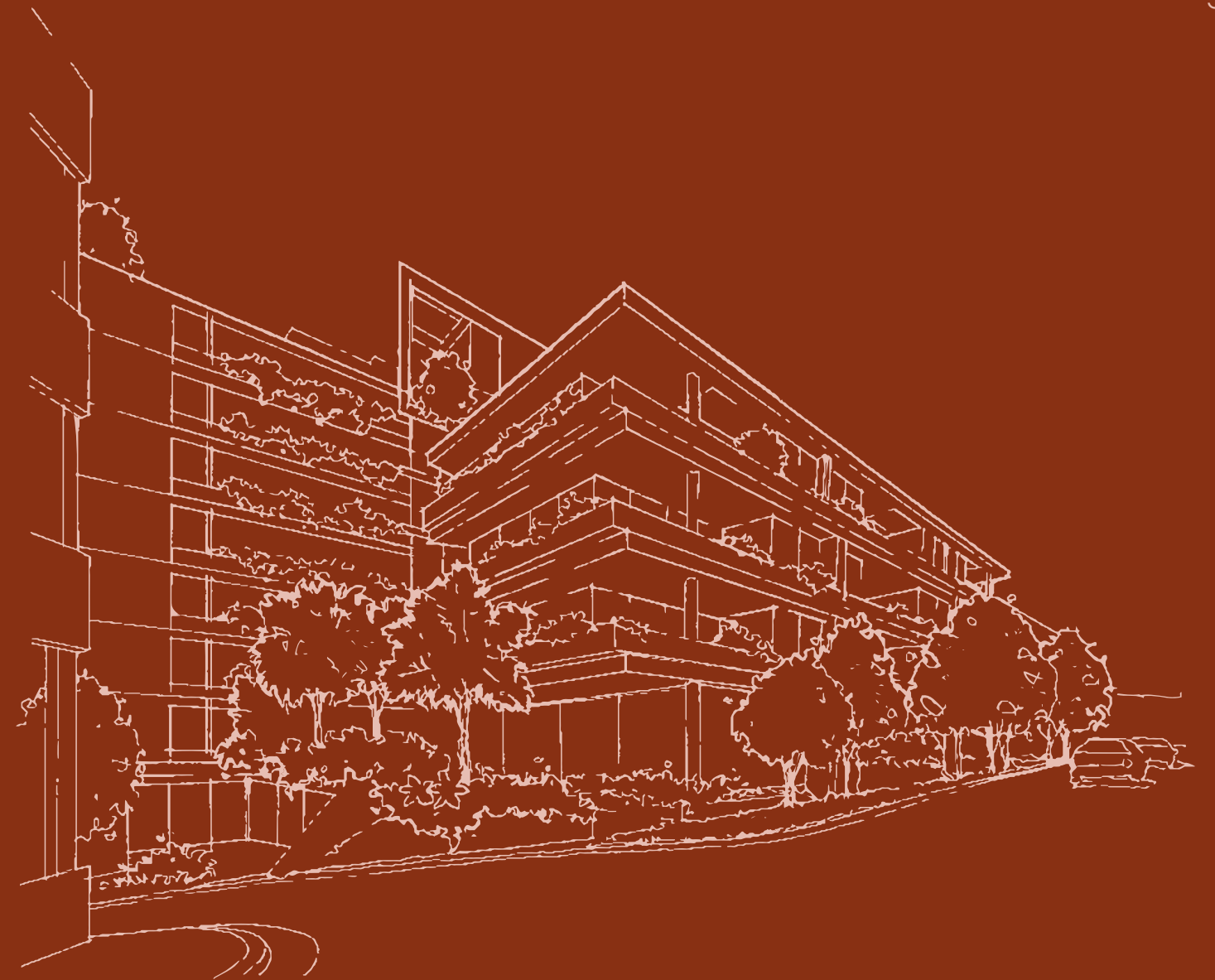


Northcote Collective



Northcote Collective
is a new collection of
sophisticated 1, 2 and 3
bedroom apartments
introducing contemporary
living to the leafy streets
of Naremburn.



Designed for an elevated way of life, Rothelowman have envisioned an innovative architectural expression with customisable interiors, lush communal gardens, private parking and an exclusive rooftop terrace. A boutique retail precinct on ground-floor will provide a daily destination for residents, all just a short stroll to St Leonards and Crows Nest Villages, moments from the water, and 5km north of the CBD.

