



FOR
SALE

3 luxury house
& land packages

EMMERSON STREET, NORTH PERTH



LIVE YOUR
BEST LIFE


novushomes

Welcome to EMMERSON STREET, NORTH PERTH

And welcome to a place you will be thrilled to call home

Located just 5 minutes from the Perth CBD on a quiet suburban street in the highly sought after suburb of North Perth, Emmerson St is a property that really does tick all of the boxes.

- 2.5 km from Perth City Centre
- 2 mins to Leederville strip
- 3 mins to Northbridge
- Excellent public transport links
- Close to parklands
(Smiths Lake Reserve & Beatty Park)

FROM A BUILDER YOU CAN TRUST

At Novus we work hard to be the best, so you can live your best life.

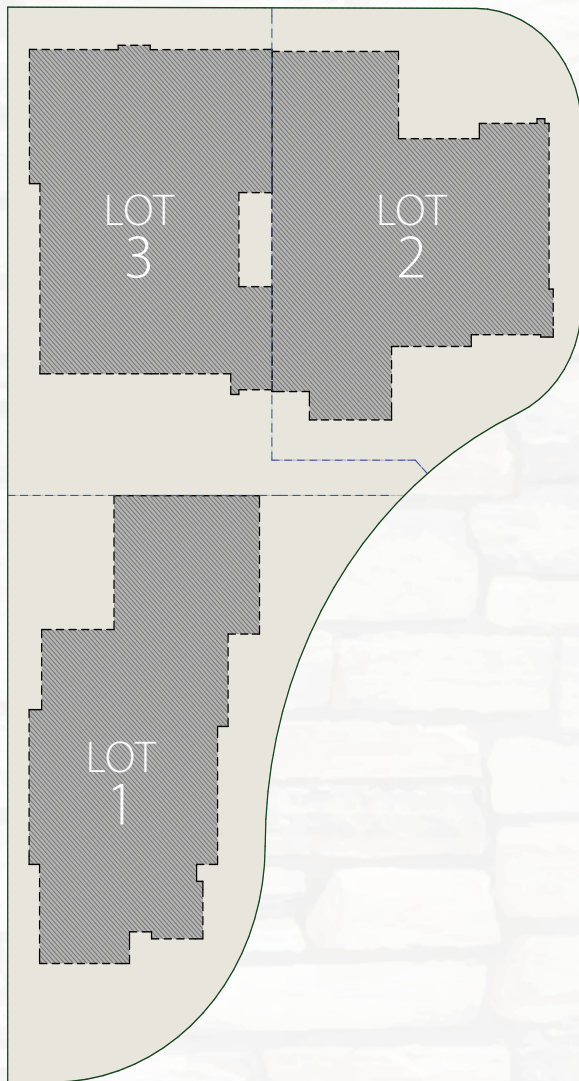
It has always been this way, ever since our business began back in 1993.



Since then we have built hundreds of custom designed homes and are now proud to be known as one of the best, and most awarded, luxury home builders in Perth.

We have won some 114 MBA and HIA Awards along the way, including 3 National Awards for building excellence, most recently winning the HIA national award for Australia's Best Display Home 2020 for the Mandalay in Dianella.





HOUSE – STRATA LOT 1 (#42) HOW IT MEASURES UP



Area – Ground Floor

Living	117.99m ²
Garage	33.08m ²
Alfresco	13.35m ²
Store	5.38m ²
Porch	2.11m ²

Total – Ground Floor
171.91m²

Area – Upper Floor

Living	130.32m ²
Balcony	19.96m ²
Total – Upper Floor	150.28m²

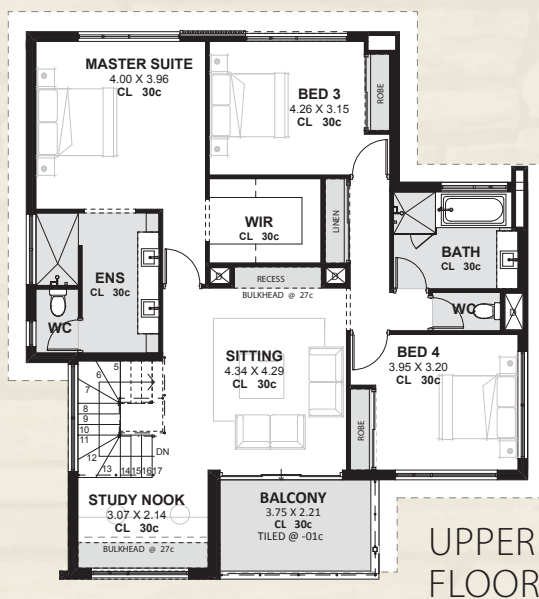
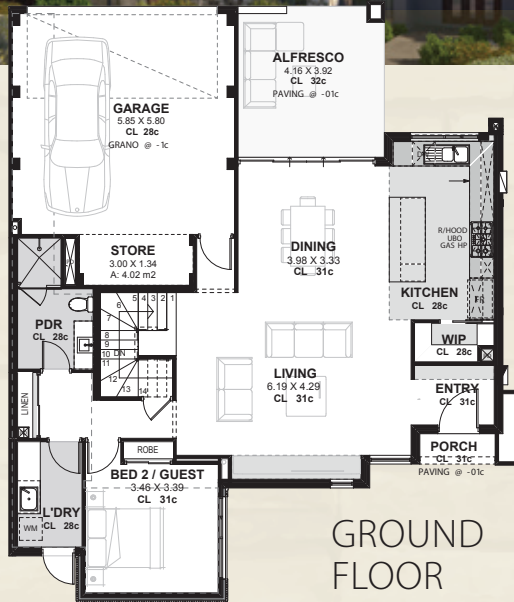
GRAND TOTAL
322.19m²

