



RIVA

COMO

OrangeTee®



RIVA

COMO

South Perth
Yacht Club
7 MIN DRIVE
30 MIN WALK

Kings Park
12 MIN DRIVE

South Perth
Precinct
8 MIN DRIVE
15 MIN BIKE

Como Precinct
5 MIN DRIVE
7 MIN BIKE

Neil McDougall Park
2 MIN DRIVE
7 MIN WALK

Curtin University
10 MIN DRIVE
18 MIN BUS

University of WA
15 MIN DRIVE
35 MIN BUS

Applecross
Precinct
4 MIN DRIVE
15 MIN WALK

Perth City
10 MIN DRIVE
10 MIN TRAIN

Canning
Bridge Station
6 MIN WALK

Optus
Stadium
10 MIN DRIVE

Crown Casino
10 MIN DRIVE
35 MIN BUS



WATERFRONT LIFESTYLE

RESTAURANTS & CAFÉS

1. Chin Chin Gastronomy
2. CS Café
3. Preston St Restaurant & Café Strip
4. Mends St Restaurant & Café Strip
5. Raffles Hotel
6. The Rowing Pavilion
7. Parley Bar Perth
8. Nic & Kolo
9. Praline by Maison St Honore
10. Crown Casino & Restaurants

SHOPS & SUPERMARKETS

11. The Good Grocer Canning Bridge
12. Woolworths Mount Pleasant
13. Preston St Como Centre
14. Farmer Jack's Como
15. Waterford Plaza
16. Westfield Booragoon

RECREATION & PARKS

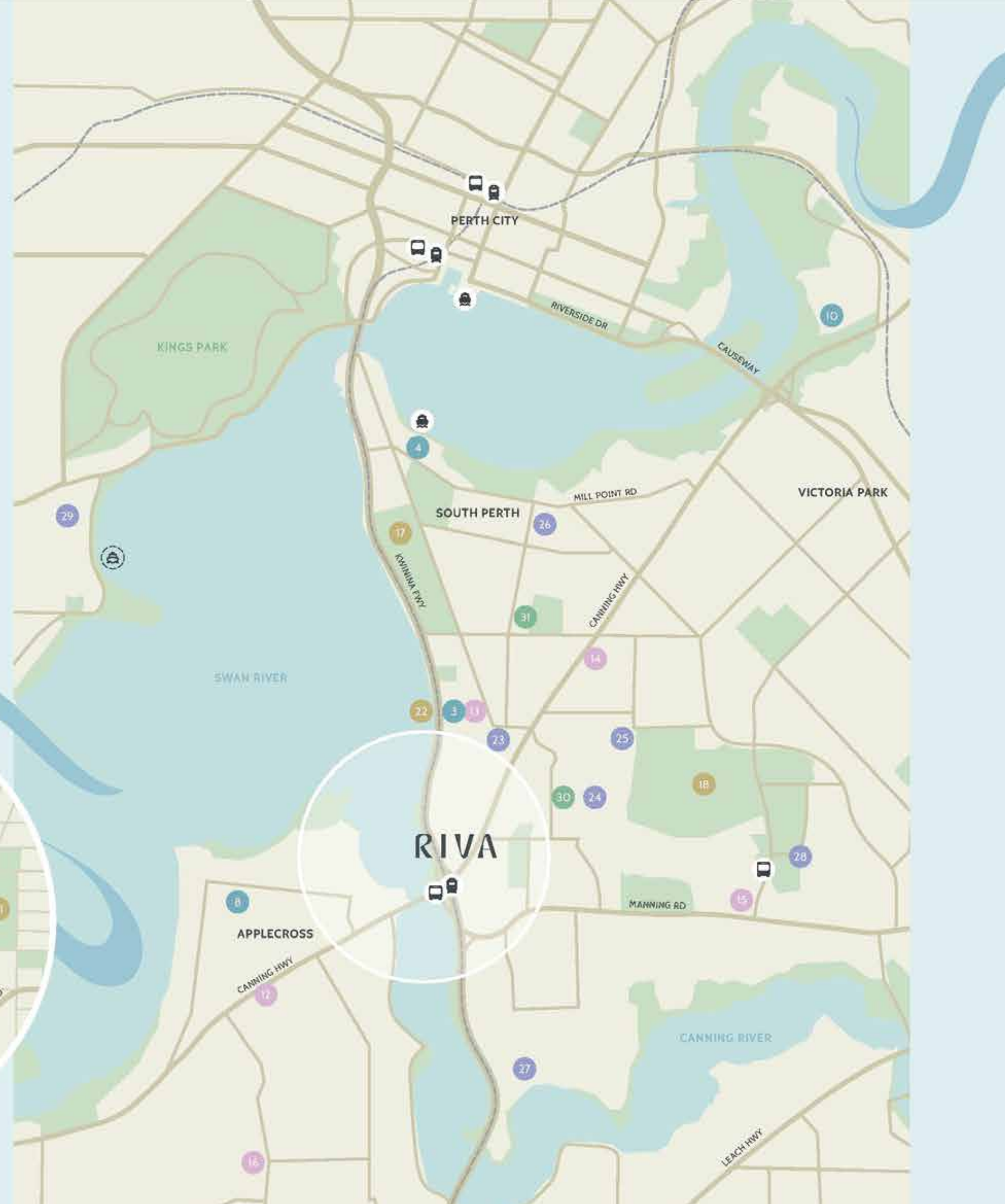
17. Royal Perth Golf Club
18. Collier Park Golf Course
19. South Perth Yacht Club
20. Olives Reserve
21. Neil McDougall Park
22. Como Jetty

EDUCATION

23. Como Primary School
24. Como Secondary College
25. Penrhos College
26. Wesley College
27. Aquinas College
28. Curtin University
29. University of WA

HEALTH & MEDICAL CENTRES

30. Como Medical Clinic
31. South Perth Hospital





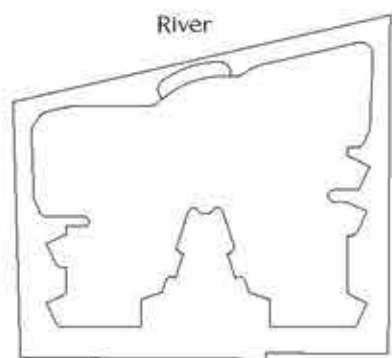




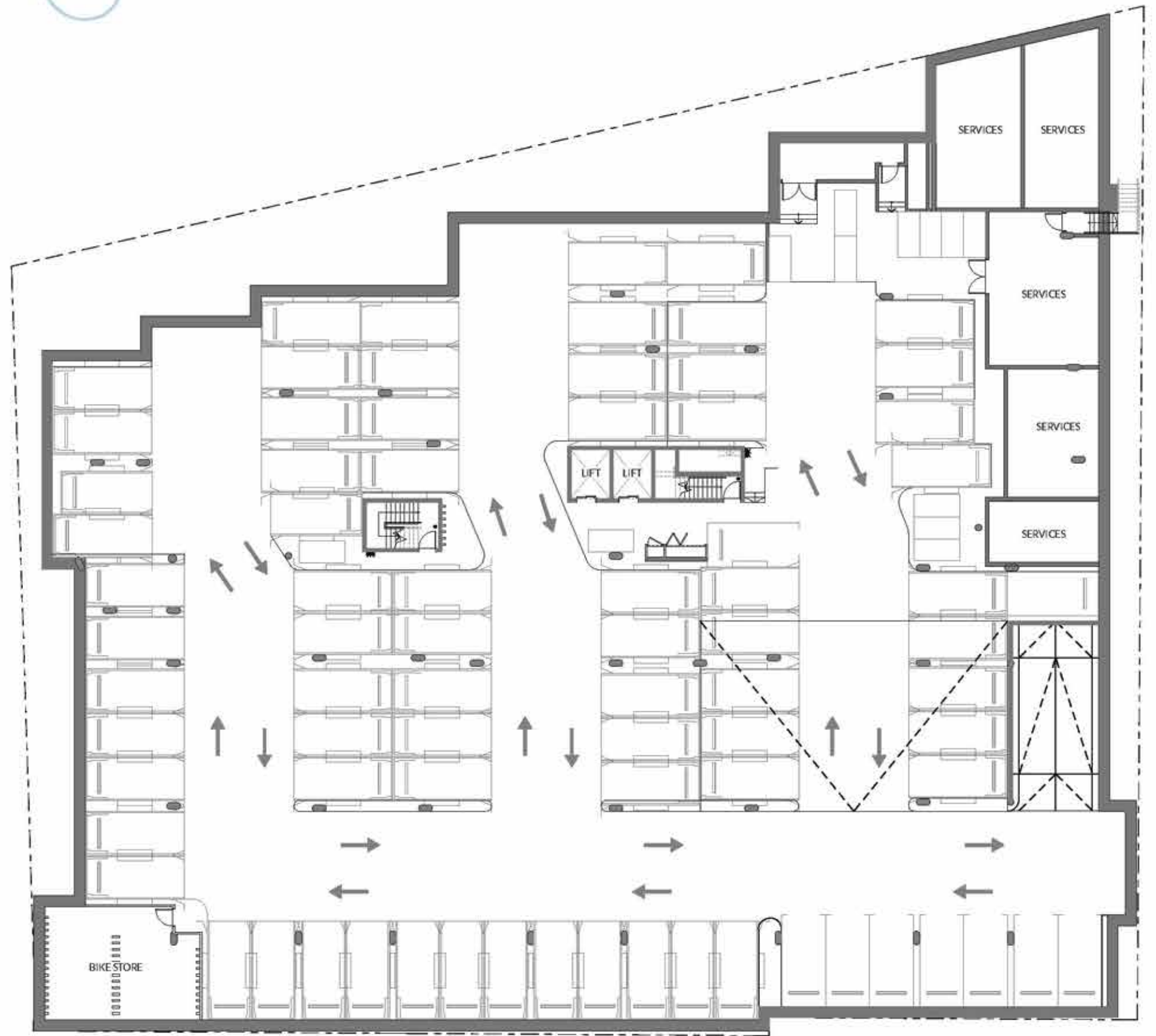


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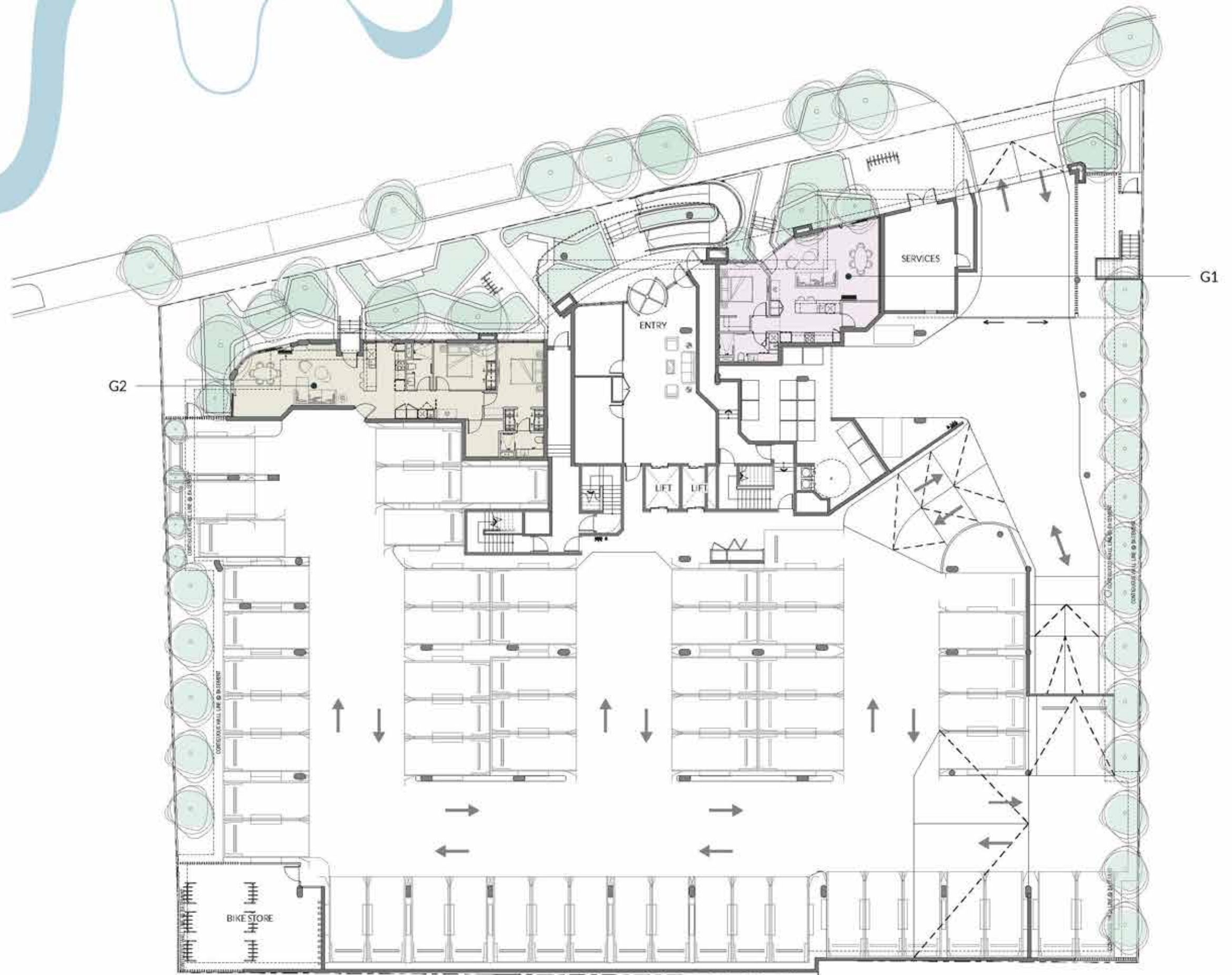
BASEMENT