Establishing a new legacy in Lower North Shore living while honouring the area's unique heritage charm, Northcote Collective provides an elevated contemporary lifestyle in one of Sydney's most exceptional locations.



Born from an innovative design philosophy, the architecture has been designed to complement the local area while bridging the gap between the urban character of St Leonards and the suburban comfort of Naremburn. The building is comprised of two distinct built forms with a bridge at the centre, allowing for increased cross flow ventilation and plentiful natural light.





Quiamong St, Naremburn

An unrivalled way of life.

Life in Naremburn means having the world at your feet – parklands on your doorstep, the water at your fingertips, and world-class restaurants at every turn. Where community meets culture and tranquillity meets convenience among a landscape of lush greenery, this warm village neighbourhood has for decades been regarded as one of Sydney's finest suburbs.

Nestled between the St Leonards and Crows Nest precincts, residents of Northcote Collective will enjoy an effortless lifestyle with everything they could ever need close at hand – a stone's throw to harbourside landmarks, acclaimed dining, idyllic outdoor spaces and vibrant retail.



Talus Street
Reserve Trail

850m

Small in size yet rich in natural beauty, Talus Street Reserve is a lush pocket of bushland connecting St Leonards Station to Naremburn Park. Flanked by native vegetation, a path with night-lighting runs through the centre of the reserve if you're heading out for an evening stroll. In the morning, listen out for the resident kookaburras laughing in the treetops.



Flat Rock Gully
Walking Track

2.2km

Commencing at the Willoughby Leisure Centre, Flat Rock Gully Walking Track is a 4km return hike revealing rugged bushland, tranquil waterfalls, crystal clear lagoons and fascinating cultural heritage sites. The track follows Flat Rock Creek all the way up to Tunks Park where you can enjoy a picnic by the water before making the return hike back.



Primrose Park
Walking Track

3.3km

A stone's throw away in Cammeray, Primrose Park is a peaceful escape boasting spectacular views of the harbour and its surrounding bushland. While the day away on the lush lawn or follow the Primrose Park Walking Track down to Willoughby Falls, a majestic natural landmark enclosed within abundant flora and fauna. In the other direction, the track leads up to the beautiful lookout spot at Folly Point.



