, Western Australia. We specialise in the delivery of unique and exclusive architectural solutions. PROEKT Architecture's values lie in providing world class architecture that is personal, practical, functional and responds to the unique brief.

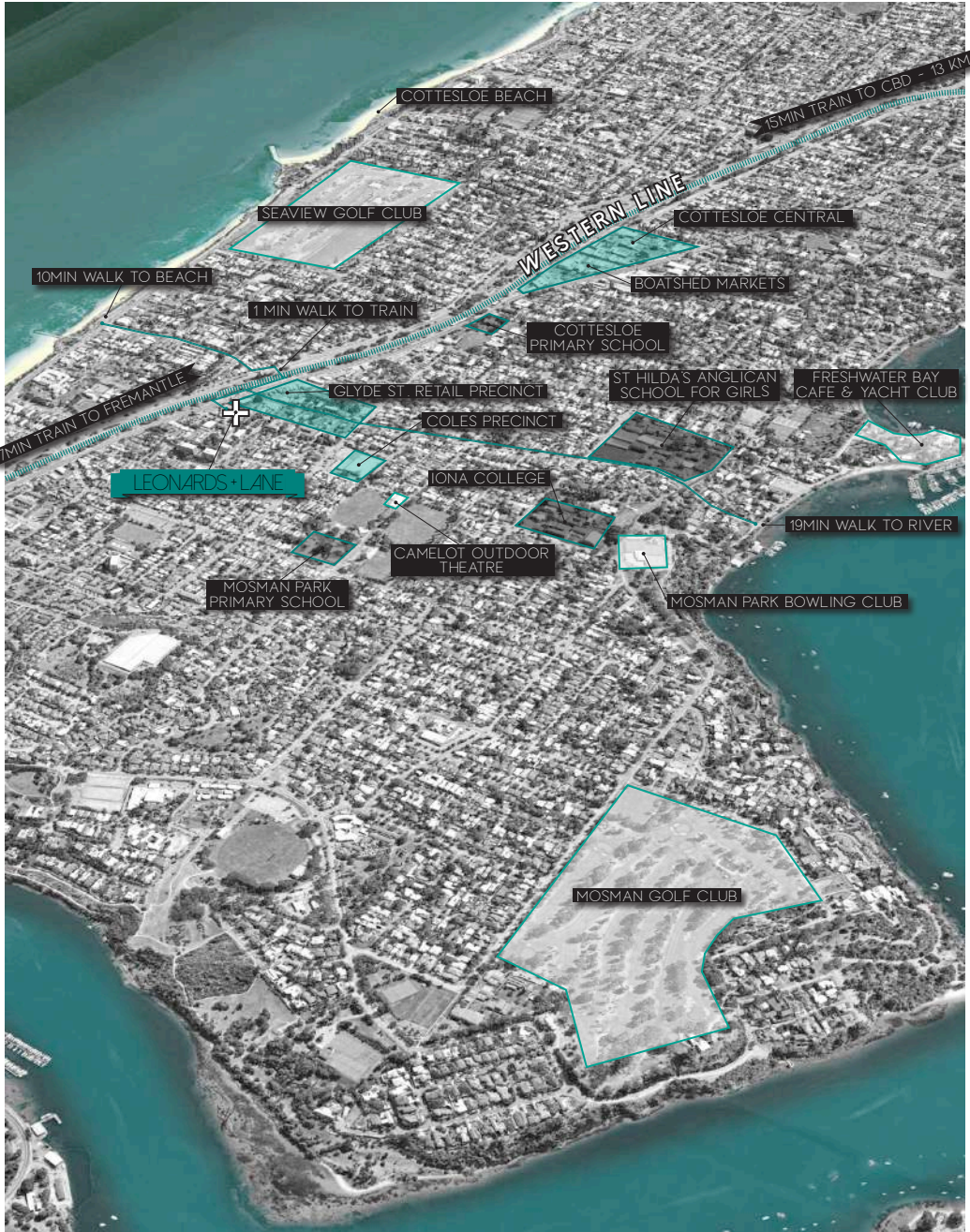
www.proektarchitecture.com

Leonards+Lane is a boutique development consisting of 5 luxury residences featuring contemporary architecture, premium interior finishes and creative spatial design resulting in a unique terrace style living.

Leonards+Lane is located in Perth's picturesque suburb of Mosman Park, 13km from the Perth CBD. Just a minute walk to Mosman Park train station and positioned between the Swan River and Cottesloe Beach. Mosman Park is also home to some of Perth's most prestigious schools such as Iona Presentation College, St Hilda's Anglican School for Girls and Mosman Park Primary School. Enjoy the many cafes and shopping villages all in walking distance from your new Leonards+Lane residence.

