



WINDFALL



RESIDENCES PORT COOGEE



Life in harmony.

Pantheon Avenue, Port Coogee.

The taste of salt in the air. A sea breeze you can set your watch to. The majesty of summer storms rolling in across the waves. Coastal living is truly unique – and Windfall ensures you're well positioned to enjoy everything it has to offer.

Shaping better futures.

Windfall offers the ultimate coastal lifestyle in one of Perth's most exciting, up-and-coming suburbs. Here, you'll be just moments from Port Coogee Marina and a thriving collection of local favourites, with many more to come. Your new home offers the ideal oasis – a space to breathe, where you can relax and unwind at your leisure.

Windfall from Pantheon Avenue.

Artists Impression Only.





WINDFALL

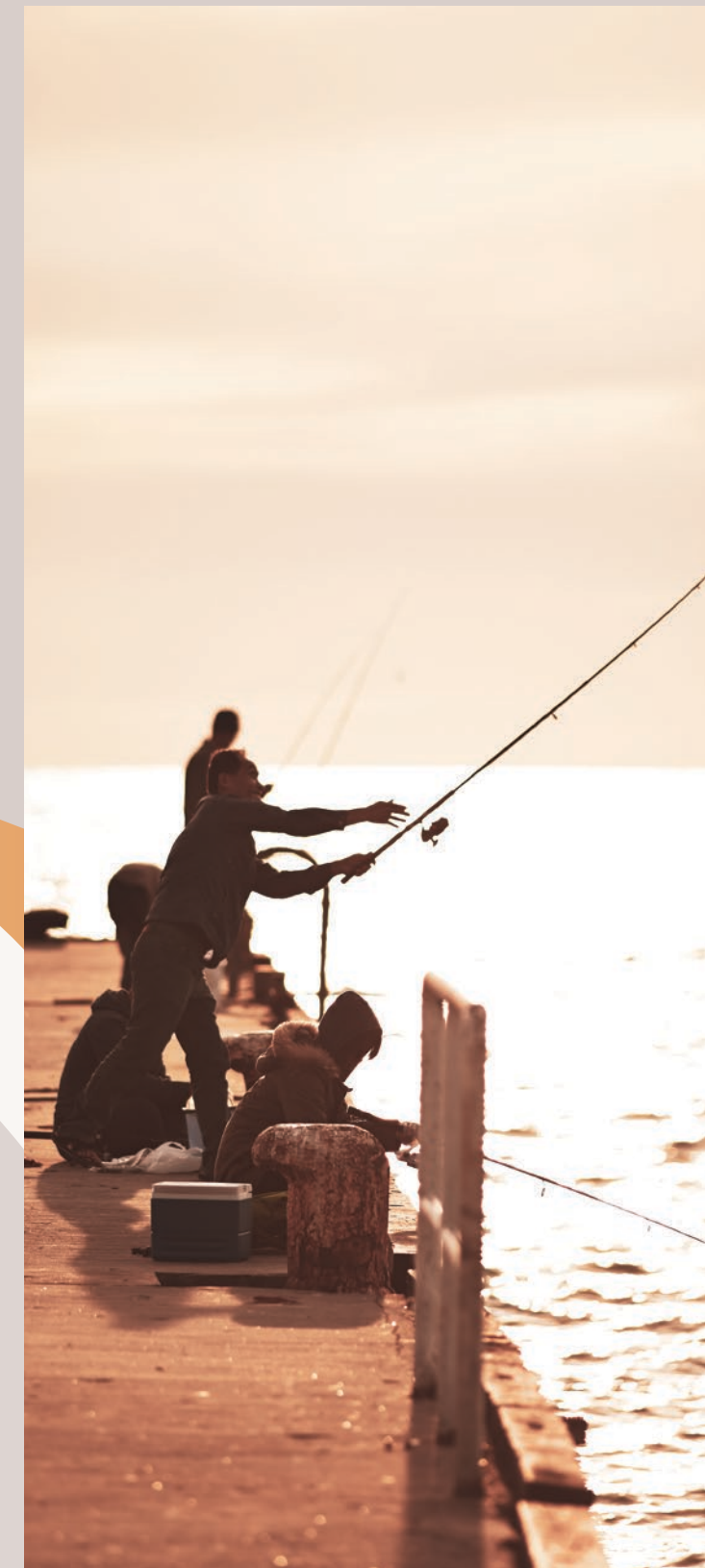
RESIDENCES PORT COOGE

Meet the locals.

