



MODE

living with style



MODE

- a. A manner, way, or method of doing something, experiencing something, or acting.
- b. The current or customary fashion or style.



The Lane internal living space



The Lane



Tony Fini started his development company, Fini over 60 years ago and since that time has constructed a number of award winning apartments in premium locations such as Burswood, South Perth and Como.

Despite selling his company to national property firm Mirvac in 2001 with the intent of retiring, Tony has returned to his passion, the construction industry, alongside his daughter Nadia and business partner Anthony.

Renowned for adding the extras, Fini Developments choose premium locations and create apartments with superior finishes, which our residents love for years to come.

If you are seeking a company that takes immense pride in their work and that puts extra thought into the finishes and lifestyle, then Fini Developments is your company of choice.

A developer
with 60 years
credibility

The perfect mix

Mode is a perfect mix of 15 townhouses and 5 apartments designed around a courtyard setting, which provides a real sense of space and community.

The two storey townhouses are three bedroom / two bathroom while the five apartments range from 1 to 3 bedroom.

The properties have been equipped with Bosch appliances and all the extras including stone benchtops, reverse cycle air conditioning and intercom security.

The townhouses are generally over 130sqm in size with 25sqm courtyards and balconies and offer ample light, creating a spacious feel.

The apartments range in size from 54-109 sqm, many with spacious courtyards.

This high standard of quality and price point represent excellent value, especially considering the potential for the location.



\$500 million Canning City Centre redevelopment



A positive location



Mode is ideally positioned across the road from Bentley Hospital and in the thriving City of Canning.

The area is undergoing \$500 million in redevelopment, which includes the expansion of Westfield Carousel as well as redevelopment of the train line to create a vibrant retail and living precinct.

Once redeveloped, Carousel will be the mecca for fashion labels in WA and will offer an extensive open air dining precinct to maximise WA's fabulous climate.

Mode is located just minutes from the new Canning City Centre and hence offers privacy and a boutique setting but still with fabulous services on the doorstep.

Curtin University, which is ranked in the top one per cent of universities worldwide in the Academic Ranking of World Universities 2017, is just located 8 minutes (4.4kms) away from Mode, with Perth CBD a mere 11kms.

These townhouses and apartments represent excellent value, considering the standard and spaciousness and its ideal location.

Curtin University is ranked in the top one per cent of universities worldwide in the Academic Ranking of World Universities 2017.

SITE PLAN

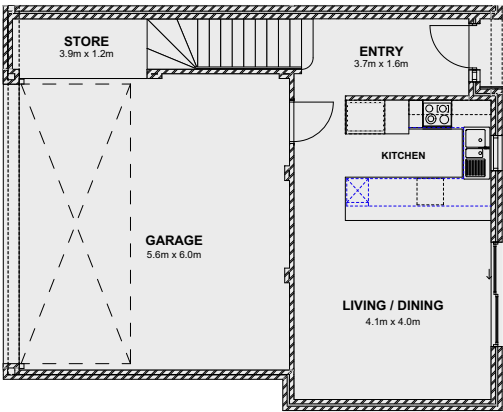


FLOORPLANS

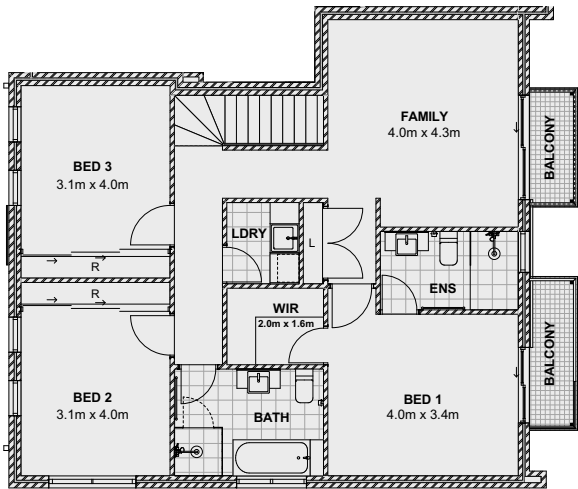


UNIT 1

Living Area
138.58 m ²
Balcony/Courtyard
25 m ²
Bed
3
Bath
2
Garage/Carport
32.55 m ²
Store
4 m ²



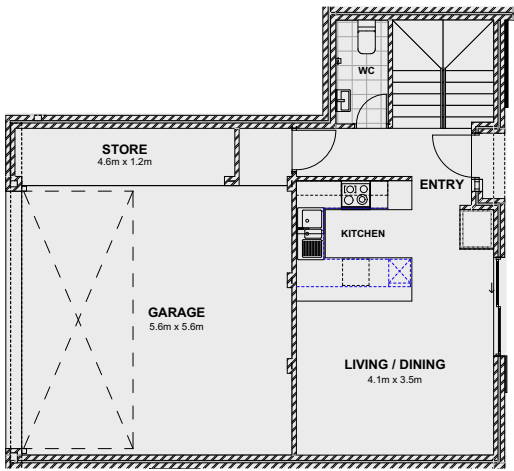
Ground Floor Plan



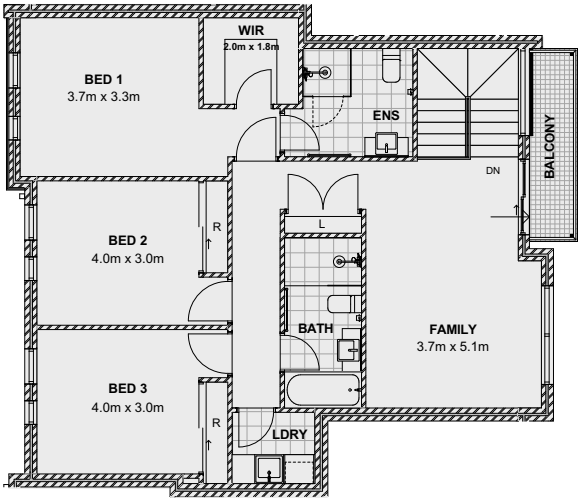
First Floor Plan

UNIT 2

Living Area
133.46 m ²
Balcony/Courtyard
29 m ²
Bed
3
Bath
2
Garage/Carport
32.55 m ²
Store
5 m ²