LEONARDS + LANE





COTTESLOE BEACH

15MIN TRAIN TO CBD - 13 KM

SEAVIEW GOLF CLUB

COTTESLOE CENTRAL

10MIN WALK TO BEACH

WESTERN LINE

BOATSHED MARKETS

1 MIN WALK TO TRAIN

COTTESLOE PRIMARY SCHOOL

7MIN TRAIN TO FREMANTLE

GLYDE ST. RETAIL PRECINCT

ST HILDA'S ANGLICAN SCHOOL FOR GIRLS

FRESHWATER BAY CAFE & YACHT CLUB

COLES PRECINCT

LEONARDS + LANE

IONA COLLEGE

CAMELOT OUTDOOR THEATRE

19MIN WALK TO RIVER

MOSMAN PARK PRIMARY SCHOOL

MOSMAN PARK BOWLING CLUB

MOSMAN GOLF CLUB

LEONARDS + LANE



SCHOOLS + COLLEGES

There is a vast selection of schools in the locality offering high quality education at primary and secondary level. To name a few; Mosman Park Primary School, Cottesloe Primary School, Iona College and St Hilda's Anglican School for Girls.



FOOD + ENTERTAINMENT

From the endless culinary choices at Boatshed Markets, to your weekly shop at Coles Supermarket around the corner, or the cornucopia of restaurants with cuisines from around the world, convenient shopping and dining is always in abundance. Entertainment is always within reach with a minute walk to the train station making the CBD and Fremantle 15 minutes and 7 minutes away respectively.



PARKS + RECREATIONAL

The vicinity has plenty to offer when it comes to outdoor recreational areas. Nearby is Mann Oval, adjacent to the iconic Camelot Outdoor Cinema. A short walking distance is Bayview Park and the clifftop Mosman Park's Bowling Club with its million-dollar views of the Swan River. Other relaxation spots include Mosman Bay Park, Manners Hill Park and Freshwater Bay Foreshore.



BEACH + RIVER

Cottesloe Beach; Western Australia's most iconic beach is less than 10 minute walk away for your morning swims and with it's own entertainment precinct of coffee shops, restaurants and bars. While on the other side, Swan river's Freshwater Bay offers an alternative view and taste if you ever tire of those sunset walks.



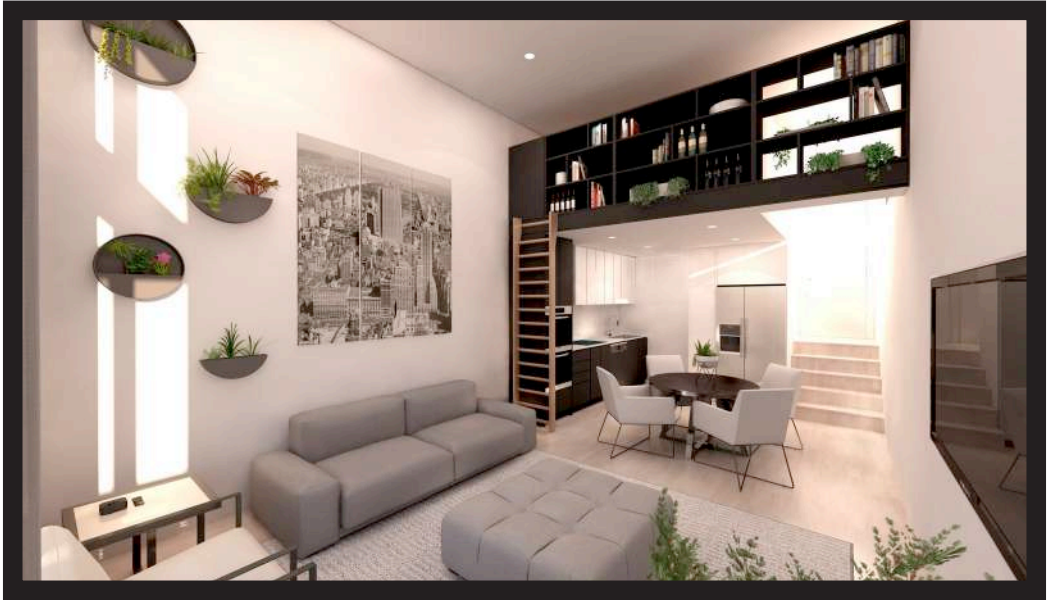
LIFESTYLE + HEALTH

The adjacent Glyde Street Centre Precinct is home to an array of health and lifestyle destination including the Remede Wellness Centre, Young Turks Barbershop, Secrets Hair Studio, In Clinic Physiotherapy, Mosman Dental Centre, Smile Design Studio and Jessica Twamley Hair Artistry to name a few.



