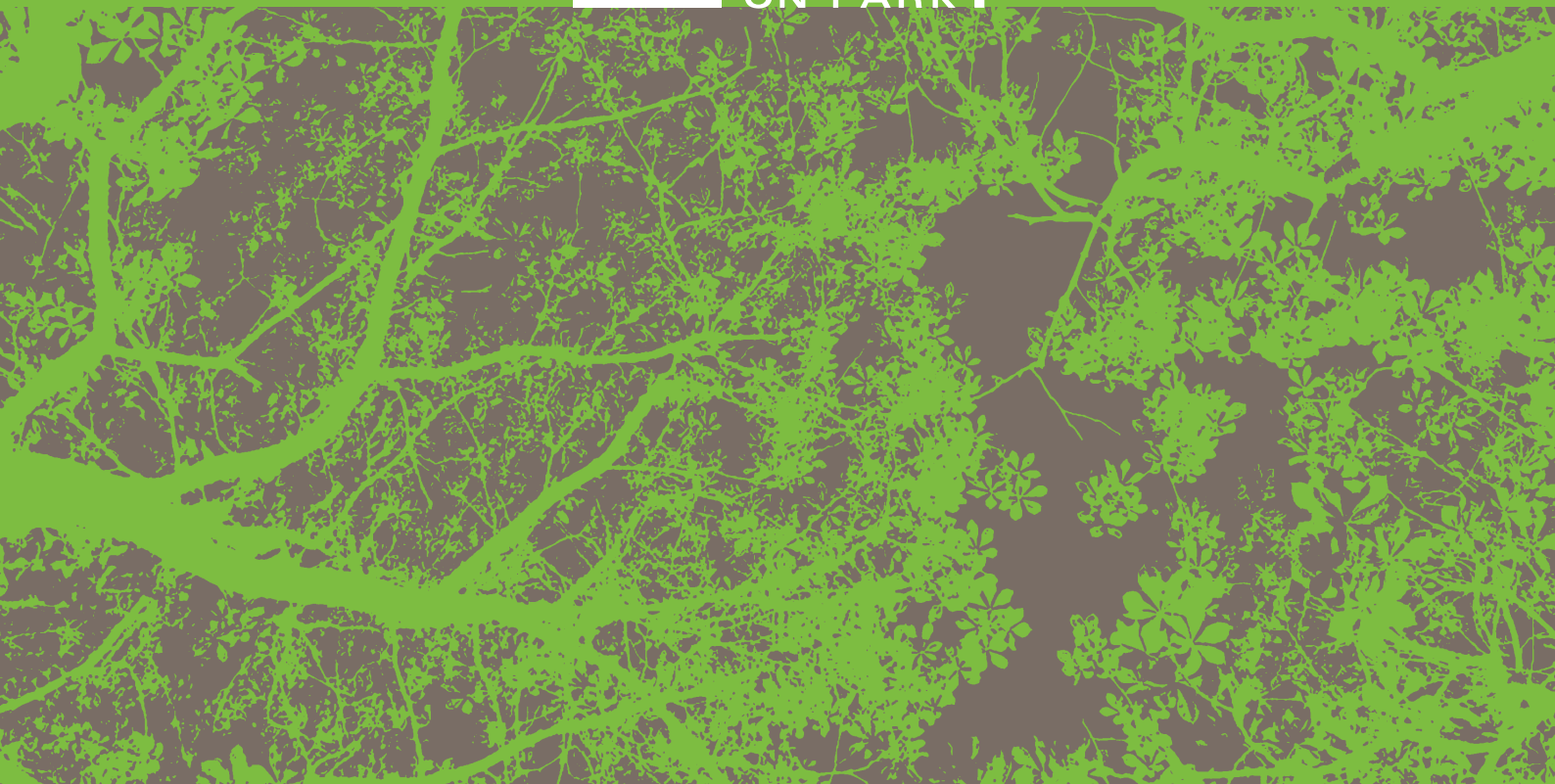


henley

— ON PARK —





*Fini Development Directors
Nadia Lefroy, Tony Fini and Anthony Chun*

A WA developer

WITH 60 YEARS CREDIBILITY

Tony Fini started his award winning 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.