Ground Floor Plan

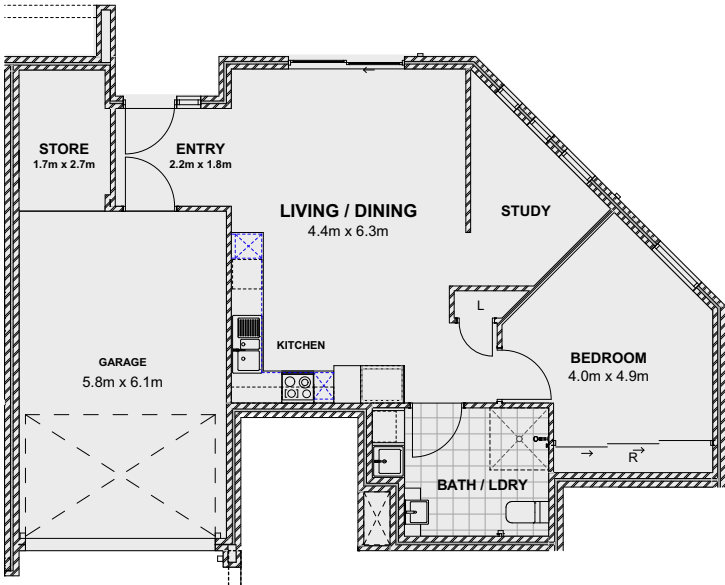


First Floor Plan

FLOORPLANS

UNIT 3

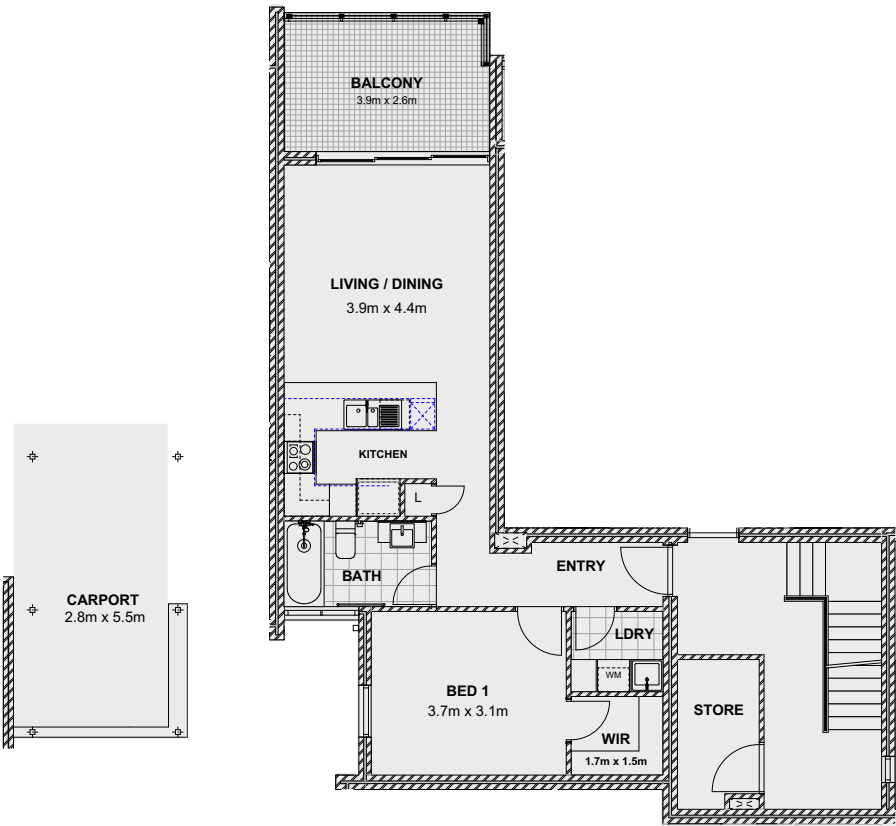
Living Area
71.86 m ²
Balcony/Courtyard
69 m ²
Bed
1
Study
1
Bath
1
Garage/Carport
23 m ²
Store
4 m ²



Ground Floor Plan

UNIT 5

Living Area
58.27 m ²
Balcony/Courtyard
10 m ²
Bed
1
Bath
1
Garage/Carport
17.11 m ²
Store
4 m ²

