



One Richardson

Something beautiful is coming...



Introducing One Richardson, South Perth's most exciting new residential development pioneering a whole new level of sophistication in luxurious apartment living. Here you'll find a selection of 70 optimally designed modern apartments with impressive views and quality finishes.

This iconic building is perfectly located on a magnificent site at the corner of Richardson Street and Melville Parade, overlooking Richardson Park and the Swan River.

One Richardson fuses elegance and comfort with a highly distinctive architectural style and is set to become a landmark of this already fashionable suburb. With a striking exterior designed by McDonald Jones Architects and tasteful, modern internal finishes selected by leading interior design firm MKDC, no expense has been spared in bringing one of Perth's most unique residential complexes to life.

Equipped with a trendy café on the ground floor, and located in an area that is set to undergo an exciting transformation, One Richardson guarantees residents will enjoy a vibrant community that has all of the shopping, restaurants, cafes, fun and festivities South Perth has to offer.







One Richardson gives you the chance to live the good life. Surrounded by beautiful views and cooling river breezes, you'll be placed to enjoy some of the best cultural and entertainment attractions Perth has to offer.

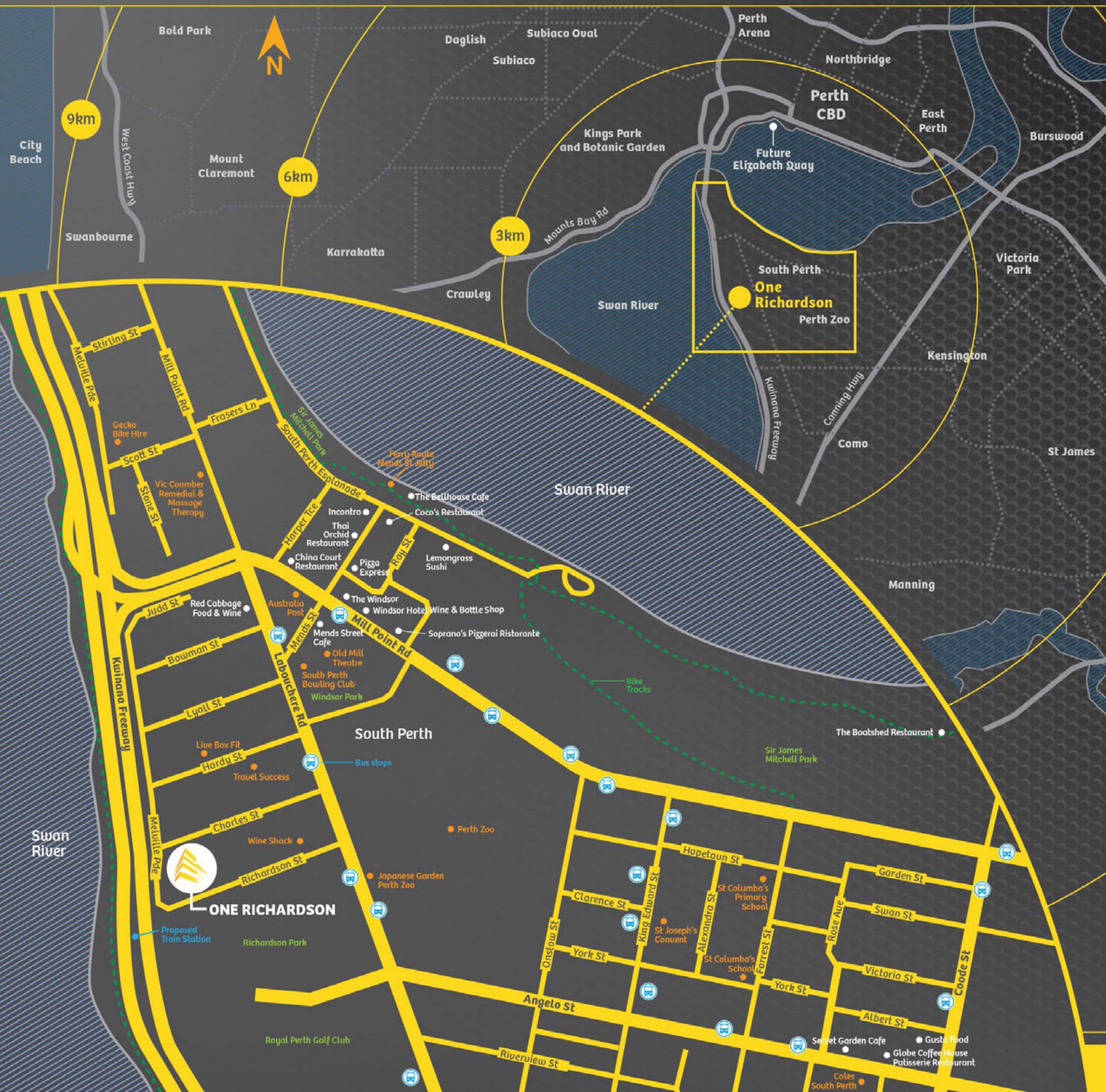
With easy access to the city, commuting will be a breeze. Residents will love meandering to some of the state's best restaurants in true style, as they trade their wheels for walking shoes and stroll right up to the door.

From your balcony you'll look out over the leafy green suburb as sailboats float by in the distance. The expansive outdoor lounge deck has been superbly created and incorporates colourful garden beds, beautifully landscaped trees and lawn, as well as a terrazzo area with tables and chairs.

Here residents will appreciate the wonderful opportunity to entertain family and friends in the open spaces or test their culinary skills in the magnificently set out barbecue facility.

If you're ready to enjoy the lifestyle you deserve, One Richardson is ready to provide it for you.

your chance
to live the
good life...



one of Perth's most fashionable suburbs...

The proposed South Perth Railway Station will be less than a hundred metres from your doorstep. With the freeway on ramp just minutes away, and easy-access to Perth City via bus or ferry, getting around is a breeze.

South Perth is easily one of Perth's most fashionable suburbs, with locally renowned cafes, bars, restaurants and the beloved Perth Zoo all calling it home. At One Richardson, the conveniences and luxuries you'll love will be within walking distance.

Whether it's authentic Italian cuisine at Ciao Italia or the classic pub experience at The Windsor, South Perth caters to every taste. Those who enjoy the finer things will find their niche at Coco's Restaurant or Red Cabbage – which has won the Chef of the Year award 2 years in a row. If you like to stay active you'll relish the chance to live so close to the Royal Perth Golf Club – one of the best courses in the state. Alternatively, the stunning river backdrop would provide the perfect setting for running, cycling or getting out in a kayak or speedboat if you're the adventurous type.

Of course, some of us prefer to spend our free time relaxing, and with the Richardson Café on your doorstep and the picturesque Bellhouse Café just a short walk away, you'll have plenty of opportunities to sit back with a cup of coffee and watch the world pass by.

With Richardson Park just across the road, you'll love being able to picnic or throw a ball around with friends and family, and your balcony ensures that even lazy days don't rob you of the views that make South Perth the place to be.

A prime location in a prestigious suburb...







As a landmark building in a prestigious riverside suburb, One Richardson offers discerning residents an enviable lifestyle in a beautifully styled apartment complex.

You can choose from the exciting 1 and 2 bedroom plans or the unique 2, 3 and 4 bedroom double storey lifestyle apartments on the upper levels.

Your One Richardson residence boasts an exceptionally high level of fittings and fixtures including European appliances in the kitchen, along with creative layouts and cupboards with soft close drawers and doors.

There is a video intercom, keyless entry security and video surveillance, ensuring the safety of your home. Large living, dining and kitchen areas provide superb park and river views, while designer bathrooms offer modern fixtures and full height tiling.



One Richardson
is about the
finer things
in life...





The expansive residents lounge deck is a place you can relax and entertain family and friends at a BBQ or other function in real style.

entertain in
style...



Beautiful views
and cooling
river breezes...





ROYAL PERTH GOLF



From the higher floors of One Richardson the panoramic views are breathtaking. With a great vantage of the city skyline, and the river curling across the foreground, you'll savour every moment you spend in your home.

Even from the lower levels the views are magnificent – Richardson Park stretches out on one side while blue skies and clear water frame Kings Park on the other.

When Australia Day rolls around you'll discover there's nothing quite like sitting in your own home as pyrotechnics paint the sky with fire.

A low environmental impact



Developers Deuwest and architects McDonald Jones have been committed to reducing the building's environmental footprint through integrating intelligent and sustainable design principles. We have committed to these initiatives to future-proof your investment while looking after the environment.



We're confident that the One Richardson sustainability initiatives will have positive and long lasting financial, environmental and social benefits for both occupants and the community.



Our initiatives include; solar panels providing clean power to common areas, energy efficient lighting, energy efficient appliances, motion sensors to minimise energy wastage in common area lighting, energy monitoring, water efficient tapware and fixtures, electric storage units equipped with energy efficient thermostats and finally, solar efficient glazing.

Technology provides advanced safety and comfort



One Richardson residents will enjoy cutting edge home technology, adding sophistication and convenience to the already modern spaces.



Advancements aimed at making your life safer, more comfortable and more tuned in include; NBN compliant CAT 6 data wiring, keyless access throughout the building, full CCTV monitoring and a secure, top of the range German car parking system.





