



# You have found The One.

The One located on not one, but two parks.  
The One with huge balconies and convenient local amenities.  
The One with quality finishes.

3  
BEDROOM

**One Mabel Park**

JOLIMONT





## This is the life.

Nestled in a picturesque corner of parkland in Jolimont, One Mabel Park has been designed to engage with the natural surroundings while providing an environmentally responsible development that shades, shelters and protects owners and their homes.

Features at a glance:

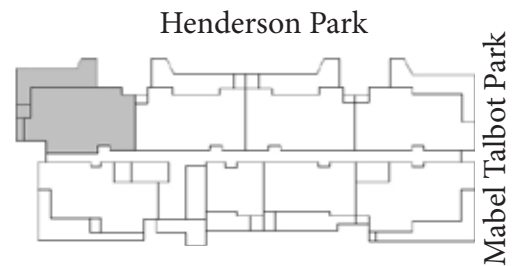
- Massive balconies/ courtyards
- High 2700mm ceilings
- 100% wool carpets
- Walk in robe
- Pre-finished engineered oak flooring
- Stone benchtops
- Smeg oven, cooktop, rangehood, dishwasher
- Photovoltaic cells powering common areas
- Reverse cycle ducted air-conditioning
- Lockable store room
- Central gas boosted solar hot water system
- Built-in pantry, drawers and bin
- Energy efficient LED lighting
- Pay TV and NBN ready
- Two undercover bays
- Electric vehicle charging point



# Type A Variation 1



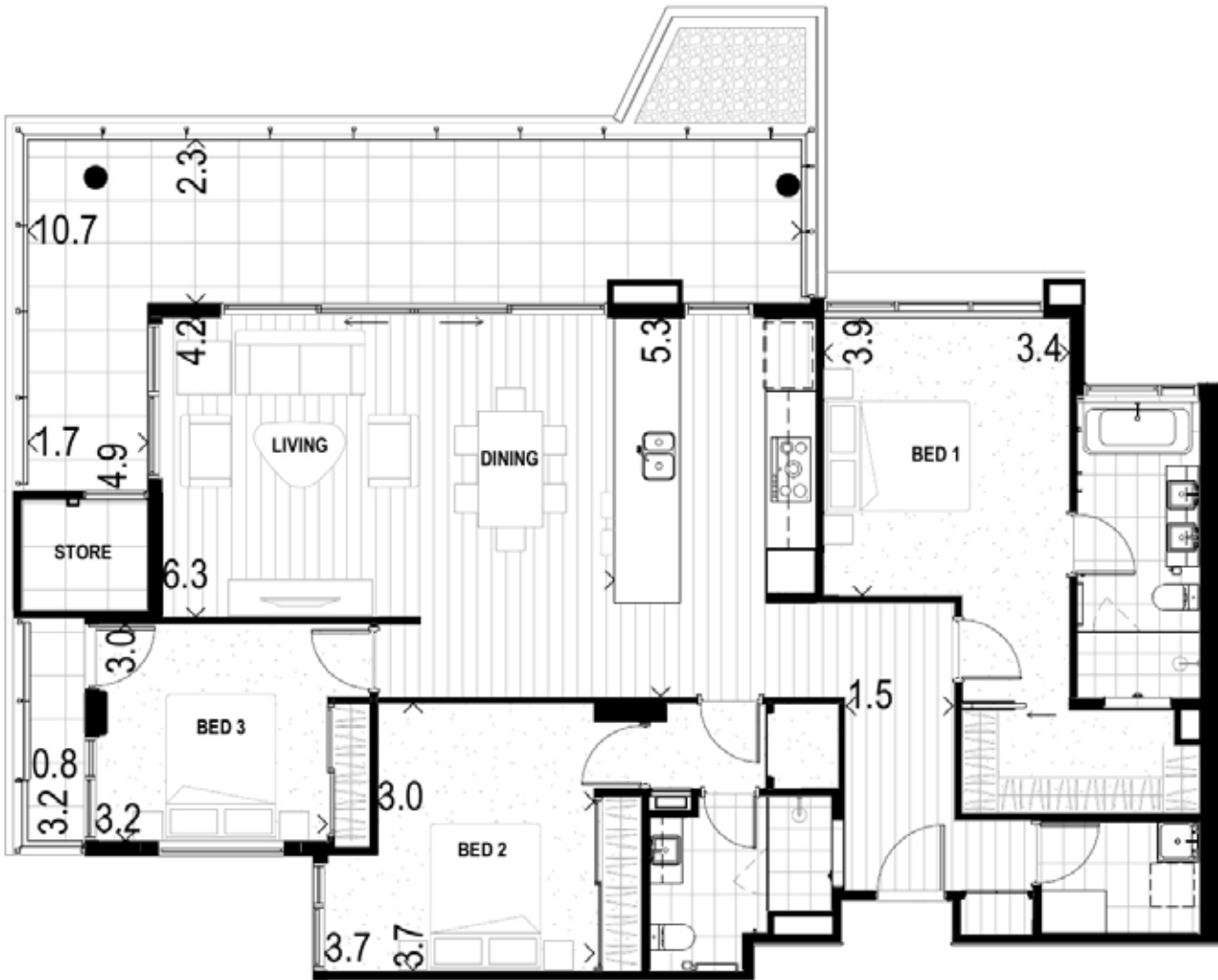
Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
7	One	132 sqm	37 sqm	4 sqm	3 sqm*/ 3 sqm^	25 sqm	2T	204 sqm
15	Two	132 sqm	37 sqm	4 sqm	3 sqm*/3 sqm^	25 sqm	2T	204 sqm



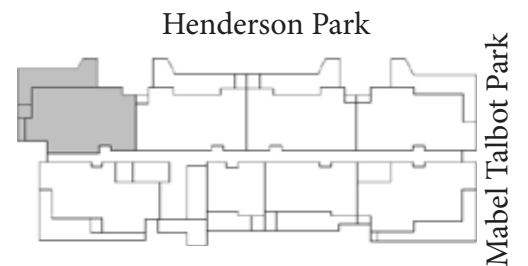
- \* Balcony store.
- Basement store.
- ^ Corridor store.

