



NORTHCOTE

NAREMBURN





THE HEART OF THE  
LOWER NORTH SHORE

NAREMBURN





Artist's impression. Subject to council approval.



## A DESIRABLE URBAN RETREAT

A rare urban gem, Naremburn on the lower north shore of Sydney abounds with lush bushland and parkland sanctuaries and the hum of cosmopolitan life.

Positioned conveniently at the residential edge of lively St Leonards, the leafy streets are lined with lovingly restored Californian bungalows and Federation

cottages, making for an inviting place to retreat from the bustle of the city.

And with a vibrant café and dining culture located nearby, Naremburn is one of Sydney's most desirable addresses.

Northcote's sleek lines elegantly blend into the surrounding greenery.

Soft foliage provides a peaceful backdrop to the casual modernity of the architecture, while spacious living areas open onto generous balconies designed for a relaxed lifestyle.

Artful design featuring timber accents and textural sandstone strikes the perfect balance between contemporary style and a peaceful, verdant outlook.

'THE ARCHITECTURAL LANGUAGE IS REFLECTIVE OF A BESPOKE HOME, WITH A TEXTURED AND LAYERED PALETTE OF PLANES AND MATERIALS WHICH COMBINE TO FORM AN ELEGANT AND SOPHISTICATED URBAN DESIGN.'

— NETTLETON TRIBE ARCHITECTS





# EXPERIENCE THE BEST OF BOTH WORLDS

Nestled in the leafy oasis of Naremburn and just 7 km from the CBD, Northcote combines the best of both worlds with Sydney's exciting cultural and leisure offerings within easy reach.

A mere 3 minute walk from the convenience of transport, shops and cafés at St Leonards, and with the bustling and fashionable village of Crows Nest just a short distance away, it truly is the ultimate blend of urban pleasures and laid-back living.



NEUTRAL BAY

BALMORAL BEACH

DIRECT ACCESS TO FREEWAY

CHATSWOOD

NAREMBURN VILLAGE SHOPS

KIRRIBILLI

NORTH SYDNEY

WOOLWORTHS

CROWS NEST CAFÉ & DINING PRECINCT,  
WILLOUGHBY ROAD

PROPOSED NEW  
COLES BASED CENTRE

SYDNEY CBD

CHANDOS STREET

ST LEONARDS CBD

ROYAL NORTH SHORE HOSPITAL

ST LEONARDS RAILWAY STATION

NAREMBURN PARK

St Leonards is a leafy backdrop to the central modernity of the archipelago, while its roads link the open spaces of the inner city to the open spaces of the outer city. The proposed development is a rare blend of urban pleasures and laid-back living.

St Leonards features timber accents and a central courtyard, making the development a blend of urban pleasures and laid-back living.





## QUINTESSENTIAL SYDNEY LIVING

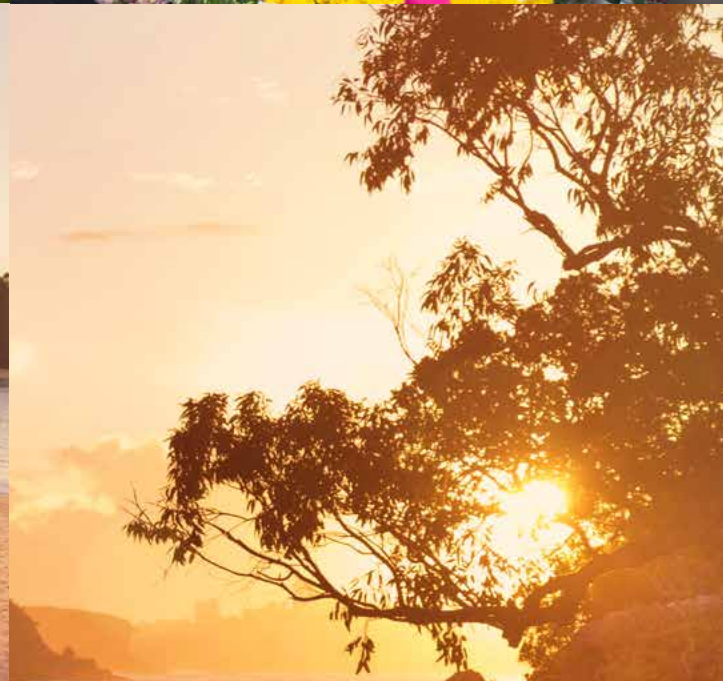
In the nearby suburbs of Crows Nest, Neutral Bay and Cammeray you'll find local-produce markets and boutiques brimming with must-have finds.

Not to mention plentiful dining options, with wonderful neighbourhood eateries such as Crows Nest's Bravo Trattoria, Garfish and Crow Zone.

Be it shopping and sipping coffee or enjoying the quiet sanctuary of your balcony, each day offers access to life's little luxuries.







## ENJOY AN ACTIVE LIFESTYLE

Sydney's iconic harbour is less than 3km away and the inviting sun-drenched sands of Balmoral and the Northern Beaches are within an easy drive. Naremburn's local parks, sports fields and leisure facilities are close at hand, ensuring that the highlights of the North Shore lifestyle are ready to be enjoyed.