Neighbourhood walks don't get much better than this. From the gently rolling waves of the beach, to the endless expanse of wetlands and natural surrounds within moments of home, you're truly spoilt for choice. Plus, with the bustling heart of Fremantle just a short drive or bus ride away, a huge array of entertainment and recreational options await you at Windfall.

Port Coogee is quickly shaping up to be one of Perth's most sought-after and affordable coastal suburbs. It's a place where the local barista knows your morning coffee order, and good times and memories are shared. Before long, you'll be part of the story yourself, creating an exciting future in a community with so much to offer.

A community with a story to tell.



Dive into weekend adventures.

Local landmarks.

- 1 Omeo Wreck
- 2 Port Coogee Village Shopping Centre
- 3 The Australian Brewhouse
- 4 Dome Café
- 5 Ngarkal Beach Water Park
- 6 Ngarkal Beach
- 7 Port Coogee Marina
- 8 Medina Park
- 9 Omeo Park
- 10 Coogee Common
- 11 Caledonia Park
- 12 North Coogee Play Park
- 13 MacQuatha Park
- 14 Sanctuary Wellness & Medical Centre
- 15 The Grind Reaper Coffee Shop
- 16 Chelydra Park
- 17 Insight Early Learning
- 18 CRU Health & Juice Bar
- 19 Calypso Cafe Strip - Proposed

Port Coogee Village Shopping Centre's stores.

- Woolworths
- BWS
- Port Coogee Newsagency
- Eye Place
- JEM Floral Design
- Caffissimo
- Kim's Fish & Chips
- Roti Burrito
- Krusty Kob
- Blooms The Chemist
- Jupiter Health & Medical Services
- Allied Dental
- Volona & Associates
- Happy Nails Salon & Spa

A little further.

- Australian Marine Complex 6km
- Fiona Stanley Hospital 8.5km
- Cockburn Gateway 9.5km
- Henderson Navel Base 10.5km



Make a
day of it.



With plenty of growth expected between Coogee and Fremantle in the upcoming years, investing in the Port Coogee lifestyle just got even more rewarding. With a range of local facilities already established here, you'll find it easy to settle in. From restaurants and cafés, to shops, schools and essential services, all your current and future needs are well taken care of.

Windfall offers a choice of 61 sophisticated coastal residences within a friendly and welcoming community you'll love to call home.

Get ready to indulge in the ultimate low maintenance lifestyle, with more time to spend on the things you love. Plus, if you're planning on enjoying a holiday or some time away, you'll have the peace of mind to know your home will be safe and secure.

**Love it &
leave it.**

Lobby entry.

Artists Impression Only.