Our Henley on Park project is no different. A pioneer in Como in the late 1970's, it is somewhat serendipitous that Henley on Park is in fact located next to one of Tony's first villa developments in the area.

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

Henley on park

IMAGINE THE SERENITY

Nestled on the corner of Henley and Park Street, Como - Henley on Park is a boutique development with just 27 apartments.

Offering exquisitely designed one and two bedroom apartments, the piece de resistance is the rooftop garden which will overlook the picturesque McDougall Park.

Built across six levels, each floor only has a maximum of five apartments, ensuring an intimate ambience for the residents.

A fully functional lift ensures ease of access across all levels and it is this additional forethought that Fini Developments are best known for.





Located directly opposite the tranquility of McDougall Park with a vista of tree tops



*Feel
relaxed*

AND COMPLETELY AT HOME

Comfort and security has been at the forefront of Fini Developments' mindset for the overall design of Henley on Park.

Large spacious windows provide a light and airy living space with an enviable vista across treetops and parklands.

Stone benchtops, spacious balconies and fully equipped kitchens further add to the quality of lifestyle at Henley on Park.

Reverse cycle air conditioning installed in all living spaces and the added benefit of intercom security ensures that Henley on Park is the place you wish to call home – for now and into the future.





Como

A DISCERNING LOCATION

Como and its surrounding areas provide endless opportunities and choices.



The Como area is a highly sought after location with its proximity to the Swan River and City. Its heritage culture and tree lined streets creates a welcoming ambiance. This is further supported by exceptional local services including private education, award winning universities and magnificent golf courses and shopping precincts.

The Como apartment market has seen a 6% increase in median price over the past five years* maintaining its status as one of Perth's premium suburbs.

Como's current apartment vacancy rate is also just 3.8% compared to Perth's median 4.6% demonstrating its high level of appeal. Como unit rental yields are also higher than houses in the locale, demonstrating its enviable investment potential.

With the redevelopment of the \$235 million Canning Bridge precinct, which will see the upgrade of the train station and introduction of a Swan River ferry service, Henley on Park is ideally located to reap the long term benefits of this revitalised area.



*Source PropertyESP sales analysis Como locale 2011-2016

Your key to convenience

Restaurants/Bars/Cafes/Cinema

- 1 The Raffles Bar and Restaurant
- 12 Karalee Tavern
- 9 Varsity Burger Bar
- 11 Preston Point Café strip
- 13 Mount Henry Tavern
- 19 Clancy's Fish Pub
- 23 Rasa Café and Restaurant
- 24 Oriental Wok Restaurant
- 10 Cygnet Cinema

Public Transport

- 2 Canning Hwy Train Station
- 3 Bus Station (to Fremantle and CBD)
- 26 Bus Station (to Curtin University)
- 27 Bus Station (to CBD)

Universities/Colleges/Primary/ Secondary Schools/Childcare

- 4 Aquinas College (Private School)
- 7 Curtin University
- 31 Wesley College (Private School)
- 25 Manning Primary School
- 28 Como Primary School
- 16 Penrhos College (Private School)
- 17 Como Secondary School
- 29 Jelly Beans Como Child Care Centre

Medical

- 5 Medical Centre
- 30 Physio Therapy Como

Sport and Recreation

- 6 Collier Park Golf Course (27 holes and driving range)
- 15 South Perth Tennis Club

Shopping

- 8 Waterford Plaza Shopping Centre (incl. restaurants, cafes, Coles & IGA)
- 14 IGA
- 18 IGA

Churches

- 20 Como Baptist Church
- 22 Anglican Church Australia



building and
apartment plans

The floor plans cater to five apartments per level ensuring an intimate and community minded development which is ideal for the Como setting. Of course the top level is dedicated to an outdoor rooftop that will provide stunning views across McDougall Park and its tree canopy.