Whether you enjoy morning walks along the curved shoreline of Balmoral Beach, sharing an indulgently long lunch with friends in the waterside establishments of Bathers' Pavilion and The Boathouse, or spending an afternoon exploring the galleries, shops and museums of the city, Naremburn is the ideal base from which to plunge into Sydney's enviable culture.







## YOUR PRIVATE SANCTUARY

A true sanctuary of greenery is a rare delight in Sydney's sought after suburbs. Hugging the earth and featuring natural materials of sandstone and timber, the low-level building elegantly mirrors the bushland and fits snugly within its surroundings, convenient parking is provided through a quiet rear cul-de-sac.

Organic elements continue inside with stone flooring and a breathtaking backlit onyx slab that adorns the wall within the entrance foyer. Environmentally sensitive landscaping using Australian native plants brings a sense of harmony between the private, leafy garden oasis and the modern architecture, creating a carefully balanced urban habitat.



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## CREATED FOR STYLISH LIVING

Each of the 15 apartments have been artfully designed with both form and function in mind. With rooms created to flow seamlessly together, this openness delivers a casual but modern style that cleverly enables full use of the space.

From the stylish stackable glass doors to the generously proportioned balconies that bring the inside out, each apartment is expertly tailored to fit any lifestyle.





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## CLEVER PLACES & OPEN SPACES

Whether you're an avid entertainer or relish being within walking distance to a latte at cosmopolitan Crows Nest, Naremburn or St Leonards, a well-appointed kitchen is sure to become the heart of your home. Complete with European appliances, mirrored or marbled splashbacks, and

bespoke pendant lights suspended from an island bench, a well-considered and spacious design makes this room an obvious highlight.

Easy-care polyurethane cabinetry, soft-close drawers and ample storage together with a classic colour scheme unite to feature both function and style.

In perfect harmony with the oversized balconies that make gathering together with friends a true pleasure, the kitchen is expertly created to make entertaining a breeze.





## EVERYDAY LUXURY

Every detail of every room has been carefully considered to create a polished, modern aesthetic, from a timeless colour palette to the ergonomic curves of door handles.

Crafted to bring a sense of luxury to everyday rituals, each bathroom is a serene personal retreat accented with organic white Caesarstone benchtops, frameless glass shower screens and chic chrome accessories.

### KITCHENS

Light filled kitchens with open planning to living areas, Caesarstone bench tops, mirrored splashback and classic European appliances throughout.

### GENERAL FINISHES

- Data and Foxtel telecommunications cabling
- Audio-visual intercom
- Central gas hot water system
- European appliances throughout
- Pure wool blend carpet
- Frameless glass shower screens
- Built-in glass fronted robes
- Generous storage
- Reverse cycle air-conditioning
- Recessed downlights
- Oversized floor to ceiling stackable glass doors

### BATHROOMS

The bathrooms at Northcote feature high quality European inspired floor and wall tiles, Caesarstone bench tops, generous storage and stylish architectural fittings and finishes.

### OPTIONAL UPGRADE FINISHES

(Upgrade finishes are standard to the top floor apartments)

- Under floor heating in bathrooms
- Calacatta marble kitchen splashback
- Zip instant hot and chilled sparking water tap



## THE DEVELOPMENT TEAM

### THE ARCHITECT NETTLETON TRIBE



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Established in 1971, Nettleton Tribe, based locally in Crows Nest, is a leading architectural practice servicing Australia and abroad. Their innovative design philosophy from concept to detail have made a positive impact on the way in which people reside and work. Over the past 40 years their leadership in the industry has seen their projects win numerous awards from leading associations including the National Trust, AIA, PCA, UDIA and Urban Taskforce of Australia.

Their residential projects are driven by this desire to create beautiful buildings and spaces that make a significant contribution to the urban landscape of our cities and the lives of the residents who inhabit them.

### THE INTERIOR DESIGNER GIBSON INTERIORS

With 30 years' experience specialising in luxury homes and multi-unit developments, Beverley Gibson has been principal interior designer on many award-winning projects including the "Abbotsford Cove" development and the Felton Homes luxury display home. Other recent interior design work includes the New York inspired loft style apartments of "Axis" at Alexandria, the high-rise "Ore" apartments at Waterloo, the Aria Penthouse at Terrigal Beach and the heritage sensitive Casey's Building of Hunters Hill.

Beverley Gibson's personal leadership on all aspects of interior design ensures the creation of contemporary living spaces that balance practicality and luxury.

### THE LANDSCAPE ARCHITECT BLACK BEETLE



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Black Beetle is a landscape architectural and art practice focused on providing thoughtful and innovative designs. Black Beetle has built a diverse body of work that melds nature and architecture to create quality designs that are inspirational, fresh and high performing.

Most recently Black Beetle have been involved in a number of successful multi-residential projects including 'Casba' and '17 Danks' in Waterloo and 'Cleveland & Co' and 'Foveaux Apartments' in Surry Hills.

### THE DEVELOPER ARMADA NAREMBURN PTY LTD

Northcote is proudly developed by Armada Naremburn Pty Ltd, an innovative company with principals who have extensive experience in Sydney's residential property market. The developer has a passion for delivering quality apartments by engagement with the highest calibre of architecture and design consultants.

With meticulous attention to detail and planning, the team pride themselves on creating buildings that make a long term high quality contribution to the urban landscape and provide residents with beautifully designed living spaces, perfectly suited for modern urban living.



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