SEATOX ROSE BAY

687 NEW SOUTH HEAD ROAD, ROSE BAY

THE OVERVIEW	
Harbourside Decadence	0
AFFLUENT LOCATION	
Bird's Eye View	0
At Your Fingertips	1
THE SEATON LIFESTYLE	
The World's Your Oyster	1
APARTMENT INTERIORS	
A Contemporary Classic	2
NDIVIDUAL FLOORPLANS	
Apartment One	2
Apartment Two	2
Apartment Three	3
Apartment Four	3
Apartment Five	3
Apartment Six	3
THE FINER DETAILS	
Schedule of Finishes	4
ГНЕ ТЕАМ	
MDH Design Union;	

Farrell Management Consulting;

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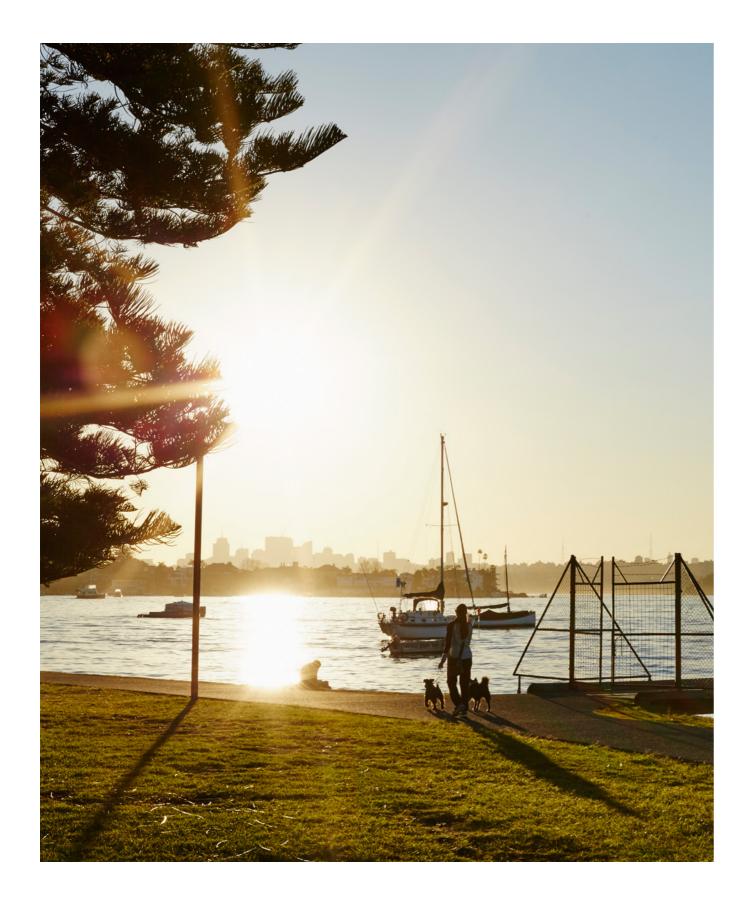
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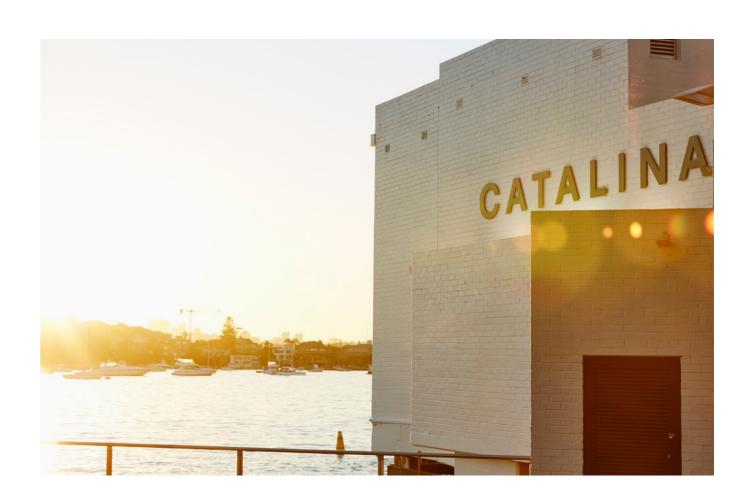