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# Type A Variation 2

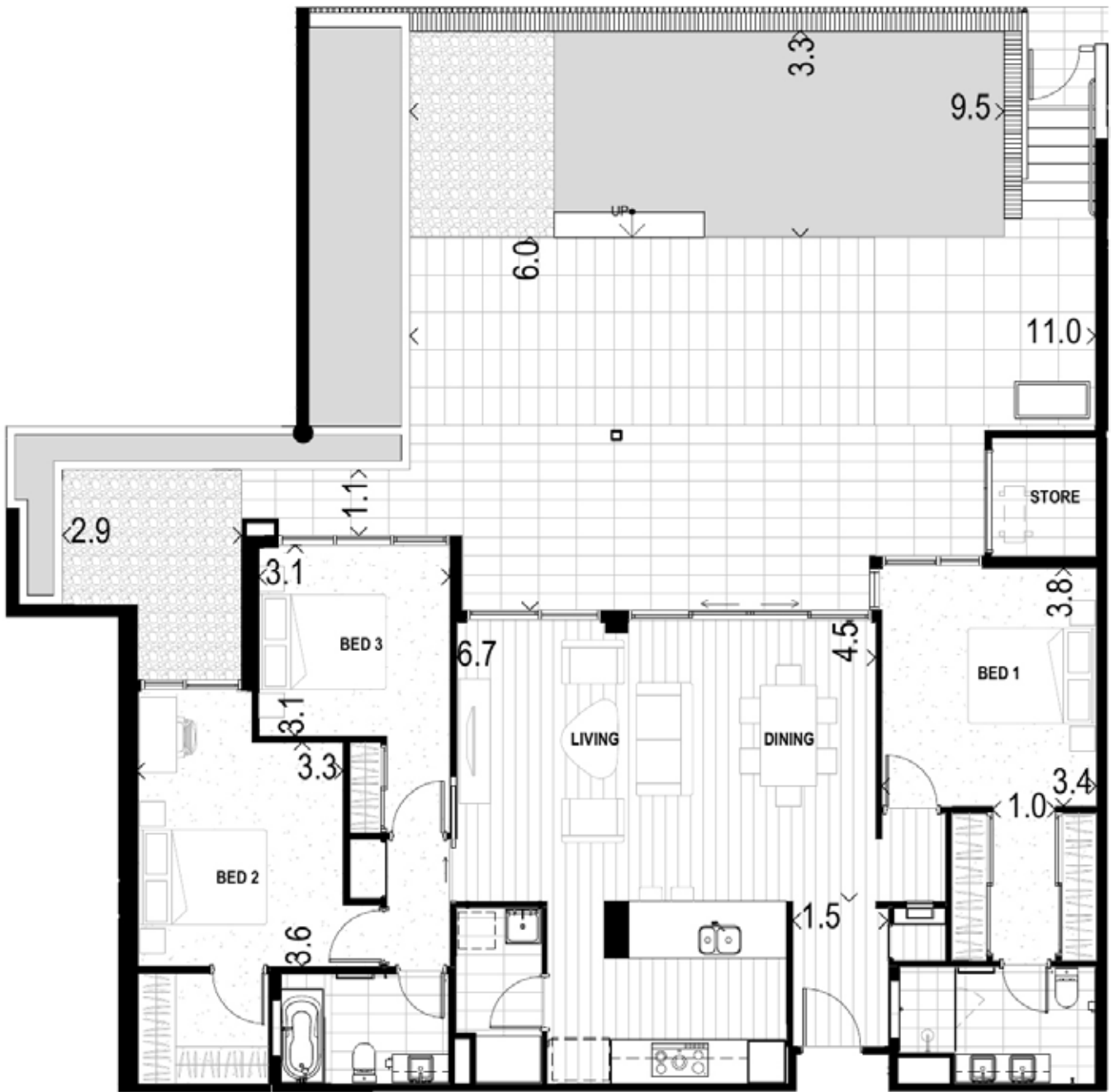


Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
23	Three	132 sqm	34 sqm	4 sqm	3 sqm* / 3 sqm^	25 sqm	2T	201 sqm
31	Four	132 sqm	32 sqm	4 sqm	3 sqm* / 3 sqm^	25 sqm	2T	199 sqm
39	Five	132 sqm	32 sqm	4 sqm	3 sqm* / 4 sqm- / 3 sqm^	25 sqm	2T	203 sqm



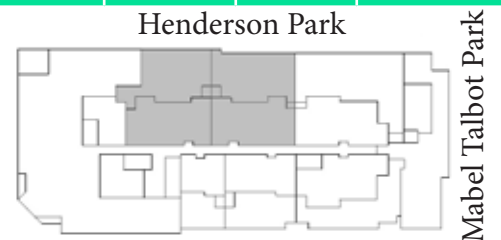
Mabel Talbot Park

# Type B Variation 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
1	Ground	125 sqm	123 sqm	-	3 sqm*/ 3 sqm-	25 sqm	2T	279 sqm
2**	Ground	124 sqm	129 sqm	-	3 sqm*/3 sqm^	25 sqm	2T	284 sqm

- \* Balcony store.
- Basement store.
- ^ Corridor store.
- \*\* Mirrored Floorplan.