LIVING + DINING

Monument Finishes Scheme



Freshwater Finishes Scheme



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LIVING + DINING

Monument Finishes Scheme



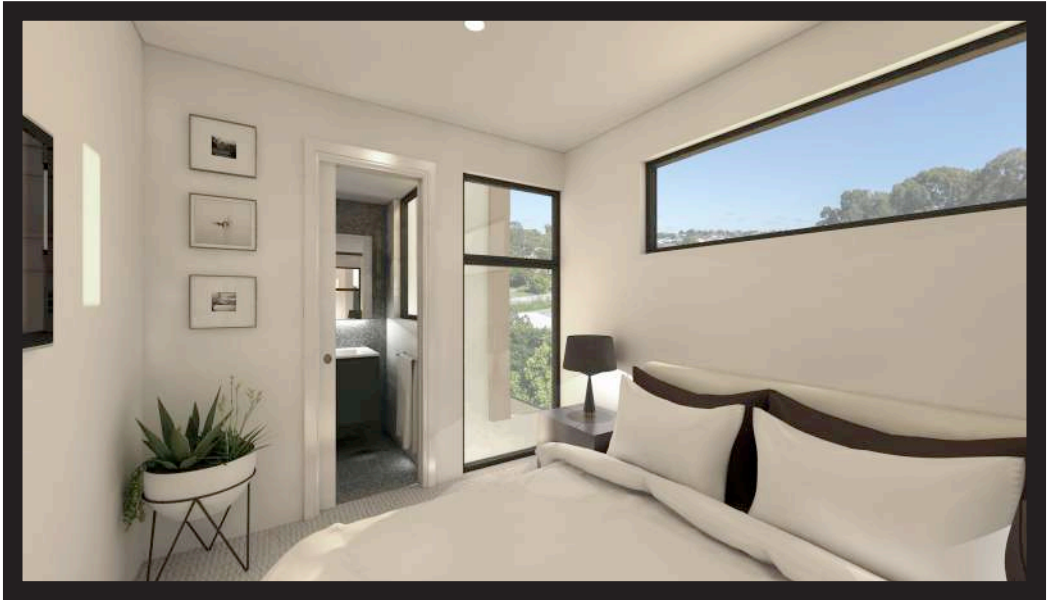
Freshwater Finishes Scheme



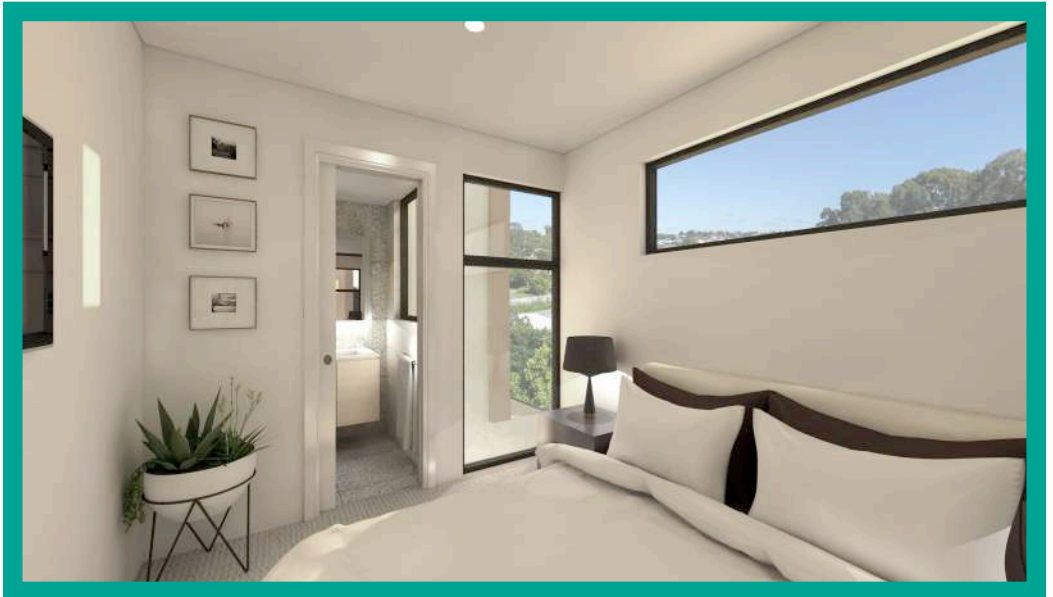
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BEDROOM