Seaton, Rose Bay

The Overview

HARBOURSIDE DECADENCE





The embodiment of Eastern Suburbs luxury, Seaton comprises an exclusive selection of just six three-bedroom apartments within a beautiful new boutique building. Combining a celebrated harbourside address with the vibrancy of village life, it's immersed in a recreational paradise where you'll stay active, entertained and inspired. Designed by multi award-winning architects MHN Design Union, Seaton showcases exceptional quality, carefully crafted spaces and glorious northerly views across Lyne Park to the harbour. For those who desire absolute convenience and everything at your door, Seaton is Rose Bay's most distinguished new address, enviably positioned just across the road from iconic Catalina.





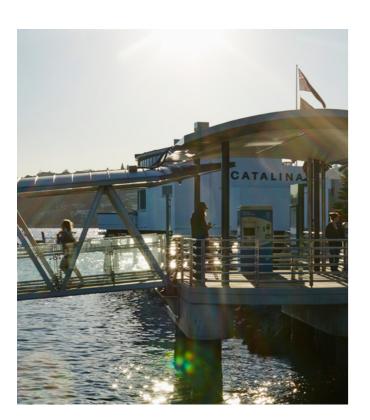
Seaton, Rose Bay

Affluent Location

AT YOUR FINGERTIPS

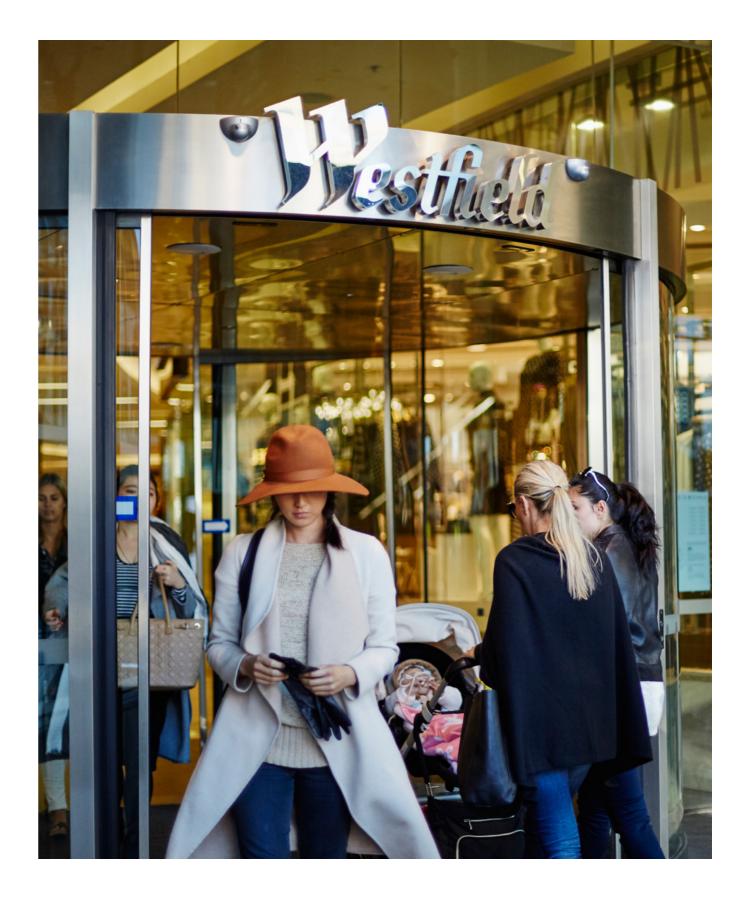


- 01 | Grab desserts from a local Patisserie – Chocolatier, C'est Si Bon
- 02 | Commute to work via the scenic route, and take a ferry from Rose Bay Wharf
- 03 | Westfield Bondi Junction, with many restaurants and shopping options



The appeal of Rose Bay lies in its magical waterfront location and the wonderful array of amenities that you merely need to step outside your door to enjoy. Wander just a few hundred metres and you'll find yourself in the heart of its cosmopolitan village, with its charming cafés such as the new locals' favourite, Sonoma, gourmet purveyors, fresh produce, supermarkets and a medical centre. Stroll over to nearby Rose Bay wharf and take the scenic route to the city by ferry, or take advantage of multiple bus connections footsteps away. Local schools, both private and public, are highly regarded, including The Scots College, Cranbrook and Kambala.







