

OOTERIE

COMO



Welcome Home.

Perfectly positioned with idyllic views of both city and parkland you'll find a haven of contemporary elegance. Architect designed living, treelined streets and a modern, subdued atmosphere can all be found at **12 McDougall Street, Como.**

Introducing, Coterie.



Luxury living, designed for you.

Nestled amongst trees and luscious parklands, sits a place that will beckon you home. Steeped in culture, community and nature, Coterie promises the ideals of suburbia with the accessibility and amenity of city living.

In the heart of leafy Como, Coterie is a boutique development that will bring a contemporary presence to a peaceful neighbourhood. With a selection of eighteen exquisite one, two and three bedroom apartments, your new home will be filled with warmth, style and a strong connection to community.





Front row seats to a first-class view.

Coterie is located within strolling distance of McDougall Park to the east, views of the Swan River to the west and Perth City to the north; offering the perfect fusion of urban convenience and natural beauty.

Designed to showcase these views with floor to ceiling windows and providing the opportunity for natural light to fill your space during the day.

Boutique apartment living, thoughtfully designed.



At Coterie, every detail of apartment living has been meticulously designed with luxury and functionality in mind. Double-glazed windows, a central lobby at each level, abundant fresh air flow, generous natural light and thoughtfully selected materials are some of the details you can look forward to experiencing.

Every aspect of Coterie has been carefully curated to elevate your at-home experience, providing a lifestyle that embodies tranquility and sophistication.





Latte Colour Scheme.



Beautiful well-crafted design entails thinking about the people who live there and how they spend their time. The team at Coterie have crafted two interior themes to choose from with you in mind.

Latte, a lighter palette with a harmonious blend, this combination creates a serene ambiance, balancing the freshness of white with the warmth of woodgrain.

Porcelain tiles and chrome tapware grace the wet areas, offering both elegance and durability, while lush carpeting in bedroom spaces invites you to unwind in comfort.



Ristretto Colour Scheme.



Ristretto, with deeper, richer tones that envelop you. Dark wood accent features throughout the space add a touch of opulence and refinement.

Luxury benchtops and matte black tapware offers a contemporary edge to your kitchen and bathroom.

Your sanctuary.

Each bedroom provides a serene, tranquil sanctuary, thoughtfully designed with keen attention to detail. The rooms feature expansive windows that offer a clear view of the landscape surrounding Coterie, allowing natural light to fill the space. Coterie bedrooms are crafted to blend elegance with comfort, providing residents with a peaceful haven within this vibrant neighborhood.



“12 McDougall Street was intentionally chosen after careful research within the delightful Como precinct due to its multiple foreseen benefits. Corner positioning, nearby McDougall Park, public transport, abundant local amenity, city and river views, and the peacefulness of the location. This means the project evolved from a very sound basis, rooted in its many intrinsic features.”

– MALCOM BIRCH, PRINCIPAL ARCHITECT,
BIRCH GROUP



Lifestyle.



Beyond the walls of your residence, immerse yourself in a vibrant lifestyle.

Coterie is perfectly positioned, a stone's throw from an array of exceptional cafes and restaurants, enjoy weekend brunch at Bread Espresso Bar, dinner at The Boatshed or sunset drinks at The Rowing Pavilion.

Keep active by spending weekends strolling along South Perth's foreshore or playing golf at Collier Park Golf.



LOCATION

COTERIE



University of
Western Australia

South of Perth
Yacht Club

Kings Park

Perth City

Optus Stadium

Collier Park Golf

The Rowing
Pavillion

Raffles Hotel

Olives Dog Park

Mister Walker
Restaurant

Angelo Street
Market

South Perth
Foreshore

Neil McDougall
Park

Crown Casino

Everything you need
at your fingertips.