Using only the best trades, suppliers and building materials available to us we are committed to delivering homes that epitomise the very best that life has to offer.

Emmerson St, North Perth is set to be no different.

These 3 luxury homes offer:

- Unique, contemporary elevations
- Generous living spaces with lots of natural light
- High ceilings throughout with 2400 high doors and windows
- Caesarstone bench tops throughout kitchen, bathrooms and laundry
- Fully equipped “chef’s” kitchen with induction cooktop
- Ducted reverse cycle air conditioning throughout
- “Move in” ready homes with all internal and external finishes including landscaping and paving
- 25 year structural builders guarantee



HOUSE – STRATA LOT 2 (#40A) HOW IT MEASURES UP

4 3 2

Area – Ground Floor

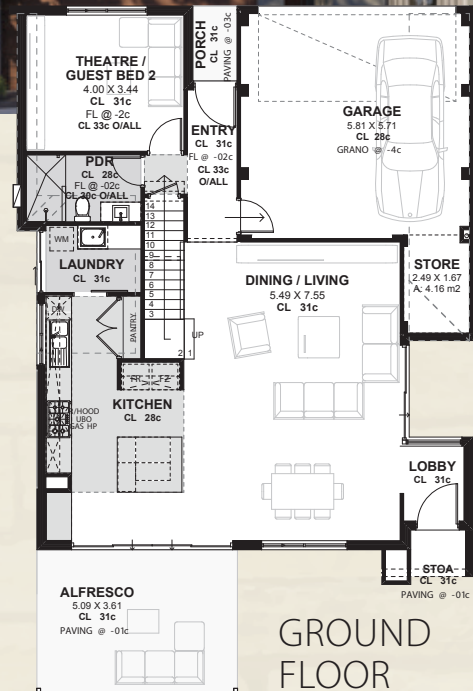
Living	109.53m ²
Garage	36.30m ²
Alfresco	16.56m ²
Store	4.25m ²

Total – Ground Floor
166.64m²

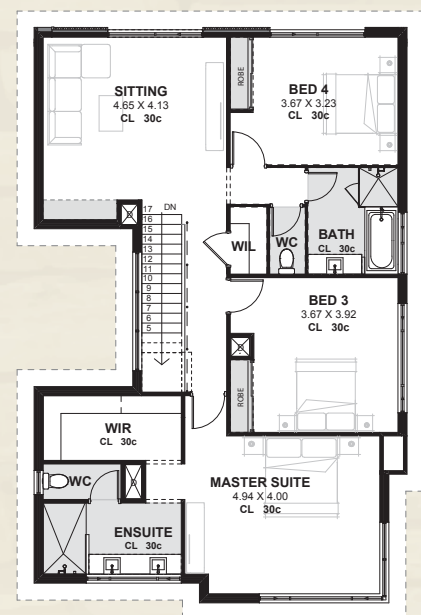
Area – Upper Floor

Living	120.12m ²
Balcony	8.41m ²
Total – Upper Floor	128.53m²

GRAND TOTAL
295.17m²



UPPER FLOOR



HOUSE – STRATA LOT 3 (#40B) HOW IT MEASURES UP

4 3 2

Area – Ground Floor

Living	109.88m ²
Garage	34.82m ²
Alfresco	18.37m ²
Store	4.72m ²
Porch	4.74m ²
Stoa	1.64m ²

Total – Ground Floor
174.17m²

Area – Upper Floor

Living	123.64m ²
Total – Upper Floor	123.64m²

GRAND TOTAL
297.81m²

BEAUTIFUL HOMES *in the right location*



A short stroll from Beatty Park Leisure Centre and Smiths Lake Reserve and just minutes from the best restaurants, coffee and shopping that Perth has to offer - Emmerson St combines an inner city lifestyle with a quiet suburban atmosphere. Perfect for singles, couples or families alike, there is something for everyone in this idyllic location.





A NOVUS HOMES PROJECT IN ASSOCIATION WITH

VISIONone PROJECTS
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Illustrations and photographs shown in this brochure are for illustration purposes only. These illustrations and photographs may depict features not included in the specification including, but not limited to; garden features, landscaping, planter boxes, retaining walls, exposed aggregate concrete, designer garage doors, Feature cladding to external walls, water features, gates, fencing, letterboxes, light fittings, built-in furniture, furniture, window treatments, and decorator items.

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**2020 HIA-CSR Australian
Housing Awards
WINNER
Display Home**