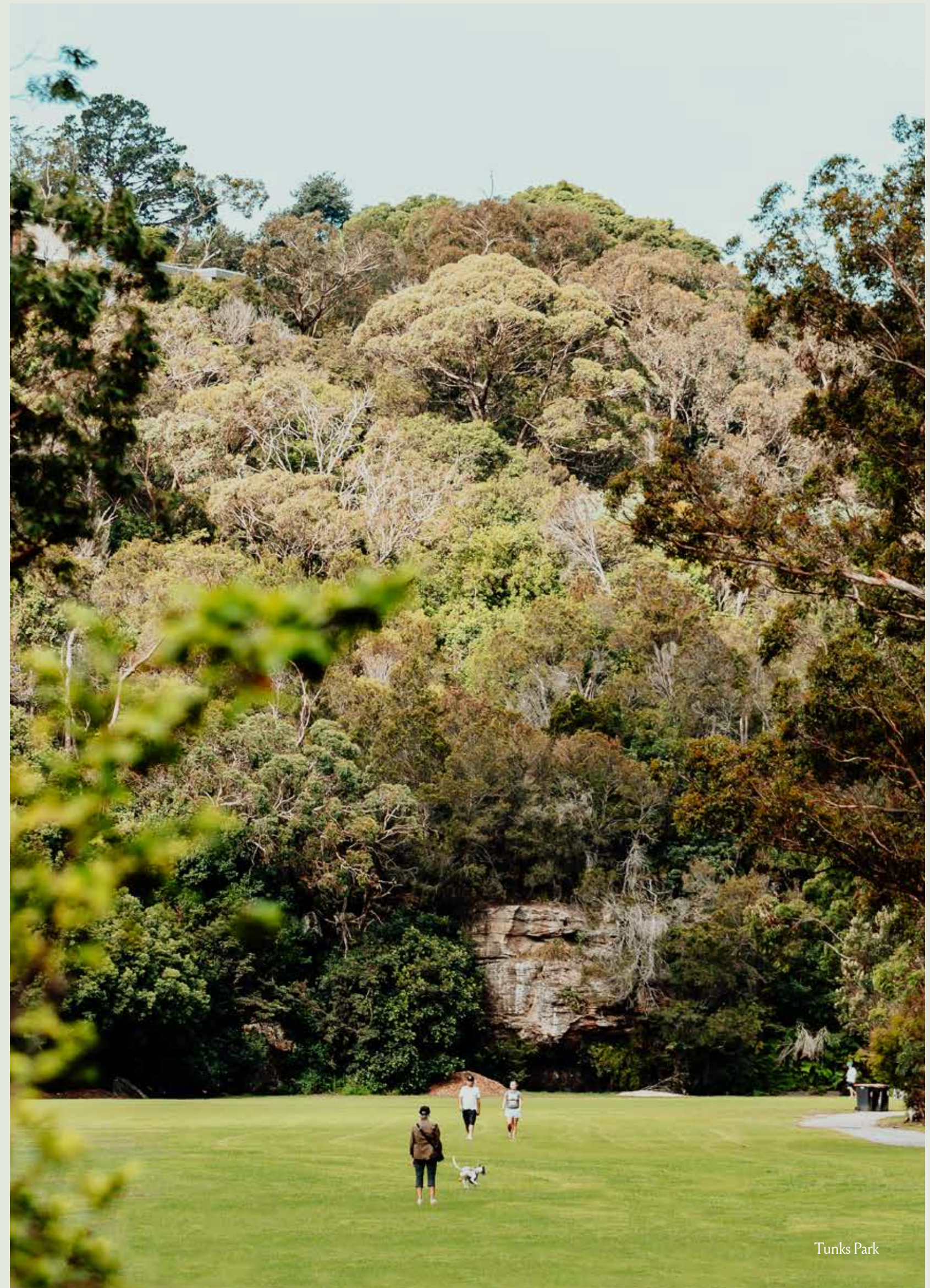
Sailors Bay
Walking Trail

3.8km

Discover ancient rock formations, hidden waterfalls, biodiverse mangroves and plentiful native wildlife on this stunning 1.5km return track. If you're lucky, you may even stumble upon the elusive lyrebird who is known to frequent the surrounding bushland. Meandering alongside Sailors Bay Creek before opening out onto the harbour, this serene nature trail is one of the area's best kept secrets.

Blissful mornings in nature.

When the trees are bathed in glorious morning light, lace up your running shoes and hit the trails. Explore the majestic flora and fauna of Sailors Bay Walking Track, follow Primrose Park Walking Trail up to breathtaking Middle Harbour, or traverse the native vegetation surrounding Flat Rock Creek. Even closer to home, Naremburn Park is the perfect arena for play time with your canine companion, connected to Northcote Collective via the lush bushland track of Talus Reserve.



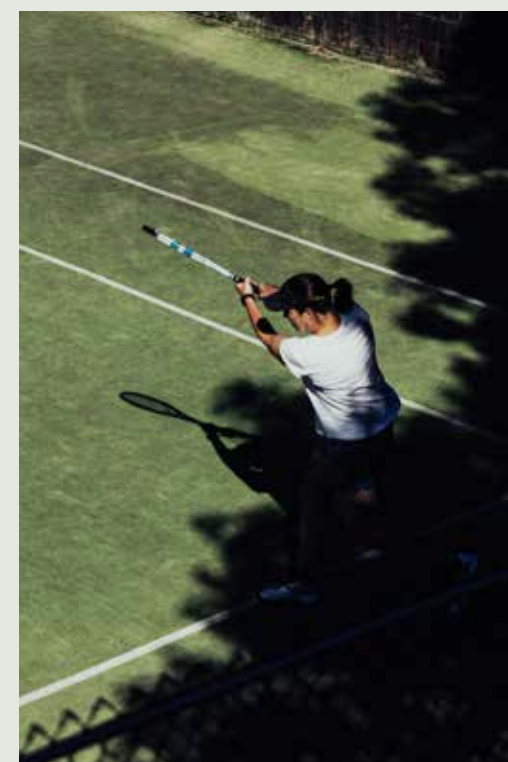
Tunks Park



Naremburn Park

700m

Only a short stroll from Northcote Collective, Naremburn Park is a vast, grassy retreat complete with basketball courts, a children's playground and two expansive cricket fields. Each evening, the local dog community convenes here for their daily dose of off-leash time – bring along your four-legged friend and allow them to join in the fun while you meet the neighbours.



Talus Street Tennis Court

750m

Tennis lovers are well and truly catered for with the Talus Street Tennis Club located just 6 minutes from Northcote Collective. Hire out a court for the afternoon, sign up for lessons with one of the club's seasoned coaches or get involved with their popular midweek breakfast tournaments – there's something for everyone at this welcoming community establishment.