City



RIVA COMO



GROUND

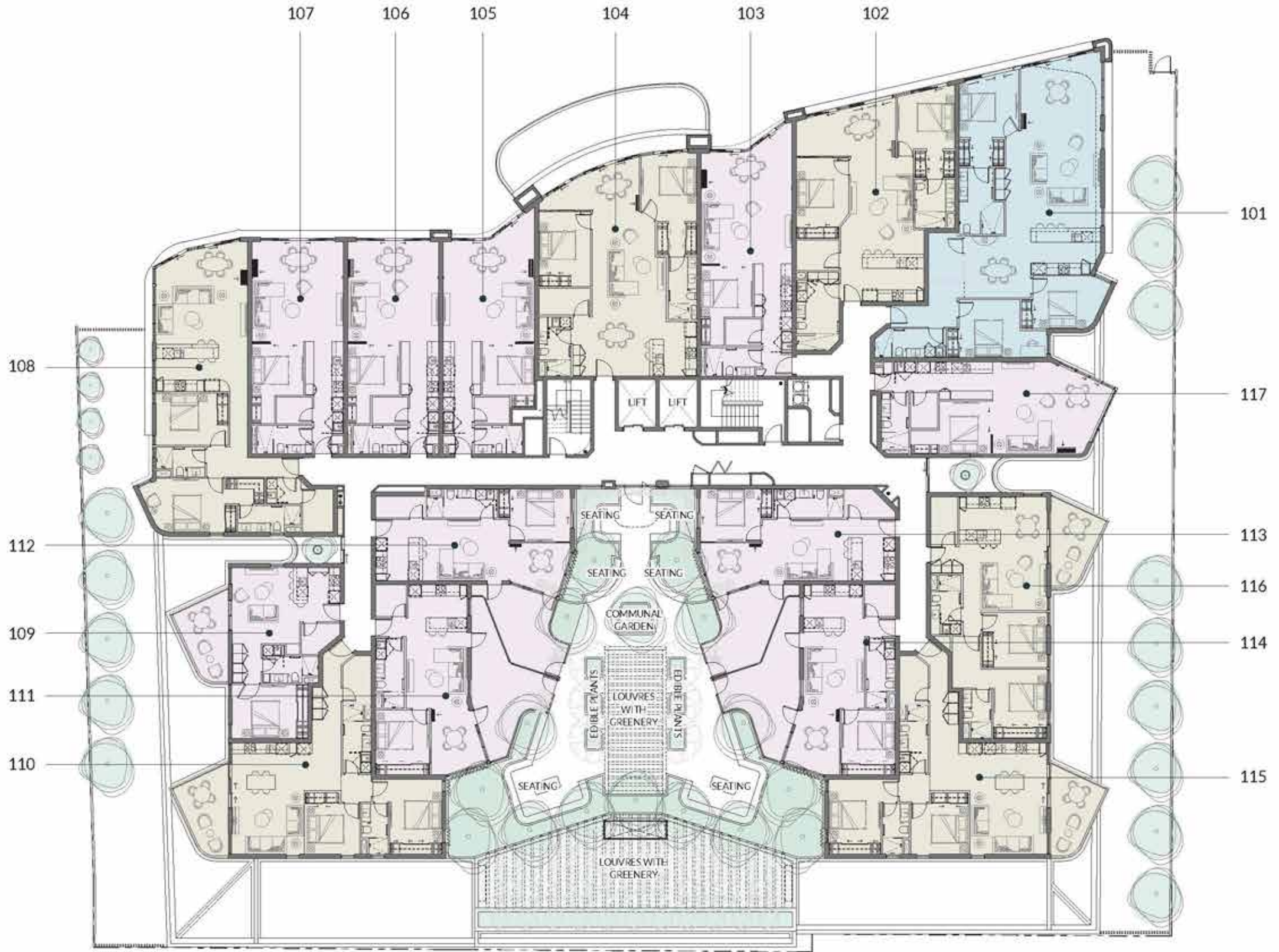
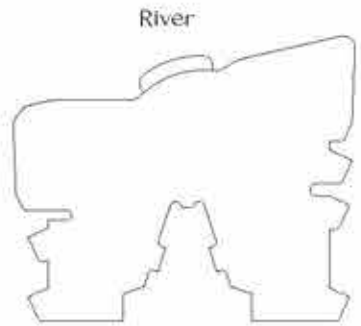
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



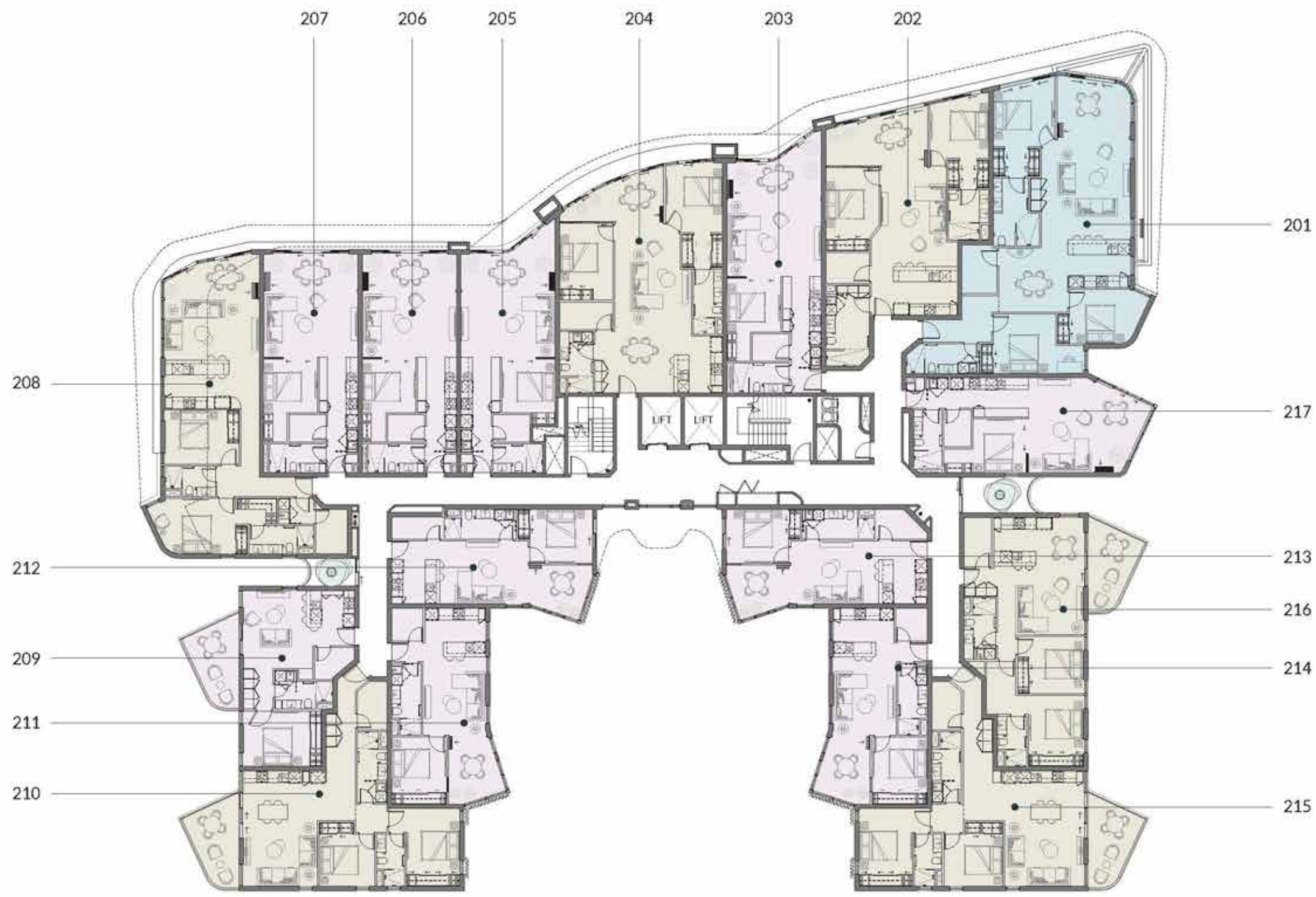
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LEVEL 1

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

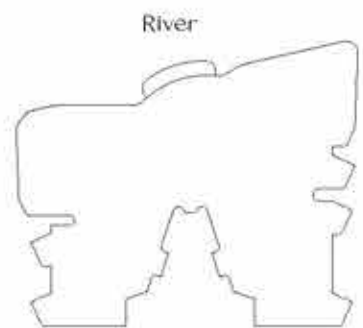


RIVA COMO



LEVEL 2

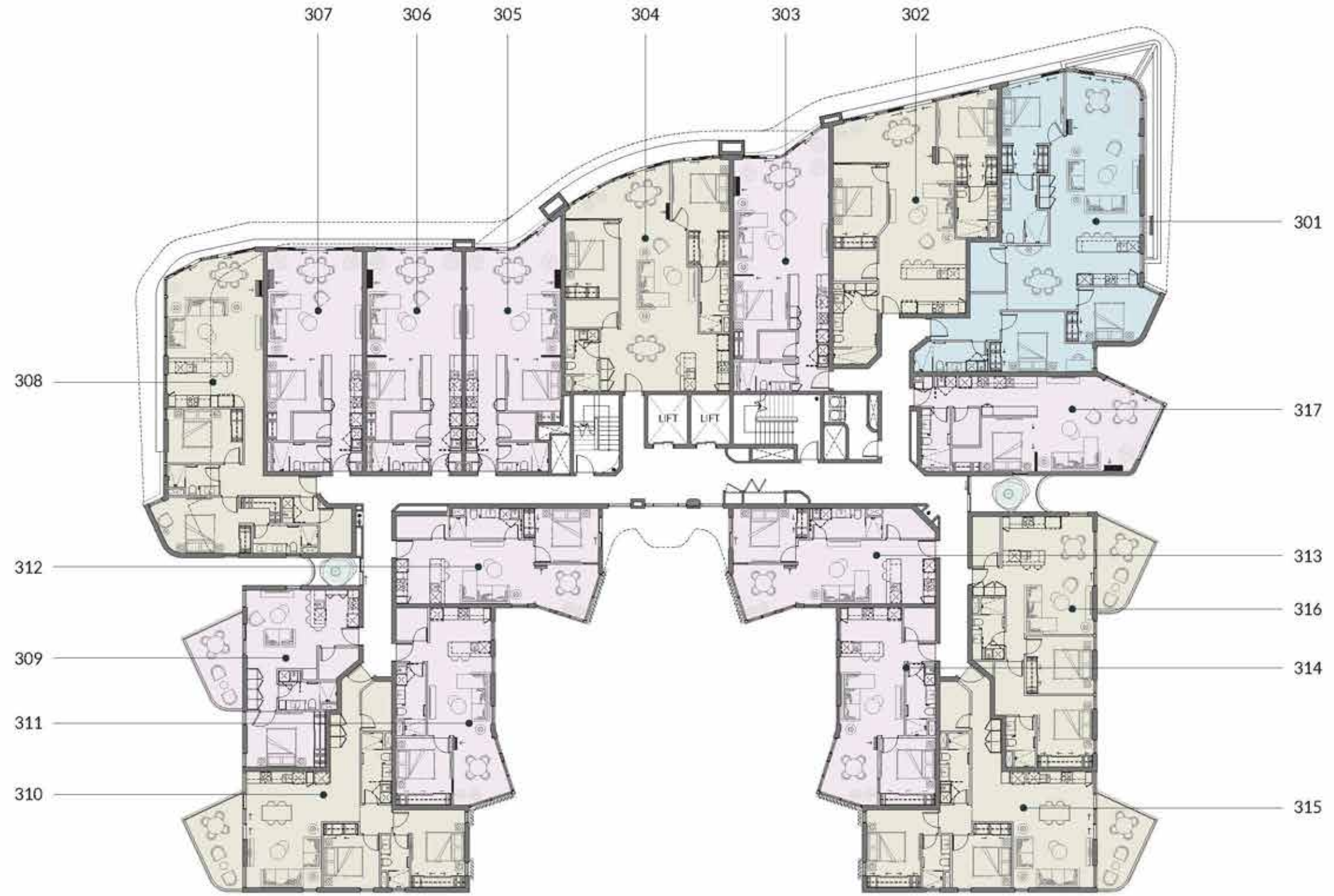
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



City

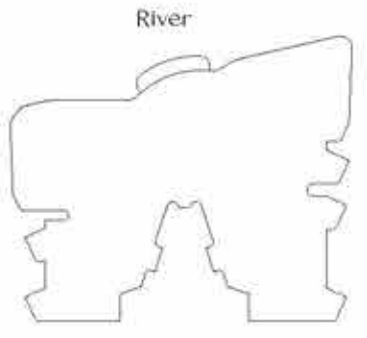


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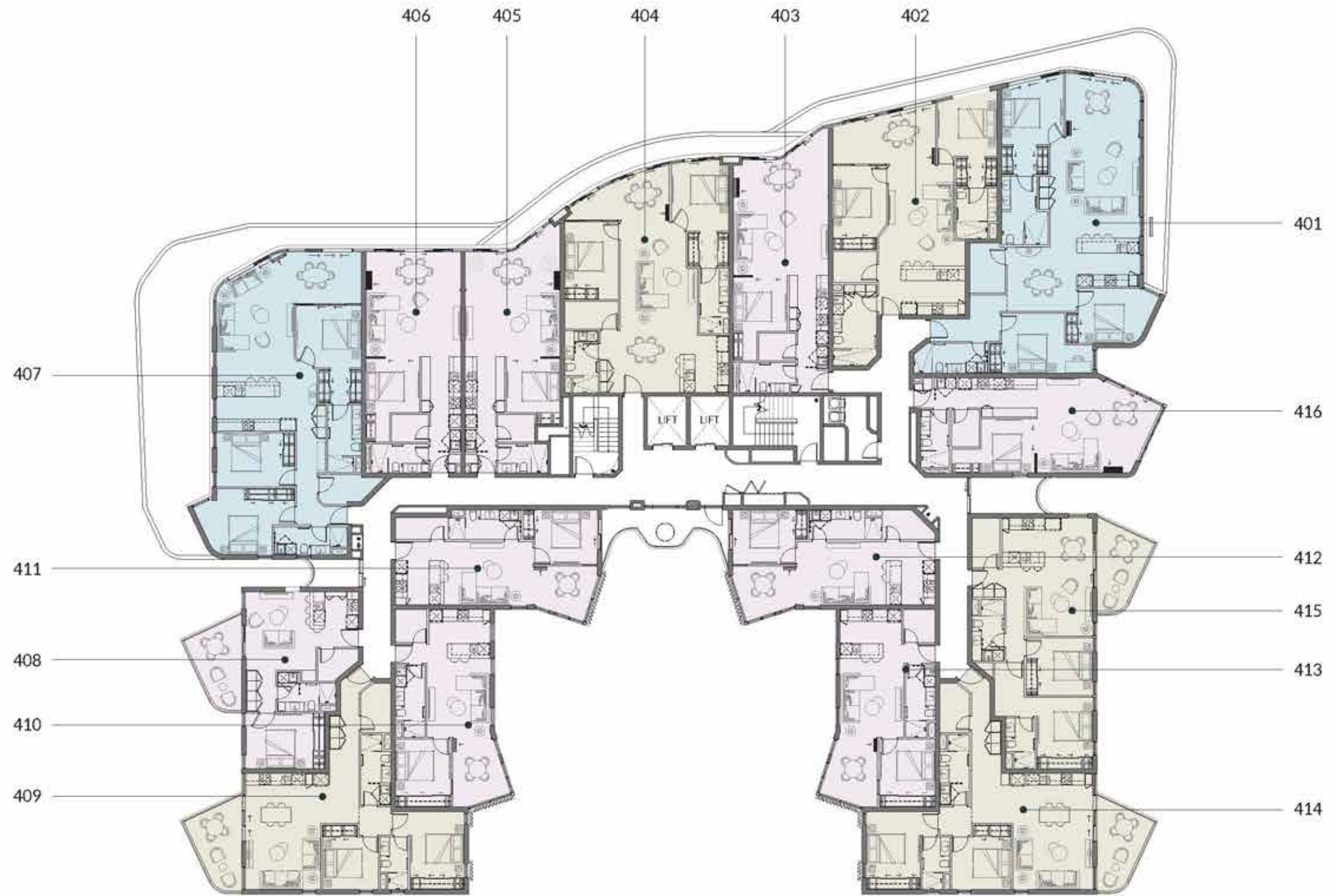