Dining

- 01 The Boatshed
- 02 Bread Espresso Bar
- 03 Canning Bridge Precinct
- 04 Como Hotel
- 05 Mends Street Café Strip
- 06 Mister Walker Restaurant
- 07 Raffles Hotel
- 08 Rambla on Swan

Education

- 09 Aquinas College (all boys)
- 10 Como Primary School
- 11 Como Secondary College
- 12 Curtin University
- 13 Penrhos College (all girls)
- 14 South Metropolitan TAFE
- 15 University of WA

Entertainment

- 16 Collier Golf Course
- 17 Crown Casino
- 18 Elizabeth Quay
- 19 Optus Stadium
- 20 Perth Zoo
- 21 Royal Perth Golf Club
- 22 South Perth Foreshore
- 23 South of Perth Yacht Club

Parks

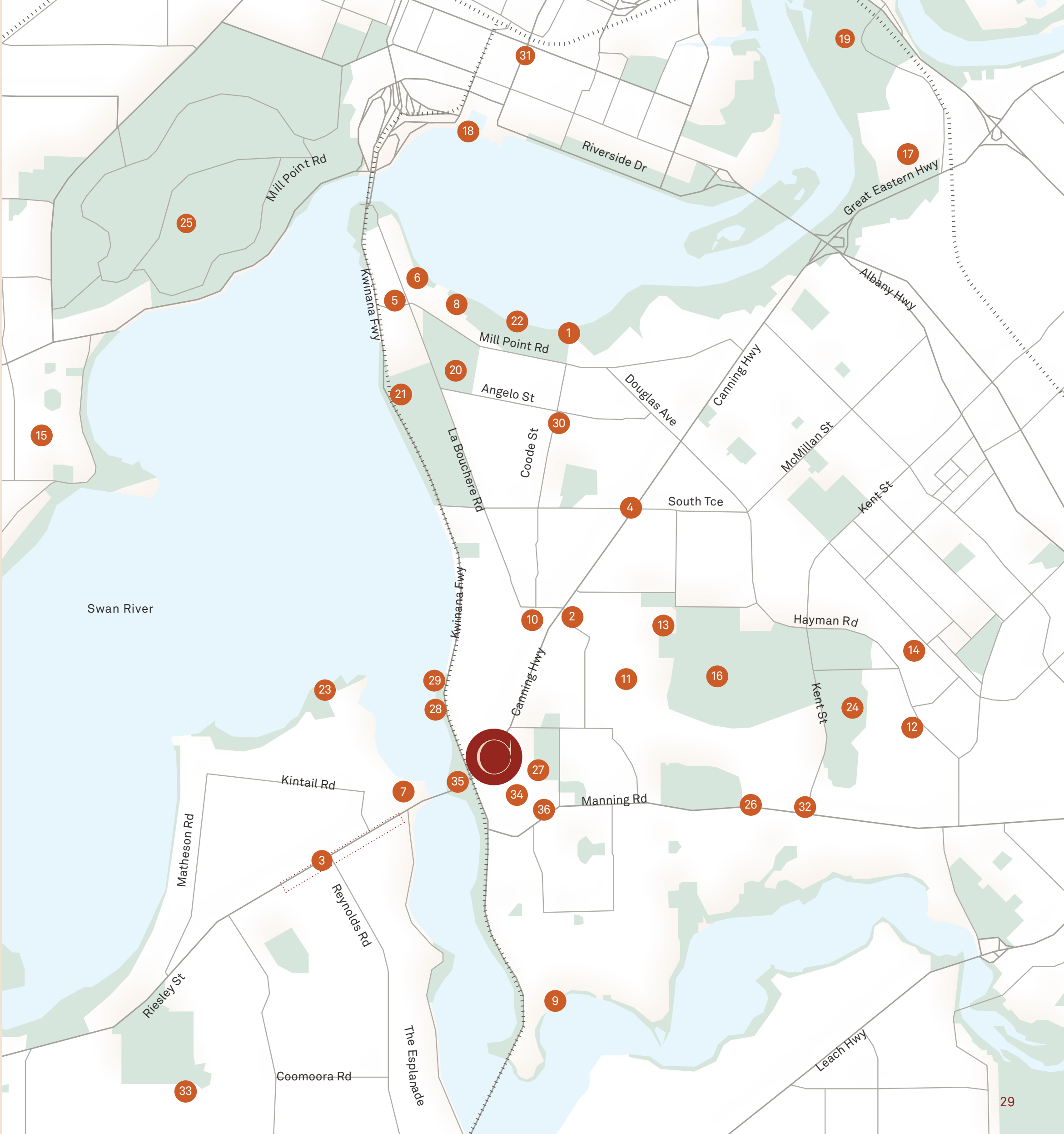
- 24 Curtin Stadium
- 25 Kings Park
- 26 Lake Gillon Walk
- 27 Neil McDougall Park
- 28 Olives Dog Park
- 29 Olives Reserve

