



# Bespoke development inspired by Mother Nature

TAMRA CARR

Como's homebuying market will be handed a new collection of sustainable homes, with construction expected to start on the Griffin Group project in five weeks.

Abode Como will be parkland-facing on Clydesdale Street and offers two townhouses and 12 apartments starting from a competitive \$545,000.

So far home hunters have snapped up the development's entire three-bedroom apartment offering and capitalised on the State Government's 75 per cent off-the-plan stamp duty rebate, which constituted more than \$20,000 in savings.

Though enticed by the financial incentives, Abode Como has also ticked boxes for buyers with its impressive green credentials, including photovoltaic solar panels, central water heating and energy-efficient design with natural light maximisation and good cross ventilation.

The sought-after location opposite Neil McDougall Park provides buyers with views and

access to breathtaking green space, which is also heavily reflected in the housing project's nature-inspired design.

Carrier and Postmus Architects (CAPA) Director Justin Carrier said the goal was to showcase a relationship between Abode Como and Neil McDougall Park.

"The material palette of Abode is warm, inviting and reflects the historic material textures and scale of existing architecture in the area," he said. "A mix of painted crisp steel edges, face brickwork and coloured concrete panels provides a rich, modern and robust palette which will stand the test of time.

"Abode will be a building that ages well and requires minimum ongoing maintenance for residents.

"Coupled with an integrated landscape approach, the aspiration is that along with materials that weather well over the years, a maturing landscape will see Abode becoming richer with time."

The apartment and townhouse interior selections are also a nod to Earth phenomena, with Dawn

and Dusk schemes set to elevate the functional open floor plans.

Inspired by rising sun tonal hues, the Dawn scheme includes crisp white cabinetry, golden oak, matte black tapware and warm grey tiles.

Alternatively, buyers may choose the ambience of the disappearing sun, characterised by moody Perugian walnut cabinetry offset with a bespoke warm grey and brushed gold tapware and finishes.

No matter the selection, each home will enjoy Caesarstone benchtops with mirror shimmer, a luxe marble-look kitchen splashback and herringbone feature tiles in the bathrooms.

Each home will have large terraces and balconies providing serene vistas and additional outdoor living separated from the interior with full-height sliding doors and glazing.

Griffin Group Brand Manager Cassandra Emmerson said the development added flavour to the streetscape.

"The landscaped entry walk and townhouse forecourts are an extension of the park," she said.

"By bringing in the picturesque nature of Neil McDougall Park into Abode Como, we ingrain its connection to this important asset for the residents.

"The use of seasonal trees and plantings will also add to the experience and connection with the natural environment, through colour, texture and aromas.

"Abode also offers both apartment and townhouse living, giving residents a varied mix of living typologies to choose from.

"By encouraging a mix of residents, from young couples, downsizers and families, it promotes rich communities within."

Abode Como will be close to the popular Mends Street precinct, South Perth foreshore and a thriving culture of shopping and dining.

Two-bedroom, one-bathroom and two-bedroom, two-bathroom apartments, as well as three-bedroom, two-bathroom townhouses are still available for purchase.

For more information, visit [www.griffin-group.com.au/abode-como](http://www.griffin-group.com.au/abode-como).

**Como** | 17 Clydesdale Street | 🏠 2-3 🚗 1-2 | **Price:** From \$545,000 | **Agent:** Griffin Group | **Contact:** Caroline Bicknell, 0473 331 800

## The importance of connection for people living alone



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In 2016, the Australian Bureau of Statistics (ABS) recorded two million lone-person households – a private dwelling with only one person aged 15 years or over – with that number projected to increase by somewhere between three to 3.5 million by 2041.

That's almost one household in four – an increase from one in five households recorded in 1991.

Understandably due to affordability, convenience and lifestyle, these single-person households account for the largest proportion of apartment dwellers in Australia.

Within this single category of living alone there is tremendous diversity – some Aussies live alone because they can both afford to and choose to, while for others it's not their desired arrangement. They may live alone due to difficulties finding a partner, as a result of relationship breakdown or following the death of a partner.

Researchers have found, perhaps unsurprisingly, that loneliness disproportionately affects the latter group, with the lone-person household demographic showing that the importance of connection is very real in today's society.

Community has become a genuine focus for many in recent times, particularly as we manage life in a COVID-19-impacted world. Apartment living has grown increasingly synonymous with community living, as cities have worked to strengthen the social connections of people living in apartments.

Vertical communities, as they are often known as, have their own integrated programs targeting block parties and community concierges, as well as a focus on more communal spaces in new developments.

However, our post-COVID-19 world has seen social connection take on an even greater importance,

as lockdowns have raised a range of concerns and issues for many people living alone.

Happily in close proximity to neighbours and ample opportunity to spend time together, apartment living traditionally creates a closer community than the average suburban neighbourhood, with greater opportunities for relationship building and shared activities.

While the building itself provides a place to live, it's the community which makes it feel like home – the residents, pets, guests and staff that live and work there.

Community is a big reason why amenities which encourage people to interact are now a standard feature in many contemporary apartment developments, making it easier for residents to get to know their neighbours and feel connected.

Features like swimming pools, fitness centres, clubhouses, community lounges and pet-friendly spaces have become a standard part of apartment living, transforming apartment blocks into thriving social hubs within the confines of your own property.

After all, the chances of people not finding several people in a large block with whom they share

interests are slim. If you've opted for life in an inner-city apartment, chances are you'll have similar lifestyle preferences, roughly the same ability to pay rent or a mortgage and probably concur on pets and parties.

Today many apartment complexes take community building one step further by having apartment barbecues and parties, facilitating everyone coming together and getting to know each other, while recognising an individual's need for privacy.

Apartment developers have proven it's possible to build strata communities into something more than a number of disparate people sharing the same car park, lift and entrance lobby.

However, what most cities need is more and varied housing options for this growing demographic, allowing people to stay near their social networks when they want to downsize instead of having to move away from their friends and family.

Research shows that when cities are designed with lone-person households in mind they operate well for all households, with increased walkability and more safe community spaces, which builds more vibrant cities and lifestyles.