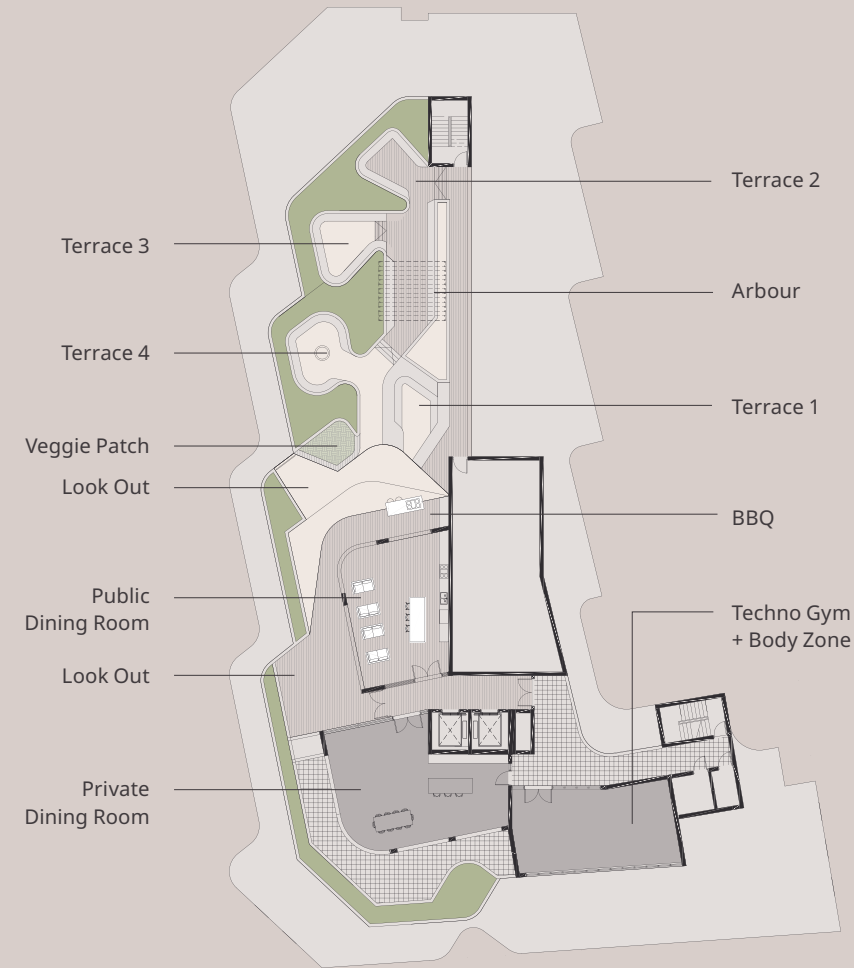


Good times start at home.

Your beautifully landscaped rooftop terrace is the ideal place to sit back and take in the coastal surroundings of your new neighbourhood. Head up at sunset to toast the views with friends, or enjoy some alone time with a good book.

Rooftop with ocean views.

Artists Impression Only.



Rooftop amenities map.



Rooftop private dining room.

Artists Impression Only.

A coastal oasis for entertaining.

With each residence offering plenty of space, entertaining family and friends is easy. Plus, with access to the BBQ area and communal dining of your rooftop terrace, you'll be able to host parties and gatherings without a second thought.





Artists Impressions Only.

**3 Bedroom
master suite.**



Welcome to coastal finery.

Architecturally designed to make the most of the views and cooling sea breeze, Windfall offers year-round comfort and style. Cross ventilation allows fresh air to circulate throughout the building, while stylish balconies offer protection from the elements.

**3 Bedroom
living room.**

Sustainability plays a big part in day-to-day life at Windfall. As a 5-star Green Star development, Windfall benefits from many energy and water-saving initiatives. For you, this means lower strata fees and household bills, as well as increased comfort and added value.



Achieve the perfect balance.



**3 Bedroom
kitchen & bathroom.
Lithic scheme.**



**3 Bedroom
kitchen & bathroom.
Serene scheme.**

Life at Windfall offers the perfect balance between luxury living and coastal convenience. With a choice of schemes and finishes available, you'll feel a sense of belonging from the start. Enjoy cooking meals in your fully-appointed kitchen with high quality V-Zug appliances, or retreat to your bathroom to escape the stresses of the day.

2 Bedroom terrace.

Artists Impression Only.



What's Green Star?

Launched by Green Building Council of Australia (GBCA) in 2003, Green Star is Australia's largest voluntary and truly holistic sustainability rating system for buildings, fitouts and communities.

With a 5 Star Green Star rating, the development represents Australian excellence in sustainability.

Green Star aims to reduce the impact of climate change by promoting developments and communities that support a more sustainable way of life.

All projects that display a Green Star Certification Trademark have passed a thorough, independent and transparent assessment process to verify their contribution towards a healthier tomorrow.

What are the benefits?

Green Star offers a number of long-term benefits to both people and the environment.

These include:

Extensive water-saving initiatives.

Use of renewable energy sources that also help to keep household energy bills lower.

Stronger investment returns.

Higher quality design and build.

Creating healthier communities to live and work.

The generation of markedly fewer greenhouse gas emissions than average developments and buildings.

A clear pathway to achieving a carbon neutral building.

When you invest in a Green Star development, you will be helping to support a new standard in sustainable design quality.

ERBEN®

Successful property development is about so much more than building homes. It's about focusing on people first and foremost: how they live, interact, and connect within spaces.

At Erben, we're committed to putting people where they belong – at the centre of everything we do.

When it comes to the needs of our customers, we don't just consider the here and now, but plan into the future. We create lasting value through high-quality design and inclusions, spacious apartments, and world-class amenity. We also build in locations that offer universal appeal.

Since 2005, we have developed projects worth almost \$1 billion across a range of sectors. We're proud to challenge what's expected of us and work closely with our customers, communities and partners to deliver ongoing benefits.

Creating to belong.



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