Shopping

- 30 Angelo Street Market
- 31 Perth CBD
- 32 Waterford Plaza
- 33 Westfield Booragoon

Transport

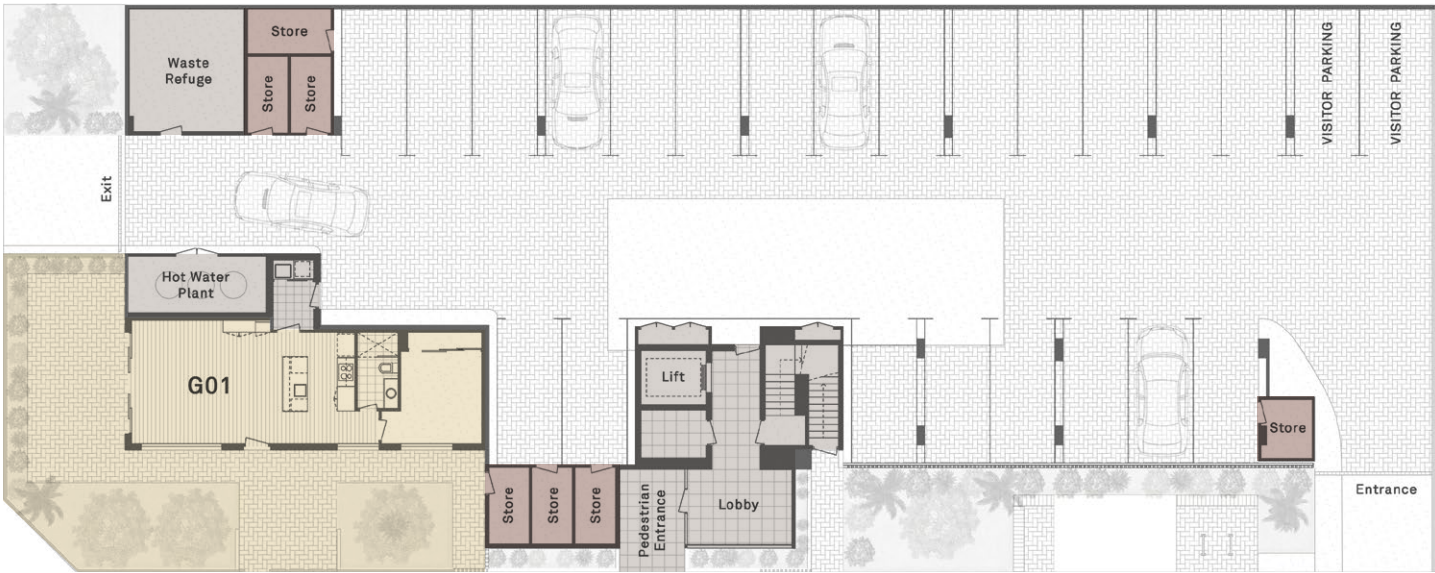
- 34 Bus Stop (number 30 route)
- 35 Canning Bridge Train Station
- 36 Kwinana Freeway Entrance