Tunks Park

3.0km

A true gem of the North Shore, Tunks Park is a recreational paradise overlooking Middle Harbour in Northbridge. Here, two large ovals play host to various community sporting events while providing an expansive mega playground for local dogs. The historic Long Gully Bridge arches over the west section of the park, boasting beautiful sandstone structures built in the late 1880s.



Gore Hill Oval

2.0km

Home of the North Shore Bombers Football Club, one of the largest senior football clubs in Australia, Gore Hill Oval is a haven for resident AFL fans. Stroll down on Saturday afternoons to watch the team play at their home ground. In addition to the expansive sports field, the complex offers a range of facilities including an impressive children's playground, exercise equipment and picnic amenities.

Active Living

The ground-floor retail precinct will enrich the fabric for the local neighbourhood while offering a daily destination for residents of Northcote Collective. With the opportunity for a number

of exciting local business to be housed here, this generously landscaped area will foster a vibrant and convenient way of life, and the warmest of welcomes as you return home.





“Each building we conceive is an opportunity to respond intelligently to a unique set of circumstances and to improve and redefine the existing built environment.”



Ben Pomroy – Principal at Rothelowman, Sydney

What is so uniquely special about this location?

Being surrounded by air and natural light creates a beautiful sensory experience, which is how we all want to live. Northcote Collective is positioned in a really unique location, sitting on the edge of St Leonards and transitioning into the beautiful leafy landscape village of Naremburn.

How does this influence the lifestyle experience at Northcote Collective?

Residents will get to have the beautiful aspect and outlook of the north-east which looks over the surrounding treetops, connecting you to the landscape and seasons. By the same token, the hustle and bustle and business spaces of St Leonards, as well as the convenience and access to train stations, positions you right in the city.

Can you talk to us about the design philosophy of Northcote Collective?

We were really excited to work with the team at Abadeen on this project to create a much more innovative and new approach to apartment design. All good design is not from one person, and this particular approach needed that strong collaboration. Our philosophy was all about designing a choice, so there's a series of options for the actual kitchen layouts themselves to suit different types of buyers which is very unique. Choice is really the backbone of everything we do.

How has sustainability been a priority for the design?

Sustainability is embedded in the design of each and every dwelling through natural cross ventilation, energy efficient appliances, great access to natural light during winter, and shade and shelter during summer.

Residents will enjoy a sophisticated arrival experience via a landscaped entryway and well-appointed lobby. Here, lift access to the residences, rooftop and basement provide the ultimate convenience.



Artist Impression



Artist Impression

Large voids have been incorporated into the facade to allow for generous outdoor areas, enclosed behind glass balustrades which create a sense of openness. The structural nature of the facade is softened by lush landscaping and a texturally rich palette of brick, sandstone, terracotta and concrete.



Parks & Recreation

1. Balmoral Beach
2. Cammeray Golf Club
3. Cammeray Marina
4. Gore Hill Oval
5. Naremburn Park
6. Northbridge Baths
7. Northbridge Golf Club
8. Primrose Park
9. Talus Street Tennis Court
10. Talus Street Reserve
11. Tunks Park
12. Brothers Ave, Cammeray

Hospitality

13. Annata
14. Bare Wholefoods
15. Cavalier 1.0
16. Foresyth Cafe
17. FIN Fish and Chips
18. Luho
19. Salmon and Bear
20. Sekka Dining
21. The Urban Teahouse
22. The Moody Chef
23. The Wooden Whisk
24. Rice Den

Retail

25. Aesop
26. Ashly Lim
27. Atlantis Flowers
28. Coles
29. Cornucopia Bakery
30. Kirribilli Markets
31. Ivy League
32. Northbridge Plaza
33. Romeo's Food Hall
34. The Forum Plaza
35. Woolworths

Schools & Transport

36. 115 Bus Stop
37. Bradfield Senior College
38. Marist Catholic College
39. McMahons Point Ferry Wharf
40. Monte Sant Angelo Mercy College
41. Naremburn School
42. North Sydney Boys
43. North Sydney Girls
44. Royal North Shore Hospital
45. St Leonards Station
46. Wenona School
47. Willoughby Leisure Centre
48. Crows Nest Station (Under Construction)*

Rooftop Sanctuary

Enjoy an invigorating outdoor lifestyle with Northcote Collective's expansive rooftop recreation space. Encompassed by leafy vegetation, the area provides a communal resort-style experience complete with a luxurious pool and sun lounges. Appointed with a range

of alfresco dining amenities including a barbecue, bar seating and larger tables, this tranquil retreat is the ideal spot for entertaining guests, meeting new neighbours or unwinding solo among natural surrounds.