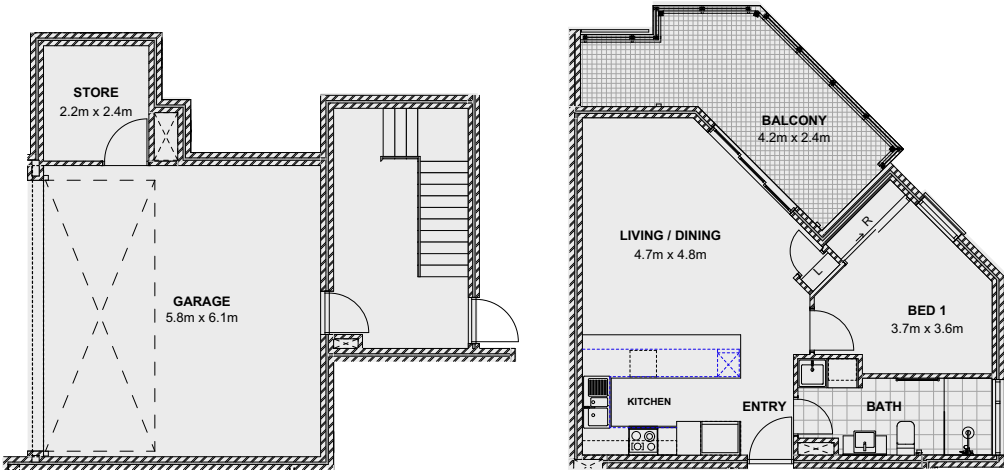


Ground Floor Plan

First Floor Plan

UNIT 4

Living Area
54.05 m ²
Balcony/Courtyard
15 m ²
Bed
1
Bath
1
Garage/Carport
16 m ²
Store
5 m ²

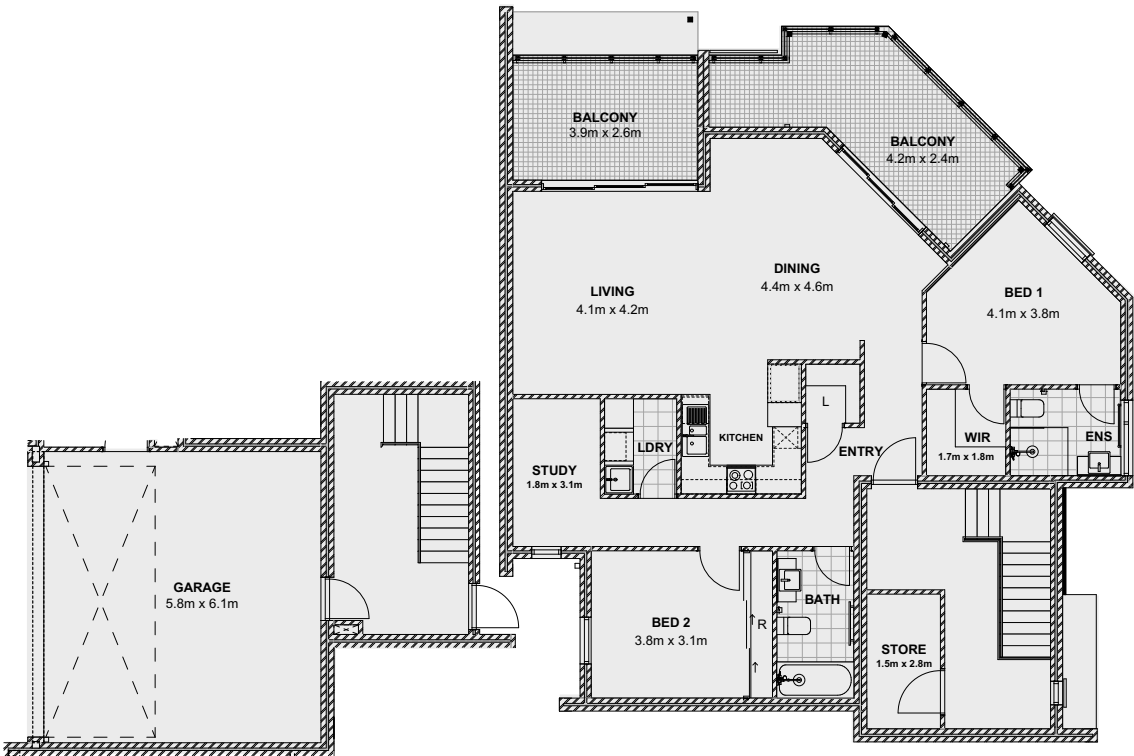


Ground Floor Plan

First Floor Plan

UNIT 6

Living Area
109.12 m ²
Balcony/Courtyard
25.37 m ²
Bed
2
Study
1
Bath
2
Garage/Carport
13 m ²
Store
6 m ²