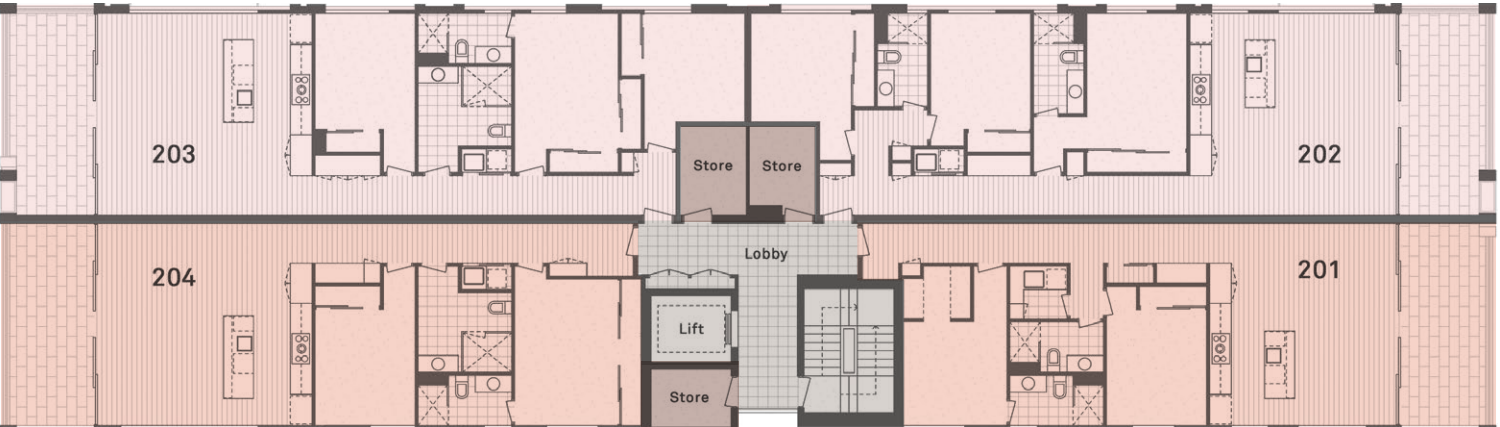
PLANS

Building Plans.

LEVEL G



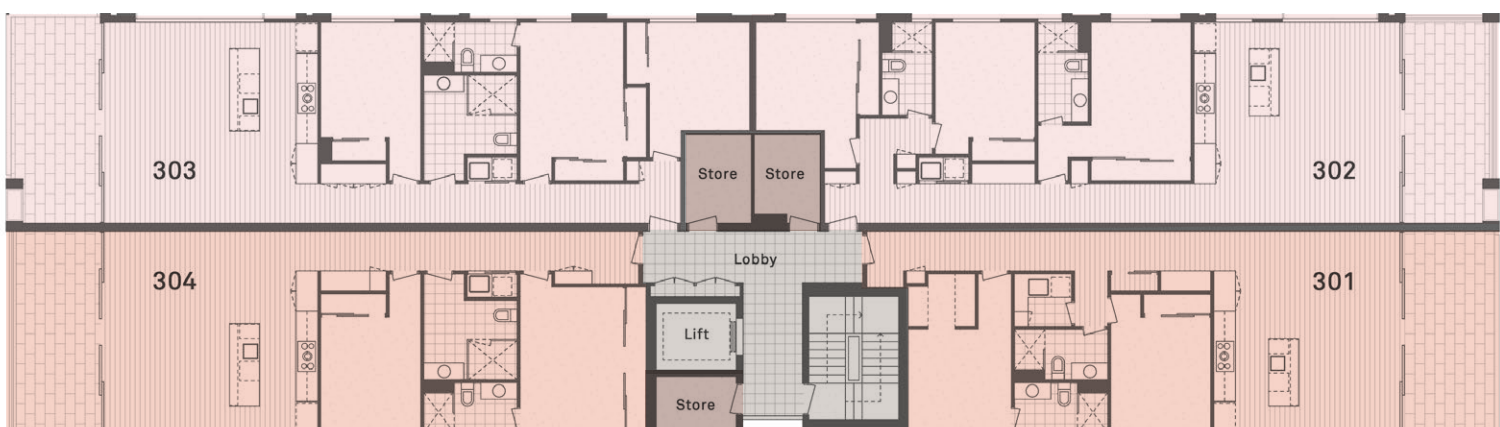
LEVEL TWO



LEVEL ONE



LEVEL THREE



The areas, dimensions and layouts of the lots in the floorplan contained in this brochure are approximate only. The area of the lot detailed on the final strata plan is the area that the buyer will own. Whilst the floorplans contained in this brochure have been prepared with care and are believed to be correct at the time of the production, the seller makes no representation or warranty regarding the accuracy of the floorplans. Furniture depicted in the floorplans are intended for information purposes only. Interested parties should only rely on the plans and specifications contained in the contract (subject to the Seller's right to vary those plans and specifications in accordance with the contract).