31.



Artist Impression



The Urban
Teahouse

800m

Born from a deep appreciation for the ritual of afternoon tea, The Urban Teahouse is Naremburn’s undisputed scone specialist. Tuck into their decadent Devonshire Tea complete with homemade preserves or, if you’re feeling ravenous, opt for the high tea grazing board for two, a medley of scones, cakes and sandwiches. Homely yet modern interiors provide a relaxing setting in which to indulge the senses.



The Moody Chef

400m

Where fresh food meets old school hospitality, The Moody Chef is a foodie destination with something for everyone in store. Offering some of the best coffee in the precinct along with their own line of food products and condiments, the cafe has been a local favourite for almost 20 years. Be sure to try one of their famous burgers or gourmet salads, made with a host of locally sourced ingredients.



Bare Wholefoods

700m

The team at Bare Wholefoods are on a mission to prove that ‘healthy’ and ‘delicious’ don’t have to be mutually exclusive. Embracing sustainably sourced ingredients, the menu features a plethora of nourishing brunch dishes including vegan pancakes, nut granola and avocado tartine – all 100% gluten and refined sugar free.



Forsyth
Coffee House

800m

Recognisable by its charming corner shopfront, Forsyth is something of a Naremburn institution. Since it first opened its doors 30 years ago, the cafe has remained dedicated to providing locals with great coffee, honest food and the friendliest of service. Grab a coffee and pastry on your morning walk or stay for a long, leisurely brunch in their sunny courtyard outback.



Forsyth Coffee House, Naremburn

A vibrant retail epicentre



Ivy League Florist

800m

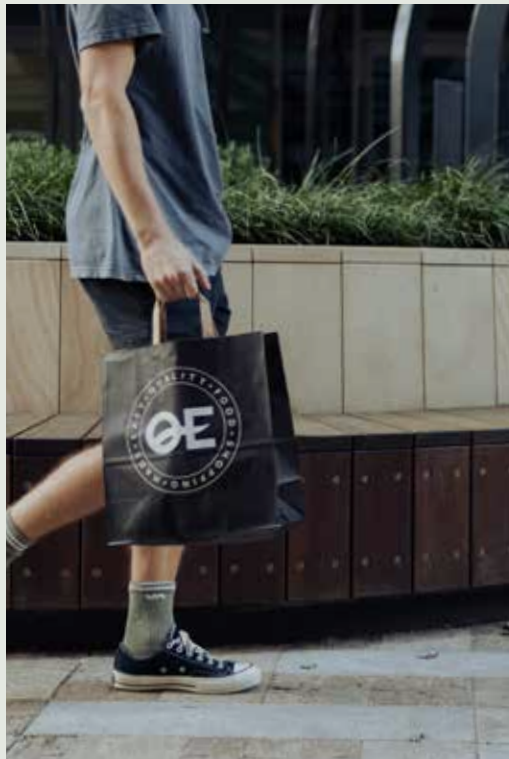
Nothing compares to the simple pleasure of purchasing a fresh bunch of flowers. Tucked away in Naremburn Village, Ivy League offers a collection of thoughtfully crafted bouquets along with ceramics, vases, candles and indoor plants – a one-stop shop for all your gifting needs. Awash with natural light and exquisite fragrances, the beautifully designed store is nothing short of a sensory delight.



Aesop

1.0km

Established in 1987, Aesop is the brand that single handedly ignited Australia’s love affair with natural skincare products and fragrances. Each store is as much about the interior design as it is the products, with spaces meticulously crafted to encapsulate their locale. The Crows Nest store has been designed as a tribute to the area’s built heritage, adorned in warm Tallowood and luxurious brass accents.



QE Food Stores

450m

When it comes to gourmet ingredients, look no further than QE Foodstore in St Leonards. Championing local farmers and makers, the store is a culinary bonanza stocking everything from organic produce to pantry essentials. You’ll also find a discerning selection of imported goods such as French cheeses, cured meats and sardines. Here, staff are passionate about all things food and are always happy to provide helpful recipe tips.