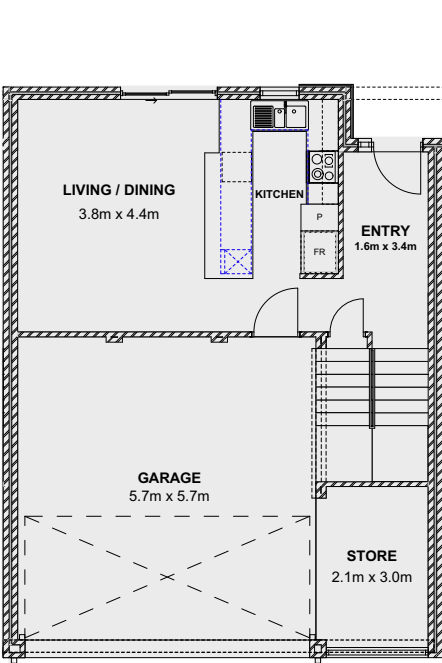
Ground Floor Plan

First Floor Plan

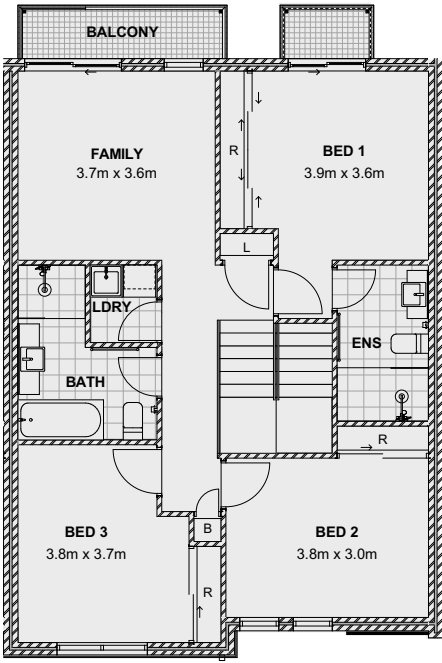
FLOORPLANS

UNIT 7 & 9

Living Area
125.29 m ²
Balcony/Courtyard
32 m ²
Bed
3
Bath
2
Garage/Carport
34.16 m ²
Store
6 m ²



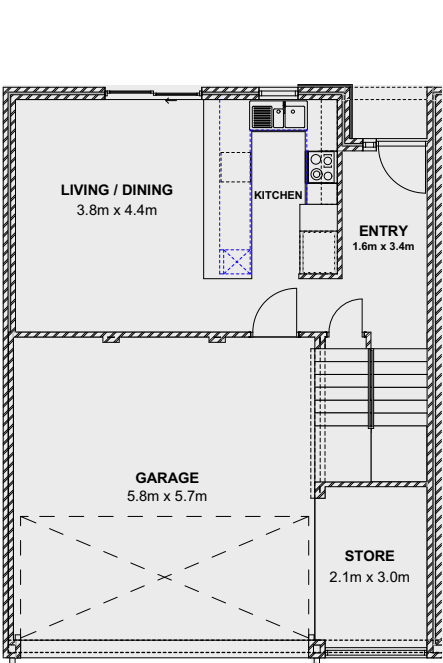
Ground Floor Plan



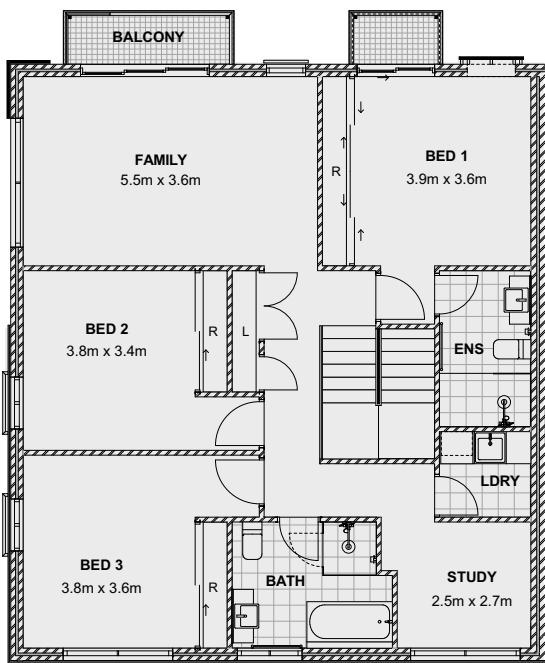
First Floor Plan

UNIT 11

Living Area
150.3 m ²
Balcony/Courtyard
32 m ²
Bed
3
Study
1
Bath
2
Garage/Carport
34.16 m ²
Store
6 m ²



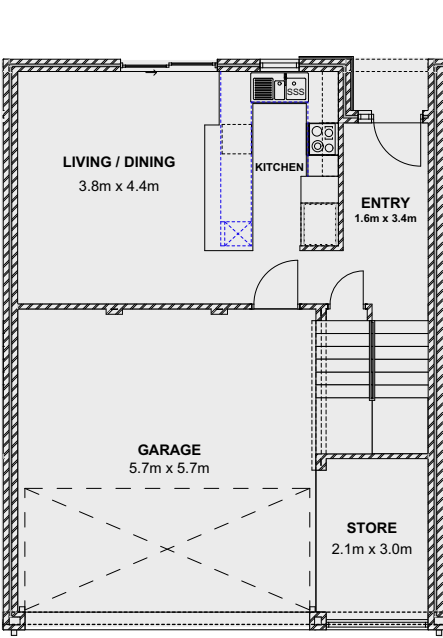
Ground Floor Plan



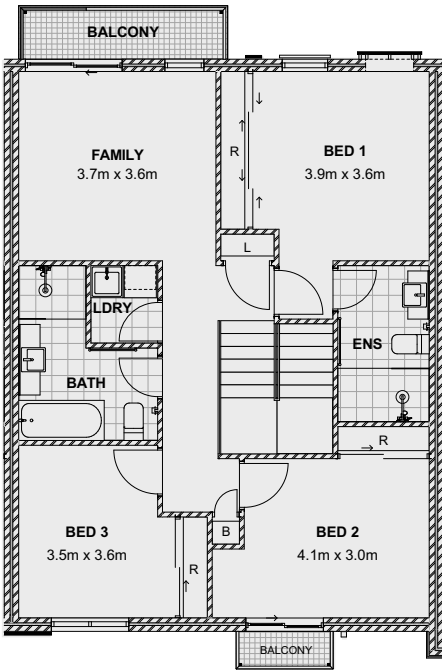
First Floor Plan

UNIT 8 & 10

Living Area
123.7 m ²
Balcony/Courtyard
25 m ²
Bed
3
Bath
2
Garage/Carport
34.16 m ²
Store
6 m ²