LEVEL 3

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

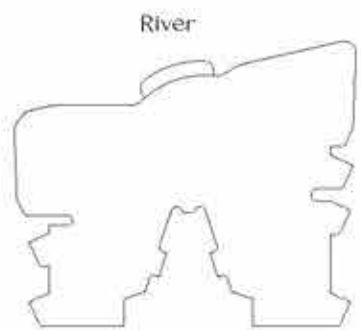


RIVA COMO



LEVEL 4

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

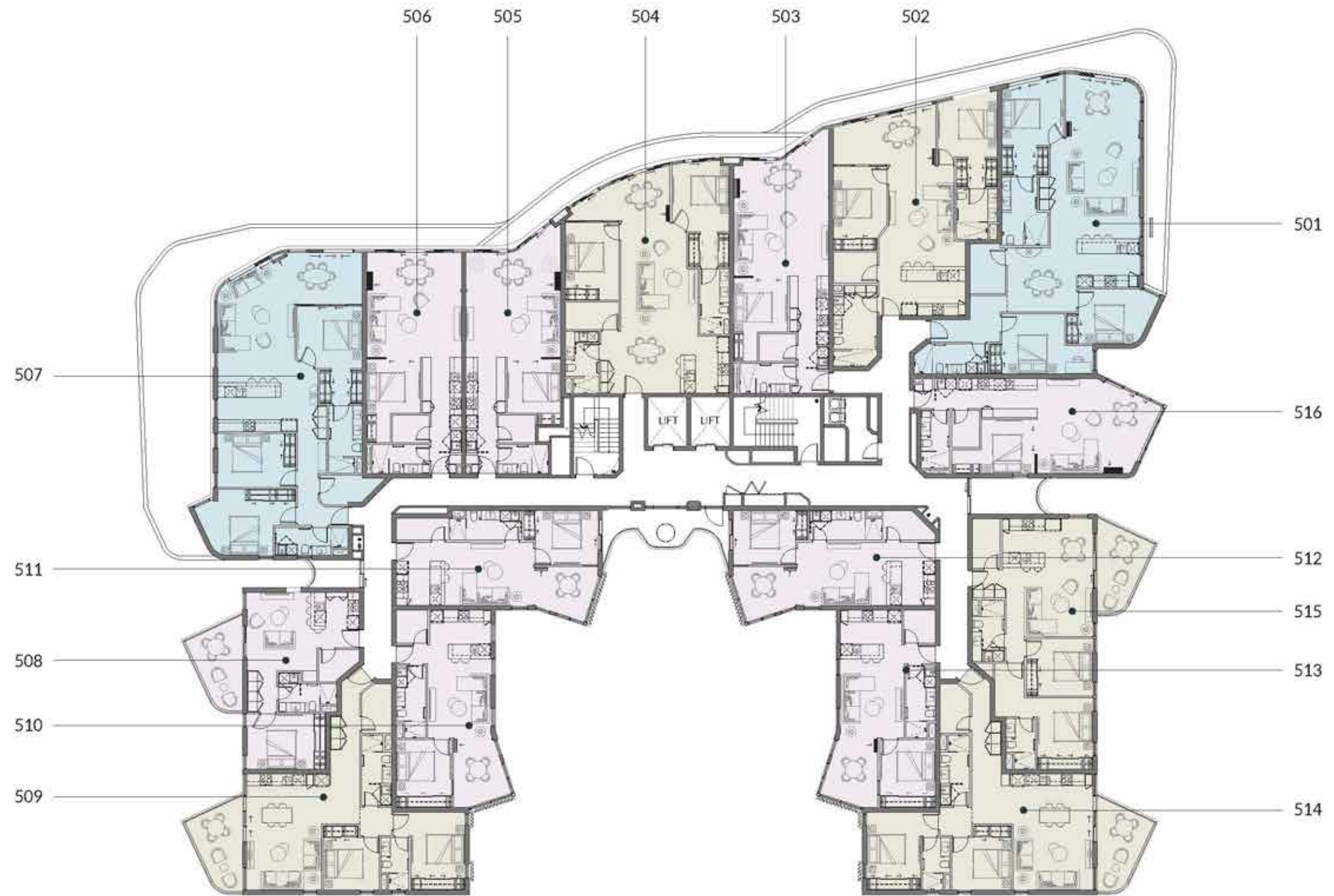
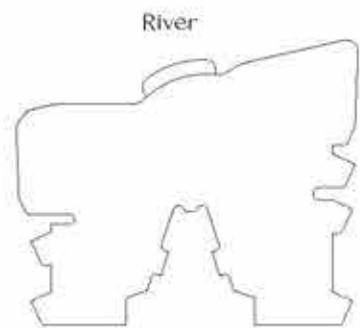


RIVA COMO



LEVEL 5

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

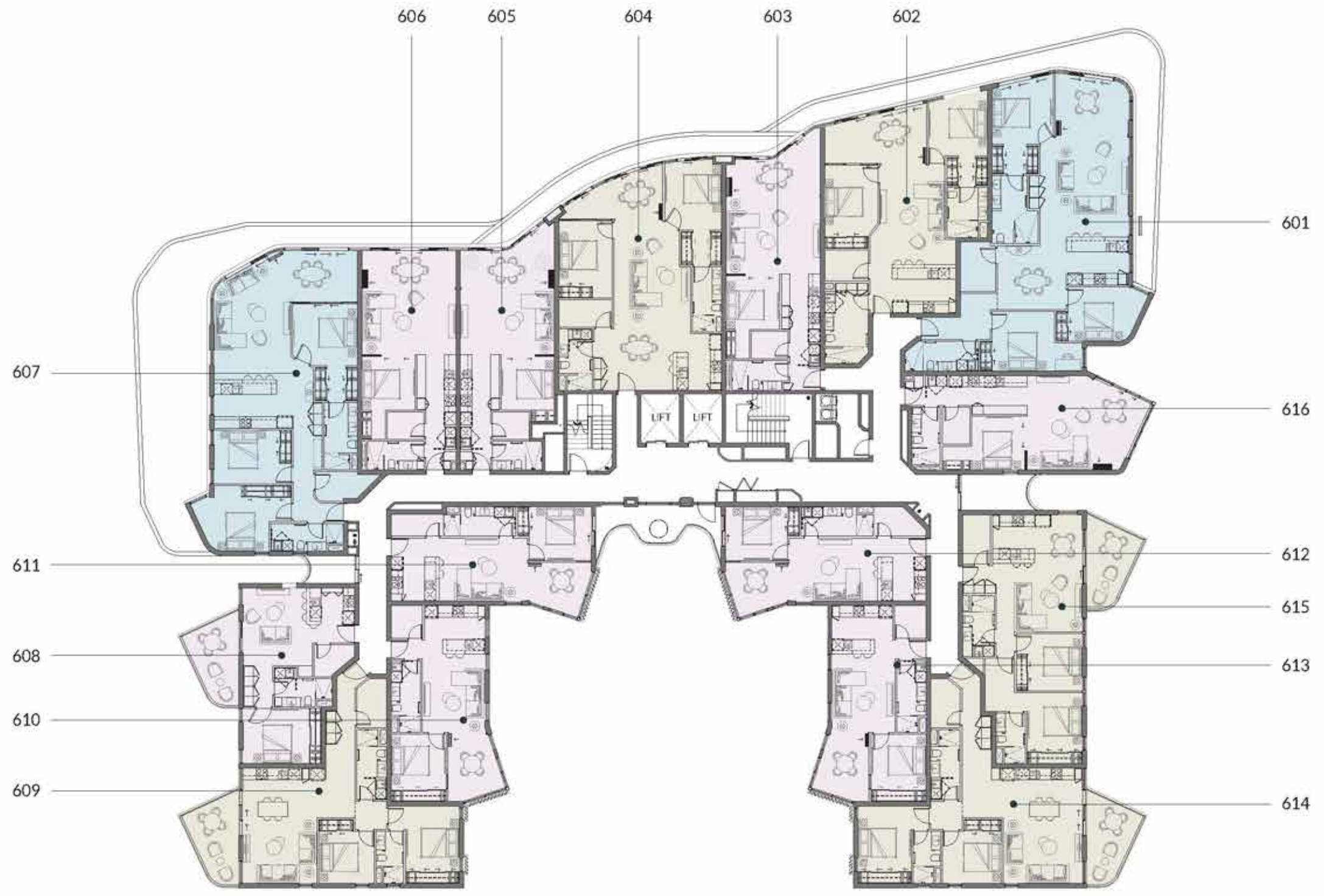
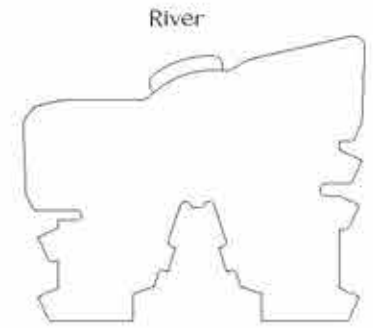


RIVA COMO



LEVEL 6

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

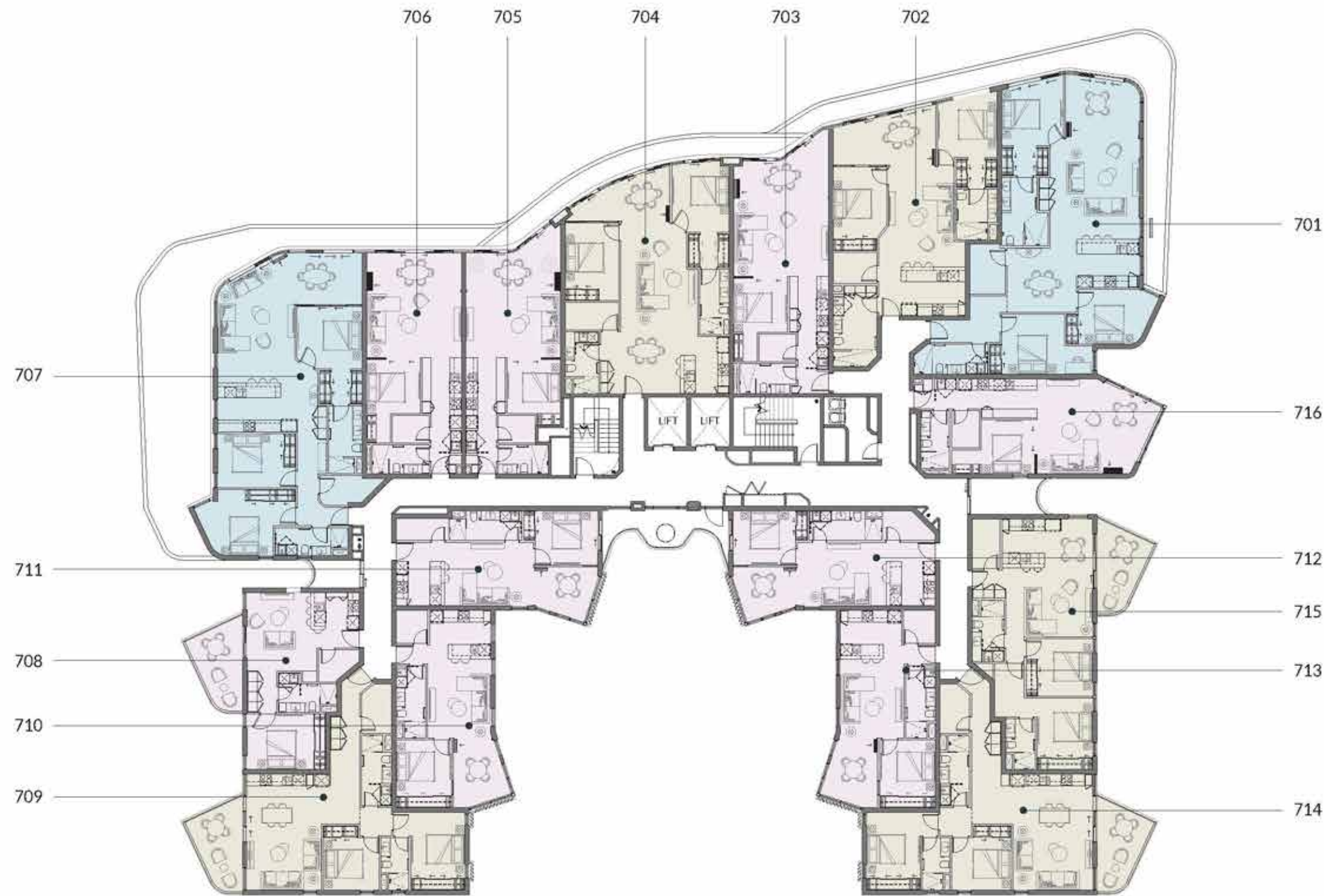
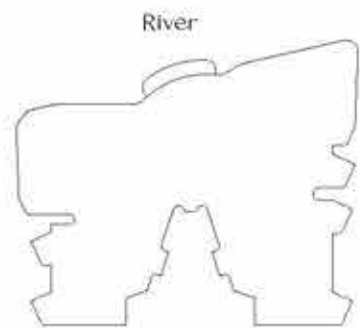