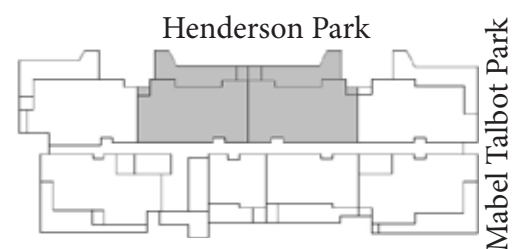


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# Type B Variation 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
8	One	124 sqm	34 sqm	2 sqm	3 sqm*/ 2 sqm-	25 sqm	2T	190 sqm
9**	One	124 sqm	34 sqm	2 sqm	3 sqm*/2 sqm-	25 sqm	2T	190 sqm
16	Two	124 sqm	34 sqm	2 sqm	3 sqm*/ 3 sqm-	25 sqm	2T	191 sqm
17**	Two	124 sqm	34 sqm	2 sqm	3 sqm*/ 3 sqm-	25 sqm	2T	190 sqm



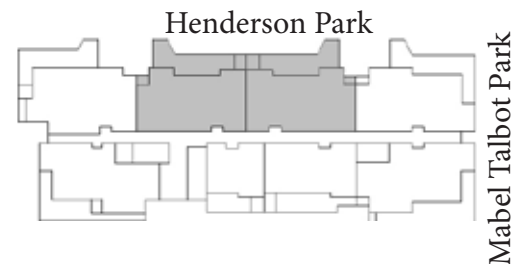
# Type B Variation 3



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
24	Three	124 sqm	29 sqm	2 sqm	3 sqm*/ 3 sqm-	25 sqm	2T	186 sqm
25**	Three	124 sqm	29 sqm	2 sqm	3 sqm*/3 sqm-	25 sqm	2T	186 sqm

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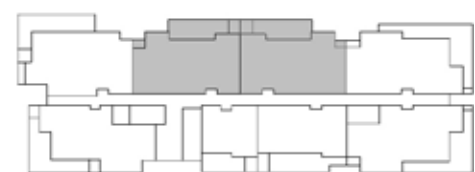


# Type B Variation 4



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
32	Four	124 sqm	24 sqm	2 sqm	3 sqm* / 3 sqm-	25 sqm	2T	181 sqm
33**	Four	124 sqm	24 sqm	2 sqm	3 sqm* / 3 sqm-	25 sqm	2T	181 sqm
40	Five	124 sqm	24 sqm	2 sqm	3 sqm* / 2 sqm-	25 sqm	2T	180 sqm
41**	Five	124 sqm	24 sqm	2 sqm	3 sqm* / 4 sqm-	25 sqm	2T	182 sqm