Henley on Park offers one and two bedroom apartments with the option to customise a three bedroom configuration. With all the extras like stone benchtops, reverse cycle air conditioning and ample light, these apartments will offer a serene lifestyle unmatched in the Como area.

BASEMENT LEVEL





GROUND LEVEL

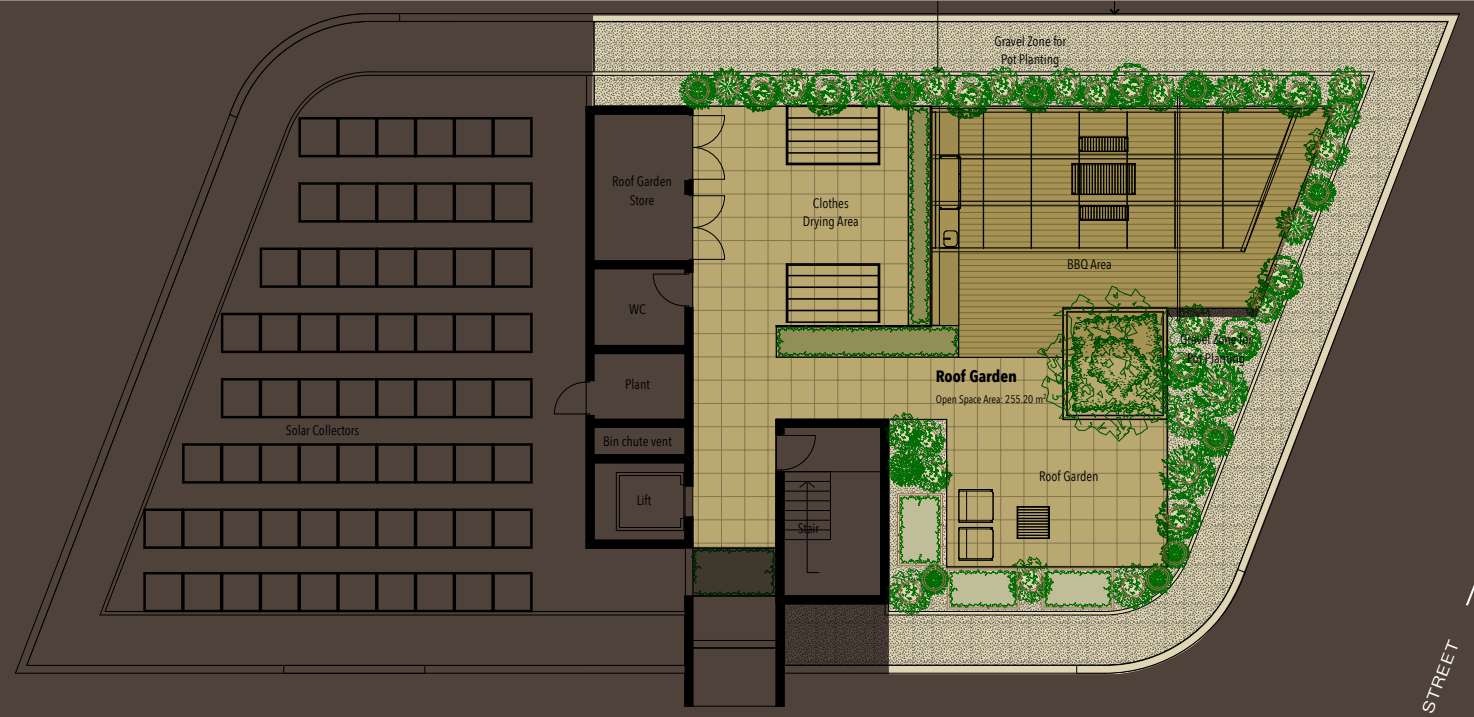


LEVELS ONE TO FIVE





ROOFTOP LEVEL



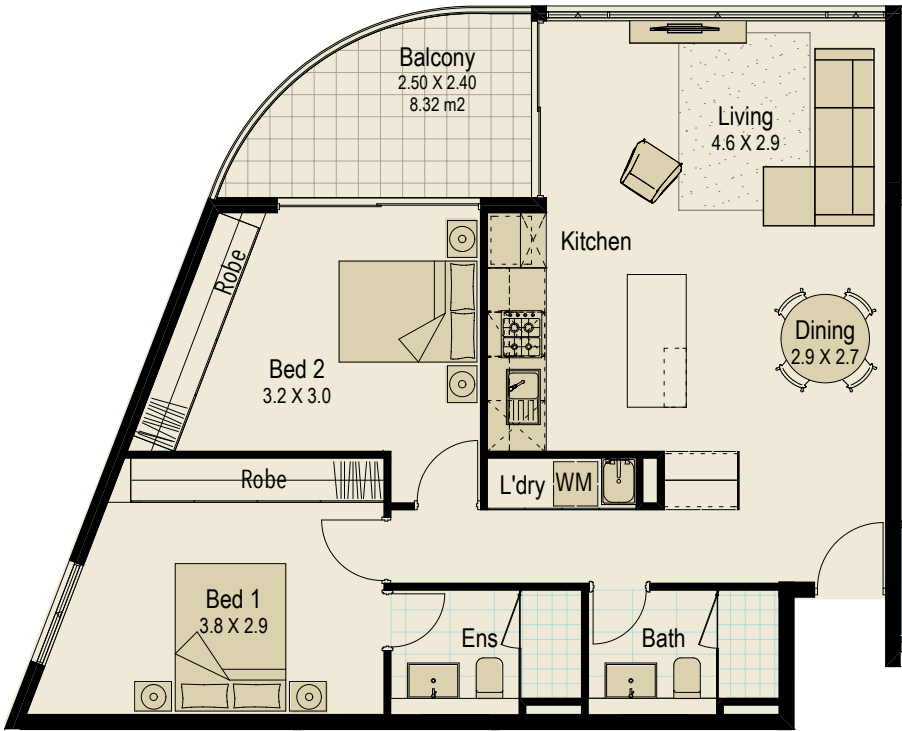
HENLEY STREET

PARK STREET



APARTMENT TYPE

A1



APARTMENT NO. 4, 9, 14, 19, 24

TOTAL AREA **80 m2**

BEDROOMS **2**

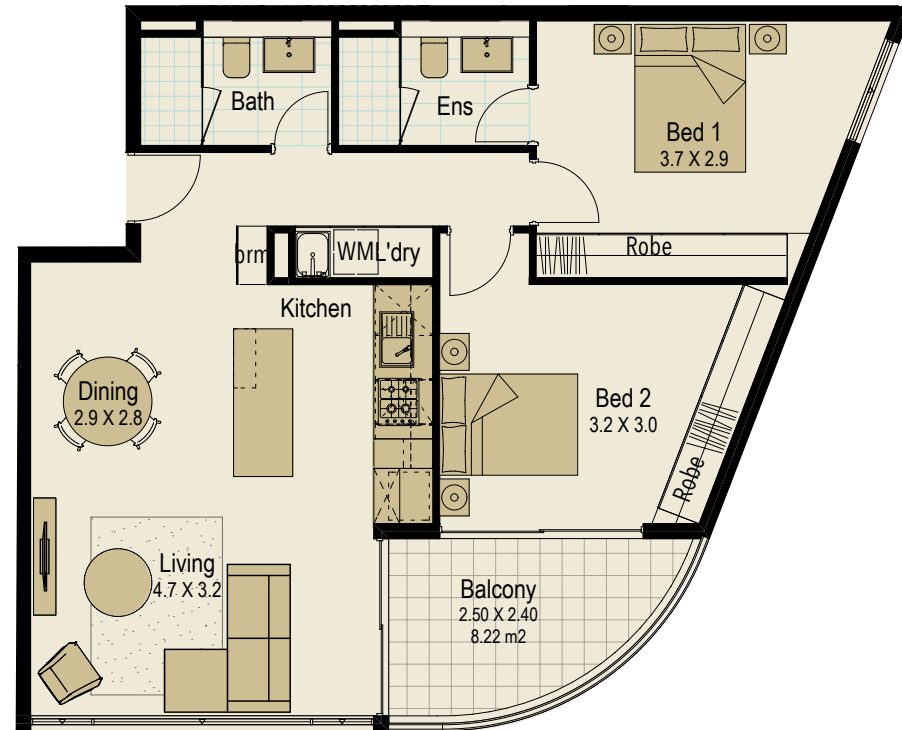
BATHROOMS **2**

BALCONY AREA **8.32 m2**



APARTMENT TYPE

A2



