

LOFT HAUS



187 / 189 Loftus Street, Leederville





Boutique apartments in Leederville with city views

Primely positioned on an elevated site in the inner-city suburb of Leederville, Loft Haus Apartments offer connected urban living with stunning city views, minutes from one of Perth's most popular dining and retail strips.

Thoughtfully designed around a landscaped central courtyard where residents can socialise or relax, this boutique three-storey development features 13 apartments and 2 penthouses with modern dual-aspect orientations, spacious open-plan layouts and luxurious high-quality finishes.

Tranquil central courtyard

With a shimmering external brickwork finish, modern off-form concrete arches and a wrought iron front gate, Loft Haus has been architecturally designed to reflect the heritage of the surrounding area.

At the heart of Loft Haus is a tranquil central courtyard, designed as a leafy private sanctuary that's perfect for socialising or relaxing with landscaped spaces, lush green plantings and communal seating areas.

The 6 star green-rated building also includes a large entry foyer, public artwork by Stuart Green, bicycle racks and secure undercover parking.









Spacious dual-aspect energy saving apartments

Designed with modern dual-aspect floor plans, the apartments and penthouses offer views from both the front and rear to maximise the sense of space, cross ventilation air flow while letting in an abundance of natural light.

Loft Haus is a 6 star energy rated development inclusive of cutting edge clean technology. Photo Voltaic solar panels generate the power to heat the central hot water system supplying all the apartments with provision for future battery storage to store excess power generated throughout the day. This clean technology contributes to reducing the carbon footprint of the building and provides significant cost savings to resident's power bills.

As part of the sustainable energy focus of the development, residents will also have the benefit of Electric Vehicle Chargers to charge their e-cars while they sleep.





Urban Noir



RAVEN
Engineered Stone - polished
Kitchen & Bathrooms

SOFT WALNUT
Laminate
Kitchen & Bathroom

WHITE LINEN
Laminate
Laundry

BLACK WENGE
Feature Laminate
Kitchen & Bathroom



EUROPEAN OAK HW003
Engineered Timber Flooring
Living & Dining

DRIFTING ASH
Carpet
Bedrooms



ANTIQUE SMOKE BAR
Mosaic Feature Tile
Bathroom & Ensuite

SQUARE BLACK MATTE
Porcelain Floor Tile
Kitchen, Bathroom & Laundry

PARADIGM DARK GREY
Porcelain Floor Tile
Balconies & Common Area

WHITE MATTE & WHITE GLOSS
Wall Tile
Bathroom, Ensuite & Powder Room

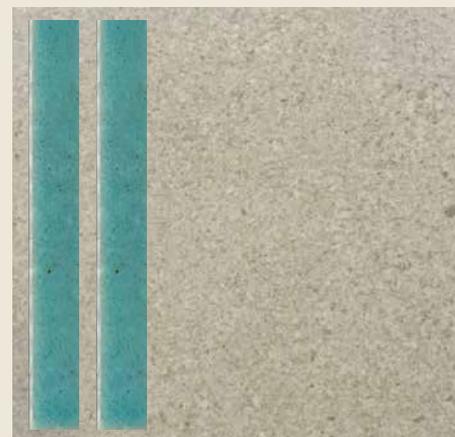
Urban Blanco



OCEAN FOAM
Engineered Stone - polished
Kitchen & Bathrooms



EUROPEAN OAK HW004
Engineered Timber Flooring
Living & Dining



KAYO BORDER AQUA
Mosaic Feature Tile
Bathroom & Ensuite

URBAN LIGHT GREY MATTE
Porcelain Floor Tile
Bathroom & Kitchen



SOFT WALNUT
Laminate
Kitchen & Bathroom

WHITE LINEN
Laminate
Laundry



VANILLA FROST
Carpet
Bedrooms



PARADIGM DARK GREY
Porcelain Floor Tile
Balconies & Common Area

WHITE MATTE & WHITE GLOSS
Wall Tile
Bathroom, Ensuite & Powder Room



Colour schemes

To enhance your individual style, Loft Haus apartments offer two contrasting Scandi inspired colour schemes with dark and moody Urban Noir and light and bright Urban Blanco.