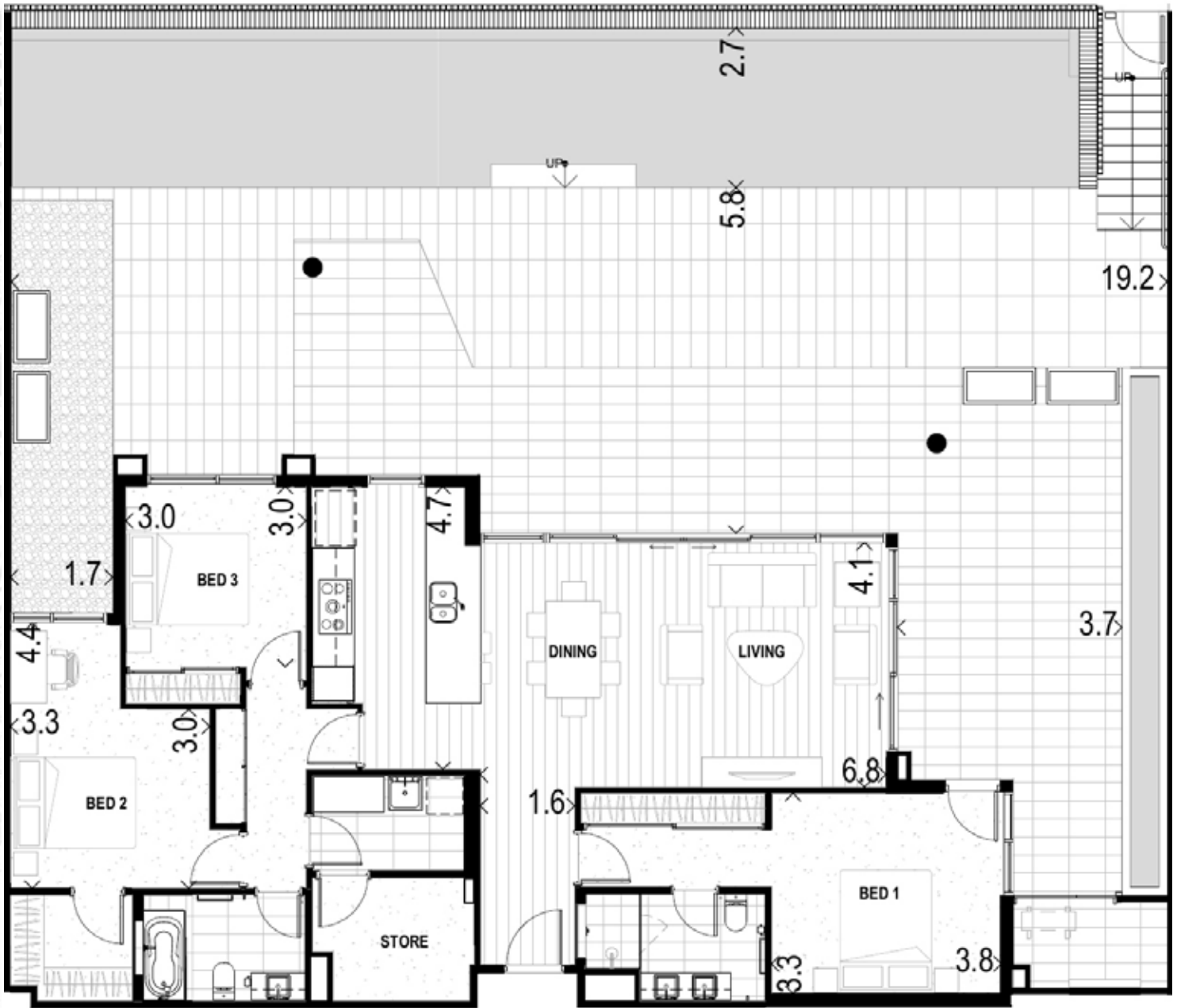
Henderson Park



Mabel Talbot Park



# Type C Variation 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
3	Ground	127 sqm	188 sqm	-	3 sqm*/ 5 sqm#	25 sqm	2T	343 sqm

Henderson Park



Mabel Talbot Park

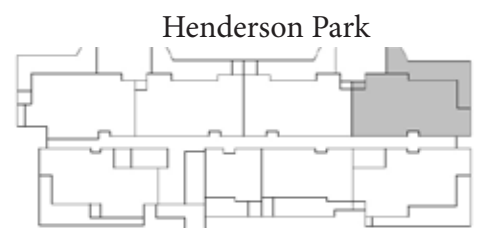
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- Basement store.
- ^ Corridor store.
- # Internal store.

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# Type C Variation 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
10	One	128 sqm	46 sqm	2 sqm	5 sqm#	25 sqm	2T	201 sqm
18	Two	128 sqm	46 sqm	2 sqm	5 sqm#	25 sqm	2T	201 sqm



Mabel Talbot Park

# Type C Variation 3



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
26	Three	128 sqm	40 sqm	2 sqm	5 sqm#	25 sqm	2T	195 sqm
34	Four	127 sqm	43 sqm	2 sqm	1 sqm* / 3 sqm- / 5 sqm#	25 sqm	2T	201 sqm
42	Five	127 sqm	43 sqm	2 sqm	1 sqm* / 3 sqm- / 5 sqm#	38 sqm	1 and 2T	214 sqm

Henderson Park



Mabel Talbot Park

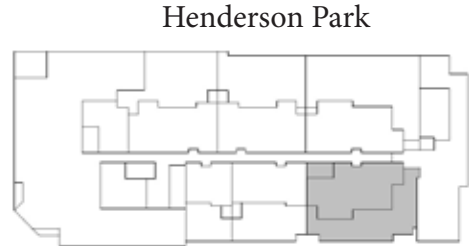
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# Type D Variation 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
4	Ground	125 sqm	112 sqm	-	7 sqm#	25 sqm	2T	262 sqm



Mabel Talbot Park



# Type D Variation 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
11	One	125 sqm	42 sqm	2 sqm	1 sqm* / 7 sqm#	25 sqm	2T	195 sqm
19	Two	125 sqm	42 sqm	2 sqm	1 sqm* / 7 sqm#	25 sqm	2T	195 sqm
27	Three	125 sqm	43 sqm	2 sqm	7 sqm#	25 sqm	2T	195 sqm

Henderson Park



Mabel Talbot Park

- \* Balcony store.
- Basement store.
- ^ Corridor store.
- # Internal store.

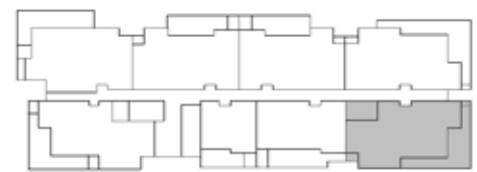
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# Type D Variation 3



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
35	Four	126 sqm	35 sqm	2 sqm	1 sqm* / 7 sqm#	25 sqm	2T	189 sqm
43	Five	126 sqm	35 sqm	2 sqm	1 sqm* / 2 sqm- / 7 sqm#	25 sqm	2T	191 sqm

Henderson Park



Mabel Talbot Park



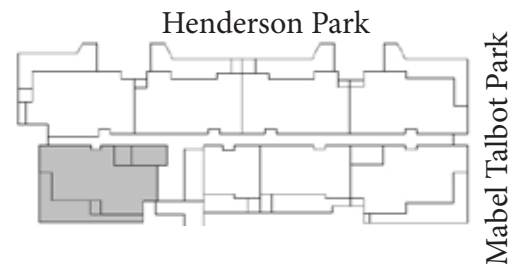
# Type G Variation 1



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
14	One	121 sqm	45 sqm	-	2 sqm* / 8 sqm#	25 sqm	2T	193 sqm
22	Two	121 sqm	45 sqm	-	2 sqm* / 8 sqm#	25 sqm	2T	193 sqm
30	Three	121 sqm	45 sqm	-	2 sqm* / 8 sqm#	25 sqm	2T	193 sqm

- \* Balcony store.
- Basement store.
- ^ Corridor store.
- # Internal store.

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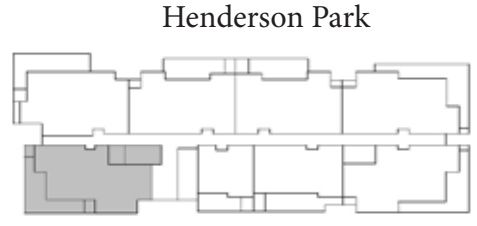




# Type G Variation 2



Apartment Number	Level	Internal Area	External Area	External Area 2	Store Area	Car Bay Area	Car Bays	Total Area
38	Four	121 sqm	33 sqm	-	3 sqm* & 2 sqm*/ 8 sqm#	25 sqm	2T	184 sqm
46	Five	121 sqm	33 sqm	-	3 sqm* & 2 sqm*/ 8 sqm#	25 sqm	2T	184 sqm



Mabel Talbot Park



# Colour Schemes



Scheme A, Acacia



Scheme B, Banksia



Scheme C, Cassia

Individual layouts may vary, please refer to specific plan.