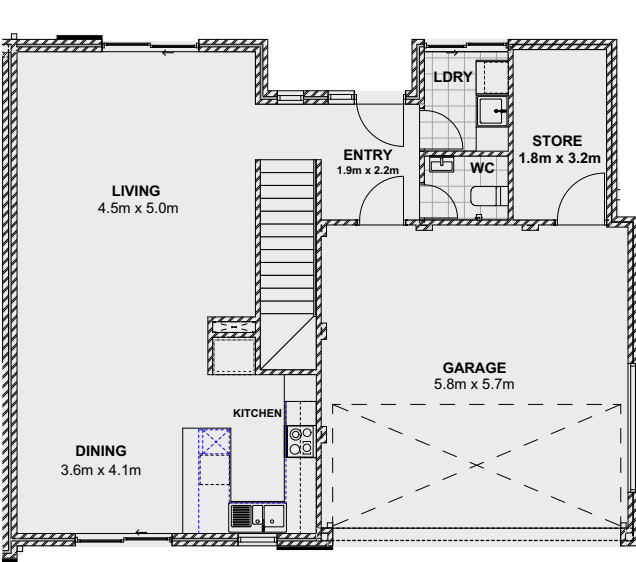
Ground Floor Plan



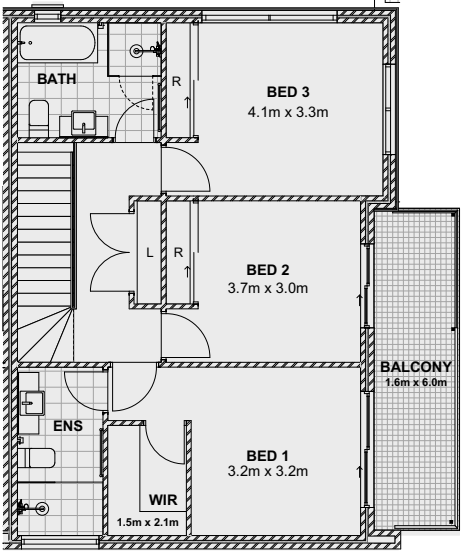
First Floor Plan

UNIT 12

Living Area
137.55 m ²
Balcony/Courtyard
47 m ²
Bed
3
Bath
2
Garage/Carport
31.53 m ²
Store
5 m ²



Ground Floor Plan

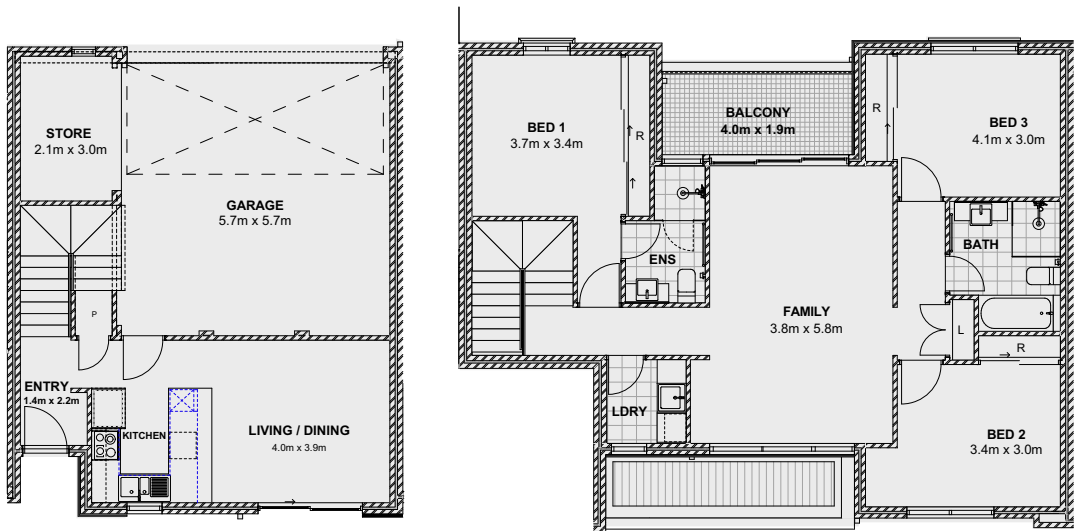


First Floor Plan

FLOORPLANS

UNIT 13

Living Area	127.51 m ²
Balcony/Courtyard	28 m ²
Bed	3
Bath	2
Garage/Carport	33.9 m ²
Store	6 m ²