Monument Finishes Scheme



Freshwater Finishes Scheme



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BATHROOM

Monument Finishes Scheme



Freshwater Finishes Scheme



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EXTERIOR BUILDING FABRIC

- External Walls - Rendered brick work and CFC cladding
- Windows and balcony doors - Powder coated residential aluminium framed doors and windows
- Fly Screens - Fly Screens to balcony doors and operable windows
- Balustrades - Powder coated aluminium, glazed balustrade
- Roofing - Profiled colorbond or similar on anticon insulation
- Ceiling Insulation - R3.5 Batt Insulation
- Exhaust Grilles - Powder coated aluminium
- Letterboxes - Powder coated letterboxes to St. Leonards street for each apartment
- Balconies - Concrete balconies with slip resistant floor tiles
- Hot Water System - Electric storage hot water system

SECURITY

- Intercom/Security - Audio/Video intercom to control guest access through security street gates

WALKWAYS, COMMON AREA + GARAGES

- Walkways - Contemporary pavers
- Bike Storage - Provided as per plans
- Storeroom - Each apartment provided with spacious lockable storeroom
- Garages - Shutter garage door and ceiling mounted kayak storage hooks

APARTMENT INTERIOR

- Party Walls - Rendered brick finish
- Internal walls - Stud walls plasterboard lined and painted
- Entry doors - fire rated self-closing solid doors with acoustic seal, with Architectural door handles
- Internal doors - Metal door frames, flush hollow core doors and paint finish
- Wardrobes - Mirrored sliding robe doors
- Skirting - Painted MDF skirting
- Linen cupboards - Melamine shelves
- Wet area floor finish - Porcelain floor tiles to all wet areas as per colour schemes
- Main area floor finish - Engineered timber to living, dining, kitchen and entry as per colour schemes
- Bedrooms floor finish - Wool carpets and underlay to bedrooms and robes as per colour schemes



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KITCHEN

- Cabinets - Laminate cabinets as per colour scheme
- Cupboard Doors - Laminate doors as per colour scheme
- Drawers - Laminate drawers with cutlery and pot drawers with soft closers
- Benchtops - 20mm thick engineered stone as per colour schemes
- Splashback - 13mm thick engineered stone as per colour schemes
- Sink - Stainless steel sink with drainer
- Tapware - Chrome sink mixer or black sink mixer as per colour schemes
- Fridge Recess - Provided with power point
- Oven - ILVE 600mm electric oven
- Hotplate - ILVE 600mm induction cooktop
- Range hood - ILVE 600mm concealed range hood
- Dishwasher - ILVE semi-integrated under counter dishwasher

BATHROOM, ENSUITE + LAUNDRY

- Vanity - Laminate facing with laminate doors
- Benchtops - 20mm thick engineered stone as per colour scheme
- Mirrors - Mirrored vanity cabinets
- Shower Screens - Shower screen with frame as per colour schemes
- Shower tapware - Mixer with double shower on rail as per colour schemes
- Basin tapware - Mixer taps as per colour schemes
- Basins - Vitreous china undermount basins
- Toilets - Vitreous china toilet suite with soft closing seats
- Accessories - Toilet roll holder, shower shelf, and towel rail
- Wall tiles - Porcelain wall tiles as per colour schemes, full height tiling to bathrooms and ensuites
- Floor tiles - Porcelain floor tiles as per colour schemes
- Laundry sink - Stainless steel single mount bowl

ELECTRICAL

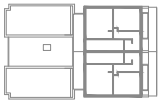
- Light Fittings - Energy efficient LED down lights throughout
- Smoke detectors - Hard wired smoke detectors to BCA requirements
- Exhaust fans - Provided to all bathrooms, ensuites and laundries
- TV points - 1 outlet to living area and 1 outlet to main bedroom including provision for digital TV connection
- Telephone points - 1 outlet per apartment in kitchen / living area
- Power points - Double and single GPO's at locations shown on drawings
- Air conditioning - Ducted air conditioning system throughout
- Common Lighting - Included
- External Security Lighting - Included