# Specifications

Location	Description
<b>GENERAL FINISHES</b>	
Internal Walls Generally	Paint Finish
Ceilings	Generally 2700mm in living room and bedrooms with localised bulkheads
Front Door (to apartment)	Flush panelled with selected hardware. External face laminate, internal face paint finish
Internal Doors	Flush panelled doors with selected hardware. Paint finish
Entry Door Finish	Black Finish
Internal Door Finish	Chrome finish (black finish to Scheme C 'Cassia')
Floors to Kitchen, Living and Dining	Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code)
Floors to Bedroom	100% wool carpet laid on underlay as selected by interior designer
Skirtings	Paint Finish
External Window / Door Framing System	Powder coated aluminium framed double glazed system to Australian Standards. Fitted flyscreens included
Walk In Robe	Flush panelled or sliding mirrored doors to walk in robe, complete with shelf and hanging rail
<b>KITCHEN</b>	
Joinery Cupboards	Laminate finish with soft closers as selected by interior designer
Bench Tops	Reconstituted stone as selected by interior designer
Splashback	Reconstituted stone as selected by interior designer
Sink	Undermount stainless steel 1 3/4 bowl sink with drainage tray accessory
Sink Mixer Tap	Chrome finish, round 'gooseneck' spout as selected by interior designer (black finish to Scheme C 'Cassia')
Pantry	Built-in pantry provided
Drawers	Built-in drawers
Bin	Integrated built-in bin provided
Microwave Recess	Recess (only) with power point provided
Fridge Recess	Recess (only) 980mm wide x 1830mm high with water supply and power point provided
<b>BATHROOM</b>	
Floor	Tile as selected by interior designer
Walls	Full height tiling. Tiles selected by interior designer
Ceilings	Paint finish
Shower Screen	Semi frameless glass shower screen
Shower Mixer	Chrome finish (black finish to Scheme C 'Cassia')
Shower	Chrome finish overhead shower or shower head on rail to bath (black finish to Scheme C 'Cassia')
Shower Recess	Shower shelf recess with feature tile as selected by interior designer
Basin	Vitreous white china with chrome waste (black finish waste to Scheme C 'Cassia')

Location	Description
Basin Tapware	Chrome finish (black finish to Scheme C 'Cassia')
Toilet Suite	Back to the wall design with dual flush and soft-close seat
Bath Tubs	Acrylic bath with tiled hob and openable glass screen. Back to wall freestanding bath to ensuite in apartment Type A (no screen provided to freestanding bath)
Mirror	Wall mounted cabinet with mirror doors above vanity as selected by interior designer
Vanity Top	Reconstituted stone as selected by interior designer
Vanity Cabinet	Laminate finish as selected by interior designer
Accessories	Chrome finish as selected by interior designer (black finish to Scheme C 'Cassia')

### LAUNDRY

Floor	Tile as selected by interior designer
Walls	Paint finish with tiled skirting
Trough	Laundry trough with integral cupboard unit underneath
Mixer Tap	Chrome finish
Washing Machine Taps	Wall mounted

### APPLIANCES

Oven	Smeg 90cm electric programmable oven with stainless steel fascia
Cook Top	Smeg 90cm ceramic, or 82cm induction cooktop, choice only
Rangehood	Smeg 90cm built-in extraction range hood with LED lighting
Dishwasher	Smeg 60cm fully integrated dishwasher
Clothes Dryer	Fisher & Paykel clothes dryer, wall mounted inside laundry

### ELECTRICAL

Lighting Ground - Level 4	Low energy surface mounted LED cannister light fittings, LED oyster light fittings and LED recessed downlights to architects and electrical engineers layout
Lighting - Level 5	Low energy LED recessed downlights to architects and engineers layout
Electrical Outlets	General power and light switches to architects and electrical engineers layout
TV Services	Free to air television outlet provided to living room and bedrooms
Pay Television	Pay TV ready outlet provided to living room and bedrooms (subscription by resident)
Voice/ Data Communications Systems	Data/phone outlets provided to living room and master bedroom which are connected back to the communications hub that includes the NBN NTD
Internet	NBN provision to apartments (subscription by resident)
Home Network	Provision of communications network hub (hardware not included)