APARTMENT NO. **7, 12, 17, 22, 27**

TOTAL AREA **77.40 m2**

BEDROOMS **2**

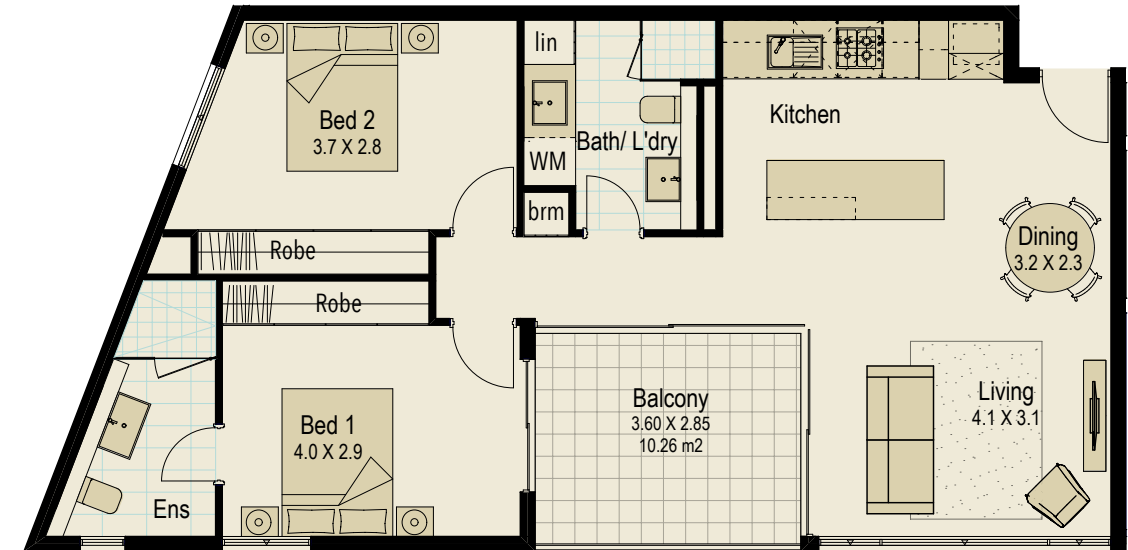
BATHROOMS **2**

BALCONY AREA **8.22 m2**



APARTMENT TYPE

B1



APARTMENT NO. **3, 8, 13, 18, 23**

TOTAL AREA **77.7 m2**

BEDROOMS **2**

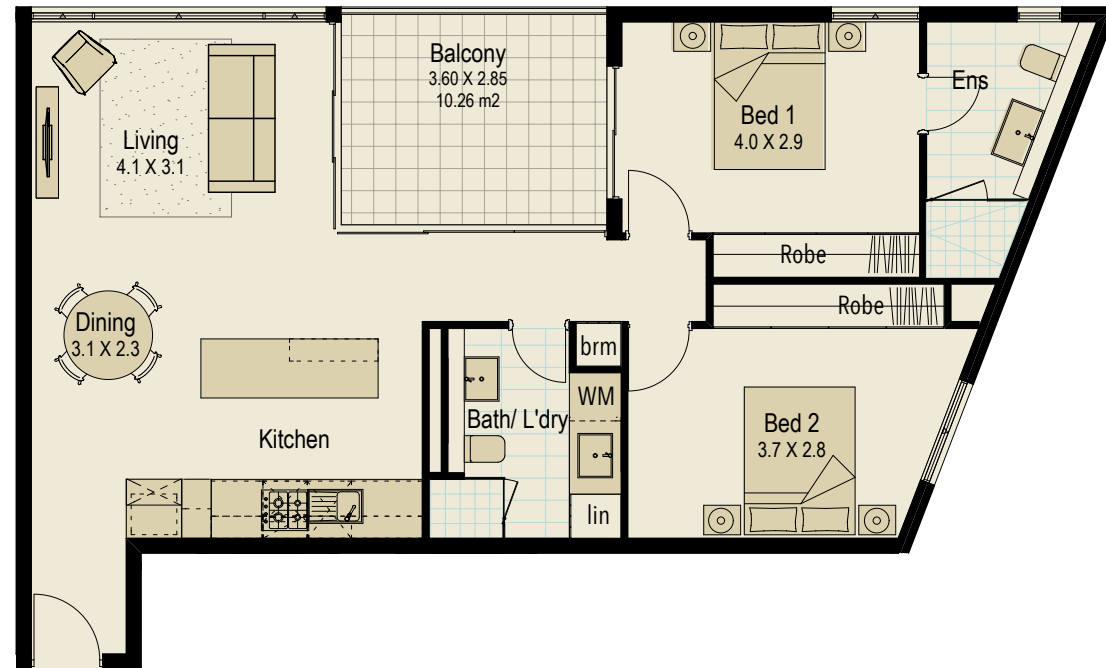
BATHROOMS **2**

BALCONY AREA **10.26 m2**



APARTMENT TYPE

B2



APARTMENT NO. **6, 11, 16, 21, 26**

TOTAL AREA **81 m2**

BEDROOMS **2**

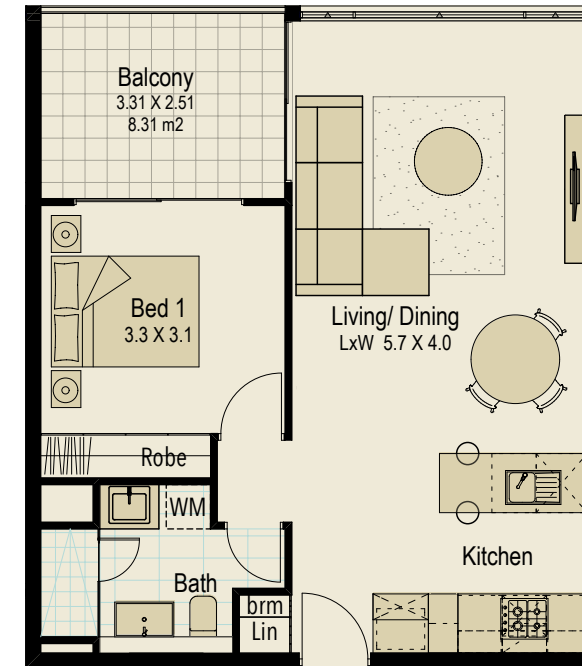
BATHROOMS **2**

BALCONY AREA **10.26 m2**



APARTMENT TYPE

C



APARTMENT NO. **5, 10, 15, 20, 25**

TOTAL AREA **54.2 m2**

BEDROOMS **1**

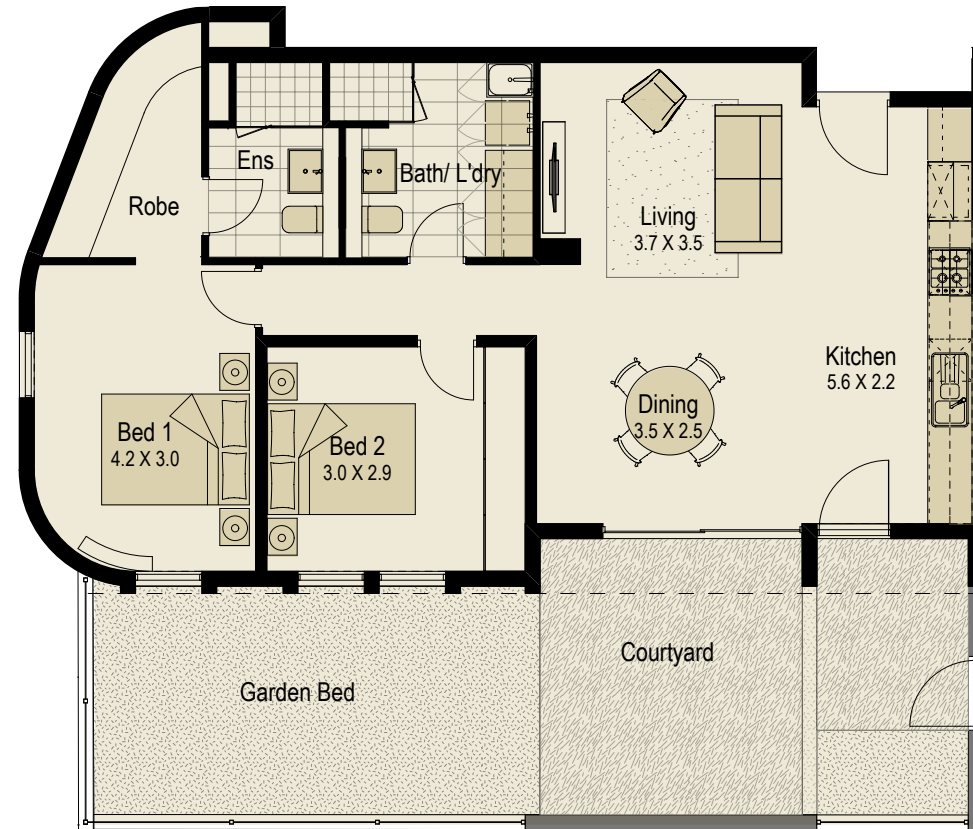