Each apartment features premium engineered stone bench tops and kitchen splashbacks, bathroom feature tiling, modern matt black finishes and engineered timber flooring.



OPTUS
STADIUM

HYDE
PARK

NORTHBRIDGE

PERTH
CBD

PERTH
ARENA

LOFT
HAUS



*Modern and convenient
inner-city living*



KINGS
PARK

LEEDERVILLE
TRAIN STATION

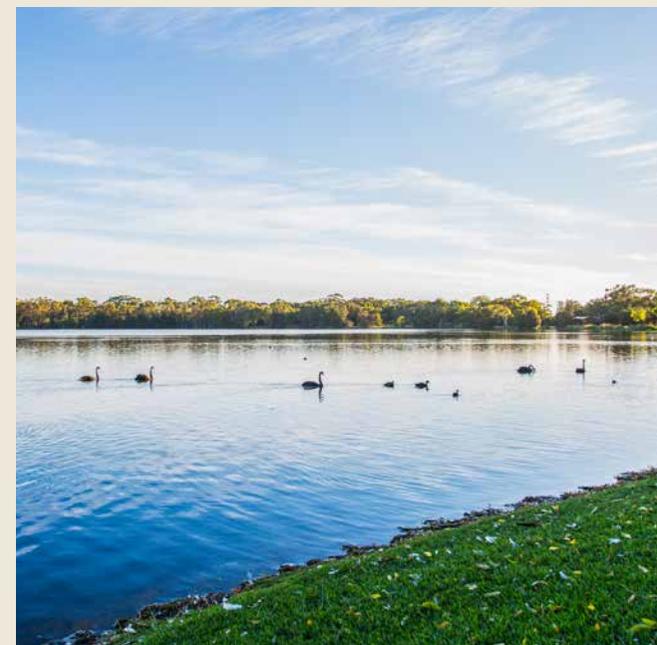
OXFORD
STREET

LAKE
MONGER

Loft Haus Apartments are centrally located in Leederville, a modern and eclectic inner-city suburb just 2km north of the Perth CBD.

At Loft Haus, you will be minutes from everything you'd expect in an established urban area, including cafés, restaurants, supermarkets, schools, parks, entertainment and recreational facilities.

For added convenience, Loft Haus is situated on a major bus route to Perth City, plus it's only a short drive from the Leederville Train Station, Graham Farmer Freeway and the Vincent Street freeway entry.