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LEVEL 7

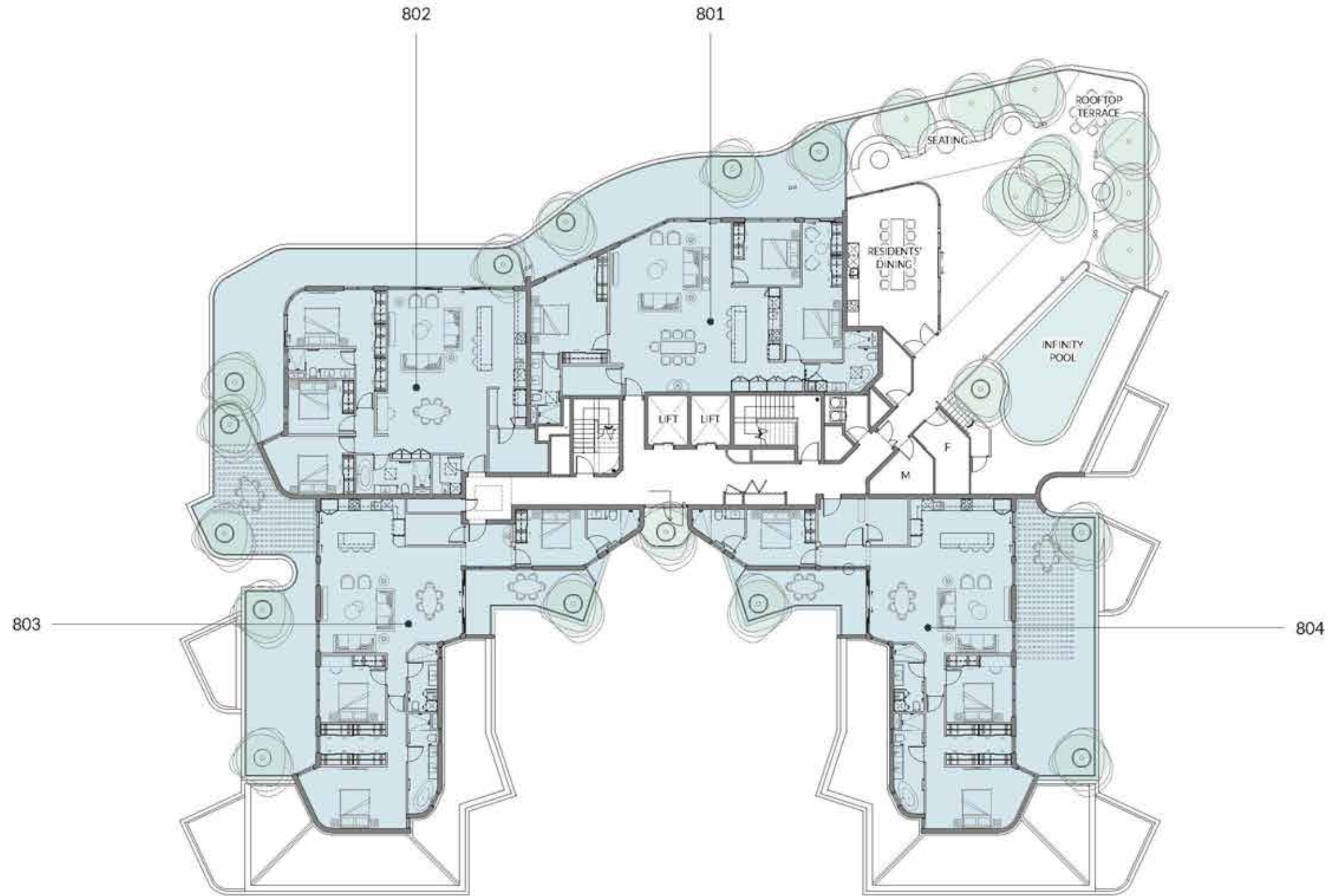
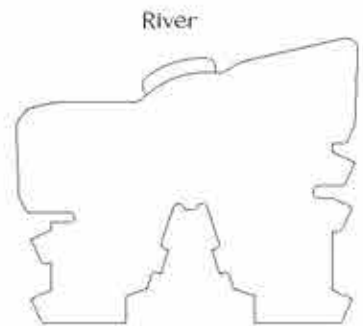
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



RIVA COMO

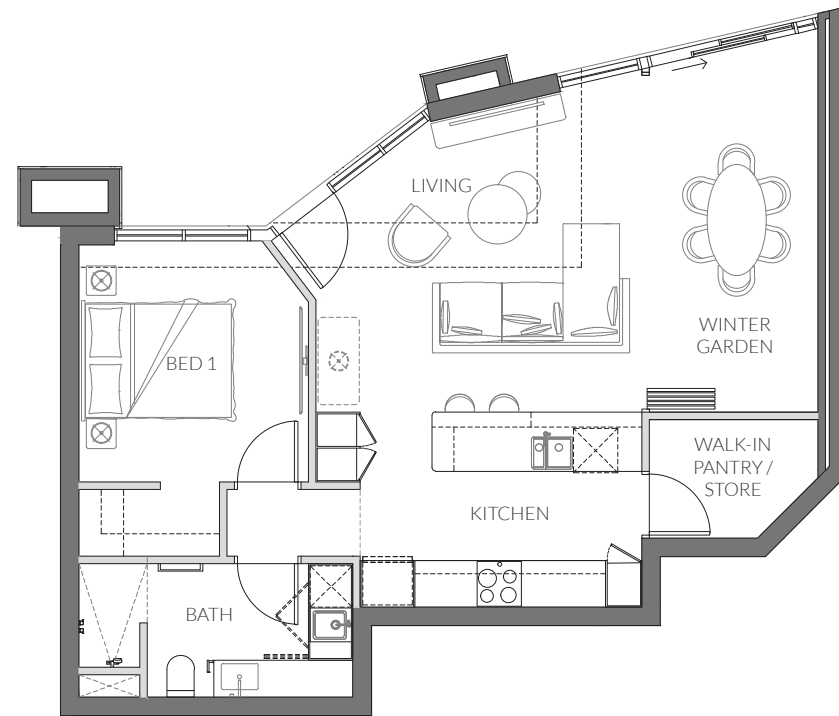
LEVEL 8

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



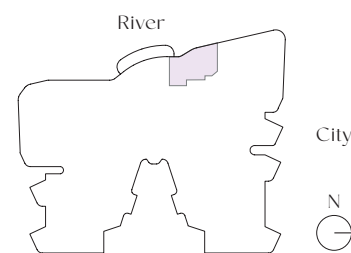
RIVA

COMO

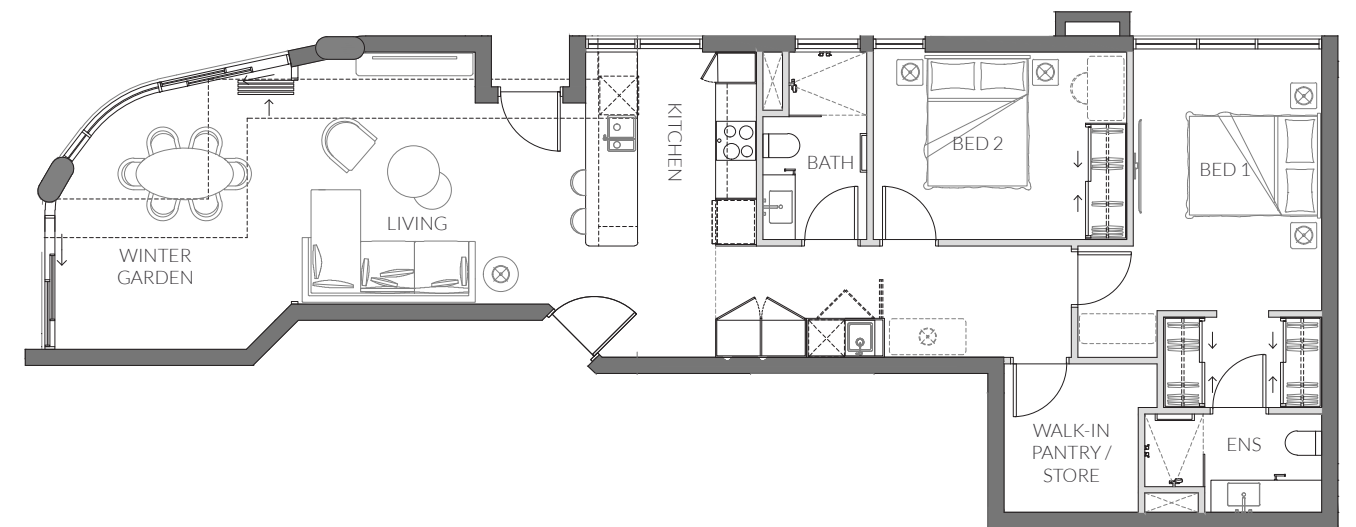


APARTMENT G1

1 Bedroom	Internal Area	63m ²
1 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	63m ²

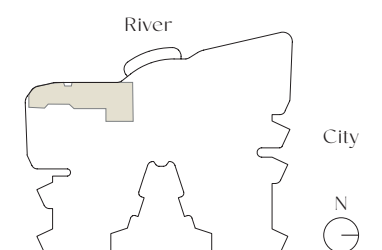


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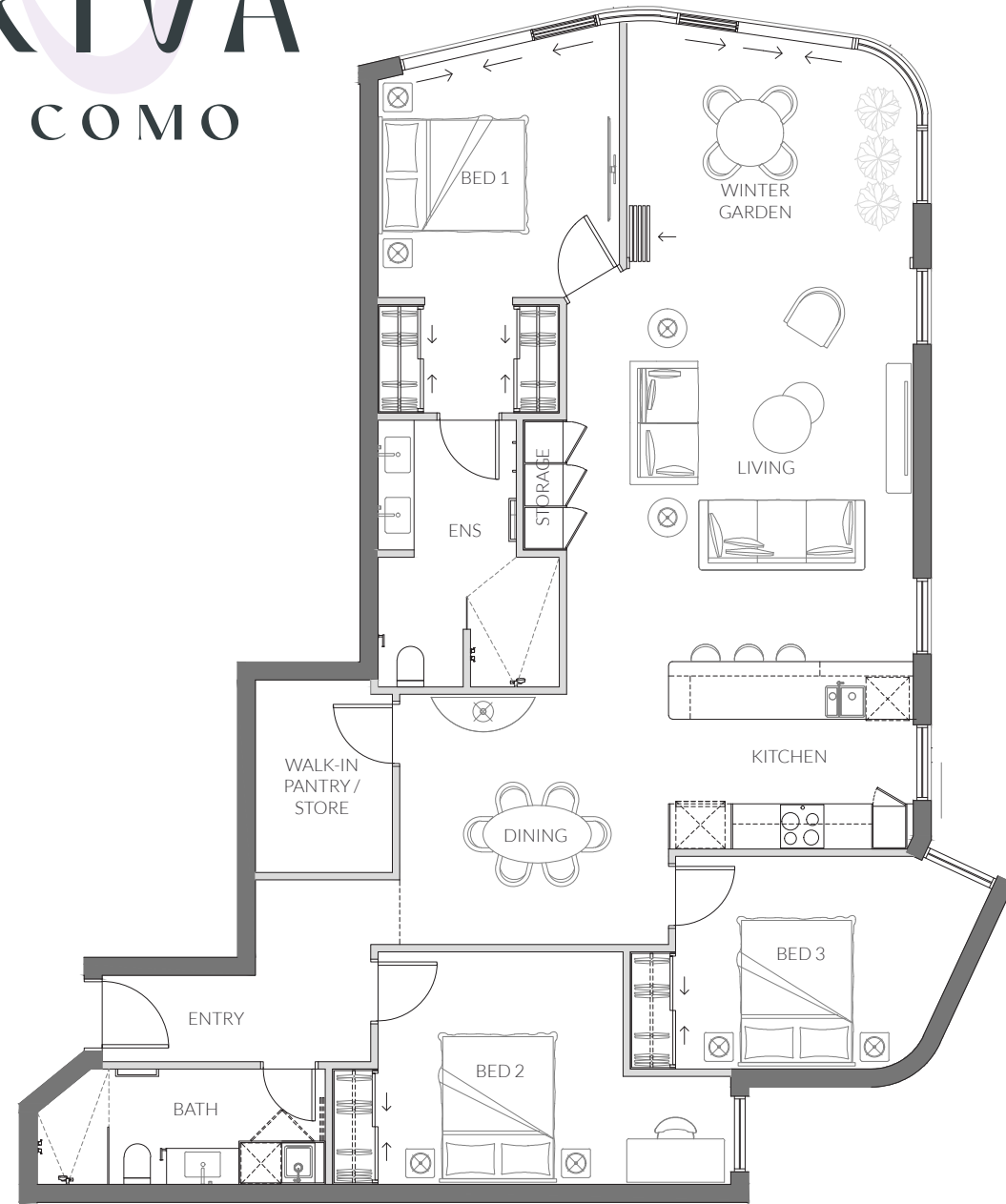
APARTMENT G2

2 Bedroom	Internal Area	94m ²
2 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	94m ²



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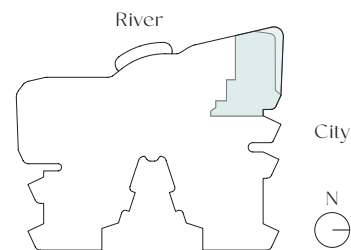
RIVA COMO