KEY

- 1 Bed x 1 Bath
- 2 Bed x 1 Bath
- 2 Bed x 2 Bath
- 3 Bed x 2 Bath
- Facilities
- Store

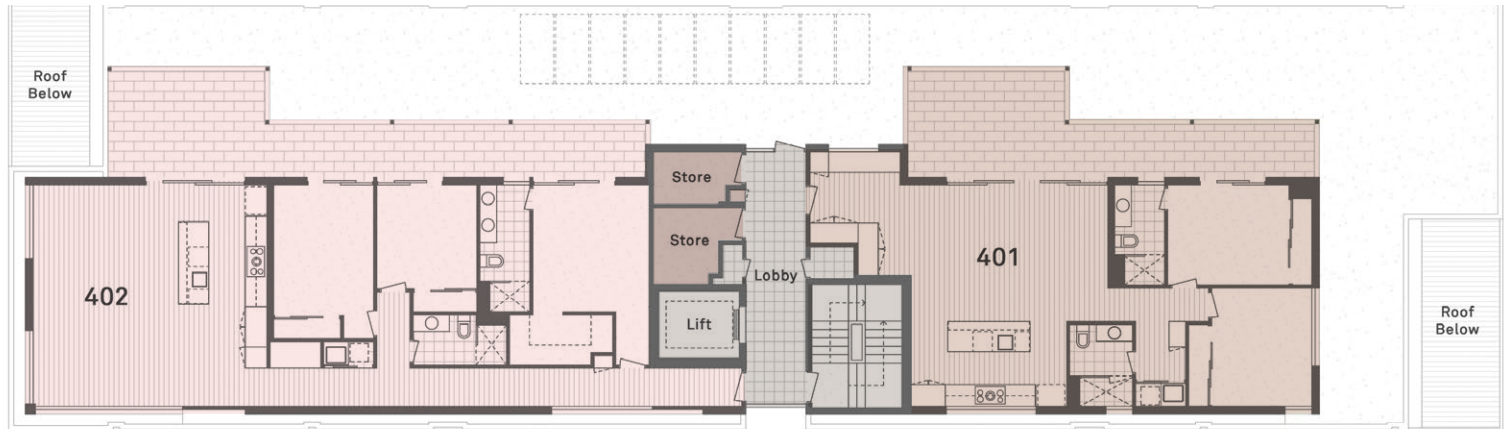


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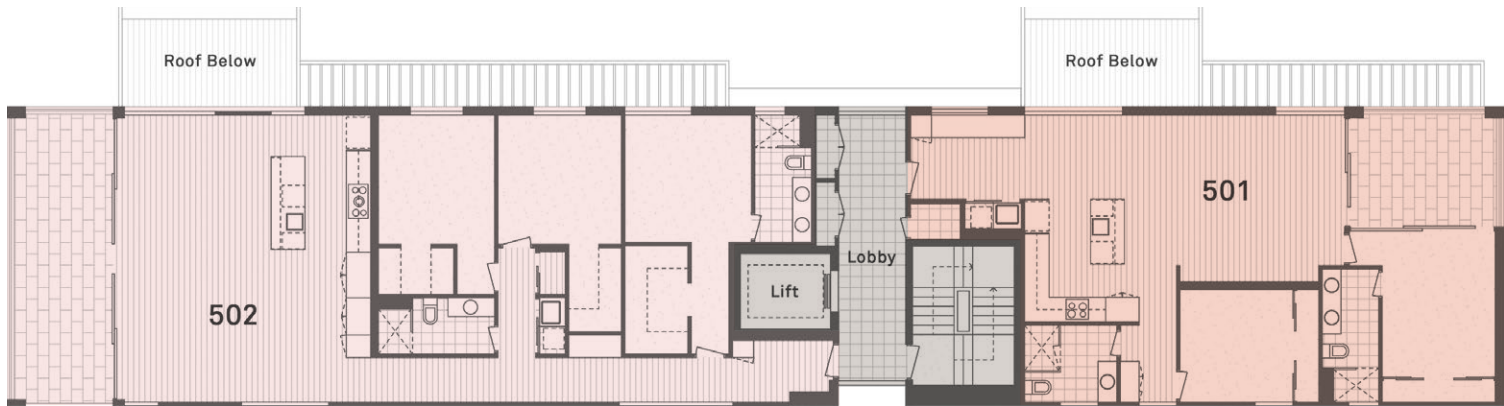
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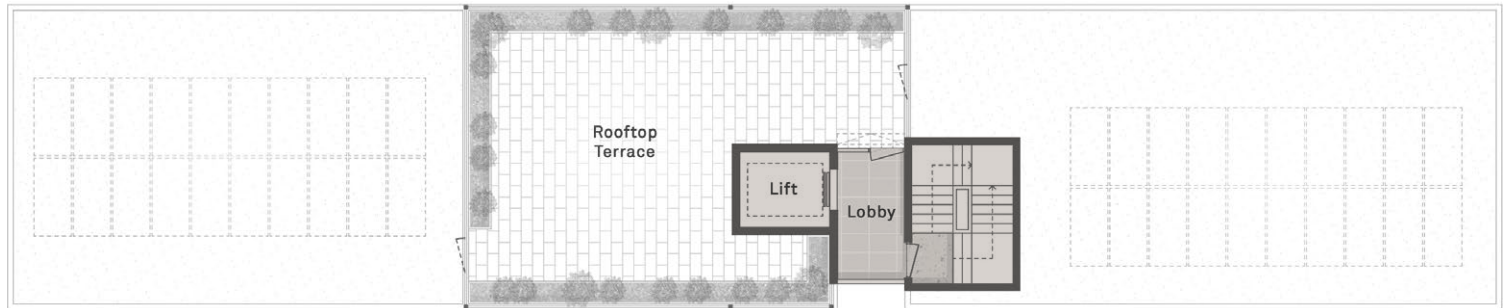
LEVEL FOUR