BATHROOMS **1**

BALCONY AREA **8.31 m2**



APARTMENT TYPE

D

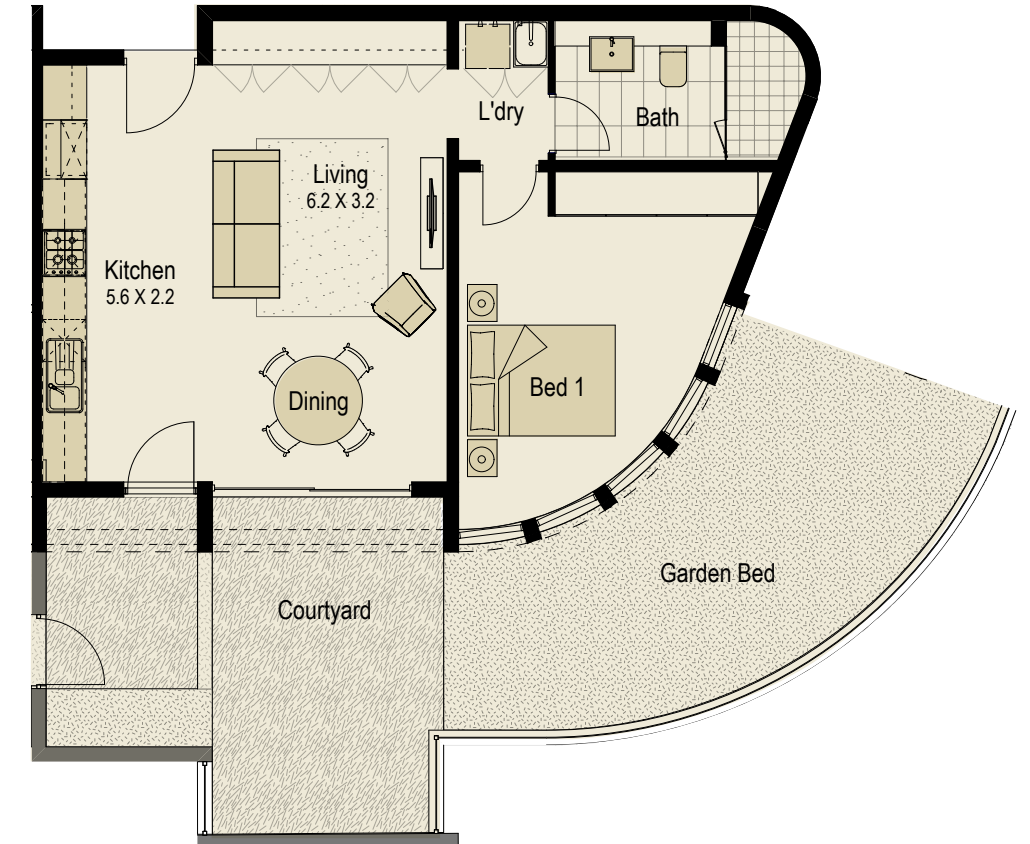


APARTMENT NO. **1**
 TOTAL AREA **80 m²**
 BEDROOMS **2**
 BATHROOMS **2**
 EXTERNAL STRATA AREA **40.4 m²**



APARTMENT TYPE

E



APARTMENT NO. **2**
 TOTAL AREA **57.5 m²**
 BEDROOMS **1**
 BATHROOMS **1**
 EXTERNAL STRATA AREA **46 m²**

Specifications

INTERIORS

KITCHEN

Bench-top

A combination of engineered stone and composite laminate to work surfaces

Cabinets

Selected laminate finish to base and overhead cupboards

Cupboard doors

Selected laminate finish to base and overhead cupboards

Pantry

Selected laminate finish as per plans with shelves