About Devwest

Devwest has been developing property in Australia for over 18 years. During this period, the company has become recognised as one of Western Australia's premier urban infill developers, delivering some of Perth's finest residential and commercial developments.

The company has developed a broad range of projects, predominately located on prime sites within the CBD fringe and Perth's exclusive western suburbs, including Subiaco, Cottesloe, Nedlands and West Perth.



Commercial | Residential | Mixed Use | Retail

www.devwest.com.au





One Richardson



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One Richardson

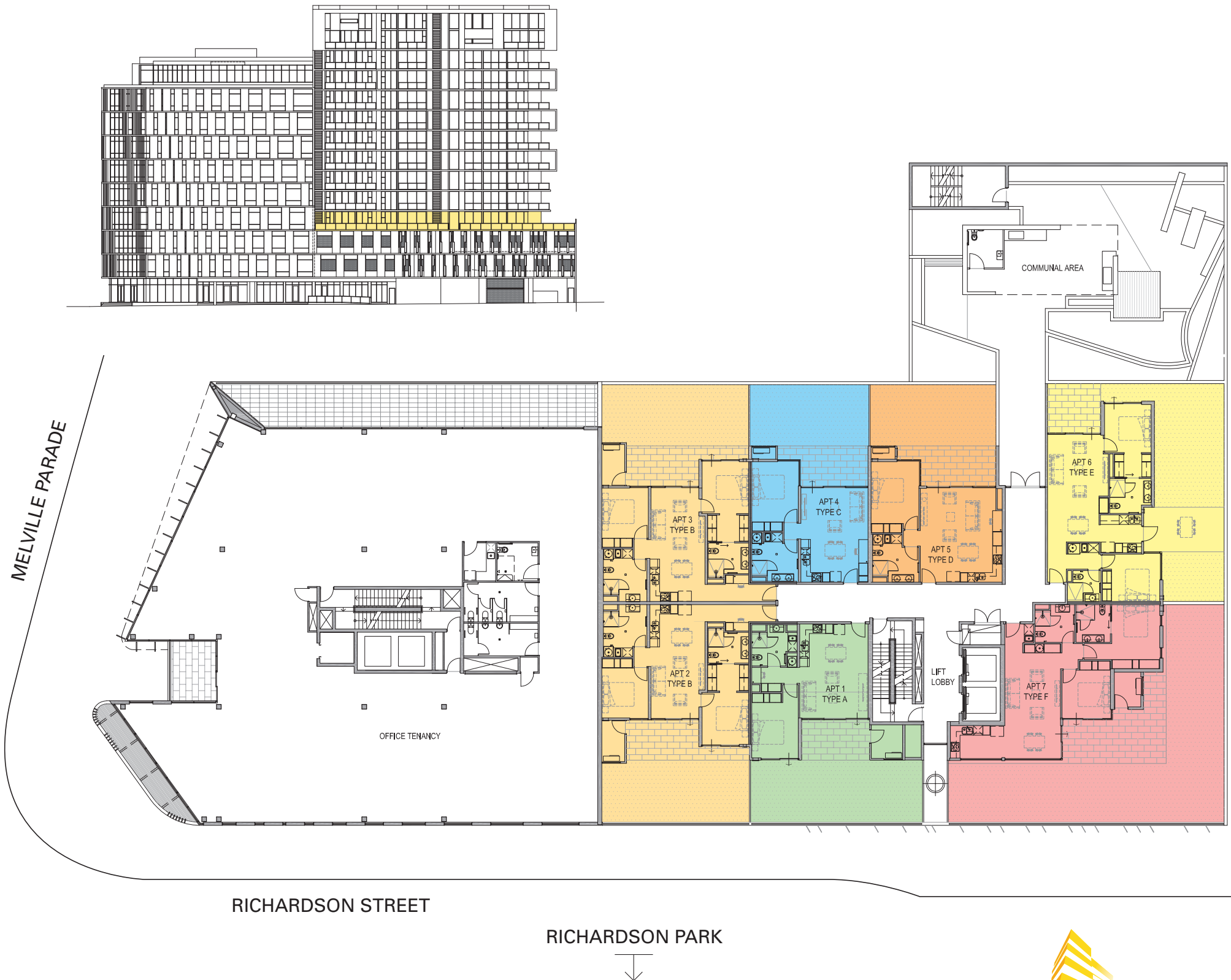
www.onerichardson.com.au



A project by

Floor Plans

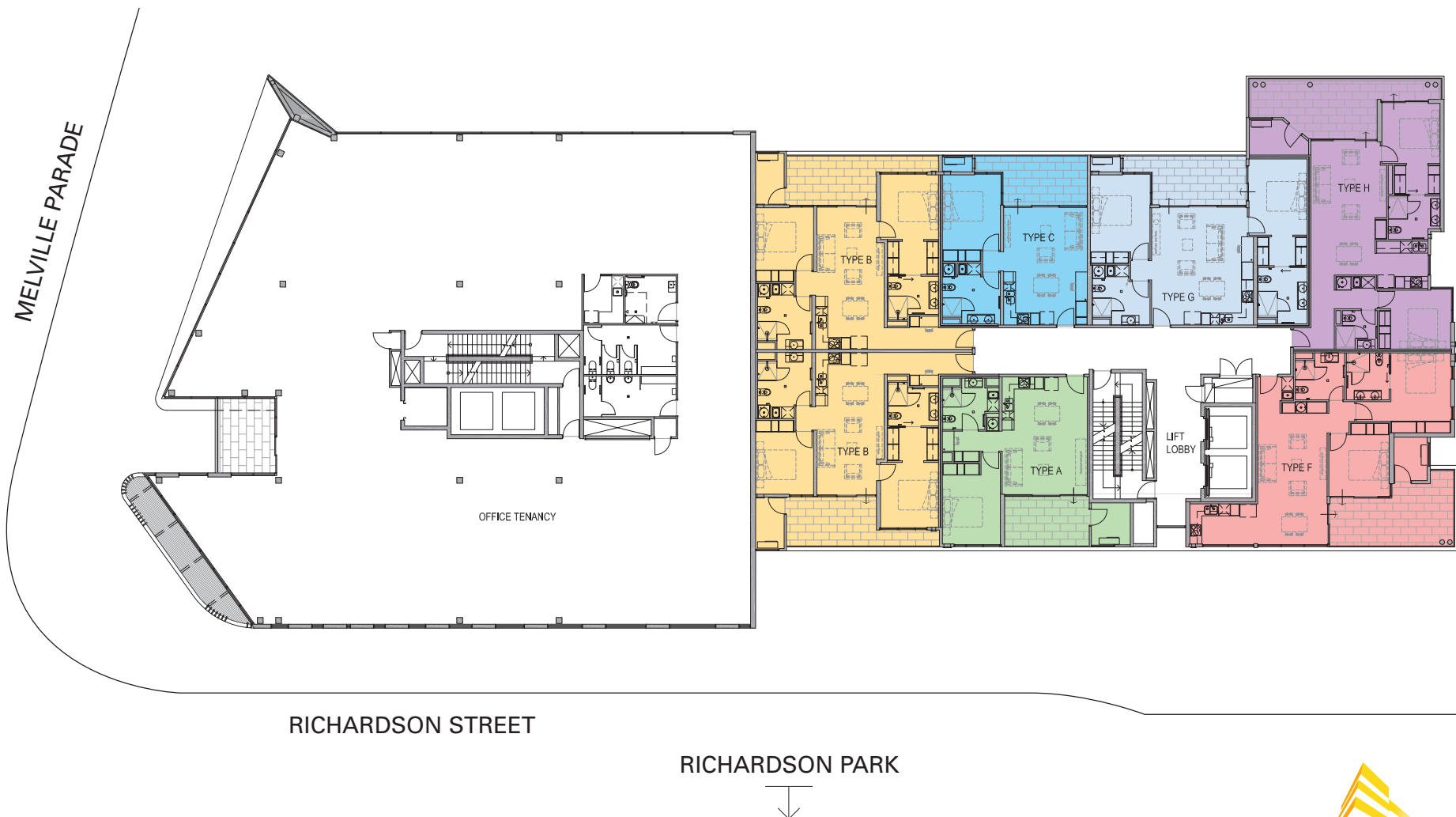
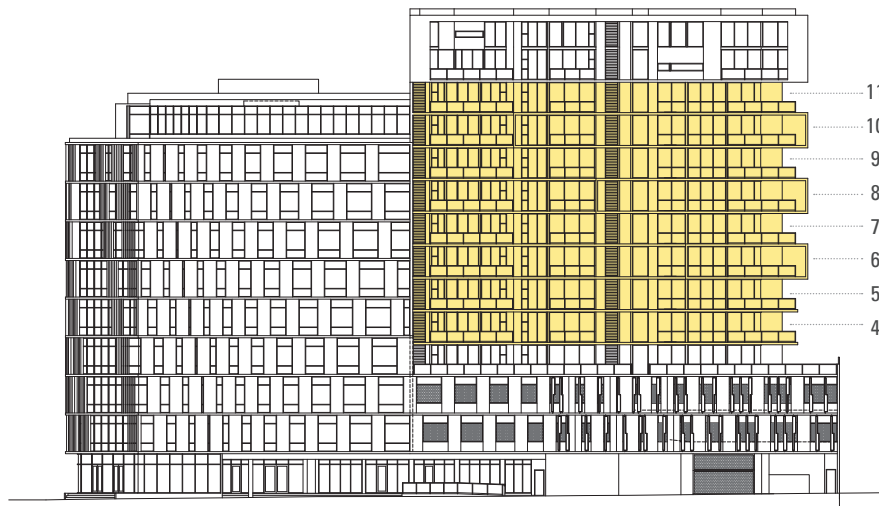
Third