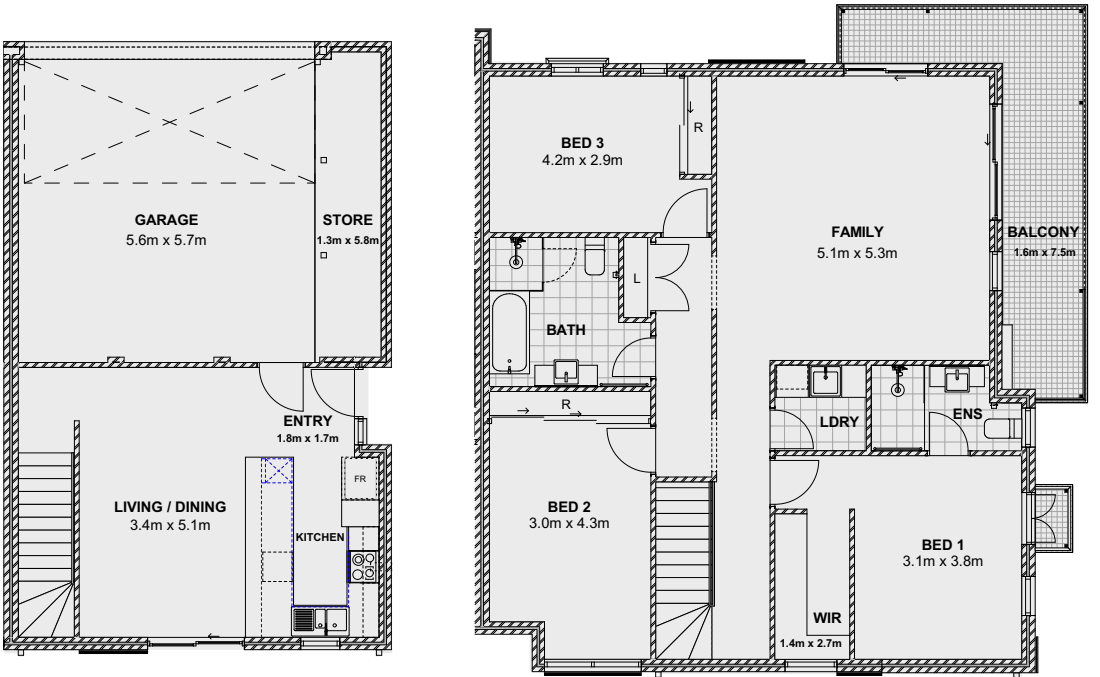


Ground Floor Plan

First Floor Plan

UNIT 15

Living Area	151.3 m ²
Balcony/Courtyard	38 m ²
Bed	3
Bath	2
Garage/Carport	32.71 m ²
Store	6 m ²

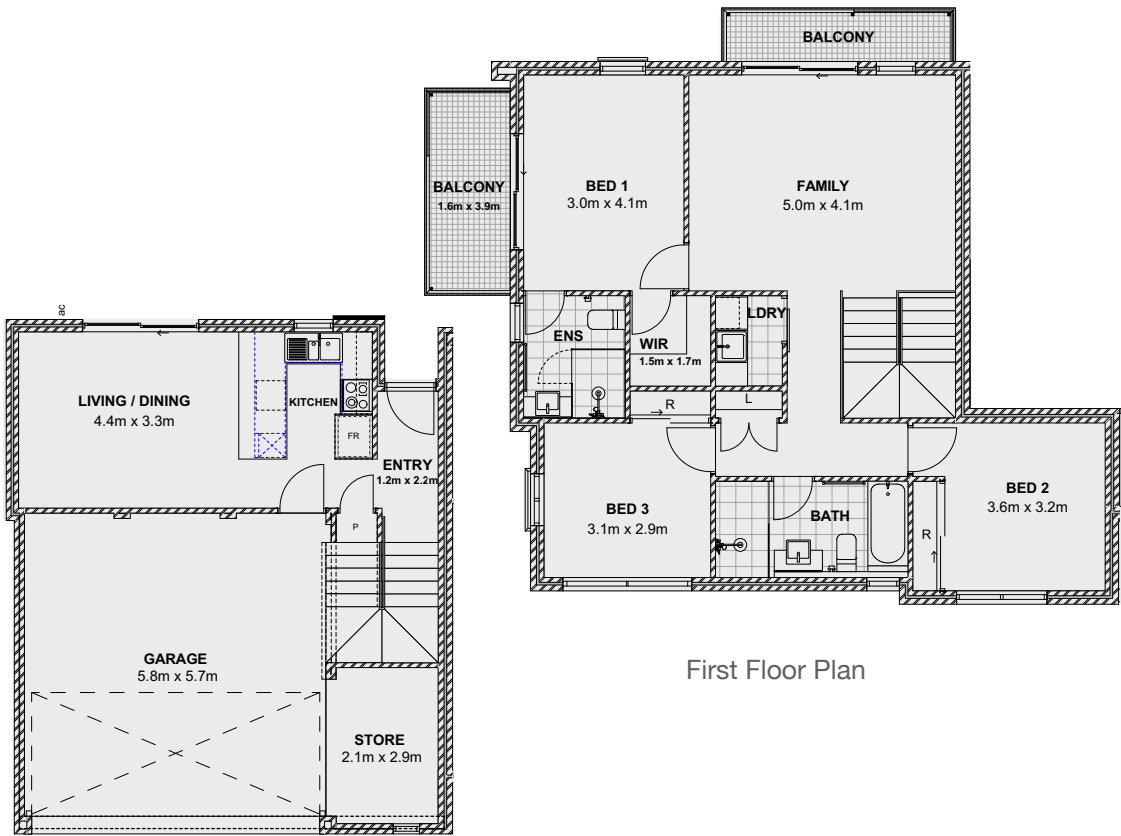


Ground Floor Plan

First Floor Plan

UNIT 14

Living Area	125.46 m ²
Balcony/Courtyard	29 m ²
Bed	3
Bath	2
Garage/Carport	34.17 m ²
Store	6 m ²