Seaton, Rose Bay

The Seaton Lifestyle

THE WORLD'S YOUR OYSTER





- 01 | Enjoy beautiful flora and fauna in surrounding parks surrounding your home
- 02 | Join the Woollahra Sailing Club and join in on the regattas as well as other social events
- 03 | Sonoma bakery and café, a local hot spot with great coffee and freshly made pastries
- 04 | Enjoy the prestigious Royal Sydney Golf Club right at your doorstep
- 05 | Beautiful scenic walks in surrounding parks directly on the harbour







Take leisurely walks or cycle along the picturesque harbourfront path, stroll across the road to the tennis courts at lovely Lyne Park or dine by the water. For golf lovers, prestigious Royal Sydney and Woollahra Golf Clubs are located adjacent, while boating enthusiasts can indulge their passion at the Woollahra Sailing Club opposite. Swim or paddleboard in the calm harbour beaches at your door or take a five minute drive to Bondi to get your coastal fix. Peruse the charming specialty stores dotted around Rose Bay village or head to neighbouring Double Bay for exclusive designer boutiques and a revitalised dining and bar scene. A selection of gyms and fitness centres are also within easy walking distance.



IT'S RARE THAT A PROPERTY PERFECTLY ENCAPSULATES THE ESSENCE OF A SUBURB.

BATHED IN SUNLIGHT,
OPEN, AIR-FILLED,
CONTEMPORARY, AND
LUXURIOUS, SEATON
CAPTURES THE SPIRIT OF
THE EASTERN SUBURBS.