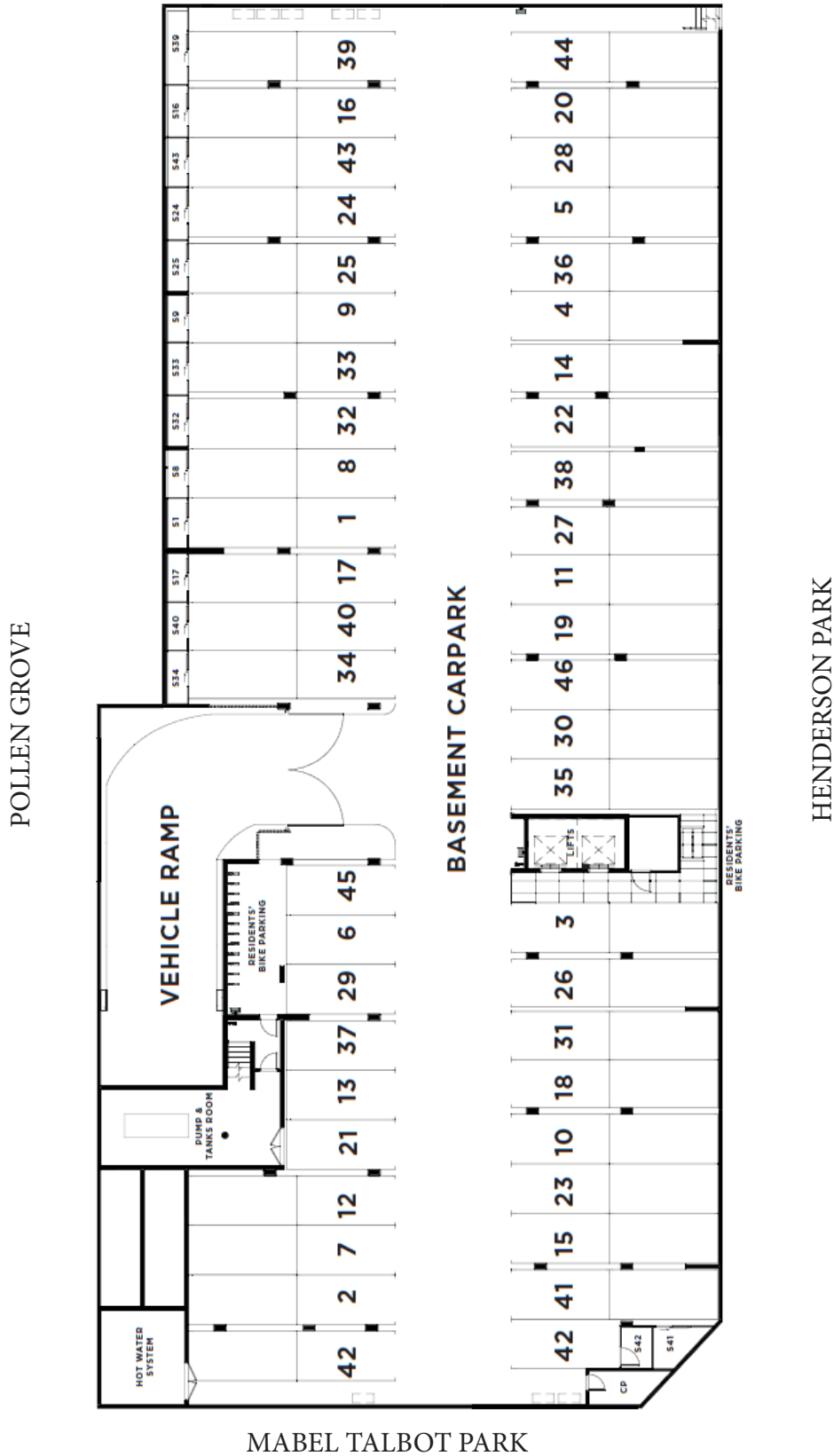
### BALCONY OR TERRACE

Floor	Tiles as selected by architect
Balustrading	Varies: powder coated aluminium framed glazed balustrading, timber battens, powder coated aluminium palisade or rendered masonry with paint finish as applicable to specific locations

Location	Description
Screens	Powder coated sliding balcony screens (excludes Level 3 and Ground Level, refer to individual floor plans)
<b>OTHER FACILITIES</b>	
Air conditioning	Concealed reverse cycle ducted air conditioning provided to living room and bedrooms. Condenser unit located within balcony/terrace store, roof mounted or within carpark basement. Refer to floor plans for location.
Other Mechanical Services	Ensuite, bathroom and laundry mechanically exhausted
Fire Services	Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). Basement carpark fully sprinklered
Security Intercom And Electronic Entry to Lobby Door	Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door
Store Room	Lockable store room provided on balcony, corridor or basement carpark (refer to strata plan for size and location)
Hot Water System - Common	Central gas boosted solar hot water system
Keys	6 fobs provided for keyless entry into residents' common areas
Photovoltaic Cells - Common	Photovoltaic cells to provide supplementary power for building lighting, roof mounted
Car Bays	Two undercover car bays in tandem arrangement within secure residents' carpark. Refer to strata plan. Apartment 42 has a third single bay
Visitor Parking - Common	Visitor parking bays provided on ground floor
Bike Racks - Common	Residents' bike racks provided in ground floor dedicated room and within basement carpark area
Visitor Bike Racks - Common	Visitor bike racks provided on ground floor. Access enabled through intercom system
Store Area - Common	Varies: Lockable store room provided on balcony, corridor or basement carpark. Apartment types C, D and G have an internal storeroom. (Refer to the strata plan for size and location)
Waste Chute System	Centralised bin storage with chute access at Levels 1-5
Other Facilities	Electric car charge point and vehicle wash down area
<b>COMMON AREAS</b>	
Ground Floor Lobby	Feature wall finishes with pendant lighting to interior designer's selection
Pavilion	Air-conditioned dining area for residents including fully fitted kitchen, BBQ, sitting area and alfresco/deck space with feature timber and tile elements, and feature lighting
Pool Area	Solar heated pool and pool lounge deck
Gymnasium	Air-conditioned communal gymnasium facility with carpeted floor, cardio equipment and wall mounted TV and mirrors