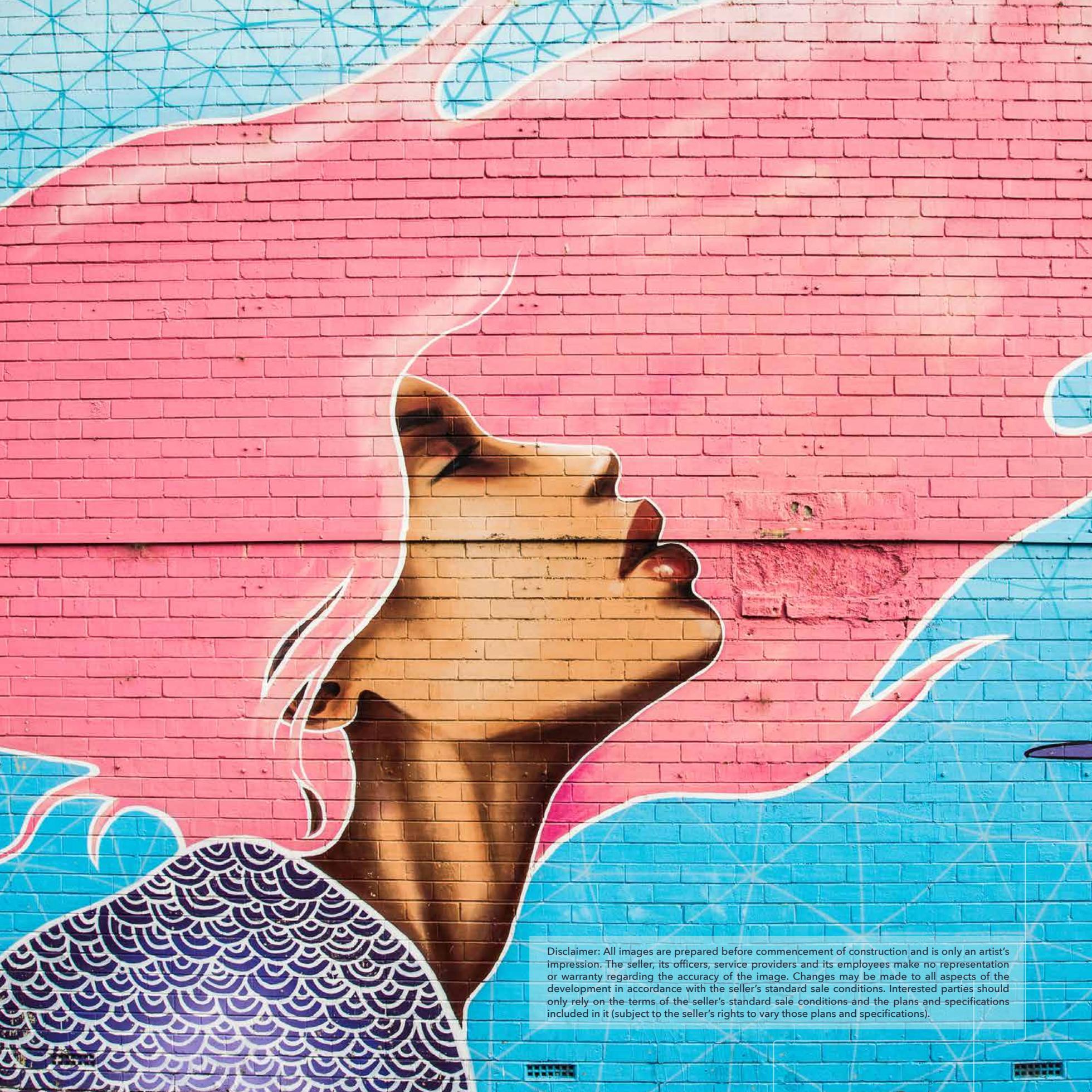


A snap shot of Leederville

Loft Haus is centrally located offering connected urban living minutes from some of Perth's most popular dining, entertaining and retail precincts including Leederville, North Perth, Mt Hawthorn, Mt Lawley and Northbridge.

Just down the road at the peaceful Lake Monger Reserve, you can sit back and marvel at the huge variety of bird life or enjoy a leisurely stroll around the lakeside walkways, boardwalks, nature trails and lookouts.

- 300m Aranmore Catholic College
- 400m Charles Veryard Reserve
- 500m Charles Street Fresh Market
- 600m Aranmore Catholic Primary
- 650m North Metropolitan TAFE
- 650m Loftus Recreation Centre
- 680m Leederville Oval
- 800m Beatty Park Leisure Centre
- 900m 24hr Supa IGA Supermarket
- 900m Luna Cinemas
- 1km Vincent Street Freeway entry
- 1km Oxford Street dining/retail strip
- 1.2km Leederville Train Station
- 1.3km Graham Farmer Freeway
- 1.9km Lake Monger
- 2km to Perth Arena
- 2.4km to Edith Cowan University
- 2.7km to Perth CBD



Disclaimer: All images are prepared before commencement of construction and is only an artist's impression. The seller, its officers, service providers and its employees make no representation or warranty regarding the accuracy of the image. 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).



OTHER PROJECTS BY GRIFFIN

Western Australia

Coastal Edge, Coogee
Abode, Como
Parkview, Como
Lucida, Como
Loft Haus, Leederville
204 Walcott, Menora
Cube on Canning, Melville
Reside on Money, Northbridge
The Residence, Scarborough
One54 Tuart, Tuart Hill
Butler Medical Centre, Butler
Hamilton Hill Medical Centre, Rockingham

Victoria

Camberwell Apartments, Camberwell
Maple on Hastings, Hawthorne East

Adelaide

Calibre, Glenelg
Plympton Apartments, Plympton

New South Wales

Mosman, Sydney

Queensland

Paddington, Brisbane

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