Drawers

Cutlery, utility and pot drawers with soft closers

Cooktop

Bosch stainless steel 600mm gas cooktop

Oven

Bosch stainless steel 600mm 8 function oven

Rangehood

Bosch stainless steel 600mm ducted built-in above hob

Dishwasher

Bosch

Splashbacks

Mirrored glass

Sinks

Stainless steel

BATHROOM/ENSUITE/LAUNDRY

Vanity/Basin

Porcelain wall hung basin with overhead mirrored cabinets

Shower screens

Semi-frameless clear safety glass to code

Shower tapware

Chrome mixer tap with shower on rail

Laundry

Stainless steel inset

Toilets

White vitreous china

Tapware

Flickmixers throughout

Accessories

Chrome toilet roll holder and towel rails

Wall Tiles

Full height

GENERAL

Hot-Water System

Gas instantaneous

Bedroom robes

Mirrored sliding doors

Shelf and rail at 1800 above floor level

Linen Cupboards

Linen/Broom with shelving

Floor Finishes

Timber floor to hallways, entries, kitchen/ living areas

Quality carpet to bedrooms

Ceramic/porcelain tiles to bathrooms

and laundry

ELECTRICAL SERVICES

In Line Exhaust Fans

Ducted from bathrooms and ensuites

Telephone and Internet Connections

NBN Network

Television

Provided to Living and Master Bedroom

Air conditioning

Reverse cycle air-conditioning to all living and bedroom zones

Power

All double GPO outlets with RCD protection

LED lighting where possible throughout

Security

Video intercom and remote gate release

Smoke Alarms

Hard wired smoke detectors

INTERNAL CONSTRUCTION

PARTY WALLS

Plaster and painted concrete or brick

INTERNAL WALLS

Plasterboard lining

SKIRTINGS

Painted MDF

CEILINGS & BULKHEADS

Generally 2600mm high painted flush plasterboard, except to wet areas

CORNICES

Included

FRONT DOORS

Painted solid core with security lock and turn-snib

INTERNAL DOORS

Painted flush panel

CAR-PARKING

One car bay per apartment

Imagine the serenity

henley
— ON PARK

Imagine the serenity



fini
DEVELOPMENTS

Adding
the
extras

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