# Basement

HORTUS WAY



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# Ground Floor

HORTUS WAY

POLLEN GROVE

04 05 06



01 02 03

HENDERSON PARK

MABEL TALBOT PARK



# First Floor

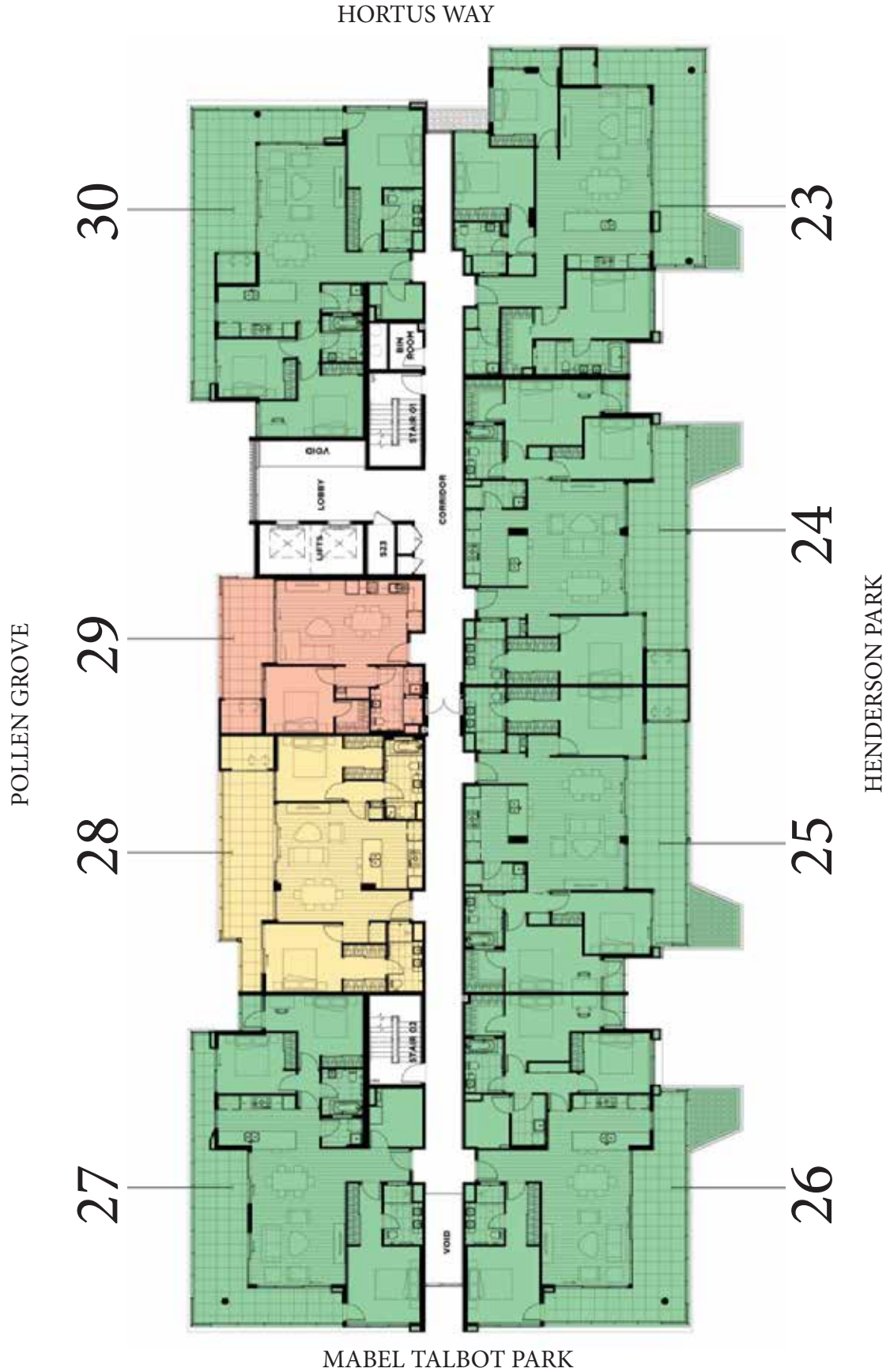


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# Second Floor

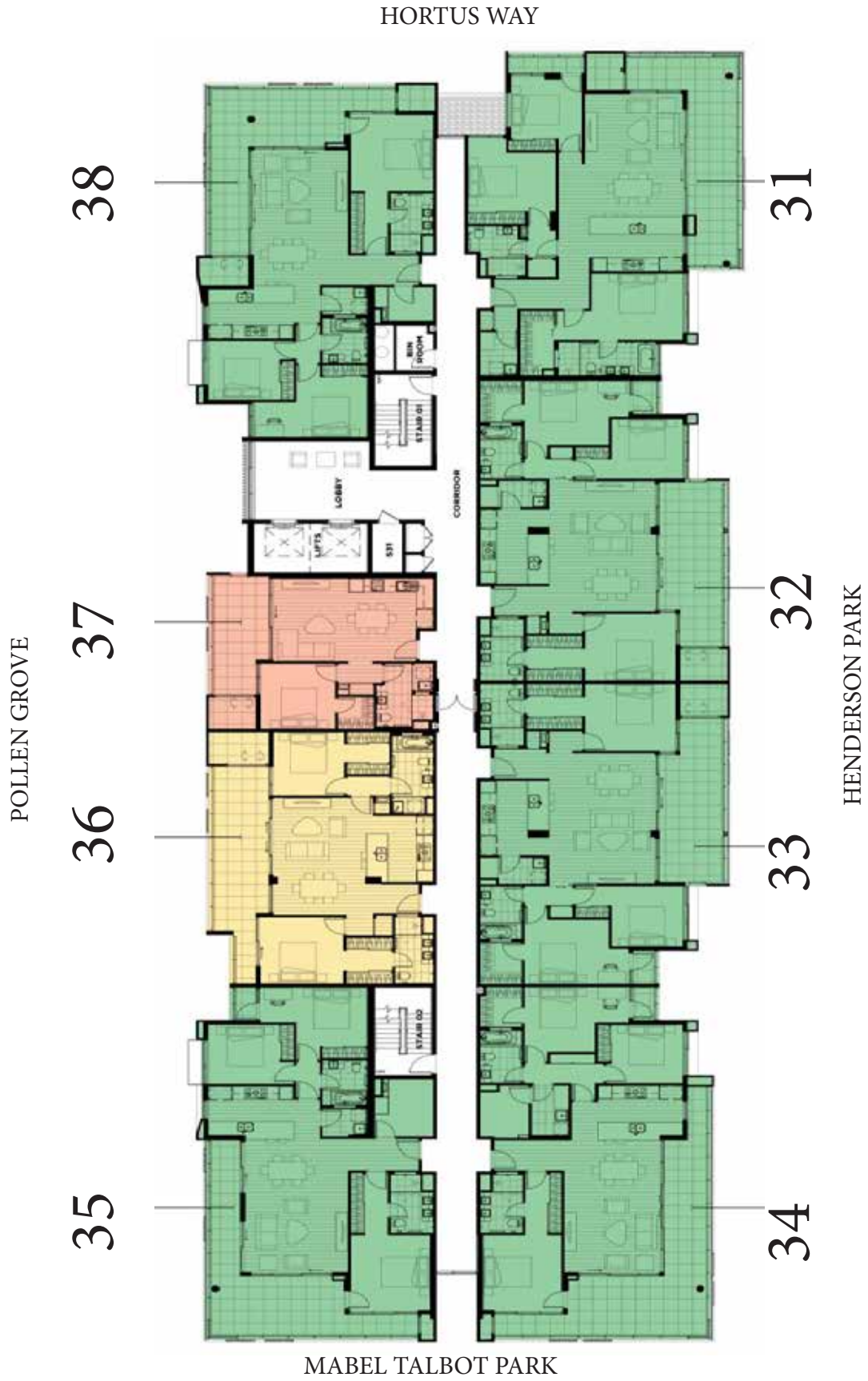