Forum Plaza

240m

Only a 3 minute walk from Northcote Collective, The Forum Plaza is a mixed-use shopping mall built on top of St Leonards Train Station. Perfect for picking up last minute grocery items on your way home from work, the handy complex is home to a plethora of stores and services including IGA, Anytime Fitness, BWS and Priceline. There’s also a selection of eateries if you’re grabbing a bite to eat on the go.



St Leonards Train Station

Effortlessly Connected to Wider Sydney.

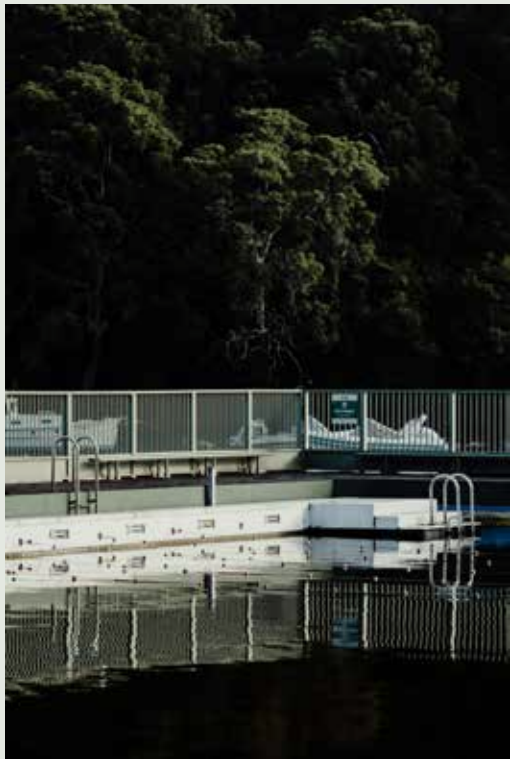
Beyond Naremburn, the Lower North Shore is a beacon for outdoor recreation and leisure. From enchanting public gardens to tranquil harbour beaches, historic tidal baths to glistening marinas, this scenic area is peppered with famous landmarks and sites – fostering a relaxed waterfront lifestyle that has become synonymous with this part of Australia. St Leonards Station is just 270m from your doorstep providing a gateway to Sydney's most iconic destinations, while Crows Nest Metro Station is set to open in 2024, taking you to North Sydney, Barangaroo and Sydney CBD in no time.



Wendy Whiteley's
Secret Garden

3.3km

Wendy Whiteley's Secret Garden is nothing short of a national treasure. Nestled beside Lavender Bay, the tranquil hideaway was lovingly transformed over the course of 20 years by Wendy Whiteley herself, a renowned artist and wife to the late Brett Whiteley. Replete with ancient fig trees, Bungalow palms, rambling vegetation and sculptures from various artists, the garden overlooks iconic views of the Harbour Bridge and Luna Park.



Northbridge Baths

4.6km

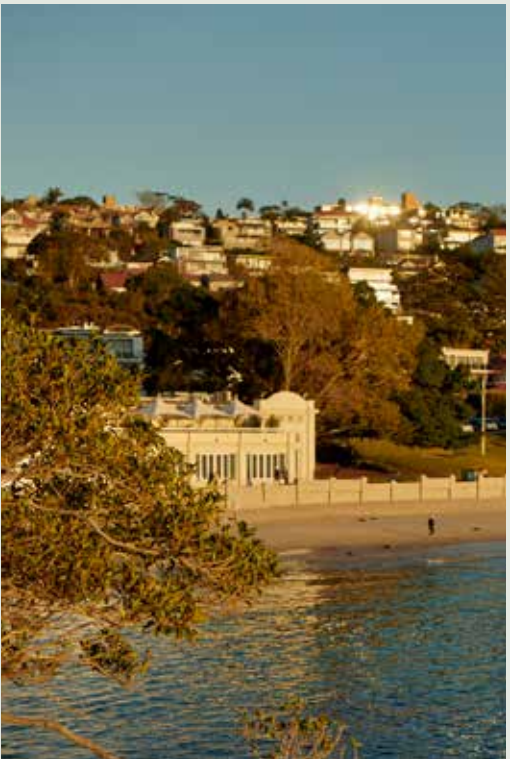
Established in 1924, Northbridge Baths is a historic saltwater pool surrounded by the spectacular scenery of Middle Harbour. The hidden jewel of the North Shore, this picturesque spot is a haven for recreation and leisure – whether it's swimming laps in the clear water, paddling about in the shallows or sprawling out on the sandy beach. Afterwards, grab a bite to eat from the nearby kiosk and unwind in the shady picnic area.