UNIT 1

BEDROOMS	2
BATHROOMS	2
GARAGE	1
COVERED CARBAY	1
BICYCLE RACK	2

AREAS

INTERNAL LIVING	70.9m ²
ALFRESCO	12m ²
STORE	4.8m ²
INTERNAL STORAGE	8.2m ²



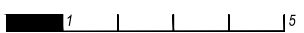
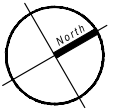
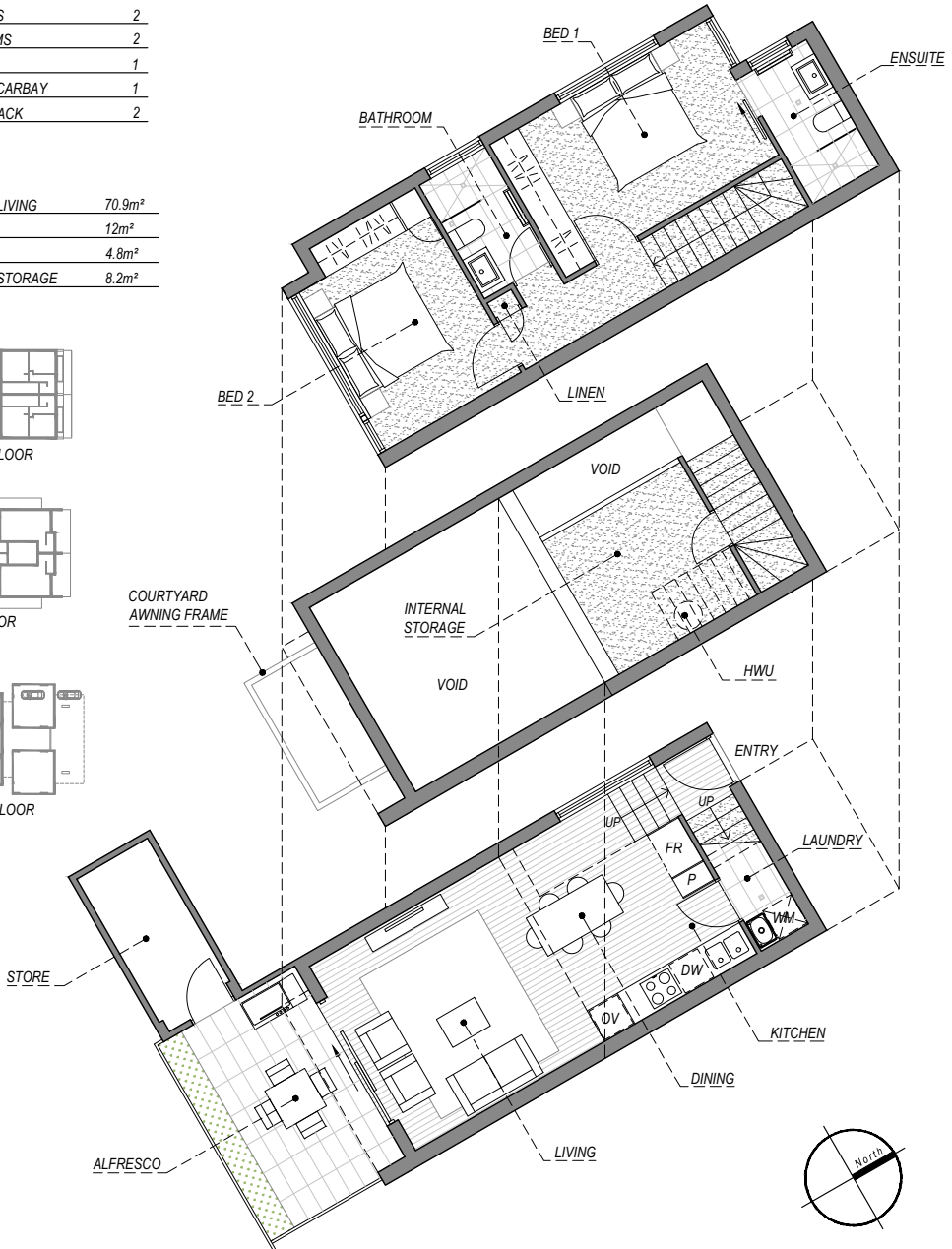