Seaton, Rose Bay



Seaton, Rose Bay

Apartment Interiors

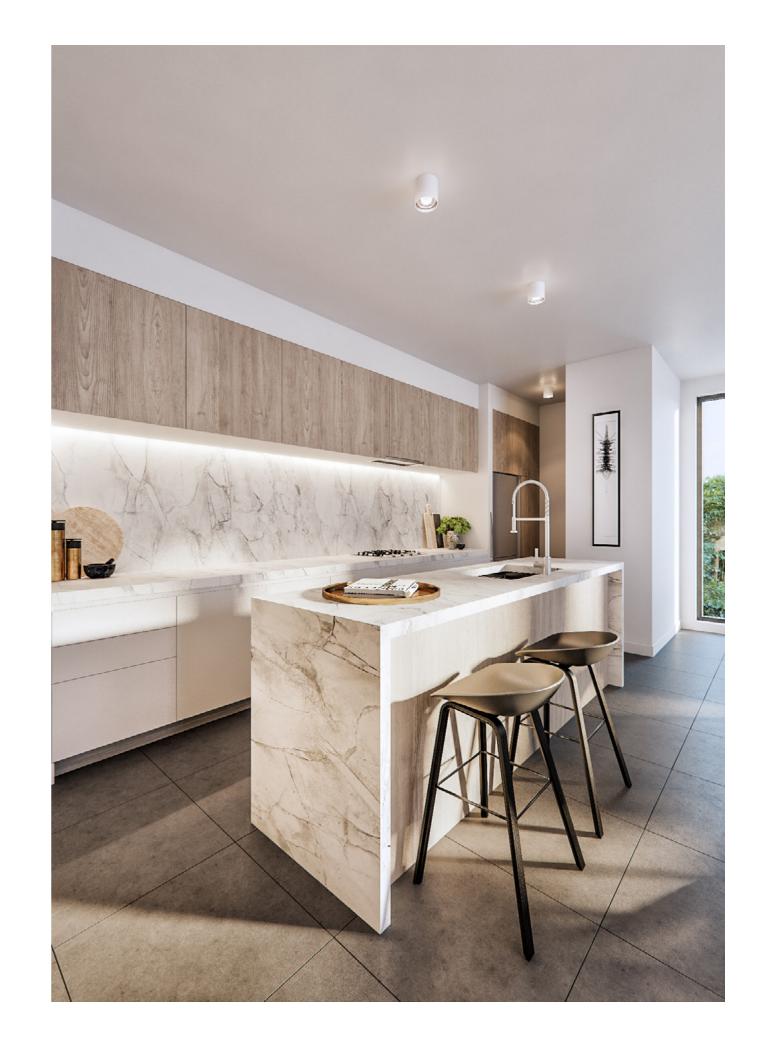
A CONTEMPORARY CLASSIC





No element has been overlooked in the pursuit of complete perfection at Seaton. Fine craftsmanship and meticulous attention to detail ensure that each residence is finished to the highest standards of design and construction. Generously proportioned and surrounded by lush greenery, they feature sizable alfresco areas, with the garden apartments opening to their own private courtyard sanctuaries, providing tranquil spaces in which to entertain or unwind. Impeccably appointed kitchens feature CaesarStone finishes, Tasmanian oak cabinetry, LED underlighting and Miele appliances with 900mm cooktops. Streamlined designer bathrooms have frameless glass shower surrounds with twin vanities in the ensuites. All residences enjoy double security parking with storage and security lift access for easy living.







Seaton, Rose Bay

Apartment Floorp



687 NEW SOUTH HEAD ROAD, ROSE BAY

INDIVIDUAL FLOORPLANS



APARTMENT

01

3 BEDROOM, 2 BATHROOM & 2 CAR SPACES

AREA SCHEDULE

TOTAL AREA	266 sqm
EXTERNAL AREA	150 sqm
INTERNAL AREA	116 sqm

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Disclaimer: Please note that this floor plan was produced prior to construction and is subject to council approval. The information herein is believed to be correct but is not guaranteed. Changes may be made during construction and dimensions, areas, fittings and specifications are subject change without notice in accordance with the provisions of the contract of sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to the contract for sale for the list of inclusions. The position of furniture and furnishings should not be taken to be indicative of final positions of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout, joinery layout, basinery layout, and the like are indicative only.

Bulkheads for services are not depicted. Floor plan is at an unspecified scale. All area sizes indicated are approximate only and are subject to final survey.