Cammeray Marina

3.3km

Nestled within magnificent Middle Harbour, Cammeray Marina is something of a sailing paradise. Surrounded by luxuriant bushland, the floating marina accommodates boats of all shapes and sizes, with a range of services available onsite. Bask in the magnificent scenery of this hidden inlet, privy only to North Shore locals.



Balmoral Beach

6.4km

Of all Sydney's world-famous harbour beaches, Balmoral is quite possibly the most beautiful. Only a 15 minute drive from Northcote Collective, the peaceful harbourside sanctuary is known for its calm, blue-green water and breathtaking sailboat vistas. After a dip in the sea, unwind on the foreshore under ancient fig trees or enjoy a meal at the heritage-listed Bathers' Pavilion.



On warm summer days, the rooftop pool provides a peaceful escape in which to cool off and relax. An abundance of landscaping creates a sense of sanctuary and enclosure, with large trees providing added shade.

Designed to promote connection among occupants, the living area is characterised by timber floors, an open-plan layout and soaring floor-to-ceiling windows. Framed by sweeping views of the surrounding

environment, the area spills seamlessly onto the landscaped terrace, providing optimal ventilation and an effortless sense of indoor-outdoor flow.



Artist Impression



“We consider design as both an art and a science – the success of a design outcome is determined by how the two disciplines are combined.”



Conrad Lowry –
Project Design Leader at Rothelowman

What are the values underpinning the design of Northcote Collective?

Abadeen came to us with a brief that they wanted to create a building that enhances people's lifestyles, which is something we're really passionate about. At Rothelowman, there's a phrase we use all the time which is 'a generous eye for life'. It's all about bringing the amenity of a lifestyle to a project, and going beyond what it is that needs to be in an apartment and delivering what people really want in the spaces they inhabit. It's been a real joy to be part of the process in designing a building that will complement the area.

Could you talk us through the choice of textures and materials within these homes?

We're really excited to be able to offer the opportunity to encapsulate the individuality of each person that will live at Northcote Collective. We've gone for a range of warmer, textural tones with premium quality materials that reflect that these are more than apartments, but homes in the sky. Embracing timbers and stones, there's a real richness and a blend to these spaces that provides a welcoming and warm environment.

Thoughtfully designed
with you in mind.

In the modern age, it's never been clearer that when it comes to the home, one size does not fit all. Designed for contemporary living your way, the residences of Northcote Collective have the ability to be meticulously tailored to your unique set of needs, tastes and preferences.

With the choice between three individual layouts and colour schemes, your home will feel like a perfect fit – becoming the truest expression of your personal style. Providing an elevated sense of luxury, the kitchens reveal island benches made from unique pieces of stone, stone splash backs and a premium suite of V-Zug appliances.

51.