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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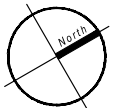
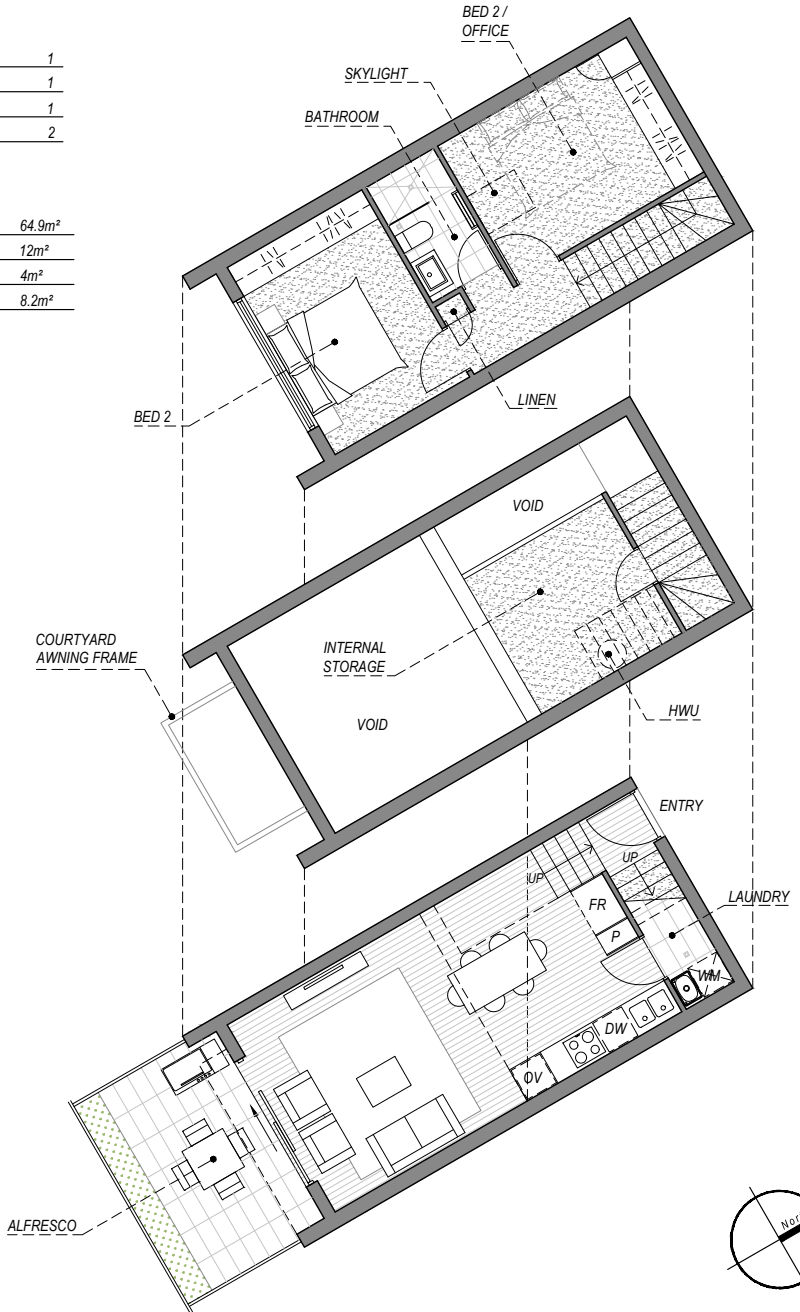
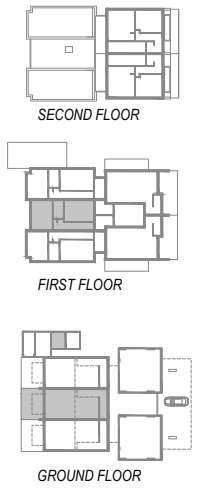
LEONARDS + LANE