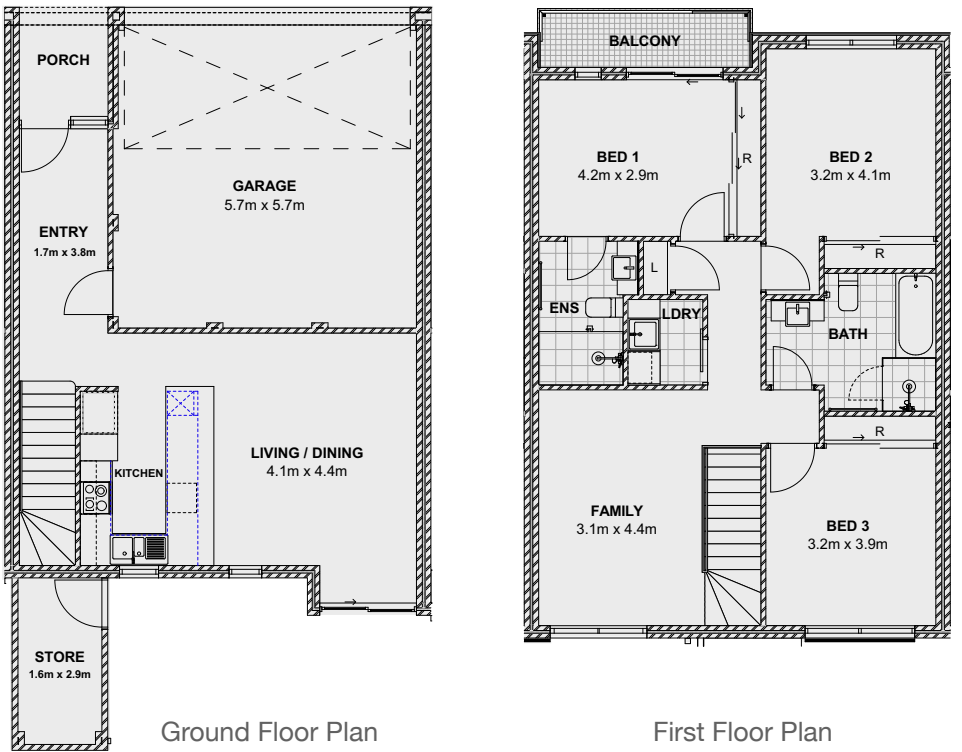


Ground Floor Plan

First Floor Plan

UNIT 16 & 17

Living Area	129.33 m ²
Balcony/Courtyard	24 m ²
Bed	3
Bath	2
Garage/Carport	31.53 m ²
Store	5 m ²



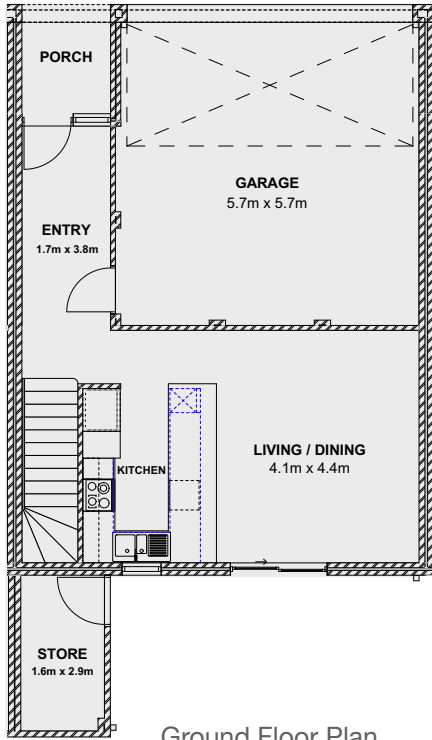
Ground Floor Plan

First Floor Plan

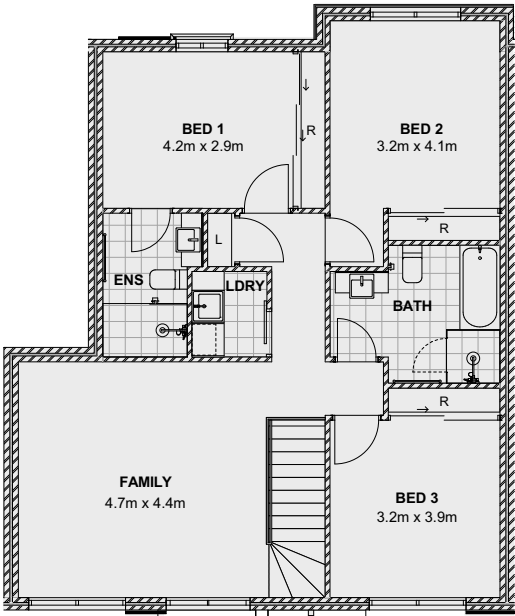
FLOORPLANS

UNIT 18

Living Area
135.35 m²
Balcony/Courtyard
18.2 m²
Bed
3
Bath
2
Garage/Carport
31.53 m²
Store
5 m²



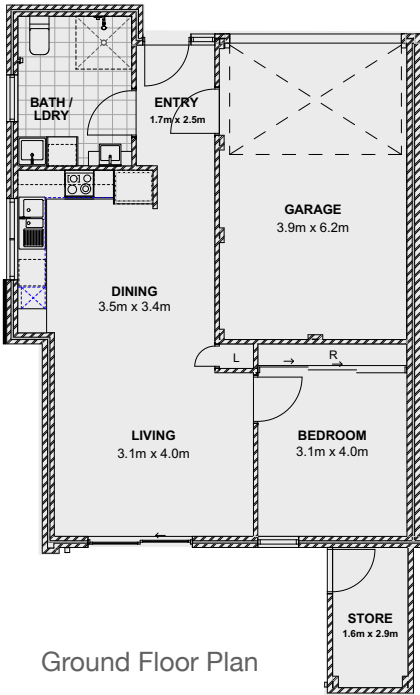
Ground Floor Plan



First Floor Plan

UNIT 20

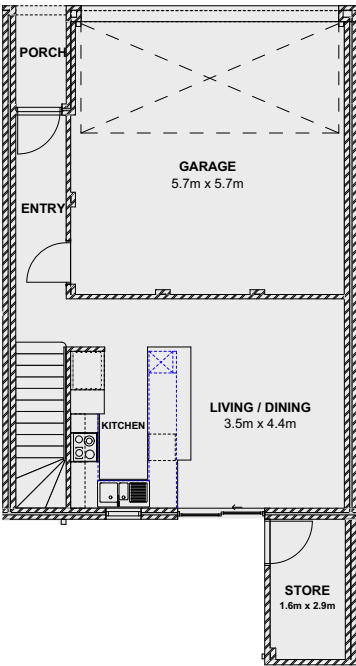
Living Area
65.95 m²
Balcony/Courtyard
15.3 m²
Bed
1
Bath
1
Garage/Carport
22.8 m²
Store
5 m²