Seaton, Rose Bay

Apartment Floorplans

APARTMENT

02

3 BEDROOM, 3 BATHROOM & 2 CAR SPACES

AREA SCHEDULE

TOTAL AREA 4	90 sqm
EXTERNAL AREA 3	68 sqm
INTERNAL AREA 1:	22 sqm





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APARTMENT

03

3 BEDROOM, 2 BATHROOM & 2 CAR SPACES

AREA SCHEDULE

TOTAL AREA	137 54111
TOTAL AREA	157 sqm
EXTERNAL AREA	28 sqm
INTERNAL AREA	129 sqm



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Seaton, Rose Bay

APARTMENT

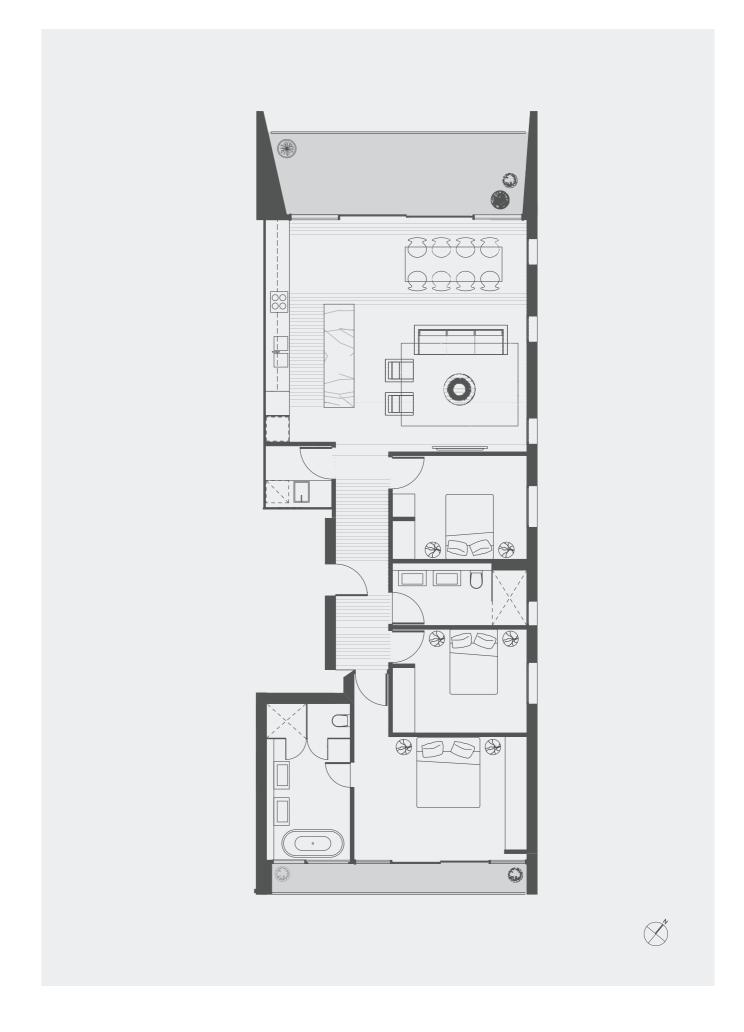
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3 BEDROOM, 2 BATHROOM & 2 CAR SPACES

AREA SCHEDULE

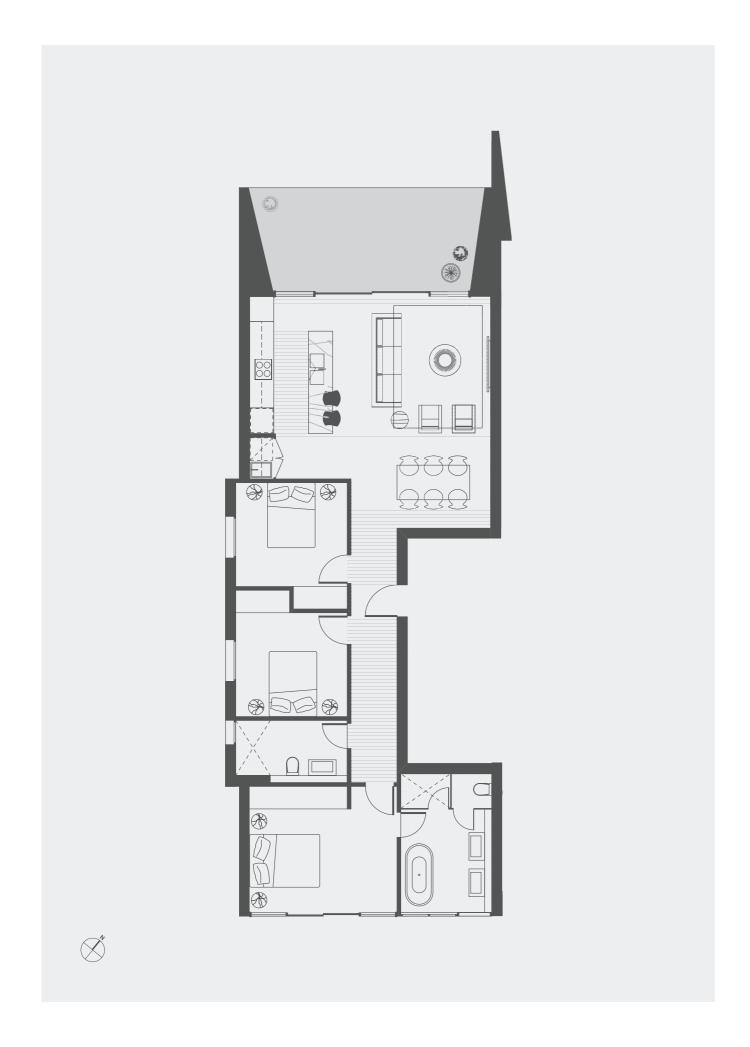
TOTAL AREA	151 sqm
TOTAL AREA	454
EXTERNAL AREA	23 sqm
INTERNAL AREA	128 sqm