UNIT 2

BEDROOMS	1
BATHROOMS	1
COVERED CARBAY	1
BICYCLE RACK	2

AREAS

INTERNAL LIVING	64.9m ²
ALFRESCO	12m ²
STORE	4m ²
INTERNAL STORAGE	8.2m ²

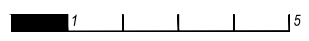
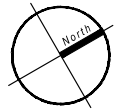
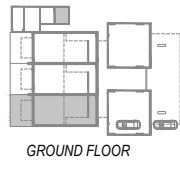
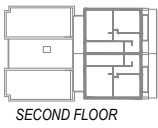
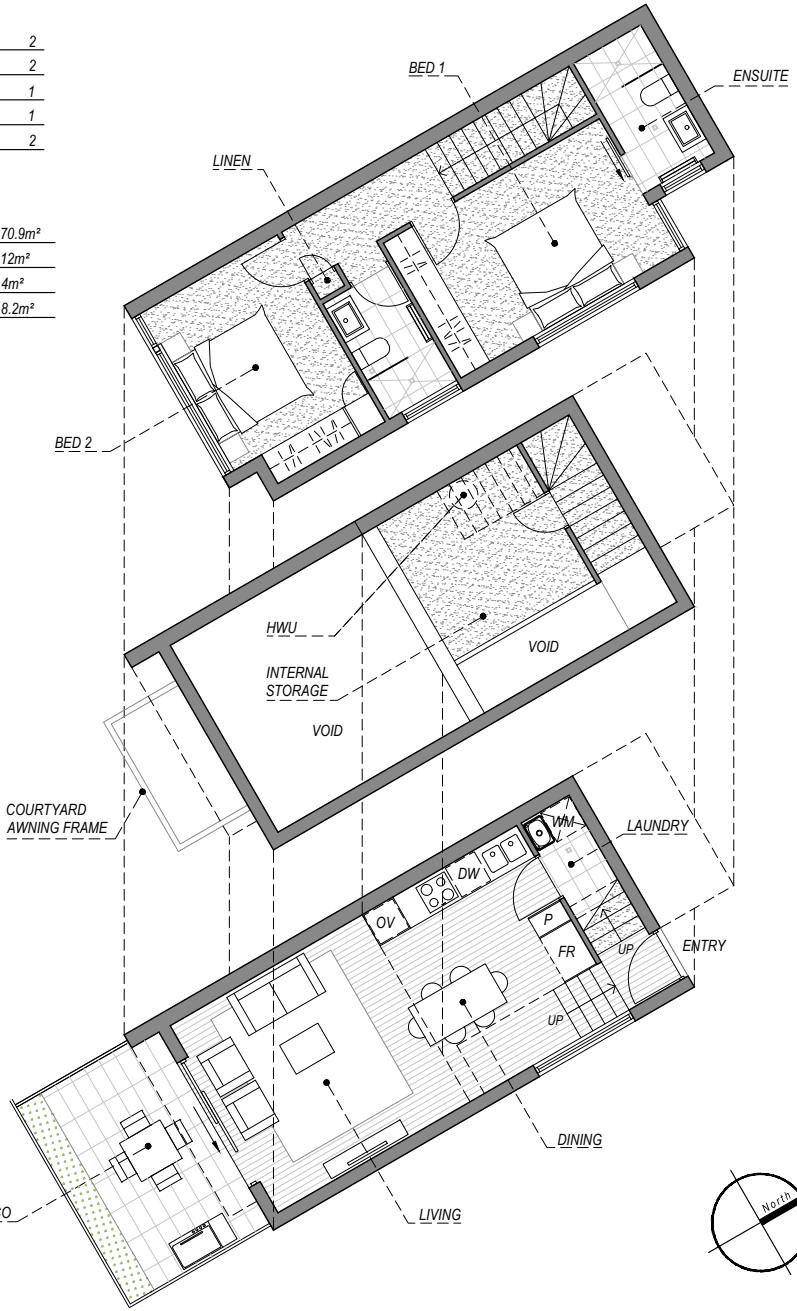


UNIT 3

BEDROOMS	2
BATHROOMS	2
GARAGE	1
COVERED CARBAY	1
BICYCLE RACK	2

AREAS

INTERNAL LIVING	70.9m ²
ALFRESCO	12m ²
STORE	4m ²
INTERNAL STORAGE	8.2m ²



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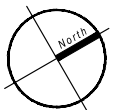
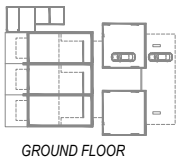
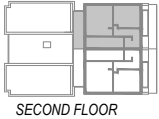
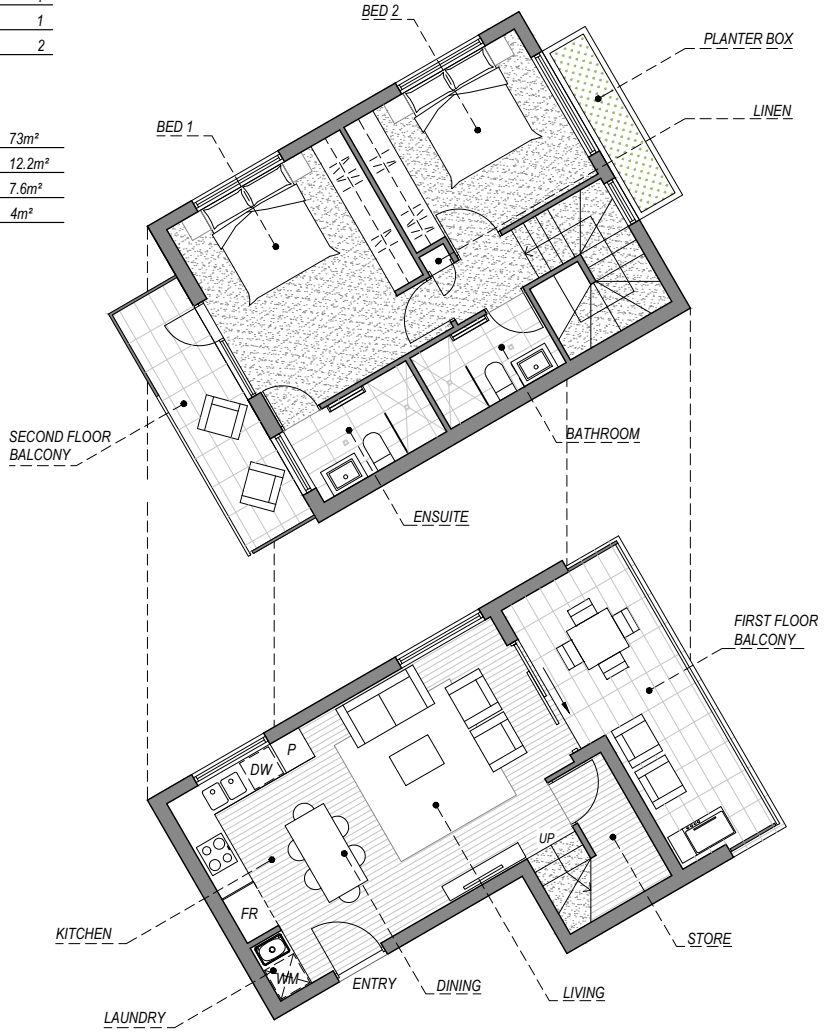
LEONARDS + LANE