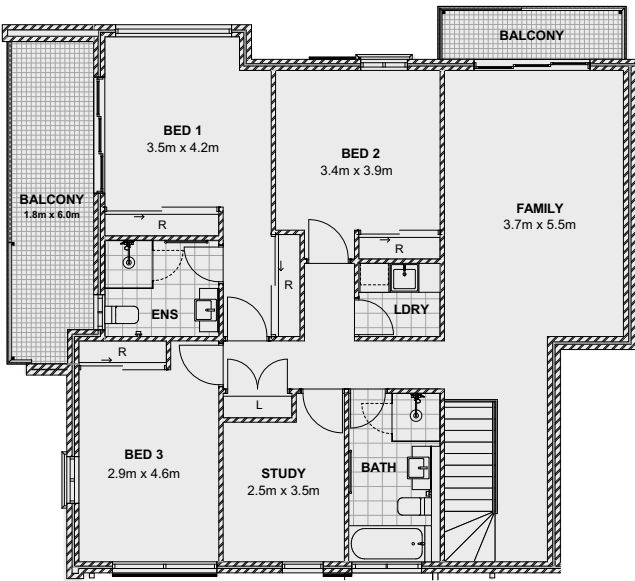
Ground Floor Plan

UNIT 19

Living Area
155.06 m²
Balcony/Courtyard
31 m²
Bed
3
Study
1
Bath
2
Garage/Carport
31.58 m²
Store
5 m²



Ground Floor Plan



First Floor Plan

SPECIFICATIONS

INTERIORS

KITCHEN	
Bench-top	Engineered stone top to selected surfaces with 40mm square edge
Cabinets and Doors	Laminate finish to base and overhead units – all doors with soft closers
Pantry	Laminate finish with shelves
Drawers	Cutlery, utility and pot drawers with soft closers
Cooktop	Bosch stainless steel 600mm gas cooktop
Oven	Bosch stainless steel 600mm multi-function oven
Rangehood	Bosch stainless steel 600mm ducted built-in above hob
Dishwasher	Bosch Stainless Steel
Splashbacks	Ceramic tiles
Sinks	Stainless steel

BATHROOM / ENSUITE / LAUNDRY	
Vanity	Timberline Carlo vanity with ceramic top and basin or similar
Mirrors	Frameless above vanities
Shower screens	Semi-frameless clear glass
Shower tapware	Chrome mixer tap with shower on rail
Laundry	Stainless steel inset/vitreous china
Toilets	White vitreous china close-coupled suite
Tapware	Flickmixers throughout
Accessories	Brushed stainless steel toilet roll holder and towel rails
Wall Tiles	Full height tiling

GENERAL	
Hot-Water System	Gas instantaneous
Bedroom robes	Mirror & vinyl sliding doors Shelf and rail at 1800mm above floor level and some double hanging
Linen Cupboards	With laminate shelving
Dryer/Clothes Lines	Included
Floor Finishes	Quality carpet to bedrooms/upper floor/stairs Polyflor vinyl timber or similar approved product to kitchen and entry Ceramic tiles to bathrooms & laundries

ELECTRICAL SERVICES	
Exhaust Fans	Ducted from bathrooms and ensuites
Telephone Points	Provided to Living
Television Points	Provided to Living and Master Bedroom
Air conditioning	Ducted reverse cycle airconditioning to upper level and split system to lower levels
Power	All double GPO outlets with RCD protection LED lighting where possible throughout Solar cells to rooftop for house services
Security	Voice intercom and remote gate release
Smoke Alarms	Hard wired smoke detectors

INTERNAL CONSTRUCTION

Party Walls	Plastered double brick/concrete
Internal Walls	Plastered brick
Wet-Area Walls	Plastered brick/concrete
Skirtings	Painted 90mm MDF
Ceilings & Bulkheads	Generally 2560 high painted flush plasterboard
Cornices	70mm Coved
Front Doors	Painted solid core with security lock and turn-snib
Internal Doors	Painted flush panel
Car-Parking	Lock-up garage and undercover bay

EXTERNAL CONSTRUCTION (ALL APARTMENTS)

External Walls	Combination of render and face brickwork Reverse brick veneer with light weight cladding
Windows & Sliding Patio Doors	Clear aluminium windows and sliding doors where applicable Obscured Glass windows to bathrooms Flyscreens to all operable windows and sliding doors
Footings & Floor Slabs	Insitu reinforced concrete
Roofs	Colorbond metal-deck roofing with anti-con insulation
Balcony Balustrading	Powder-coated aluminium
Walkway Balustrading	Powder-coated aluminium
Balcony Floor Finish	Slip resistant tiles
Stairwell Floor Finish	Textured granolithic concrete or slip resistant tiles
Letterboxes	Numbered and locking
External Lighting	LED light fittings
Gates	Framed powder-coated metal Auto



MODE



FINI DEVELOPMENTS
Adding the extras _____

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