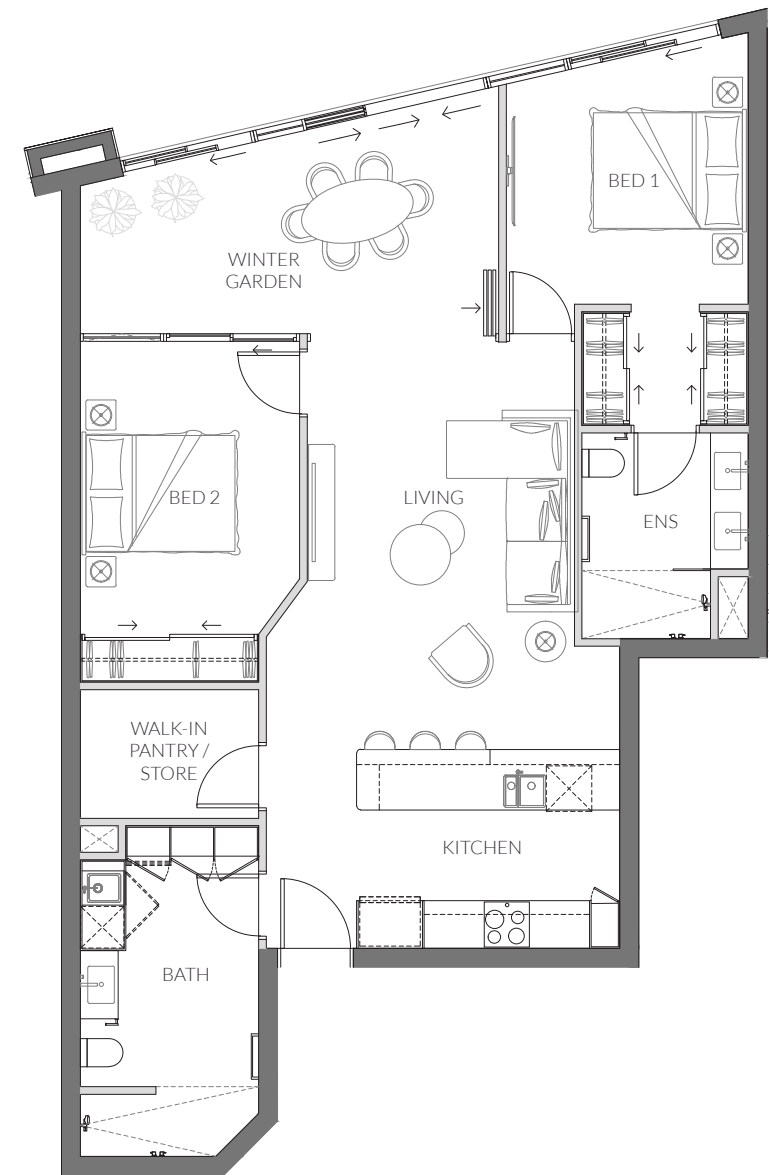
APARTMENT 301

Similar - 401, 501, 601, 701 (101, 201*)

3 Bedroom	Internal Area	132m ² (*141m ²)
2 Bathroom	Outdoor Area	-
2 Car Bay	Total Area	132m ² (*141m ²)



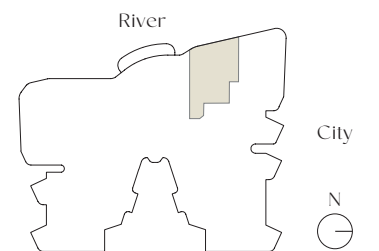
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APARTMENT 302

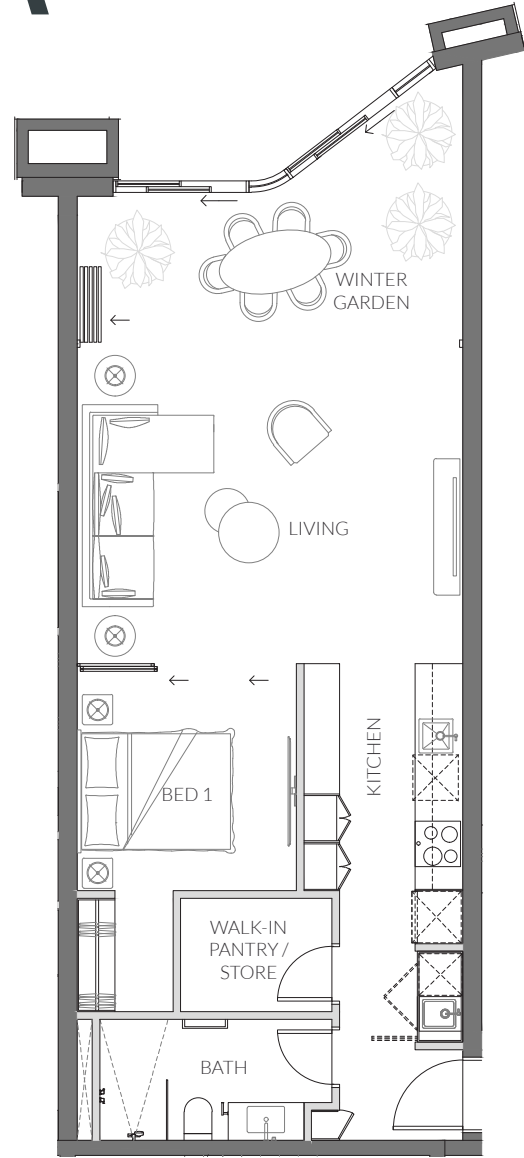
Similar - 102, 202, 402, 502, 602, 702

2 Bedroom	Internal Area	96m ²
2 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	96m ²



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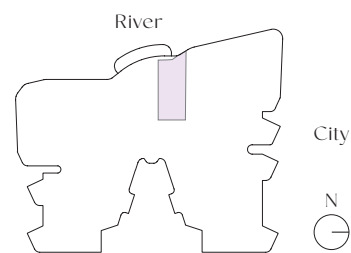


APARTMENT 303

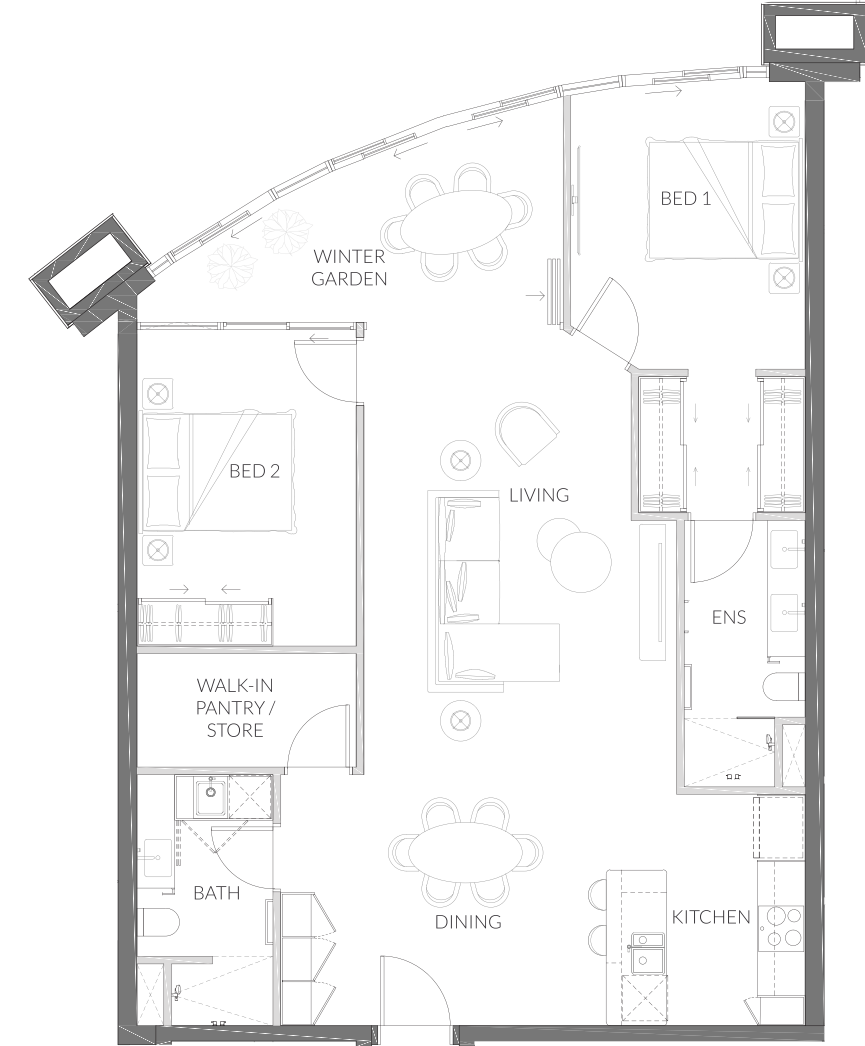
Similar - 103, 203, 403, 503, 603, 703

 1 Bedroom	Internal Area	64m ²
 1 Bathroom	Outdoor Area	-
 1 Car Bay	Total Area	64m ²

Internal Area	64m ²
Outdoor Area	-
Total Area	64m ²



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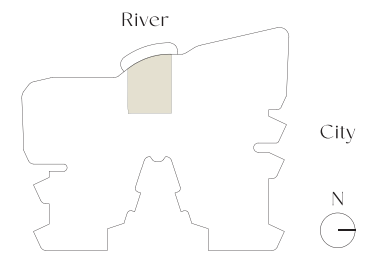


APARTMENT 304

Similar - 104, 204, 404, 504, (604, 704*)

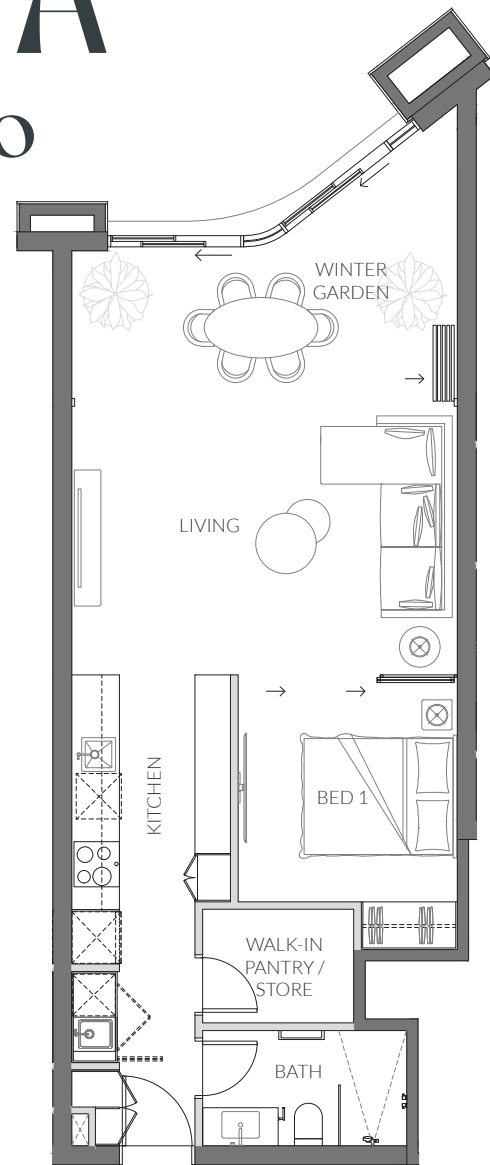
 2 Bedroom	Internal Area	101m ²
 2 Bathroom	Outdoor Area	-
 1 Car Bay (*2 Car Bay)	Total Area	101m ²

Internal Area	101m ²
Outdoor Area	-
Total Area	101m ²



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RIVA COMO

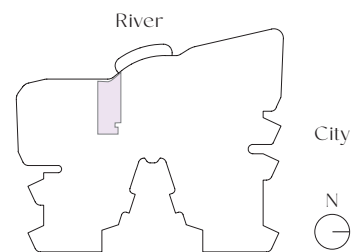


APARTMENT 305

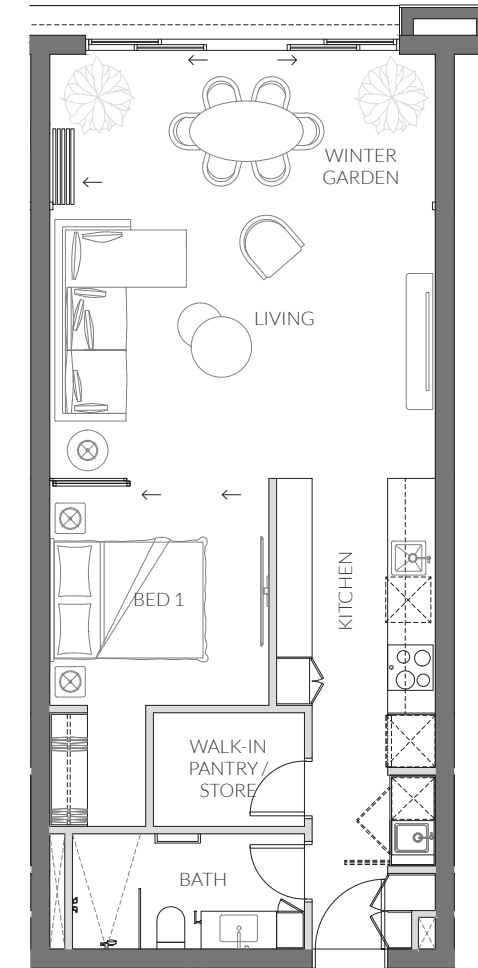
Similar - 105, 205, 405, 505, 605, 705

1 Bedroom
1 Bathroom
1 Car Bay

Internal Area	60m ²
Outdoor Area	-
Total Area	60m ²



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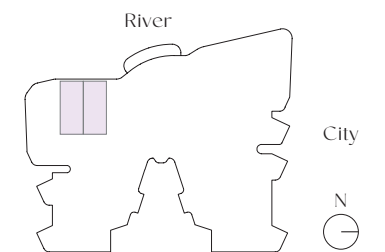


