

LOFT  
HAUS



187 / 189 Loftus Street, Leederville





## *Boutique apartments in Leederville with city views*

Primely positioned on an elevated site in the inner-city suburb of Leederville, Loft Haus Apartments offer connected urban living with stunning city views, minutes from one of Perth's most popular dining and retail strips.

Thoughtfully designed around a landscaped central courtyard where residents can socialise or relax, this boutique three-storey development features 13 apartments and 2 penthouses with modern dual-aspect orientations, spacious open-plan layouts and luxurious high-quality finishes.

## *Tranquil central courtyard*

With a shimmering external brickwork finish, modern off-form concrete arches and a wrought iron front gate, Loft Haus has been architecturally designed to reflect the heritage of the surrounding area.

At the heart of Loft Haus is a tranquil central courtyard, designed as a leafy private sanctuary that's perfect for socialising or relaxing with landscaped spaces, lush green plantings and communal seating areas.

The 6 star green-rated building also includes a large entry foyer, public artwork by Stuart Green, bicycle racks and secure undercover parking.





## *Spacious dual-aspect, energy saving apartments*

Sustainability plays a central role in the overall design of Loft Haus, creating ongoing benefits for residents and the environment alike. As a green-focused development, Loft Haus offers the cutting-edge technology of GENiUX which helps to reduce the developments overall carbon footprint whilst providing significant energy savings to future residents.

Carefully chosen infrastructure maximises renewable energy whilst minimising costs including solar panels, a battery storage system to store excess generated electricity and centralised hot water technology. Smart meters are also installed, allowing you to track your energy use in real time and residents of Loft Haus will have the opportunity to take advantage of an Electric Vehicle Charger to charge their e-cars while they sleep.

As for the building itself, other design features include double glazed windows providing thermal and acoustic benefits, as well as the building is designed to take advantage of cross ventilation pathways to provide good airflow throughout each apartment.





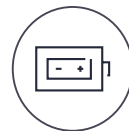
### **Central hot water system via Air Source Heat Pump**

Loft Haus will have the latest centralised heat pump hot water technology installed. Each townhouse and apartment will gain access to a centralised system which is consistently heated to a predetermined temperature, reducing the energy demand to produce hot water.



### **Solar panels**

Solar Photo Voltaic (PV) rooftop panels will be installed to generate power for consumption by residents and common services. This unique infrastructure, designed for boutique developments, will give residents access to renewable energy at discounted daily supply rates.



### **Central Battery Electrical Storage**

A central Lithium Battery Storage system will be installed to capture and store the excess renewable energy generated by the PV solar panels during the day. This will provide power at a reduced rate to residents during peak times in the evenings.



### **Smart Meters**

The integration of smart meters allows for up to date monitoring and tracking of electricity and hot water consumption by residents and strata management.



### **Infrastructure Integration**

GENiUX Energy own and operate the infrastructure systems relieving residents and strata management of maintenance and replacement costs. A GENiUX support line will be provided for any service and billing enquiries, providing residents a high level of service.



### **Electric Vehicle Charging**

To support the progressive move to electric vehicles a metered vehicle charging station will be installed in the development for the convenience of residents.





# Urban Blanco Colour Scheme

Urban Blanco scheme is a crisp white and light wood scheme that is fresh, bright, and full of energy.

In the kitchen, the stone benchtops and splash back are a beautiful organic white with quartz blended through for a subtle texture. This is complemented with soft walnut cabinetry with accents of white cabinets over the cooktop area and the look is finished with modern matt black accessories.

Continuing the fresh and bright ambiance the Loft Haus bathrooms are styled with stunning aqua feature tiles, a mixture of white matt and gloss subway tiles complete with white quartz benchtops, soft walnut cabinetry and matt black accessories.



Artist's Impression | Penthouse Kitchen



Artist's Impression | Penthouse Ensuite

# Urban Noir

## Colour Scheme

Urban Noir is a darker scheme that is moody, relaxing and cosy.

In the kitchen, the stone benchtops and splashback are a subtle two tone slate grey with a dappled textured look. This is complimented with black wood grain cabinetry softened with warm walnut cabinetry over the cooktop area and finished off with modern matt black accessories.

Each Urban Noir bathroom is styled with stunning smoke grey feature tiles, a mixture of white matt and gloss subway tiles complete with slate grey benchtops, black wood grain cabinetry and matt black accessories tying it all together.