# Third Floor

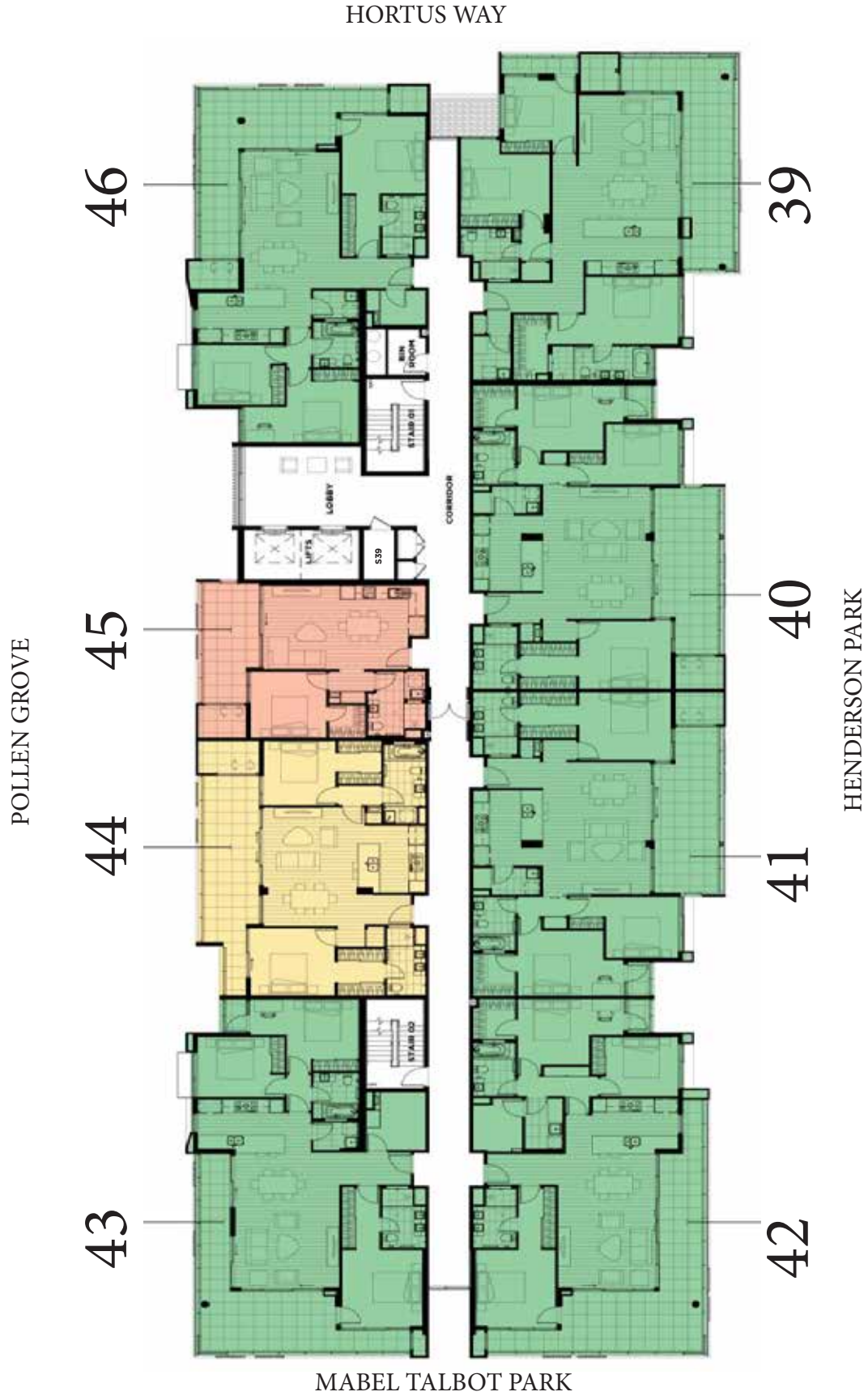


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# Fourth Floor



# Fifth Floor



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[onemabelpark.com.au](http://onemabelpark.com.au)

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**PARKSIDE WALK** Iris  
JOLIMONT Residential

All images are artists impressions