APARTMENT 306

Similar - 106, 107, 206, 207, 307, 406, 506, 606, 706

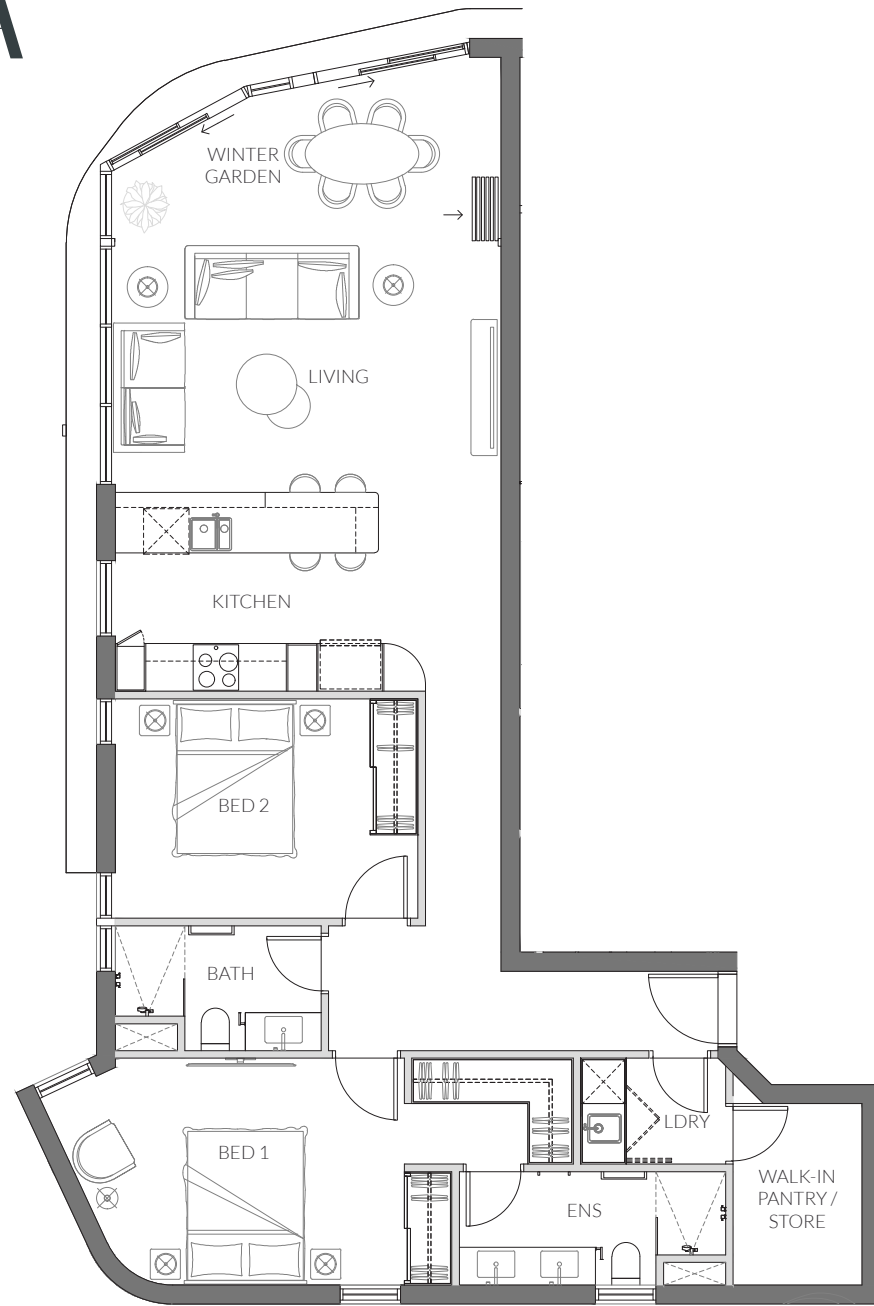
1 Bedroom
1 Bathroom
1 Car Bay

Internal Area	60m ²
Outdoor Area	-
Total Area	60m ²



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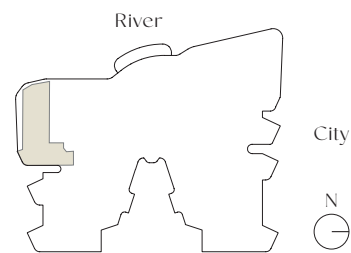
RIVA COMO



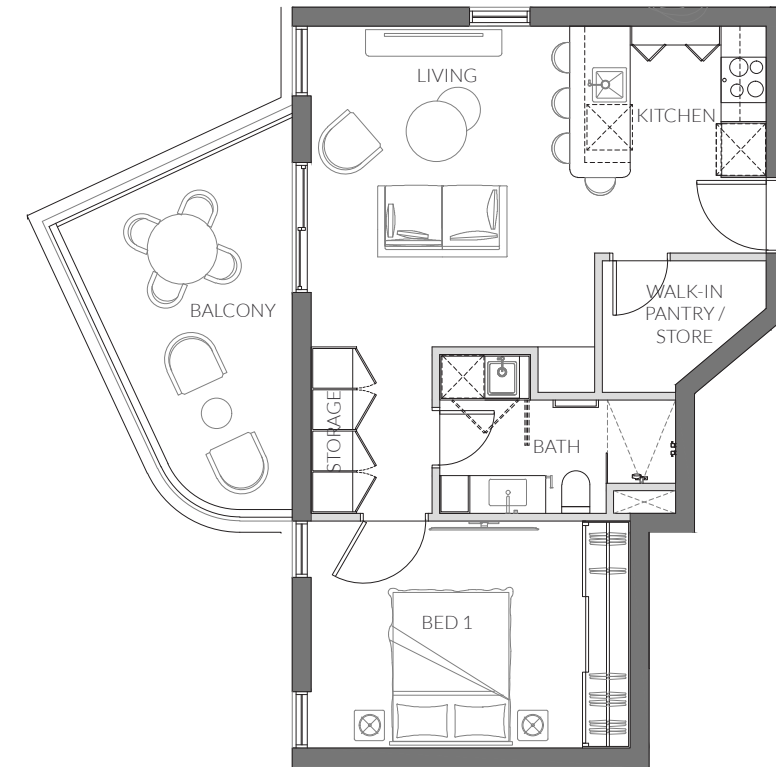
APARTMENT 308

Similar - 108, 208

2 Bedroom	Internal Area	97m ²
2 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	97m ²



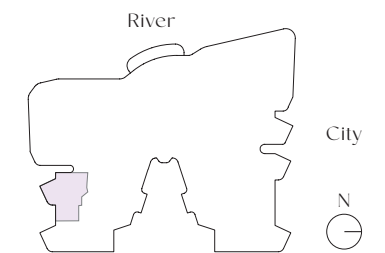
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APARTMENT 309

Similar - 109, 209, 408, 508, 608, 708

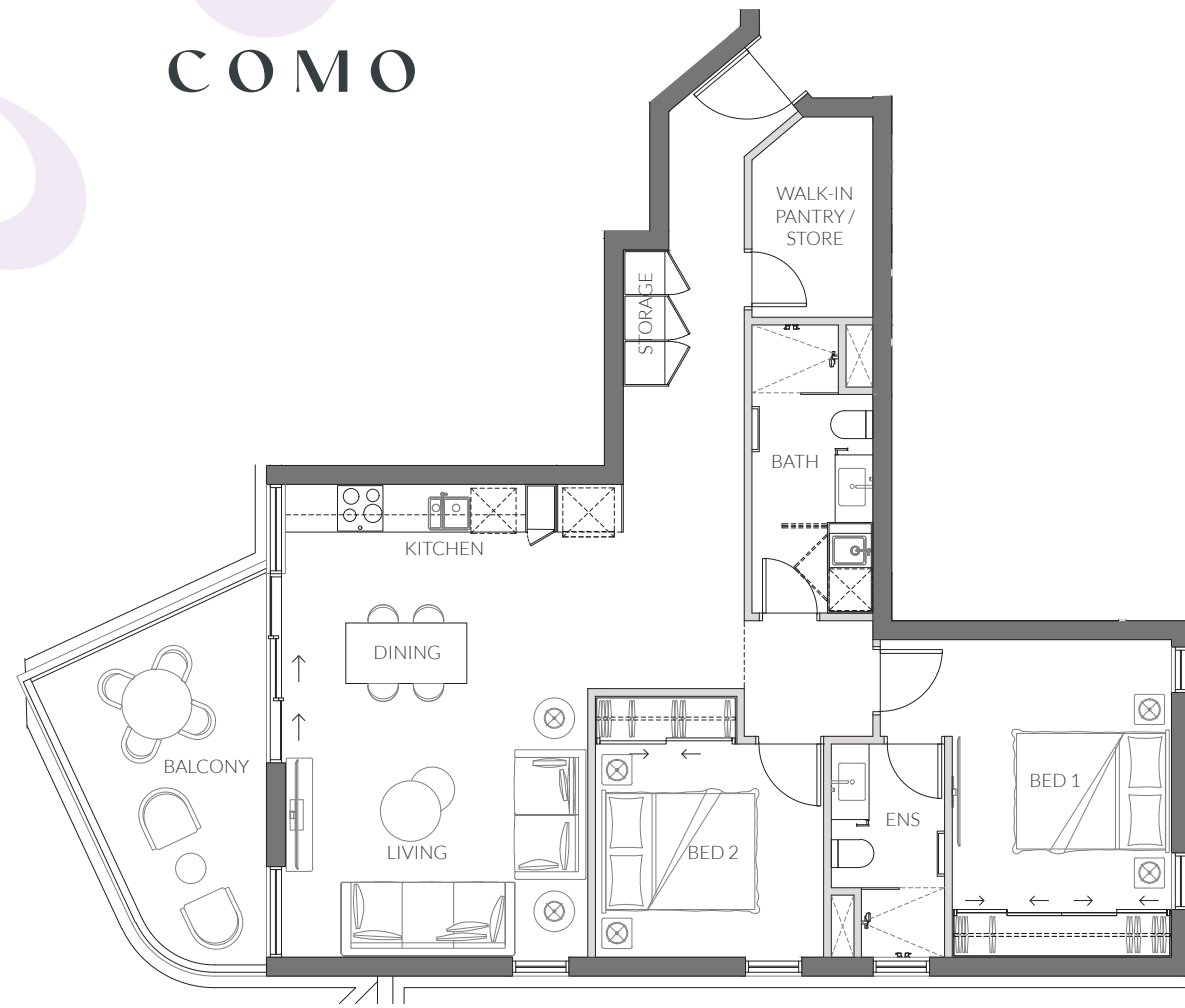
1 Bedroom	Internal Area	48m ²
1 Bathroom	Outdoor Area	10m ²
- Car Bay	Total Area	58m ²



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RIVA

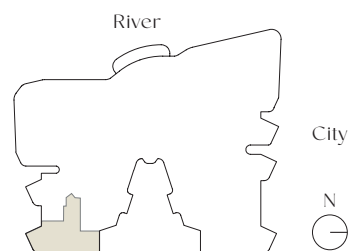
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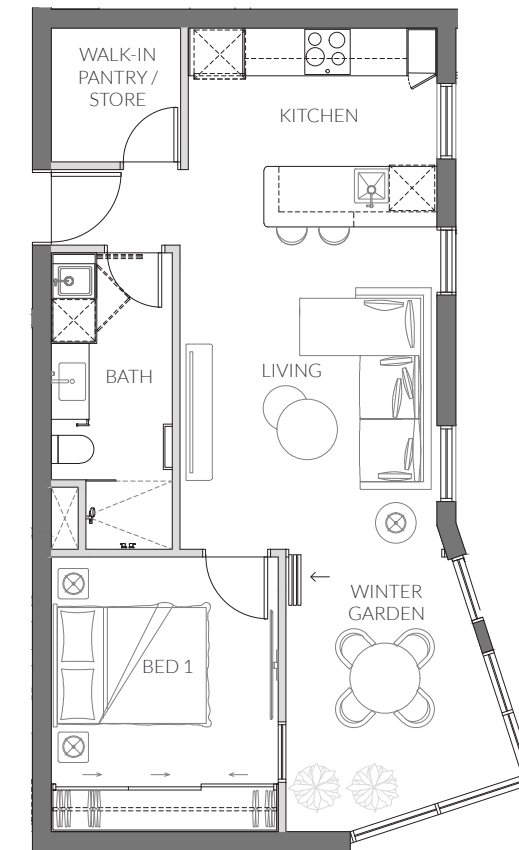
APARTMENT 310

Similar - 110, 210, 409, 509, 609, 709, (115, 215, 315, 414, 514, 614, 714*)

2 Bedroom	Internal Area	80m ² (*82m ²)
2 Bathroom	Outdoor Area	10m ²
1 Car Bay	Total Area	90m ² (*92m ²)



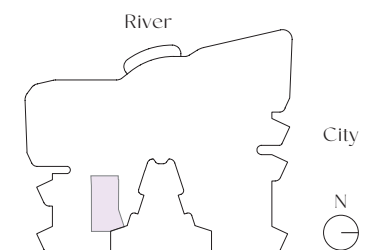
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APARTMENT 311

Similar - 314, 410, 413, 510, 513, 610, 613, 710, 713, (111, 114*), (211, 214**)

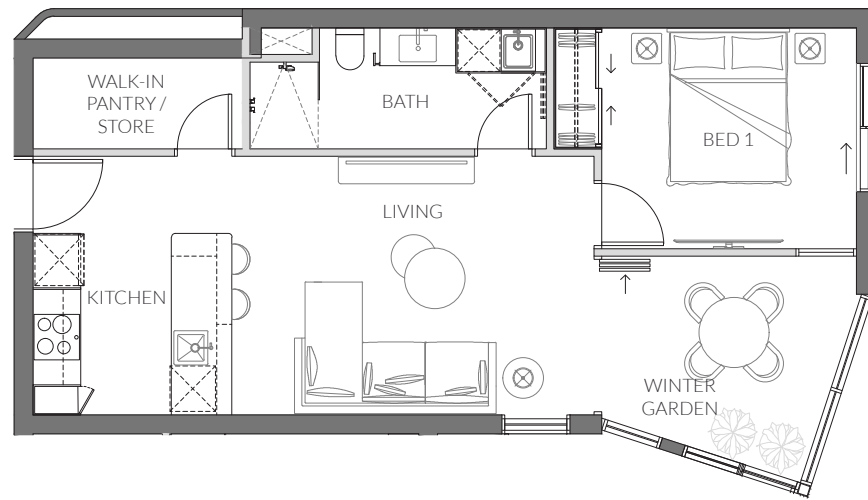
1 Bedroom	Internal Area	54m ²
1 Bathroom	Outdoor Area	(*21m ²)
1 Car Bay (**No Car Bay)	Total Area	54m ²



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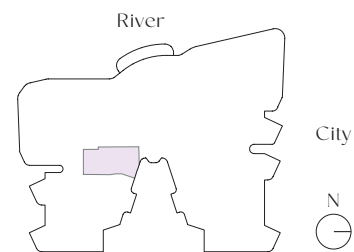
COMO