Artist's Impression | Penthouse Kitchen



Artist's Impression | Penthouse Ensuite



*Modern and convenient  
inner-city living*



KINGS  
PARK

LEEDERVILLE  
TRAIN STATION

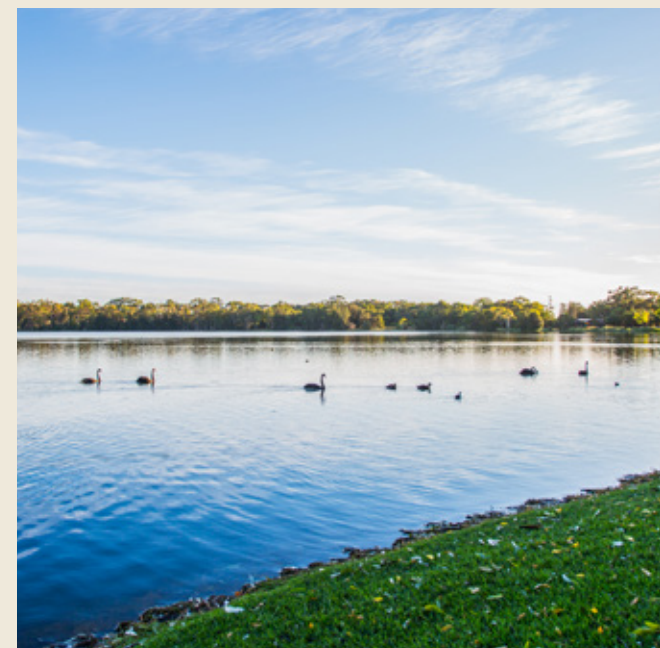
OXFORD  
STREET

LAKE  
MONGER

Loft Haus Apartments are centrally located in Leederville, a modern and eclectic inner-city suburb just 2km north of the Perth CBD.

At Loft Haus, you will be minutes from everything you'd expect in an established urban area, including cafés, restaurants, supermarkets, schools, parks, entertainment and recreational facilities.

For added convenience, Loft Haus is situated on a major bus route to Perth City, plus it's only a short drive from the Leederville Train Station, Graham Farmer Freeway and the Vincent Street freeway entry.



## *A snap shot of Leederville*

Loft Haus is centrally located offering connected urban living minutes from some of Perth's most popular dining, entertaining and retail precincts including Leederville, North Perth, Mt Hawthorn, Mt Lawley and Northbridge.

Just down the road at the peaceful Lake Monger Reserve, you can sit back and marvel at the huge variety of bird life or enjoy a leisurely stroll around the lakeside walkways, boardwalks, nature trails and lookouts.

- 300m Aranmore Catholic College
- 400m Charles Veryard Reserve
- 500m Charles Street Fresh Market
- 600m Aranmore Catholic Primary
- 650m North Metropolitan TAFE
- 650m Loftus Recreation Centre
- 680m Leederville Oval
- 800m Beatty Park Leisure Centre
- 900m 24hr Supa IGA Supermarket
- 900m Luna Cinemas
- 1km Vincent Street Freeway entry
- 1km Oxford Street dining/retail strip
- 1.2km Leederville Train Station
- 1.3km Graham Farmer Freeway
- 1.9km Lake Monger
- 2km to Perth Arena
- 2.4km to Edith Cowan University
- 2.7km to Perth CBD





## GRIFFIN PROJECTS

### Western Australia

Manhattan, Applecross  
 Cube on Canning, Attadale  
 Abode, Como  
 Coterie, Como  
 Lucida, Como  
 Parkview, Como  
 Loft Haus, Leederville  
 204 Walcott, Menora  
 Florence, Nedlands  
 Westwood, Nedlands  
 Reside on Money, Northbridge  
 Coastal Edge, North Coogee  
 The Residence, Scarborough  
 One54 Tuart, Tuart Hill  
 Butler Medical Centre, Butler  
 Hamilton Hill Medical Centre, Rockingham

### Victoria

Flourish, Camberwell  
 Hastings, Hawthorn East

### Adelaide

Calibre, Glenelg  
 The Henry, Plympton

### New South Wales

Musgrave Street, Mosman

### Queensland

Paddington, Brisbane  
 Beach Road, Coolum

## DEVELOPMENT TEAM

Powered by

**GRIFFIN** 

griffin-group.com.au



Designed by

**CAPA**

carrierandpostmus.com

Built by



abn.com.au

lofthaus.com.au | Caroline Bicknell 0473 331 800

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