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APARTMENT

05

3 BEDROOM, 2 BATHROOM & 2 CAR SPACES

AREA SCHEDULE

TOTAL AREA	132 sqm
EXTERNAL AREA	23 sqm
INTERNAL AREA	109 sqm



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Seaton, Rose Bay

APARTMENT

06

3 BEDROOM, 2 BATHROOM & 2 CAR SPACES

AREA SCHEDULE

INTERNAL AREA 111 sqm

EXTERNAL AREA 20 sqm

TOTAL AREA 131 sqm

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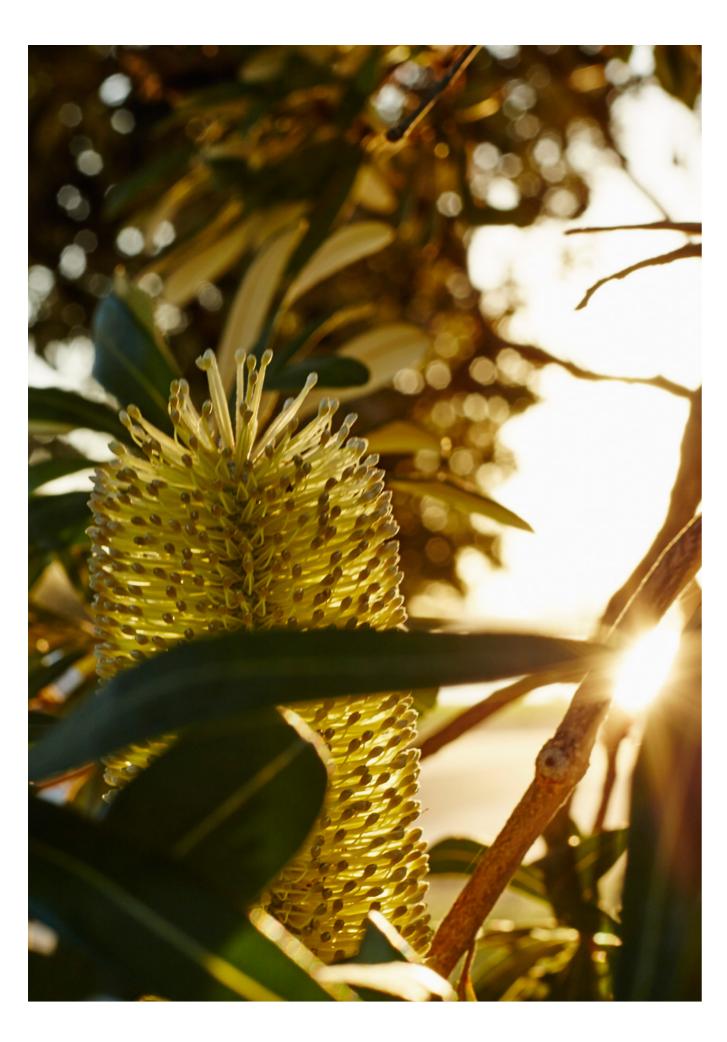
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Seaton, Rose Bay