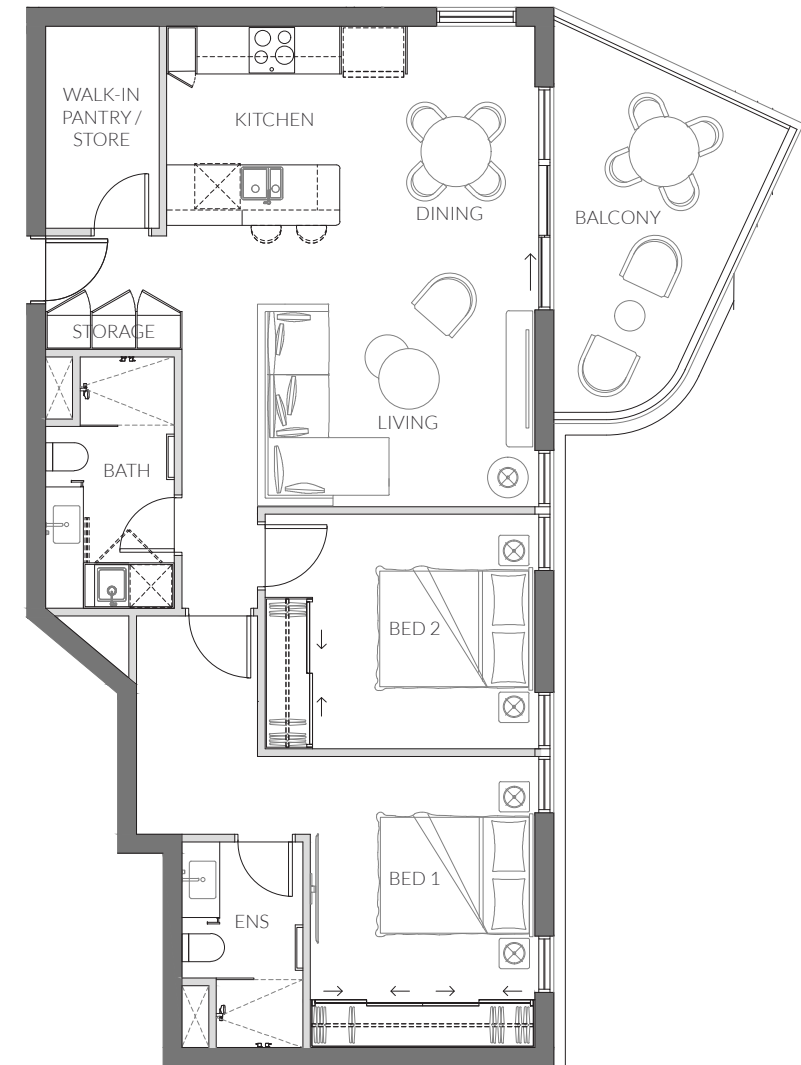
APARTMENT 312

Similar - 112, 113, 313, 411, 412, 511, 512, 611, 612, 711, 712, (212, 213*)

1 Bedroom	Internal Area	54m ²
1 Bathroom	Outdoor Area	-
1 Car Bay (*No Car Bay)	Total Area	54m ²



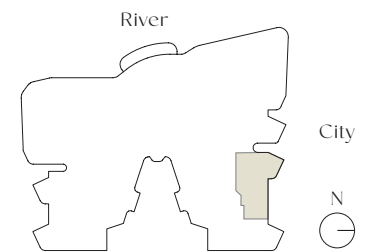
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APARTMENT 316

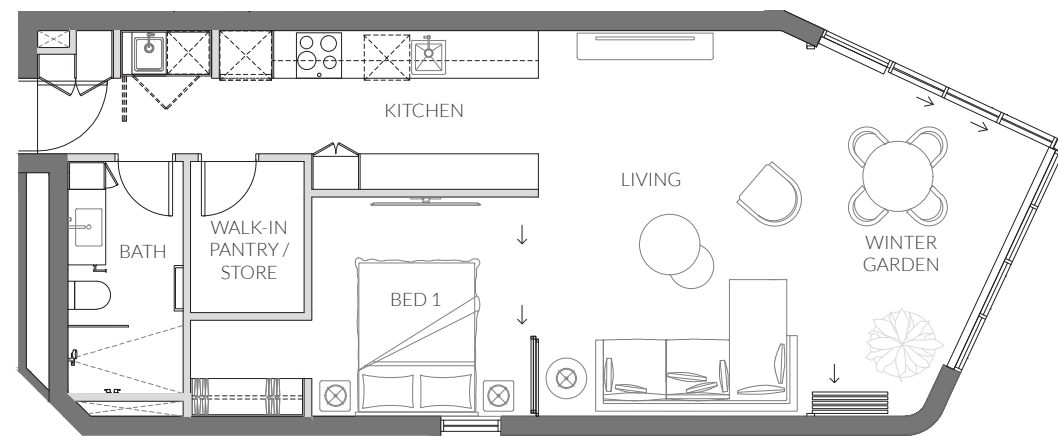
Similar - 116, 216, 415, 515, 615, 715

2 Bedroom	Internal Area	78m ²
2 Bathroom	Outdoor Area	10m ²
1 Car Bay	Total Area	88m ²



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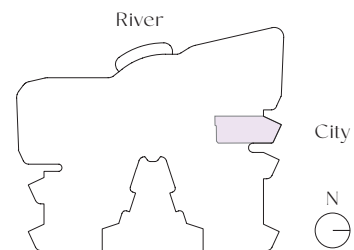
RIVA COMO



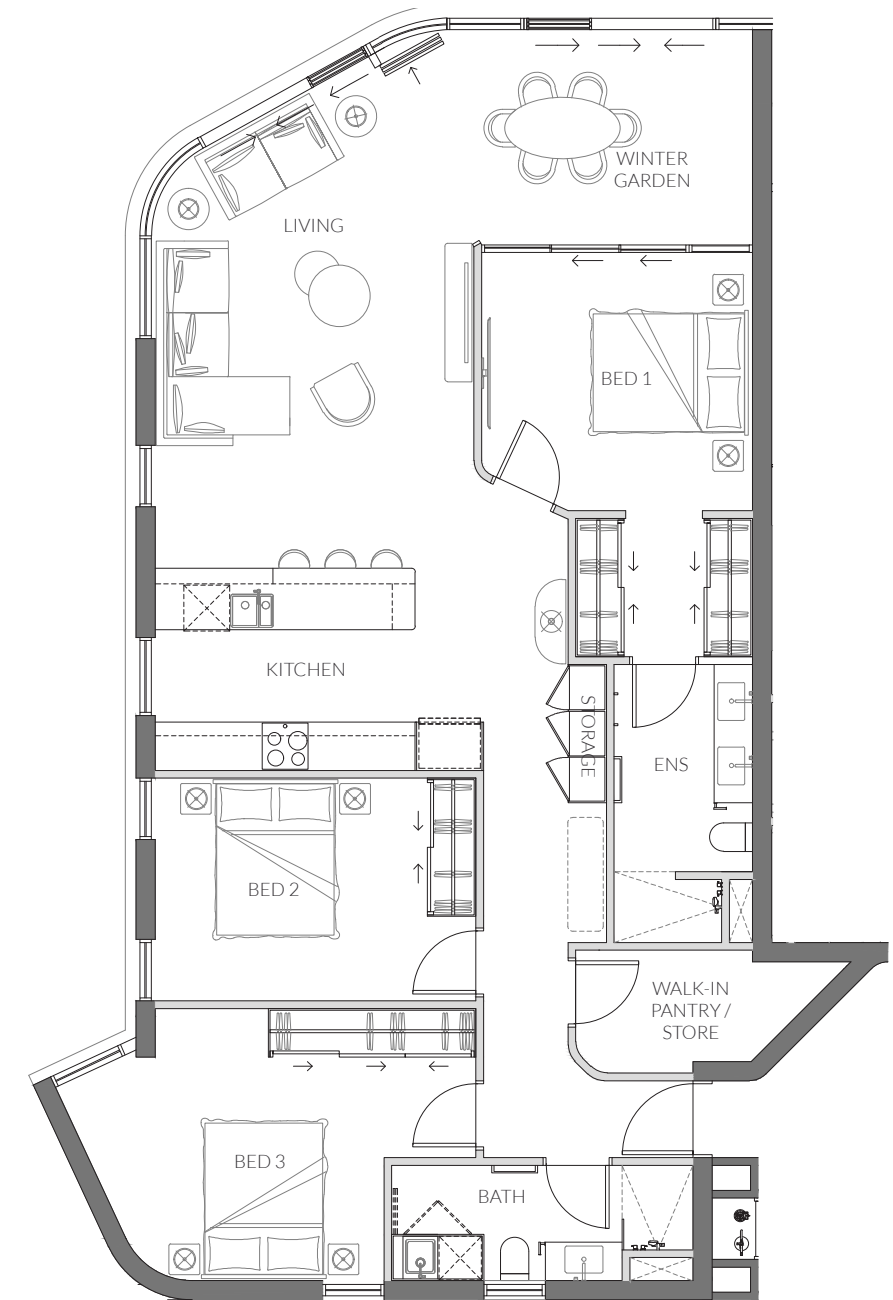
APARTMENT 317

Similar - 117, 217, 416, 516, 616, 716

1 Bedroom	Internal Area	60m ²
1 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	60m ²



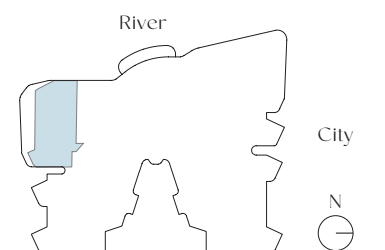
DISCLAIMER: Please note that the layout plan was produced prior to construction. The information is believed to be correct but is not guaranteed. Changes may be made during construction and dimensions, areas, fittings, finishes and specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract for sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of final positions of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted.



APARTMENT 407

Similar - 507, 607, 707

3 Bedroom	Internal Area	123m ²
2 Bathroom	Outdoor Area	-
2 Car Bay	Total Area	123m ²



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RIVA

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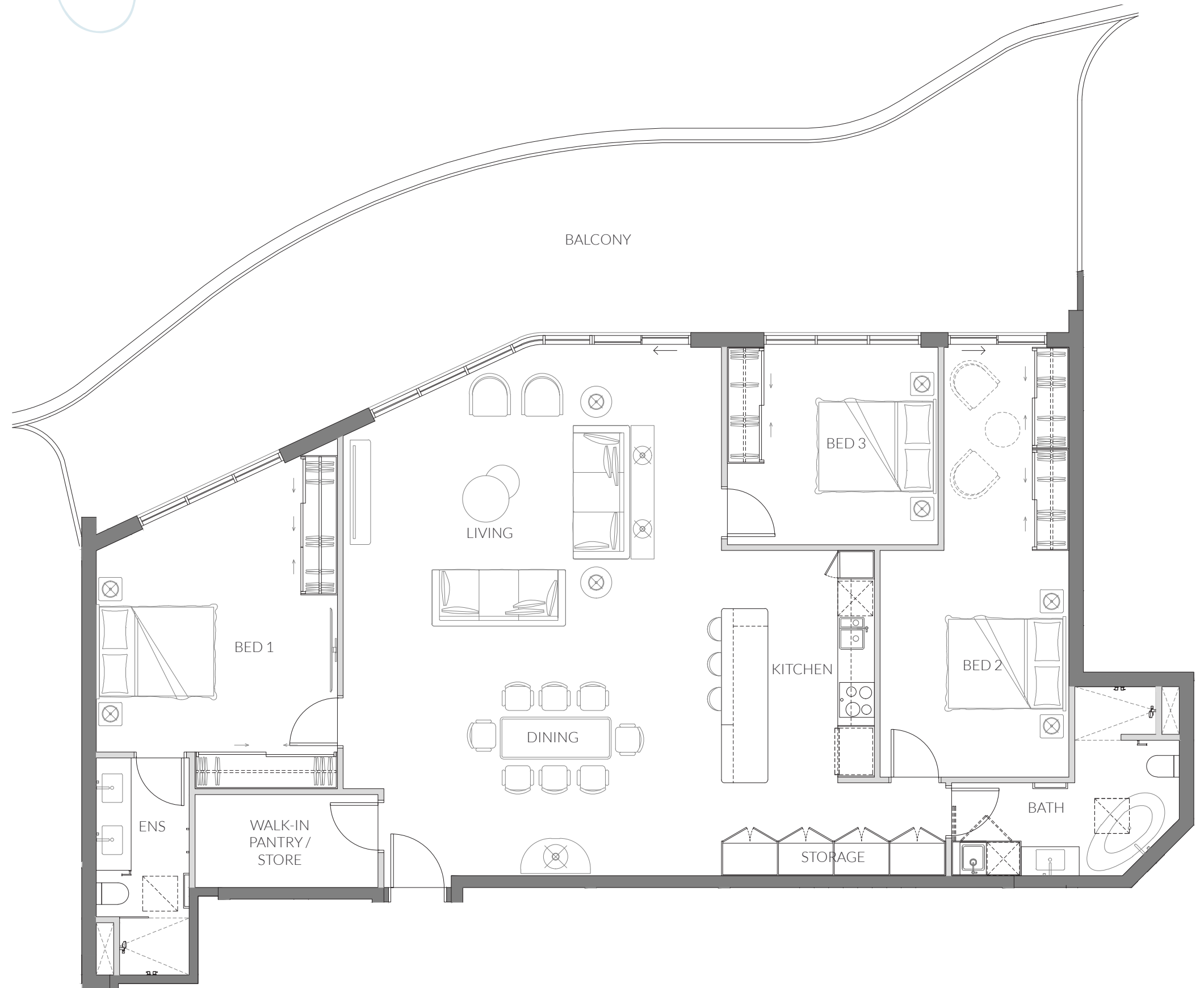
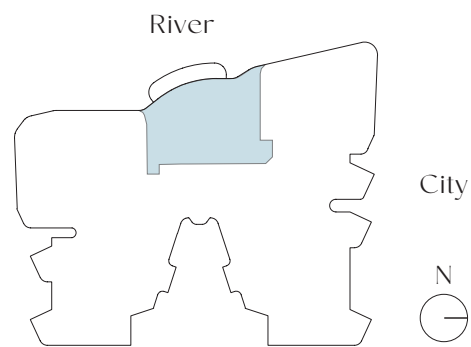
PENTHOUSE 801

