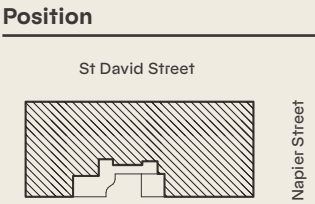


Elevate your living experience in Fitzroy with Napier 235's luxury residences. Boasting light-filled, spacious interiors and quality finishes, each residence is designed to provide you with the utmost comfort and style—a haven amidst one of the city's most vibrant neighbourhoods.

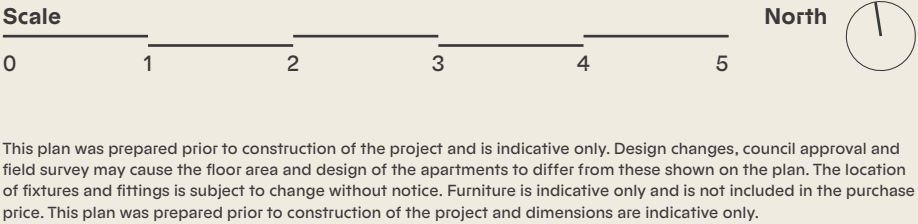
The Penthouse Collection

Key Attributes	Key Fixtures & Fittings
— Private Entry from Lift — North and west facing wrap around balcony accessible from living / dining room with full views to the North — Double Vanity, full bath and separate WC/Shower to Master Ensuite with oversized WIR — Private East-facing terrace accessed from master bedroom with treetop views to the East — Second Master Bedroom with WIR and ensuite — Second Living Area with built-in bar with wine fridge — Private oversized study — Separate Laundry and Butlers pantry — 2.5m long full-stone kitchen island bench — Floor to ceiling tile walls throughout bathrooms — Floor-to-ceiling sliding doors/windows to Terrace — Fully Double Glazed windows	— Gannanau appliances including: Induction cooktop, pyrolytic oven, microwave with oven, coffee machine, dishwasher — Liebherr integrated fridge with BioFresh — Liebherr integrated freezer with NoFrost — Vintec 50 bottle wine fridge — Satin Nickel tapware and bathroom fixtures — Selected Natural Stone — Selected Porcelain large format tiles — Woodcut 190mm wide floorboards — Heated Towel Rail to ensuite — 100% wool carpets — Electric BBQ

Level 4



Configuration		Area	m ²
Bedrooms	3	Internal Area	250
Bathrooms	3.5	External Area	67
Car Spaces	2	Total Area	317



Key			
Pantry	P	Appliance Tower	AT
Refrigerator	R	Cupboard	C
Broom Cupboard	BC	Linen	L
Coffee Machine	CM	Bar	B
		Freezer	F