Artist Impression



Artist Impression



Artist Impression

Master Bedroom

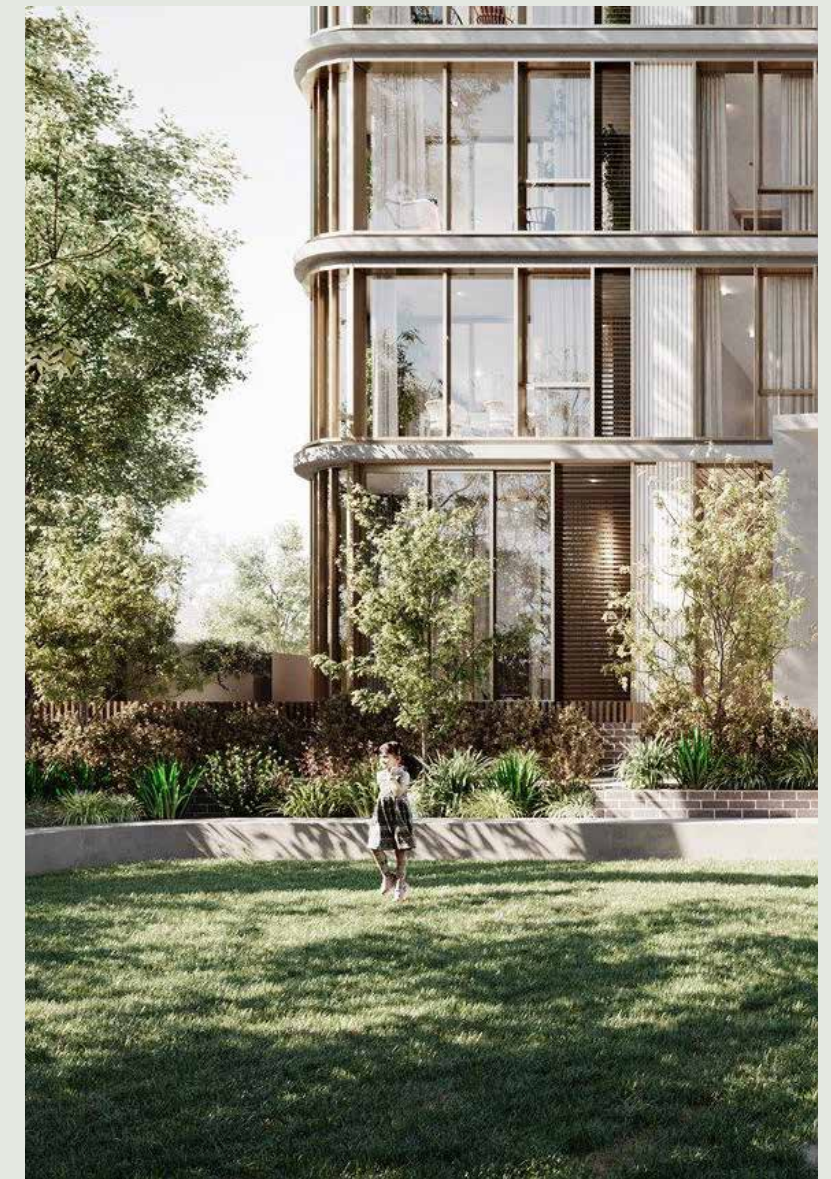
A sanctuary for rest and rejuvenation, the spacious master bedroom is well-appointed with plush carpets and a luxurious walk-in wardrobe containing a variety of storage options. Here, access to the terrace creates a sense of openness while optimising ventilation.



The ensuite presents a rare standard of design sophistication with a large built-in vanity, walk-in shower, oversized tub and feature tapware. Offering thoughtful details including extra shelf space and hangers, this curated retreat is the ideal place to wash the day away. Here, each of the finishes schemes embrace a soft, textural approach to evoke a sense of calm.

Master Ensuite





ABADEEN

Having been involved in the development industry for over 21 years and completing in excess of AUD \$3 billion in projects, Abadeen Group has a unique understanding of the Australian property development landscape.

Such established success in the development industry is not easy to come by. They believe that it is their well rounded approach to placemaking, rather than just developing, that makes them one of Sydney's most successful property developers.

They believe in creating beautifully lasting spaces with a forward-thinking approach for each development. It is important that their developments are carefully designed for the people that will live and work within their buildings and communities. This philosophy is always at the forefront as they embark on their development journey.

PHOENIX PROPERTY INVESTORS

Phoenix Property Investors is an experienced, independently-owned and managed private equity real estate investment group. Founded in 2002, Phoenix has an extensive track record of creating value and delivering results for its investors and stakeholders by investing in high-quality real estate opportunities in the residential, retail, office and commercial sectors across 15 first-tier Pan-Asian cities, assisted by its network of seven Asia-Pacific offices including Hong Kong, Tokyo, Seoul, Shanghai, Singapore, Sydney and Taipei.

Phoenix invests on behalf of global institutional investors; including sovereign wealth funds, public and corporate pension plans, foundations, university endowments, insurance companies and important family offices.

rothelowman

Rothelowman believes good architecture is critical to the successful evolution of our cities. Their buildings are inspired by the existing context and seek to help define the future. Each building they conceive is an opportunity to respond intelligently to a unique set of circumstances and to improve and redefine the existing built environment.

Interior design is about the human experience of a built environment – the visceral as well as physical. They consider design as both an art and a science – the success of a design outcome is determined by how the two disciplines are combined. They aim to positively impact and improve the quality of life for the people who enter the spaces they design.

LANDFX LANDSCAPE ARCHITECTURE

Landfx is a team of passionate Landscape Architects designing for our community. Their focus is to understand the project, the people and the land. They take a structured approach to each project through successfully tested design processes starting from realising the potential of every brief, exploring options, creating designs and producing outcomes that will ultimately improve and enrich people's lives.

They understand the importance of human connection with nature and always look to increase this connection through their design.



Enquire Now – 1800 531 700
northcotecollective.com.au

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Northcote
Collective