LEVEL FIVE



ROOFTOP



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Development Team.



ASSET MANAGER

Griffin Group

Griffin Group is a Western Australian based specialised asset development manager focusing on the residential and commercial property sectors. From project selection, acquisition, through to the build phase and sale of the finished assets, Griffin Group has a track record in delivering high quality projects that are highly sought after in inner city locations throughout Australia.

ARCHITECT

Birchgroup Architects

Birchgroup Architects is led by Principal Architect, Malcom Birch. Established in 2004, Birchgroup Architects pride themselves on their attention to detail and passion for project creation and architectural project management.

Their considered approach has led to the successful partnership between Griffin Group and Birchgroup Architects, blending our seamless vision together and bringing it to life.

BUILDER

Jabiru Construction

Jabiru Construction is a Perth based construction company specialising in medium density and low rise multiple dwelling developments partnered with commercial shed and warehouse construction throughout regional Western Australia.

With over 25 years of building experience, the team at Jabiru Construction is committed to working with our clients to help turn their property development ideas into reality.

Disclaimer: All images are prepared before commencement of construction and are only an artist's impression. The seller, its officers, service providers and its employees make no representation or warranty regarding the accuracy of the images. Changes may be made to all aspects of the development in accordance with the seller's standard sale conditions. Interested parties should only rely on the terms of the seller's standard sale conditions and the plans and specifications included in it. (Subject to the seller's rights to vary those plans and specifications).

Griffin Group Projects.



COMPLETED

- 204 Walcott, Menora WA
- Butler Medical Centre, Butler WA
- Hamilton Hill Medical Centre, Hamilton Hill, WA
- One54 Tuart, Tuart Hill WA
- Parkview, Como WA
- Embankment, Martin WA
- Reside on Money, Perth WA
- The Residence, Scarborough WA
- Loft Haus, Leederville WA
- Flourish, Camberwell VIC

IN DEVELOPMENT

- Abode, Como WA
- Lucida, Como WA
- Cube on Canning, Attadale WA
- Coastal Edge, North Coogee WA
- Manhattan, Applecross WA
- Nouveau, Nedlands WA
- Paddington, Howard St QLD
- Calibre, Glenelg SA
- Hastings, Hawthorn East VIC

COMING SOON

- Evergreen, Como WA
- Enclave, Coolum QLD
- Westwood, Nedlands WA
- Liberty, Perth WA
- The Henry, Plympton SA
- Sukha, Scarborough WA
- Medika, South Perth WA
- Astoria, Applecross, VIC
- 49-51 Warleigh Grove, Brighton VIC
- 11a Musgrave St, Mosman NSW
- 97 Esplanade, South Perth WA
- 61 Edgecumbe St, Como WA