The Finer Def



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SCHEDULE OF FINISHES

Seaton, Rose Bay

The Finer Details

SCHEDULE OF FINISHES

Oven	Miele 900mm electric oven
Cooktop	Miele 900mm gas cooktop
Rangehood	Miele concealed ducted rangehood
Dishwasher	Miele integrated dishwasher
ALINDRY ARRIVANCES	
LAUNDRY APPLIANCES	
Clothes dryer	Miele tumble dryer
BATHROOM FIXTURES & FITTINGS	
Basin	Double sinks in master bedrooms, single sinks in other bedrooms
Mirrors	Flush mounted mirrors
Cabinetry	Wall mounted cabinetry
Cabinetry benchtop	Caesarstone
Bathtub	Freestanding bath tub
Toilet	Wall mounted toilet with concealed cistern
Shaving cabinet	Mirror fronted cabinet
Shower screen	Frameless shower screen
	Matte chrome mixer tap with pull out
Kitchen mixer	
Kitchen mixer Laundry mixer	Matte chrome mixer tap with pull out
Kitchen mixer Laundry mixer Basin taps	Matte chrome mixer tap with pull out Matt chrome mixer tap
Kitchen mixer Laundry mixer Basin taps Shower mixer	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder Shower shelf Slot drains	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail Matte chrome toilet roll holder
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder Shower shelf Slot drains	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail Matte chrome toilet roll holder Inset tiled shower shelving Stainless steel grate
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder Shower shelf Slot drains FLOOR & WALL FINISHES	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail Matte chrome toilet roll holder Inset tiled shower shelving Stainless steel grate
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder Shower shelf Slot drains FLOOR & WALL FINISHES Bedroom carpet	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail Matte chrome toilet roll holder Inset tiled shower shelving Stainless steel grate
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder Shower shelf	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail Matte chrome toilet roll holder Inset tiled shower shelving Stainless steel grate Wool mix carpet
Kitchen mixer Laundry mixer Basin taps Shower mixer Towel rail Toilet roll holder Shower shelf Slot drains FLOOR & WALL FINISHES Bedroom carpet Living, kitchen & dining area tiles	Matte chrome mixer tap with pull out Matt chrome mixer tap Matte chrome mixer tap Matte chrome shower rose on rail Matte chrome towel rail Matte chrome toilet roll holder Inset tiled shower shelving Stainless steel grate Wool mix carpet Travertine 600mm x 600mm tiles

WARDROBE FINISHES

Wardrobe joinery and doors	Timber laminate
Internal shelving	MDA carcass with laminate drawers and panels
Clothes rail & sliding storage rack	Stainless steel

KITCHEN JOINERY FINISHES

Top cabinet panels	Tasmanian oak veneer
Lower cabinet panels and drawers	Laminate
Under cupboard lighting	LED under cupboard lighting
Benchtop	Caesarstone
Splashback	Caesarstone
Pantry	Pull out pantry cupboard
Handles	Soft close doors
Kickboard	Brushed metal

INTERIOR PAINT FINISHES

Walls	Dulux Pearl Ash
Doors	Full height Tasmanian oak veneer
Ceilings	Matte Dulux White

GENERAL ITEMS

Ceiling cornices	Shadowline cornices
Skirting	Shadowline skirting
Lighting	Flush mounted LED lights
TV connection points	Living room and bedrooms
Pay TV cabling	Living room and bedrooms
Telephone connection	Two line capacity
Air conditioning	Concealed units with stainless steel lineal grille
Security system	Configurable security system
Security intercom	Security AV intercom to entrance
GPOs, TV and data points	Matte silver
Lift serviced	Stainless steel interior
Framed sliding windows & doors	Aluminium framed sliding windows & doors
Louvres	Aluminium louvres
Services	Gas, power, fibre and water provisions
Tiles	Full height Tasmanian oak veneer
Balustrades	Glazed or screen balustrades
Window coverings	roller blinds & in built pelmets



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MHNDUNION

MHN Design Union

Architectural firm MHN Design Union's collaborative approach, experience, strategic thinking and use of advanced technologies are all driven by an energetic service-oriented team. The result is a legacy of quality design and practical, enduring, sustainable buildings. The recipient of many national and international awards, the firm makes its distinctive mark on a broad range of projects, from single residences and multi-unit developments to commercial projects and cultural landmarks.