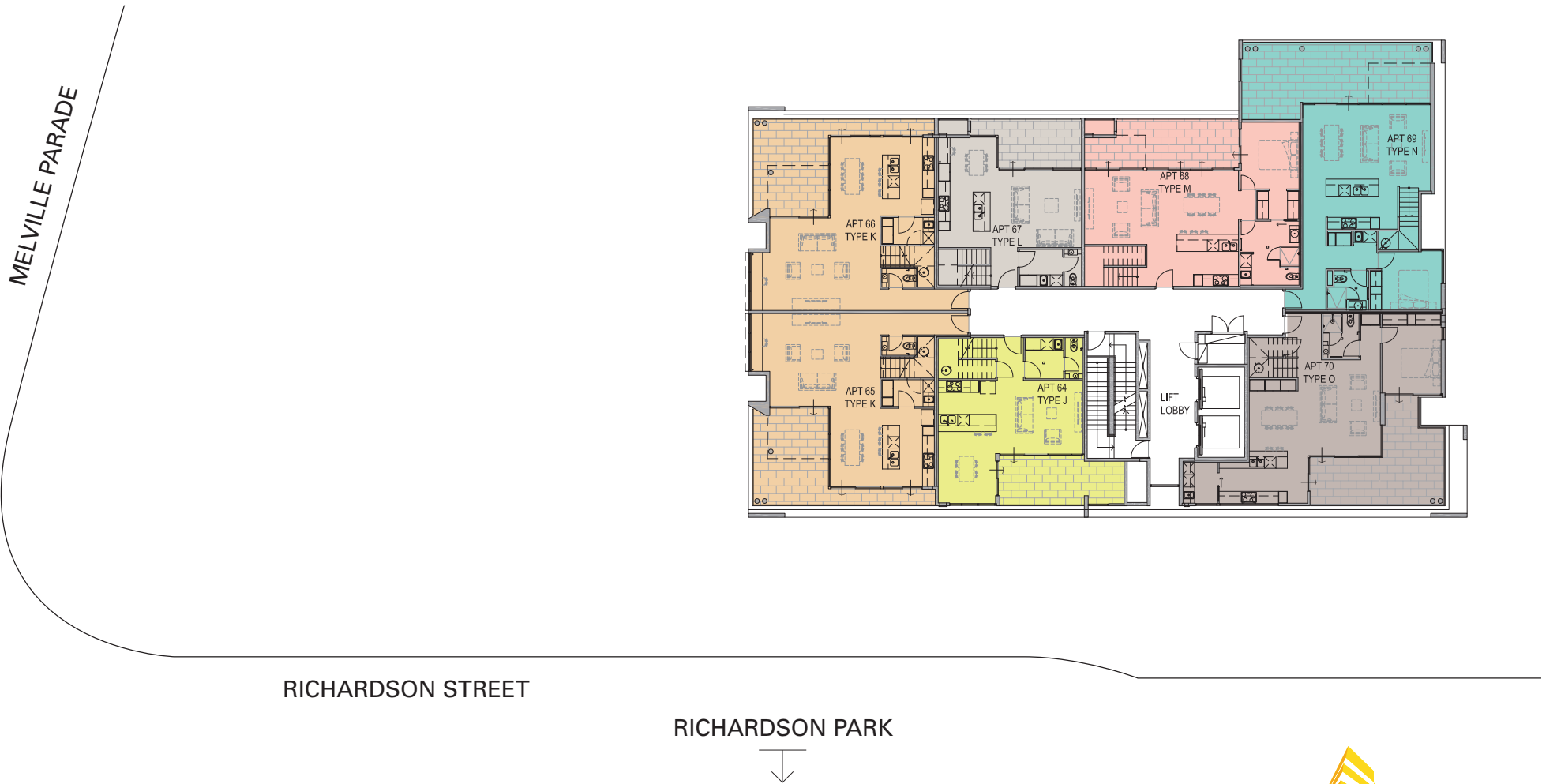
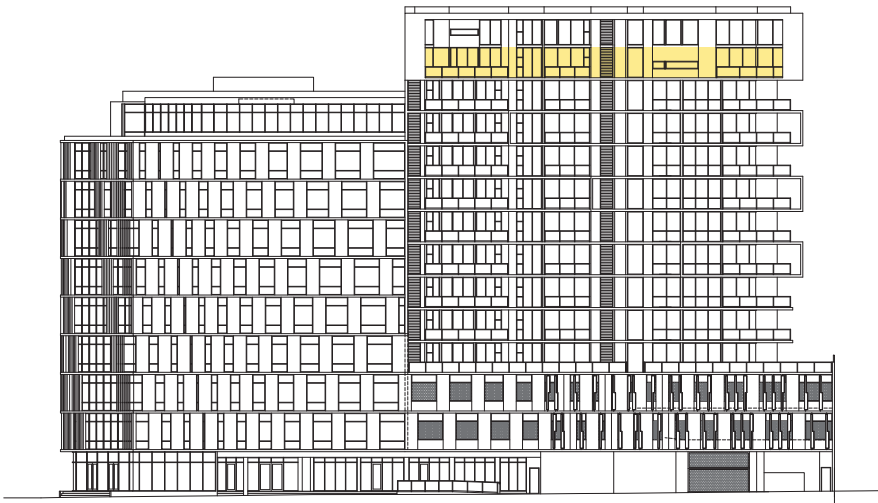
One Richardson

Floor Plans

Fourth - Eleventh

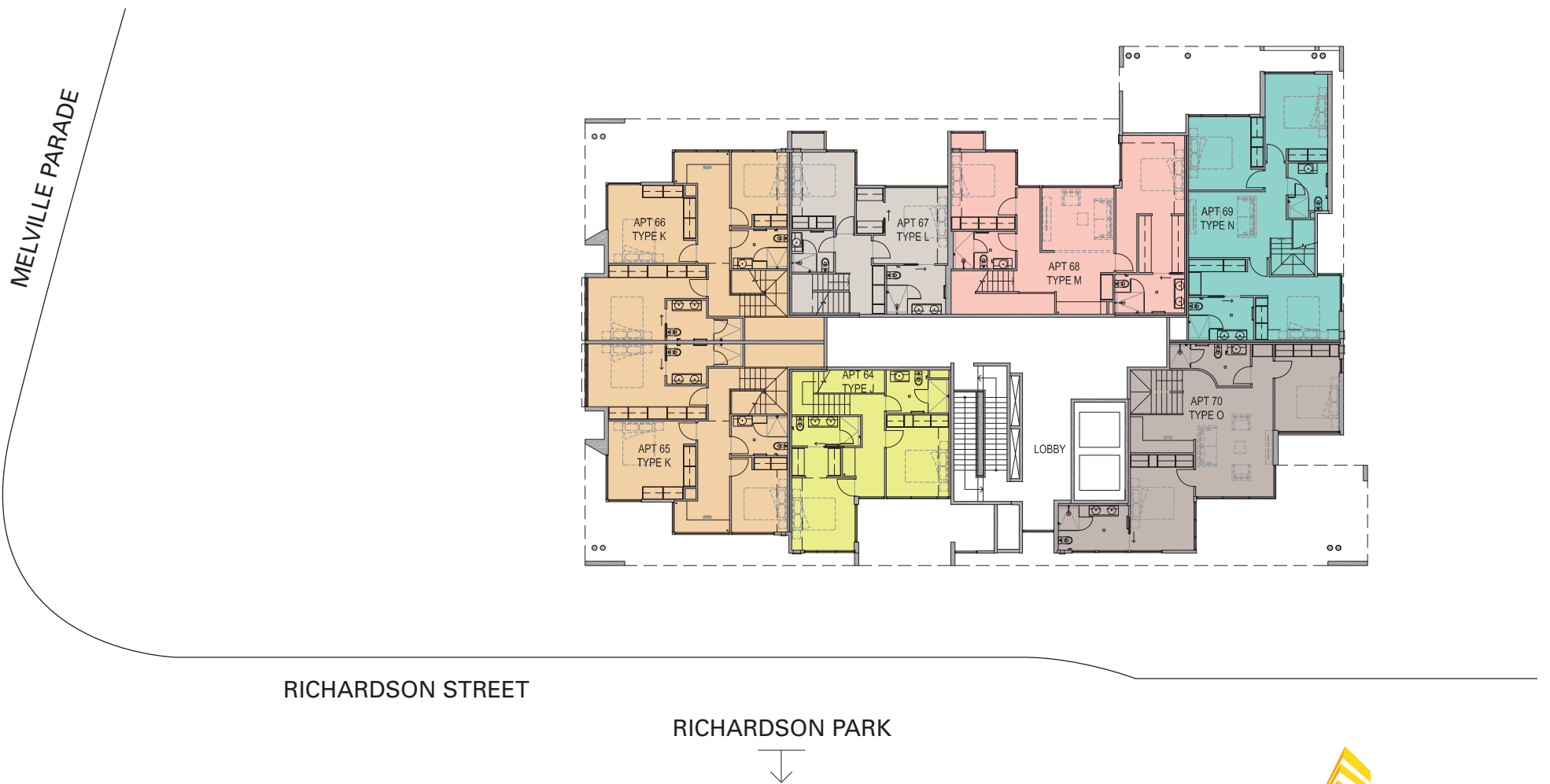
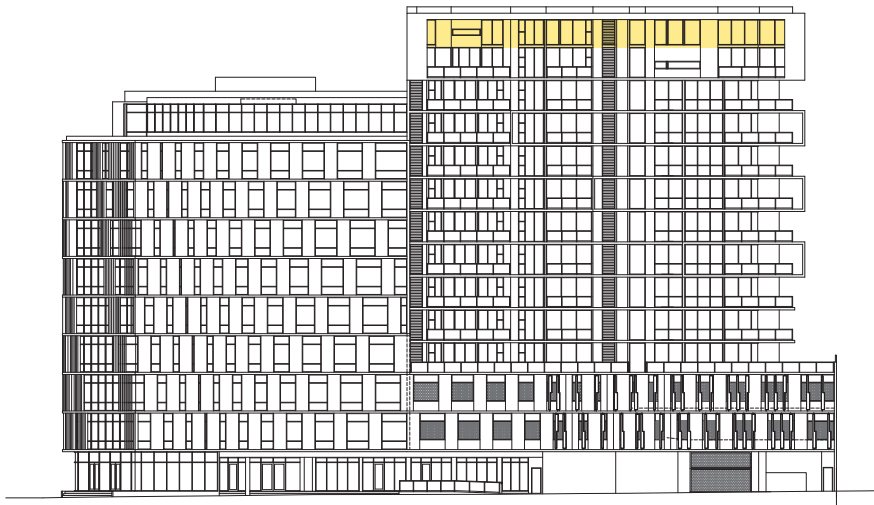