UNIT 4

BEDROOMS	2
BATHROOMS	2
GARAGE	1
COVERED CARBAY	1
BICYCLE RACK	2

AREAS

INTERNAL LIVING	73m ²
FIRST FLOOR BALCONY	12.2m ²
SECOND FLOOR BALCONY	7.6m ²
STORE	4m ²



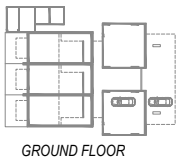
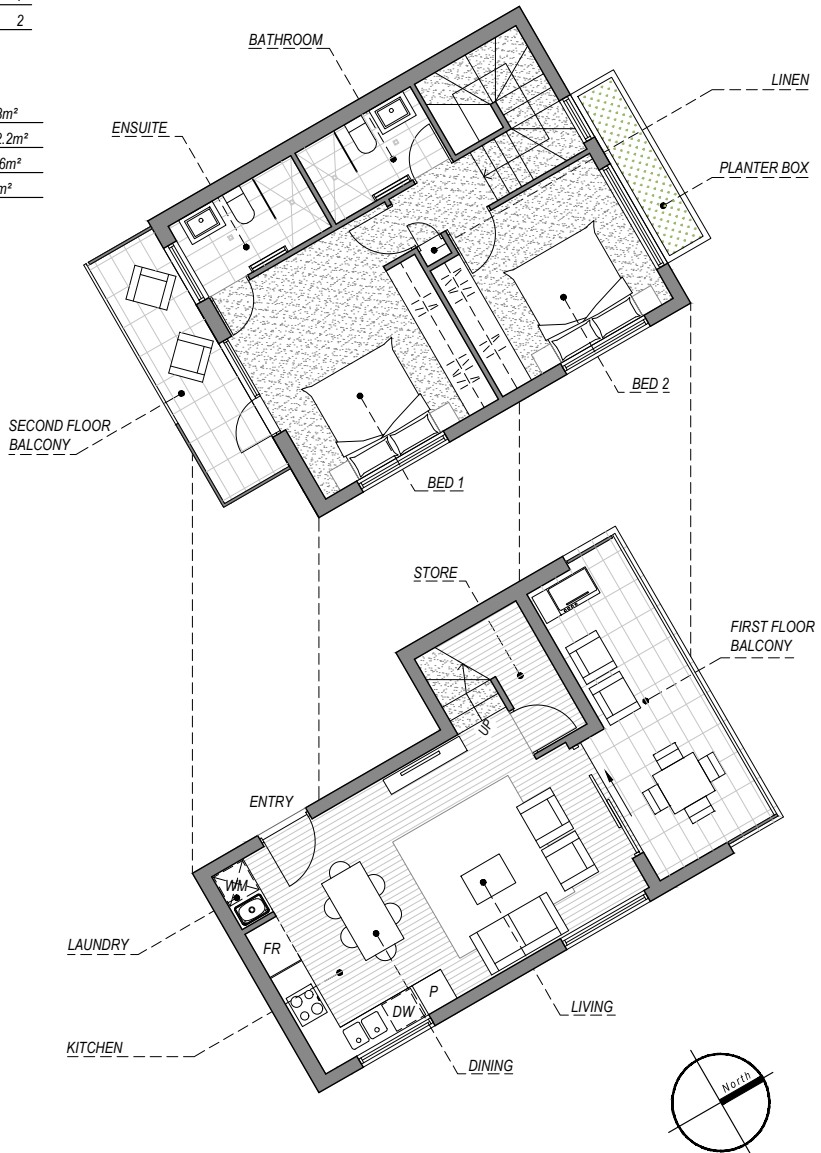
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UNIT 5

BEDROOMS	2
BATHROOMS	2
GARAGE	1
COVERED CARBAY	1
BICYCLE RACK	2

AREAS

INTERNAL LIVING	7.3m ²
FIRST FLOOR BALCONY	12.2m ²
SECOND FLOOR BALCONY	7.6m ²
STORE	4m ²



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