Multipart Property Group

Multipart Property Group is an accomplished Australian residential development firm also acting as an investment specialist company. Multipart focuses on residential developments along the East Coast, delivering inspiring projects that will continue to impress in decades to come. With a strong industry network, Multipart adheres to solid values and principles, upheld by all of its employees.



Farrell Management Consulting

Farrell Management Consulting is a privately owned management consulting firm providing professional services to the property and construction industry. The firm was founded in 1984 and has established a legacy through its contribution to iconic public and private sector projects. The team specialises in applying consolidated knowledge and functional resources to define, plan and deliver high quality projects.

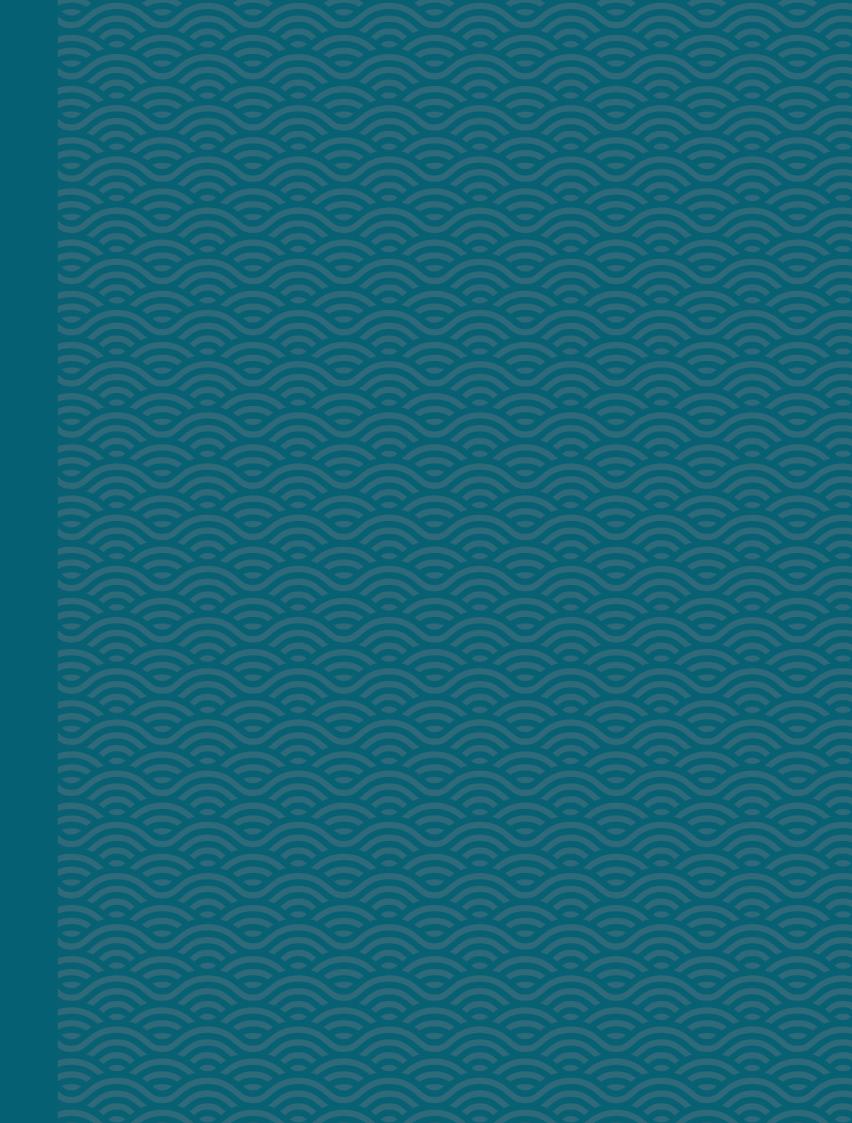


Intege

Integer provides leading edge solutions for property, capital and investment markets. Integer's people have advised on a wide range of significant real estate transactions for major corporate and institutional clients around Australia. The board and key management team have decades of experience working in advisory, asset management, principal investment, research, capital markets, valuations, legal, regulatory, compliance, risk and tax in Australia and throughout Asia and the Middle East.



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