One Richardson



Floor Plans

Twelfth (Penthouse Mezzanine)



One Richardson

Apartment Plans

Type A



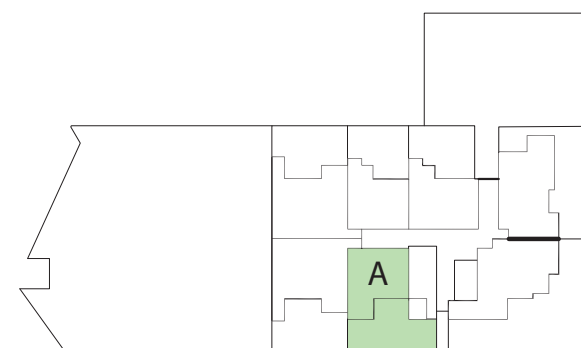
Internal Area:
52m²

Balcony Areas:
12m² and 60m²

Store:
4m²

Floors:
3, 4, 5, 6, 7, 8, 9, 10 and 11

Lot No's:
1, 8, 15, 22, 29, 36, 43, 50
and 57



One Richardson

Apartment Plans

Type B



Internal Area:

75m²

Balcony Areas:

16m², 52m² and 54m²

Store:

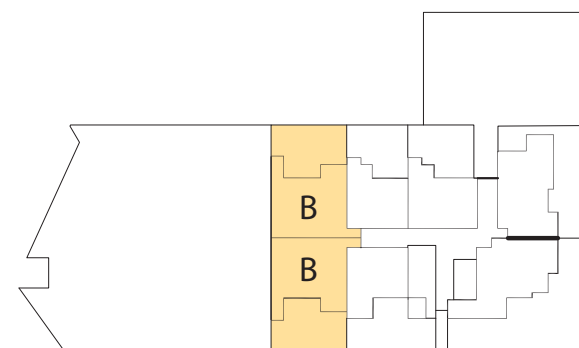
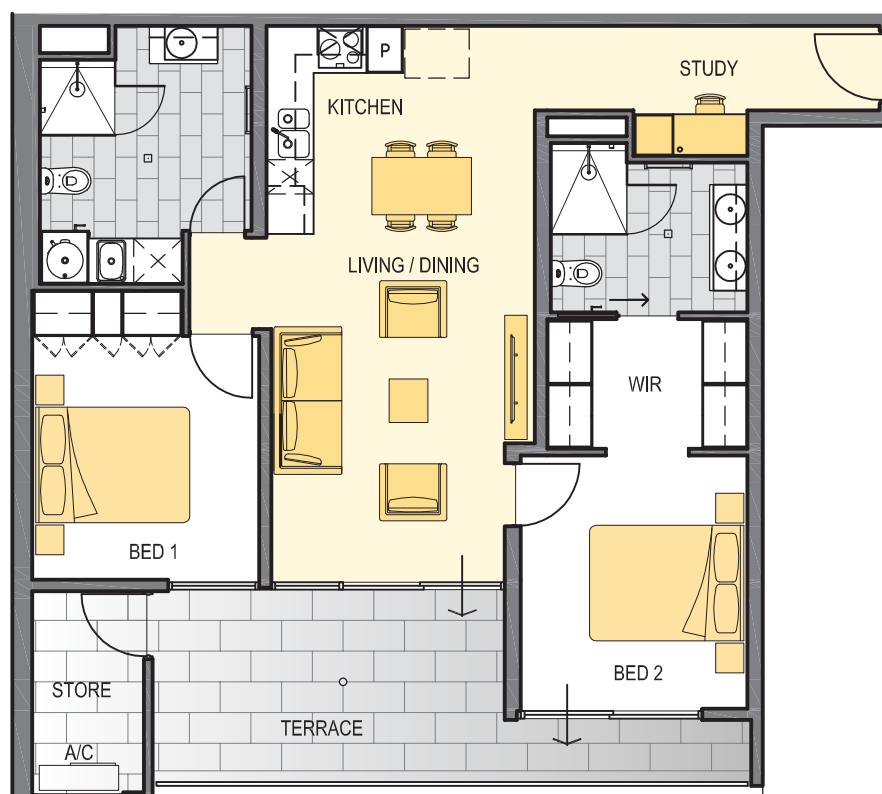
4m²

Floors:

3, 4, 5, 6, 7, 8, 9, 10 and 11

Lot No's:

2, 3, 9, 10, 16, 17, 23, 24, 30,
31, 37, 38, 44, 45, 51, 52, 58
and 59



One Richardson

Apartment Plans

Type C



Internal Area:

50m²

Balcony Areas:

15m² and 45m²

Store:

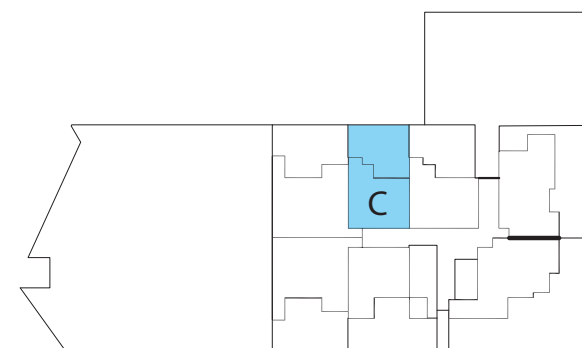
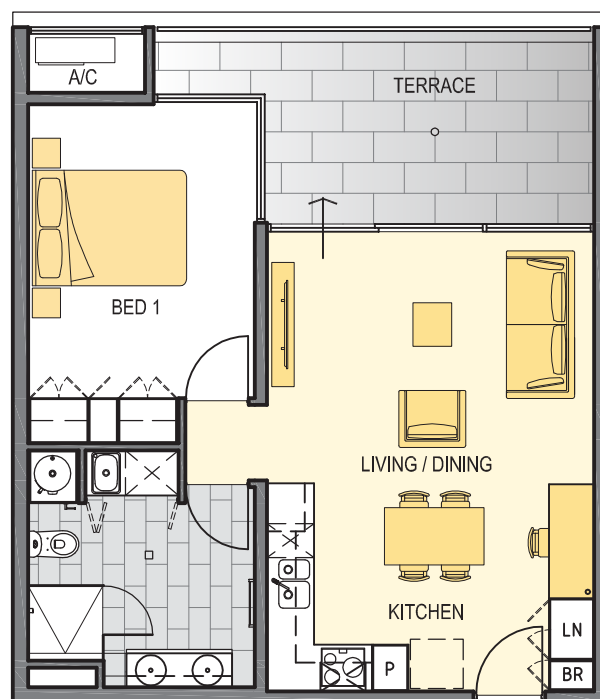
4m²

Floors:

3, 4, 5, 6, 7, 8, 9, 10 and 11

Lot 0:

4, 11, 18, 25, 32, 39, 46, 53
and 60



One Richardson



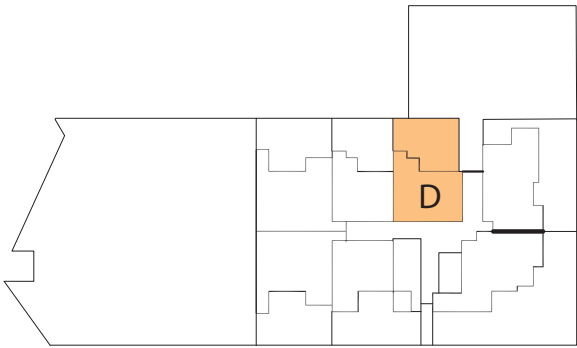
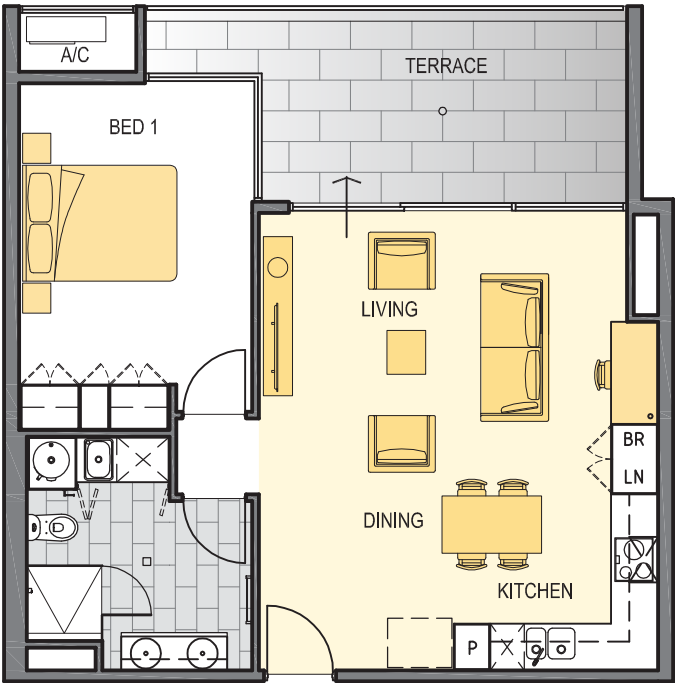
Internal Area:
55m²

Balcony Area:
48m²

Store:
4m²

Floor:
3

Lot No:
5





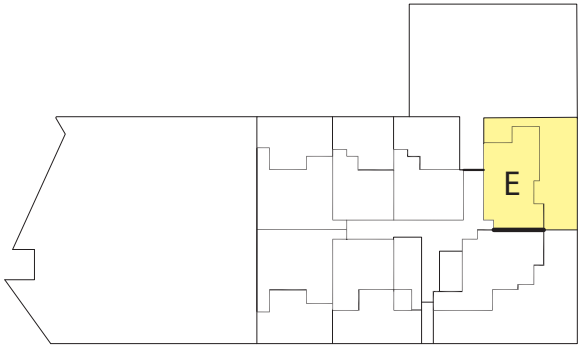
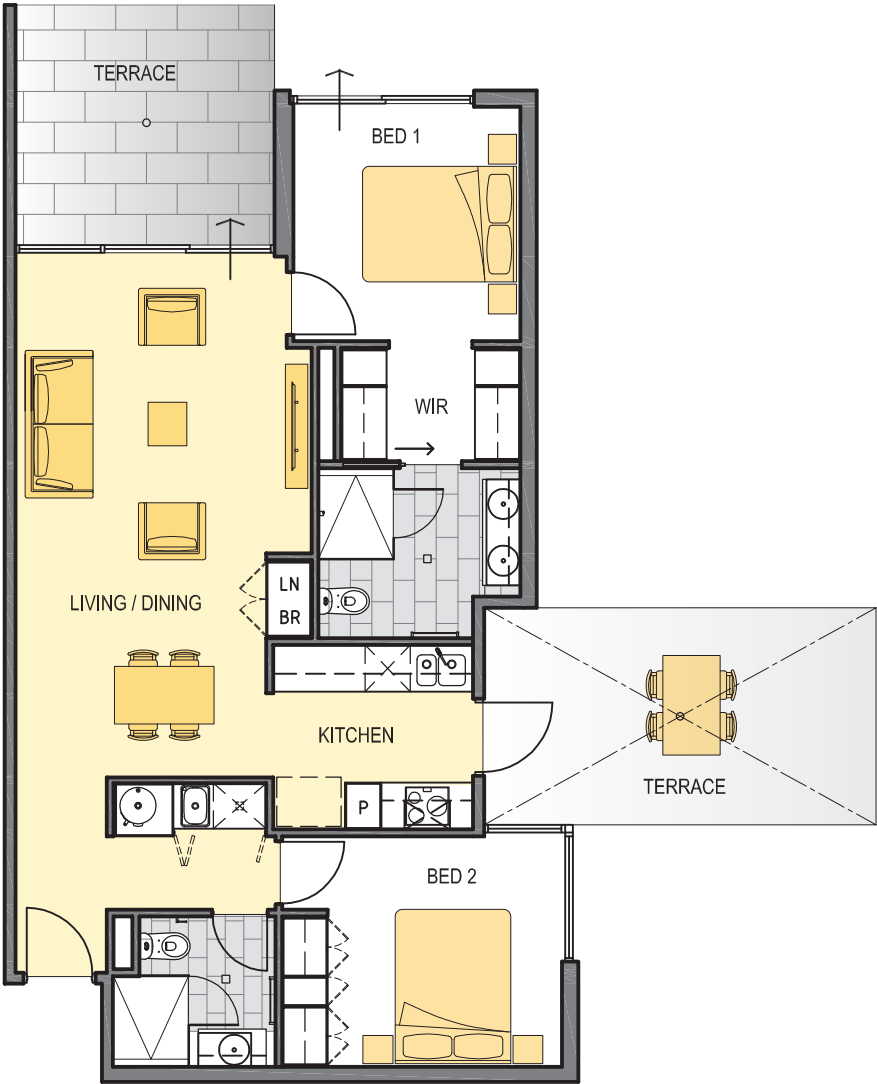
Internal Area:
75m²

Balcony Area:
78m²

Store:
4m²

Floors
3

Lot No:
6





Internal Area:

77m²

Balcony Areas:

22m² and 136m²

Store:

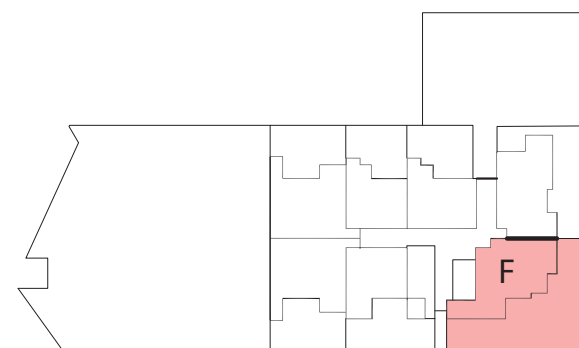
4m²

Floors:

3, 4, 5, 6, 7, 8, 9, 10 and 11

Lot No's:

7, 14, 21, 28, 35, 42, 49, 56
and 63



One Richardson

Apartment Plans

Type G



2

2

1

Internal Area:

79m²

Balcony Area:

17m²

Store:

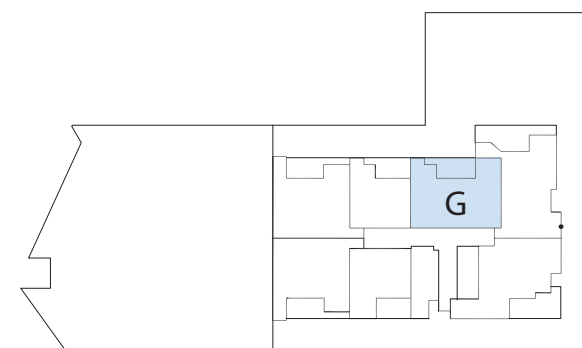
4m²

Floors:

4, 5, 6, 7, 8, 9, 10 and 11

Lot No's:

12, 19, 26, 33, 40, 47, 54
and 61



One Richardson



2

2

1

Internal Area:

78m²

Balcony Area:

23m²

Store:

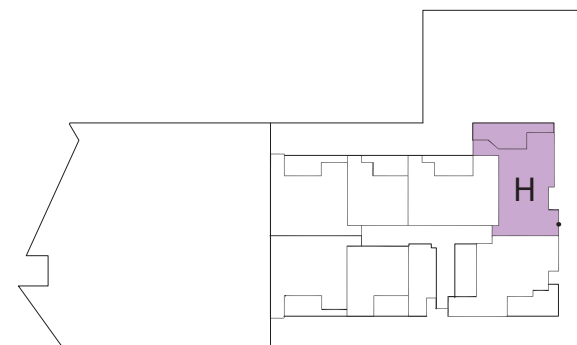
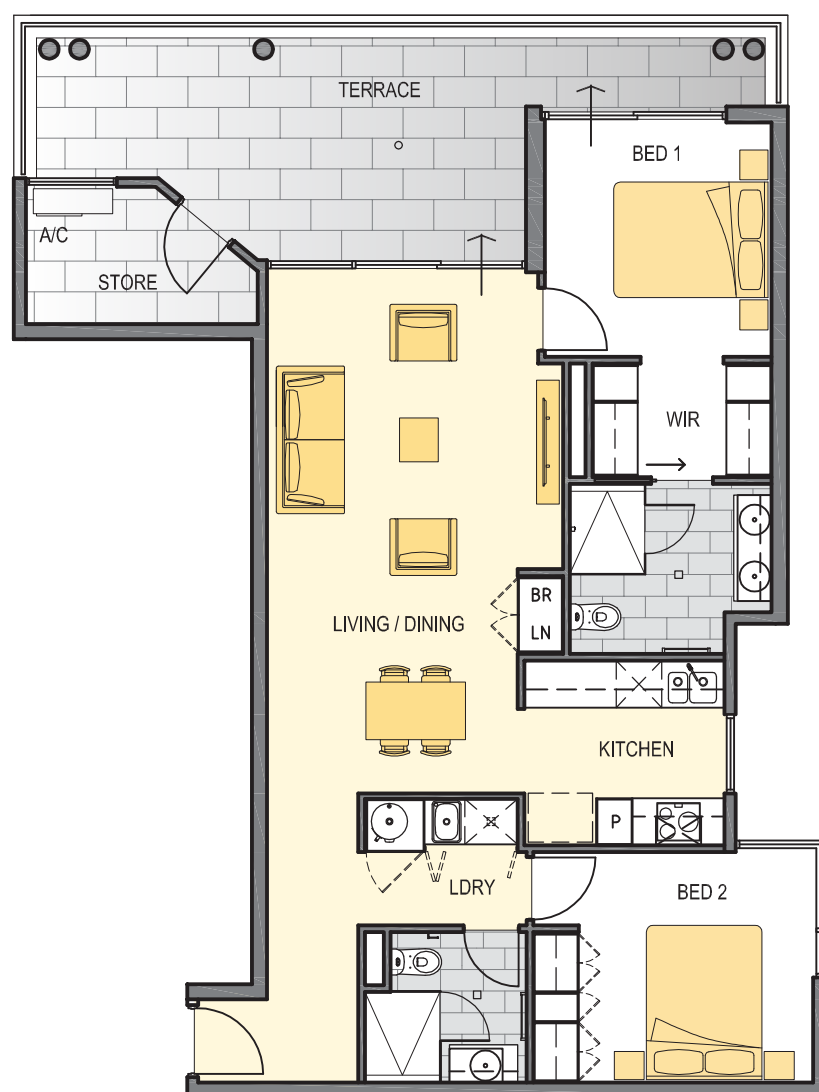
5m²

Floors:

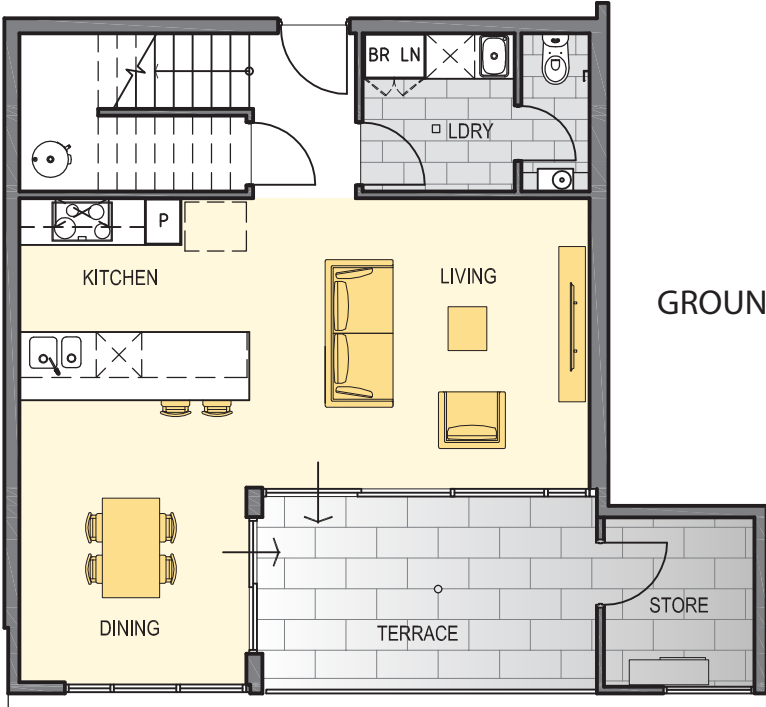
4, 5, 6, 7, 8, 9, 10 and 11

Lot No's:

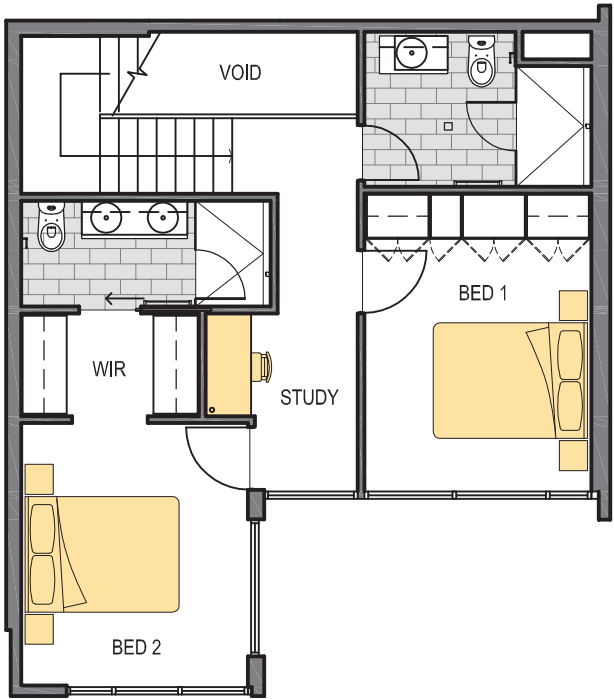
13, 20, 27, 34, 41, 48, 55
and 62



One Richardson



GROUND FLOOR



MEZZANINE



Internal Area:

98m²

Balcony Area:

16m²

Store:

4m²

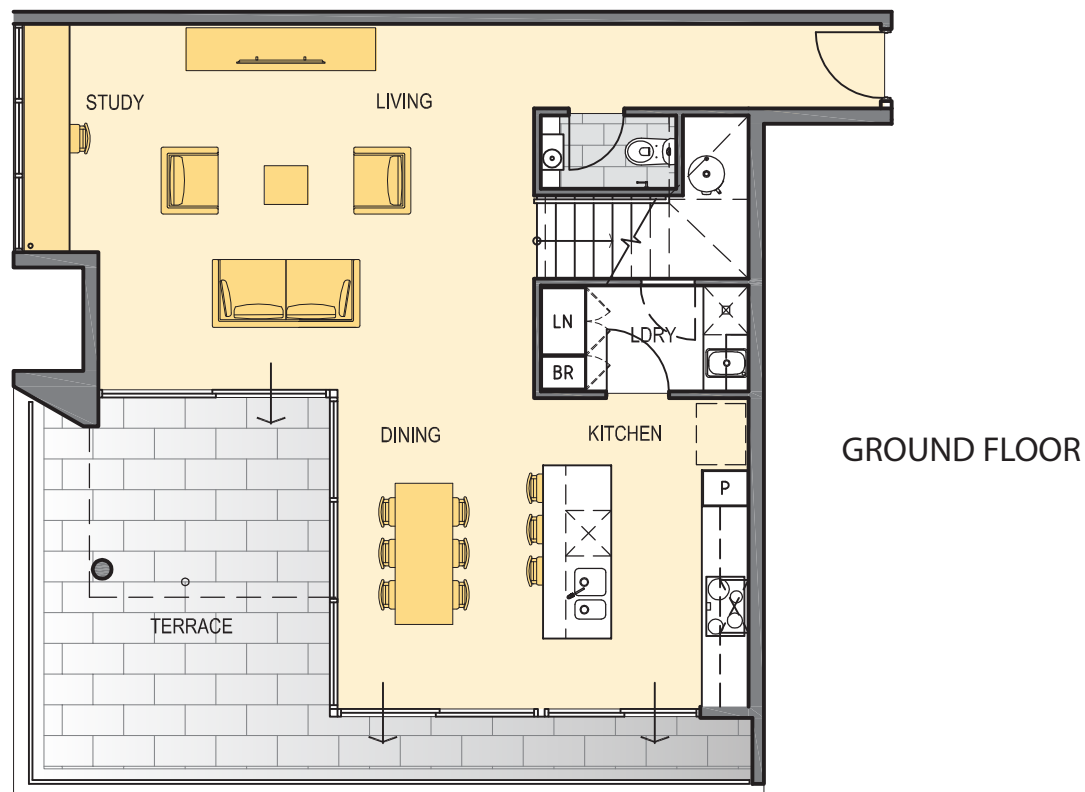
Floor:

12

Lot No:

64





Internal Area:

136m²

Balcony Area:

26m²

Store:

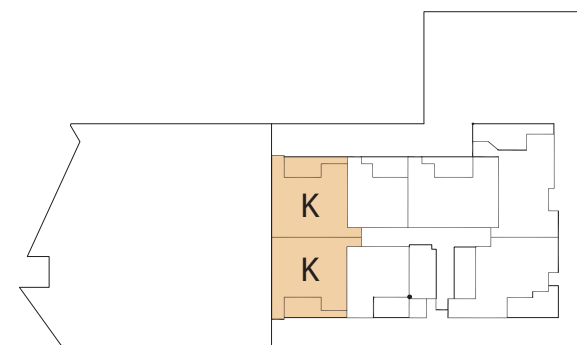
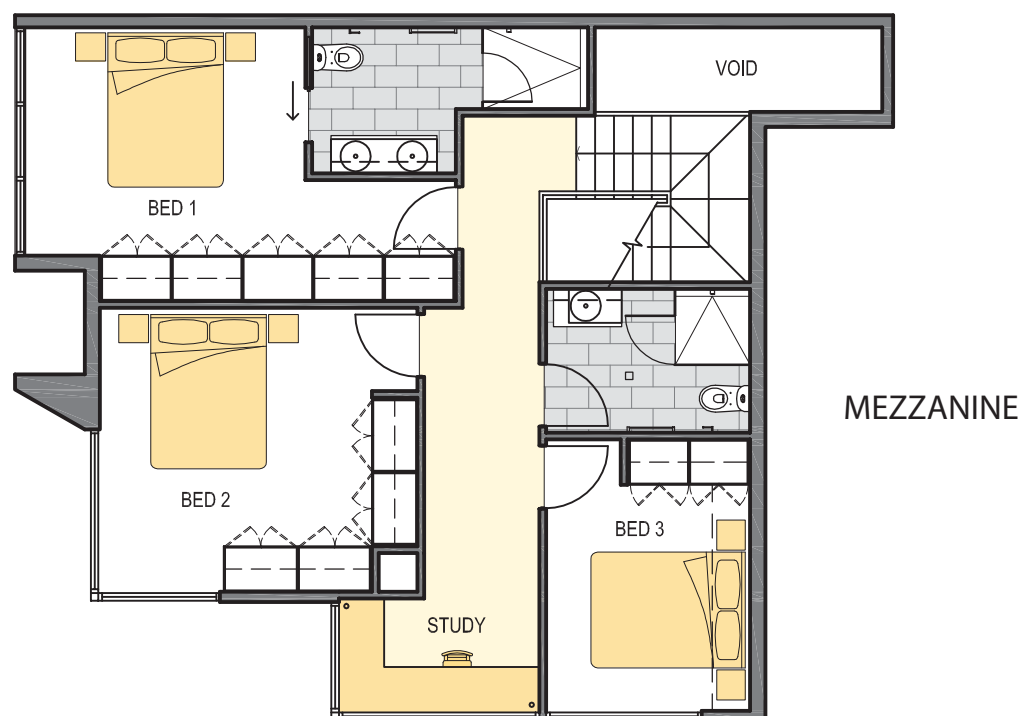
4m²

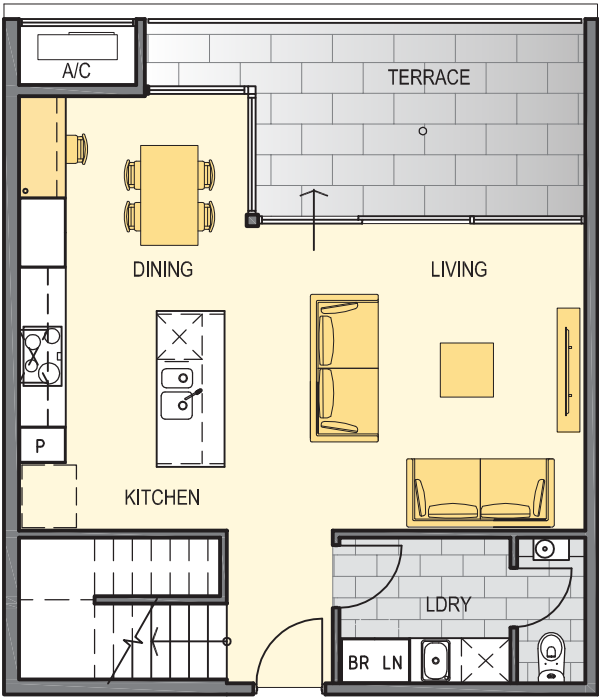
Floor:

12

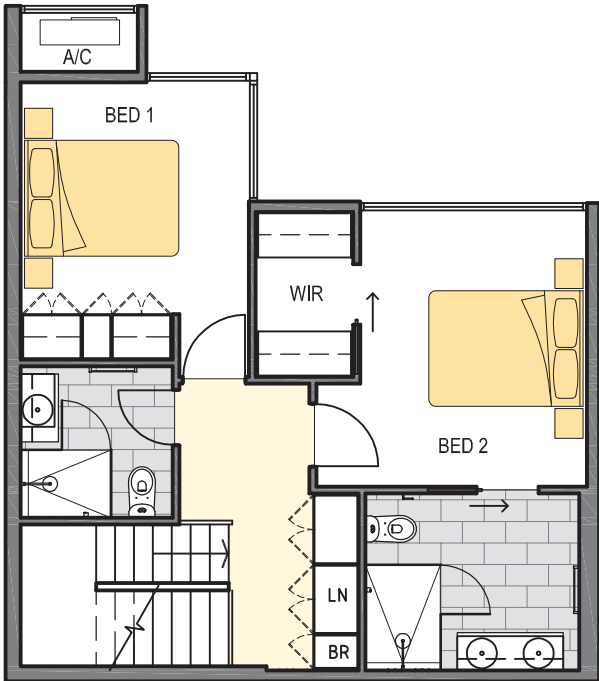
Lot No's:

65 and 66





GROUND FLOOR



MEZZANINE



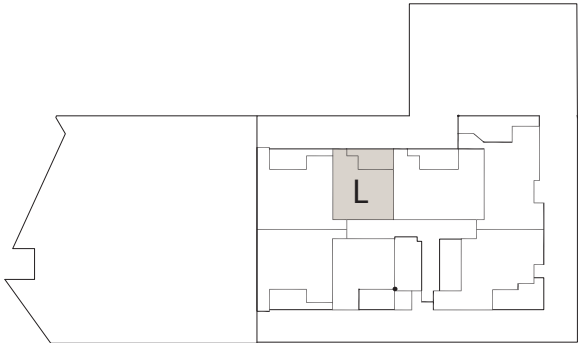
Internal Area:
96m²

Balcony Area:
14m²

Store:
4m²

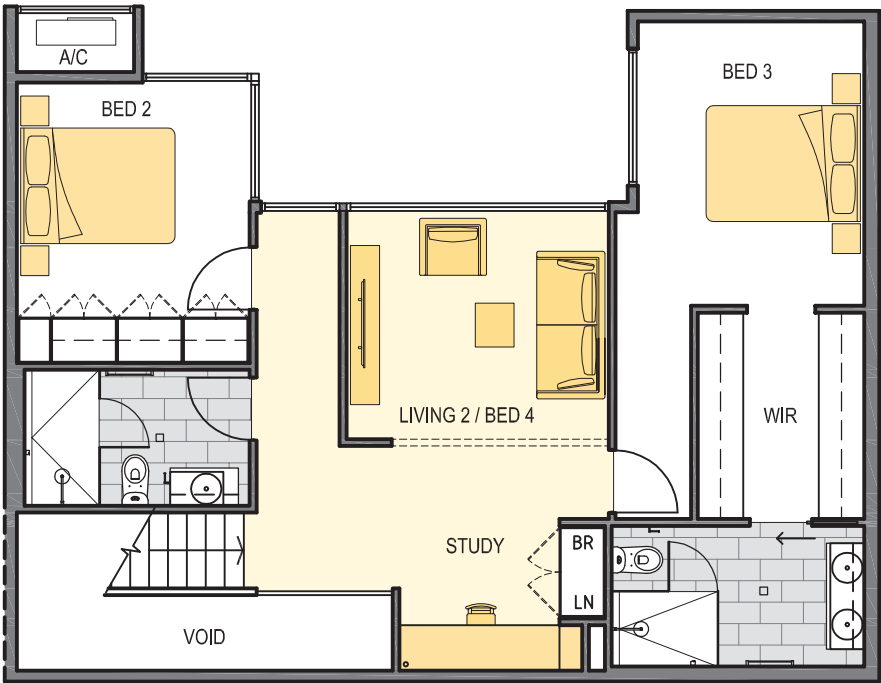
Floor:
12

Lot No:
67





GROUND FLOOR



MEZZANINE



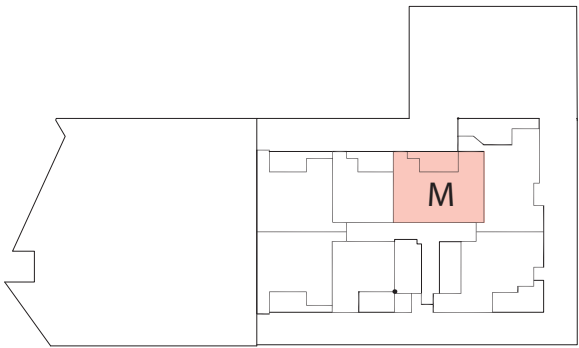
Internal Area:
148m²

Balcony Area:
21m²

Store:
4m²

Floor:
12

Lot No:
68





Internal Area:

144m²

Balcony Area:

35m²

Store:

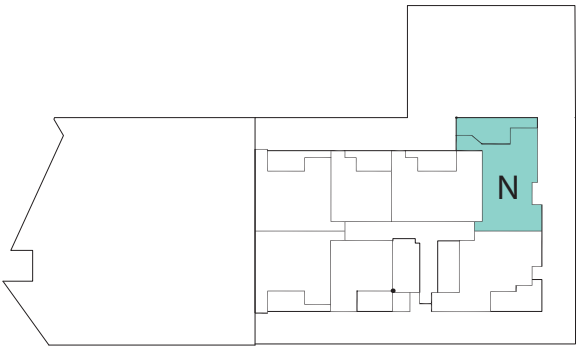
4m²

Floor:

12

Lot No:

69





GROUND FLOOR



MEZZANINE



Internal Area:

147m²

Balcony Area:

26m²

Store:

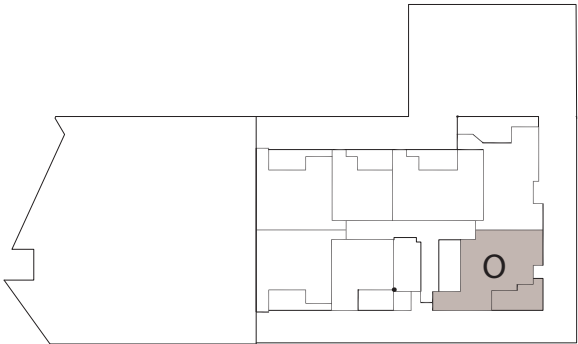
4m²

Floor:

12

Lot No:

70



EXTERNAL BUILDING FABRIC	External Walls	Combination of painted pre-cast concrete walls, lightweight cladding as per architectural drawings
	Windows & Sliding Doors	Powder coated aluminium framed windows with clear single glazing as per architectural drawings
	Flyscreens	Powder coated aluminium framed flyscreens provided to windows as per architectural drawings
	Balustrades	Powder coated aluminium semi-frameless clear safety glass balustrade
	Balconies	Slip resistant floor tiles
	Fire Escape Stairs	Concrete with painted walls and floors
	Driveways	Exposed concrete
	Car Parking	Sealed concrete
	Walkways	Selected stone paving
	Drive Way Security Gates	Remote electric roller shutter door
	Landscaping	Landscaping as per landscape drawings
	Letter Boxes	Powder coated aluminium letter boxes built-in
ENTRY LOBBY	Ground Floor Lobby	Porcelain / granite / ceramic tiles as per the architectural drawings
	Security	Electronic security after hours (SALTO system)
	Apartments Lobby	Quality carpet and tiles
	Lift Door Frame	Feature surrounds to match lift specifications
	Lift Interior	Stainless steel with mirrors and coloured panels with tiled floor as per specification
CAR PARKING	Car Stackers	German car parking system - Wohn Combilift 543, Premium, 2.6 ton capacity, remote control operated
		1 bay for each 1 bedroom apartment
		1 bay for each 2 bedroom apartment
		2 bays for each top floor apartment
SECURITY	Intercom	Video intercom system to apartments from street level
	Remote Driveway Gate	1 remote control per car bay included
	Security Access Reader System	Electronic entry to main street entrance and individual apartments (SALTO System)
	Lift	Electronic security to each floor
LEVEL 3-11		
APARTMENT INTERIOR	Party Walls	Steel stud framing with painted plasterboard and fire check lining
	Internal Walls	Steel stud walls with painted plasterboard lining
	Ceilings	Skimmed suspended ceilings with a cornice or square set, bulkheads to required areas and square set to bathrooms
	Entry Doors	2.4m high fire rated self closing door
	Internal Doors	2.4m high flush panel hollow core doors with EZY jamb system
	Built-in Robes	Full height built-in robes with hinged doors (includes mirror), shelf, drawers and hanging rails
	Internal door furniture	Designer satin chrome level handles
	Skirtings	MDF painted skirtings
	Floors	Solid timber flooring to living, dining, kitchen, passage, carpet to bedrooms and ceramic tiles to bathroom, laundry and ensuite
	Balcony	Non-slip ceramic tile
	Broom / Linen cupboard	Provided
KITCHEN	Cupboards	Reconstituted Stone bench tops from developer's selection range
		Overhead cupboards solid doors
		All Blum fittings or similar
		All soft closing drawers and doors
	Splashbacks	Combination of 400mm high stone splashback and 200mm high glass splashback above counter tops as per architects drawings
	Cooktops	European 600mm electric induction cook tops
	Oven	European 600mm stainless steel electric under bench oven
	Rangehood	European 600mm stainless steel type rangehood exhausted externally
	Sink & Mixer	Stainless steel 1 1/2 bowl under counter sink with chrome mixer
	Dishwasher 1 bedrooms	Dishwasher 450mm provided with watersupply, power point and waste outlet
	Dishwasher 2 bedrooms	Dishwasher 600mm provided with watersupply, power point and waste outlet
	Microwave Recess	Provided with GPO
BATHROOMS, ENSUITE & LAUNDRY	Vanities & Basin	Wall mounted vitreous china basins with a separate vanity unit under
	W.C.	Vitreous china
	Basin, Bath & Shower Mixer	Chrome designer range
	Laundry Trough & Mixer	Built in stainless steel laundry trough with chrome mixer (washing machines taps provided)
	Electric Clothes Dryer	Wall hung dryer provided
	Toilet Roll Holders	Chrome designer range
	Towel Rails	Chrome designer range
	Robe Hooks	Chrome designer range
	Shower Screens	Frameless clear laminated glass pivot door to shower compartment
	Mirrors	Mirror over vanity's
	Floor Tiles	Ceramic floor tiles
	Wall Tiles	Ceramic wall tiles full height through the bathroom and en suite



Specifications



GENERAL		
ELECTRICAL	Smoke Alarms	Included
	Fire Alarms	Included
	Light Fittings	Included
	TV Points	Provided to living room and main bedroom
	Pay TV Points	Provided to living room and main bedroom
	Telstra Points	Provided to living room only
	NBN Points	Subject to the NBN roll out
	Data point Cat 6	Provided to living room only
	Power Outlets	Included
	Exhaust Fans	Provided to bathrooms
	Electric Hot Water Units	Storage units
	Air Conditioning	One bedroom apartments - ducted reverse cycle to living room and bedroom
		Two bedroom apartments - ducted reverse cycle to living room and bedrooms
		Level 12 - ducted reverse cycle to living areas and bedrooms
CHANGE ROOMS (EOT)	Vanities & Basin	Reconstituted stone vanity tops and splashbacks with semi-recessed vitreous china basins
	W.C.	Vitreous china
	Basin, Bath & Shower Mixer	Chrome designer range
	Toilet Roll Holders	Chrome designer range
	Towel Rails	Chrome designer range
	Robe Hooks	Chrome designer range
	Shower Screens	Semi - frameless clear laminated glass pivot door
	Mirrors	Included with bevelled edges
	Floor Tiles	Ceramic floor tiles
	Wall Tiles	Ceramic wall tiles full height through out
	Smoke Alarms	Included
	Fire Alarms	Included
LEVEL 12 PENTHOUSE		
APARTMENT INTERIOR	Party Walls	Steel stud framing with painted plasterboard and fire check lining
	Internal Walls	Steel stud walls with painted plasterboard lining
	Ceilings	Skimmed suspended ceilings with a selected cornice or square set, bulkheads to required areas and square set to bathrooms
	Entry Doors	2.4m high fire rated self closing door
	Internal Doors	2.4m high flush panel hollow core doors with EZY jamb system
	Built-in Robes	Full height built-in robes with hinged doors (including mirror), shelf, drawers and hanging rails
	Internal Door Furniture	Designer satin chrome level handles
	Skirtings	MDF painted skirtings
	Floors	Solid timber flooring to living, dining, kitchen, passage and carpet to bedrooms and stone / ceramic tiles to bathroom, laundry and ensuite
	Balcony	Non-slip ceramic tile
	Broom / Linen cupboard	Provided
KITCHEN	Cupboards	Reconstituted stone bench tops from developer's selection range
		Overhead cupboards with solid doors
		Blum fittings or similar
		Soft closing drawers and push catches
	Splashbacks	Combination of 400mm high stone splashback and 200mm high glass splashback above counter tops as per architectural drawings
	Cooktops	European 800mm electric induction cook tops
	Oven	European 900mm stainless steel electric under bench oven
	Rangehood	European 700mm stainless steel type rangehood exhausted externally
	Sink & Mixer	Stainless steel 1 1/2 bowl under counter sink with chrome mixer
	Dishwasher	Dishwasher 600mm provided with watersupply, power point and waste outlet
	Microwave	European microwave provided
BATHROOMS, EN SUITE & LAUNDRY	Vanities & Basin	Wall mounted vitreous china basins with a separate vanity unit under
	W.C.	Vitreous china back to wall pan and cistern
	Basin, Bath & Shower Mixer	Chrome designer range
	Laundry Trough & Mixer	Built in stainless steel laundry trough with chrome mixer (washing machine taps provided)
	Electric Clothes Dryer	Wall hung dryer provided
	Toilet Roll Holders	Chrome designer range
	Towel Rails	Chrome designer range
	Robe Hooks	Chrome designer range
	Shower Screens	Frameless clear laminated glass pivot door to shower compartment
	Mirrors	Mirror over vanity's
	Floor Tiles	Stone floor tiles
	Wall Tiles	Ceramic wall tiles full height through the bathroom and ensuite



Specifications