-  3 Bedroom

-  2 Bathroom

-  2 Car Bay

Internal Area	148m ²
Outdoor Area	60m ²
Total Area	208m ²




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RIVA

COMO

PENTHOUSE 802

 3 Bedroom

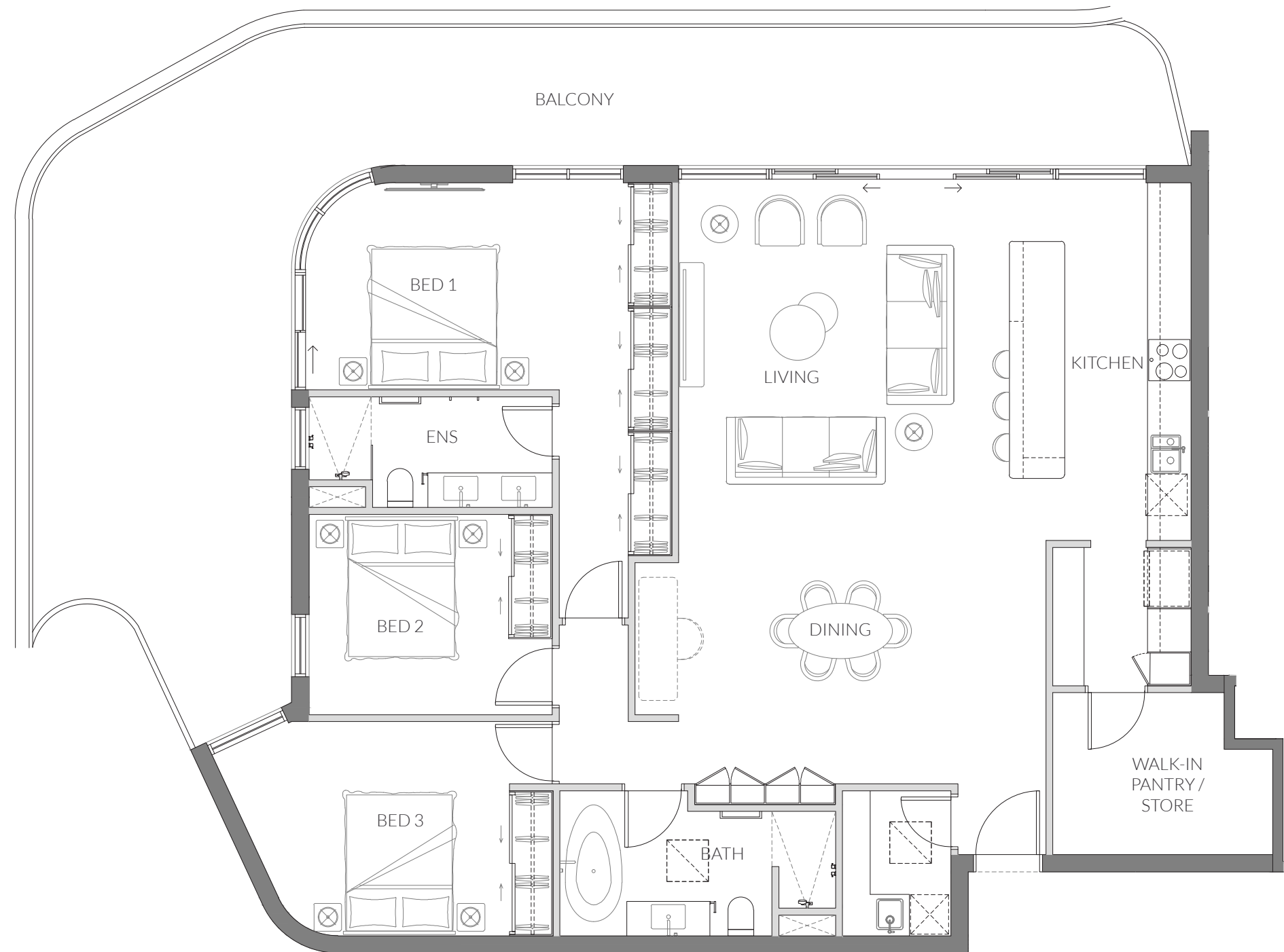
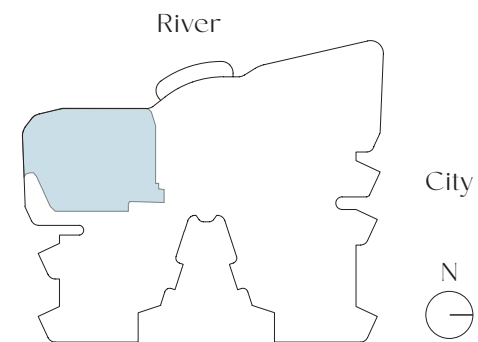
 2 Bathroom

 2 Car Bay

Internal Area 139m²

Outdoor Area 57m²

Total Area 196m²




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RIVA

COMO

PENTHOUSE 803

 3 Bedroom

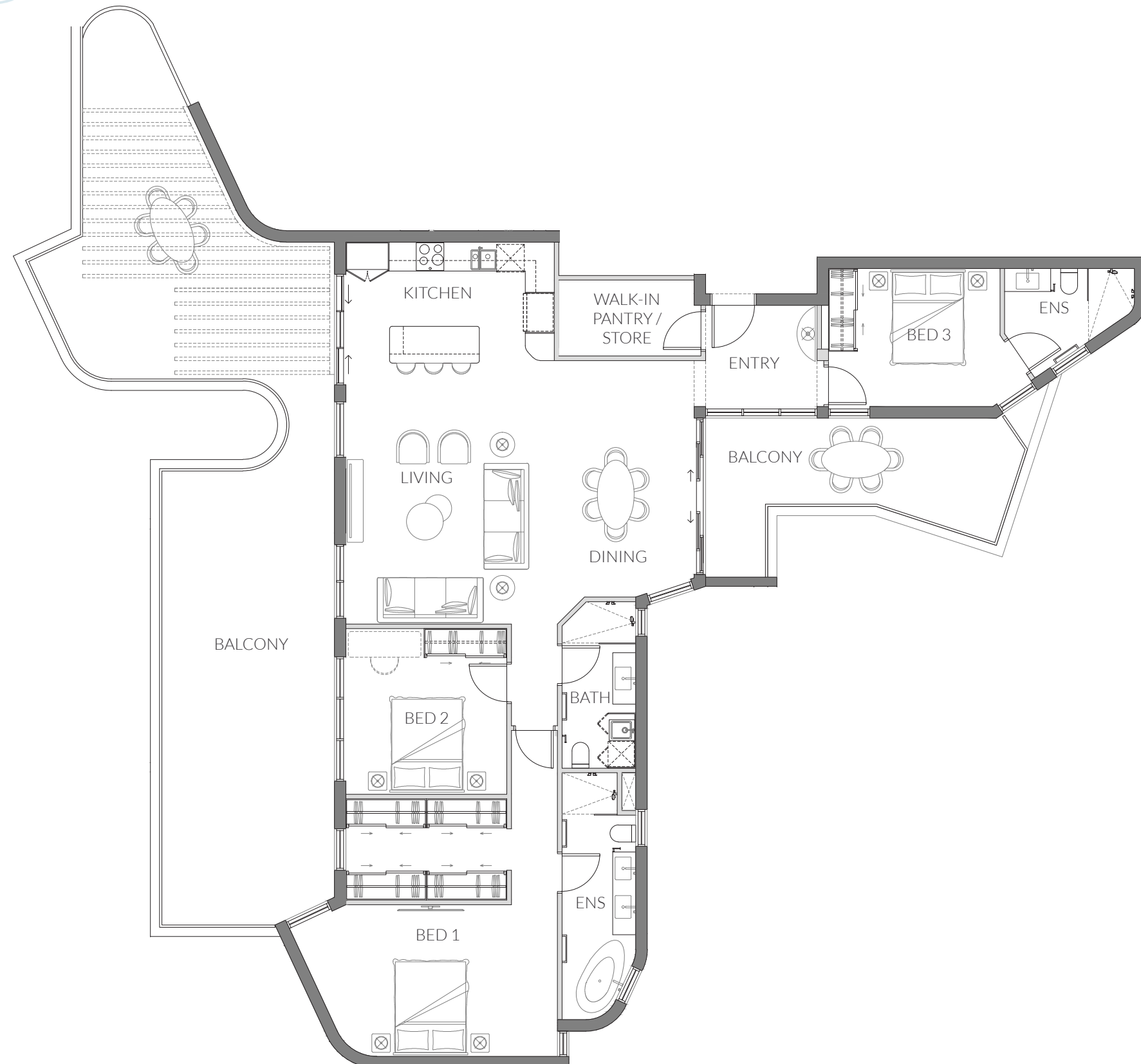
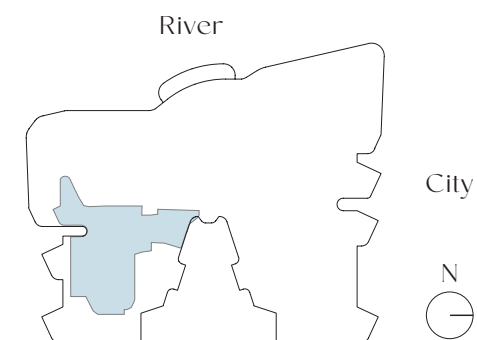
 3 Bathroom

 2 Car Bay

Internal Area 142m²

Outdoor Area 85m²

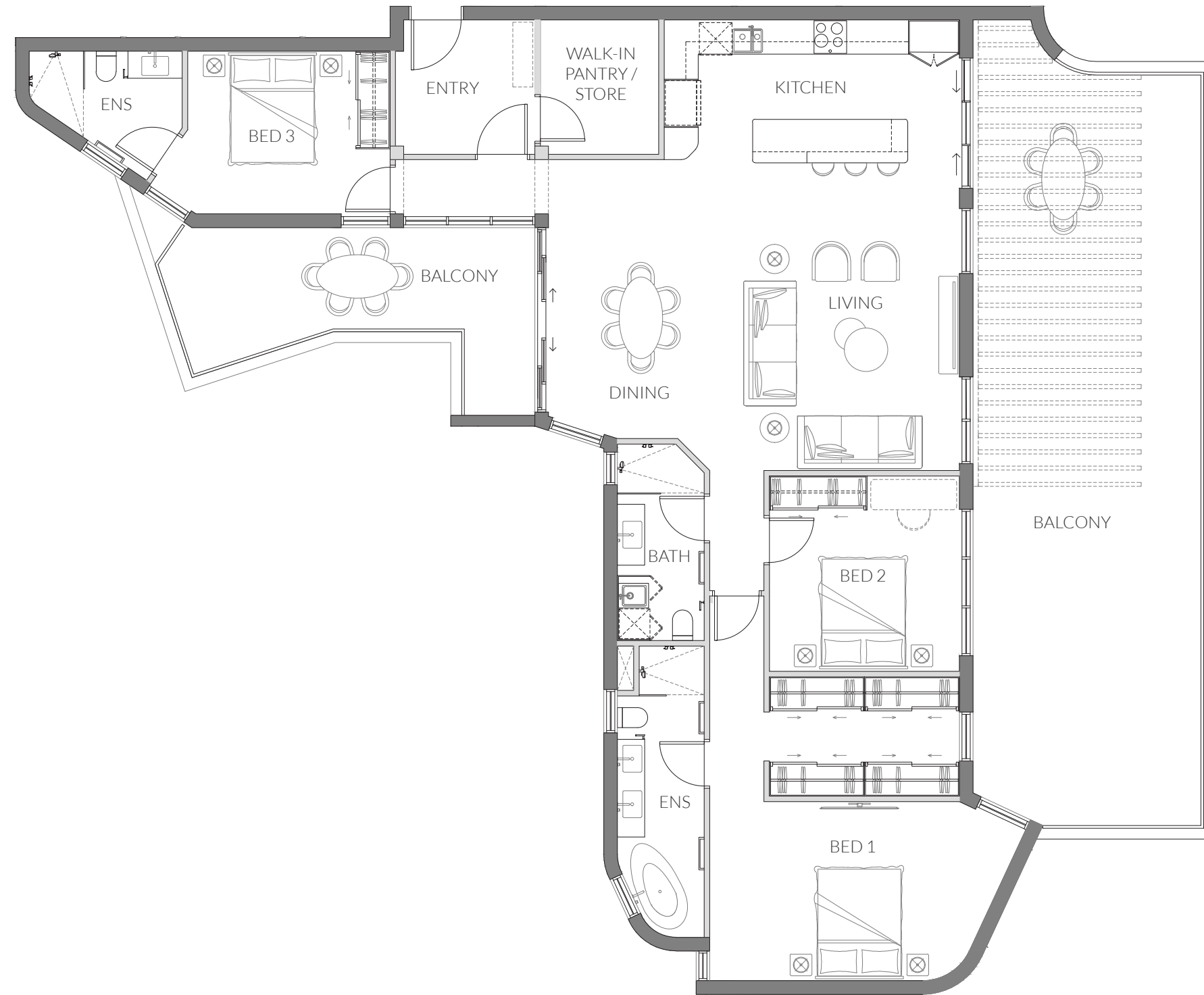
Total Area 227m²



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RIVA

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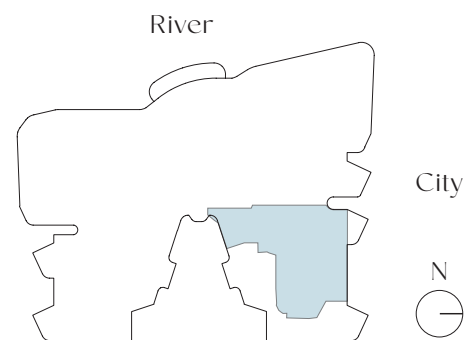
PENTHOUSE 804

-  3 Bedroom

-  3 Bathroom

-  2 Car Bay

Internal Area	148m ²
Outdoor Area	75m ²
Total Area	223m ²



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RIVA

COMO

SCHEDULE OF INCLUSIONS

SCHEDULE OF INCLUSIONS

GENERAL INTERIORS

FLOORS

Carpet with acoustic underlay.

**Upgrade available for quality engineered timber to living and kitchen.*

WALLS & CEILING

Painted plasterboard.

WINDOWS & SLIDING DOORS

Aluminium frames and glazing.

Double glazing to the western façade.

**Upgrade available for manual roller block-out blinds.*

DOORS

Entry – Fire rated painted solid core with select door furniture.

Internal - Painted hollow core with select door furniture.

LIGHTING

LED downlights.

ROBES

Built-in with hanging rail and fixed shelf over.

KITCHEN

BENCHTOPS & SPLASHBACK

Engineered stone / Porcelain.

JOINERY

Laminate finish with melamine interior.

DISHWASHER

Bosch or similar semi-integrated dishwasher.

SINK

Stainless steel under-mount sink.

TAPWARE

Single lever mixer.

OVEN

Bosch or similar built-in 600mm electric oven (900mm for three bedrooms).

COOKTOP

Bosch or similar 600mm electric cooktop (900mm for three bedrooms).

RANGE HOOD

Bosch or similar concealed.

REFRIGERATOR

Space provided.

MICROWAVE

Space provided.

FLOOR

Rectangular vitrified tiles.

**Upgrade available for quality engineered timber to living and kitchen.*

LIGHTING

LED downlights and feature pendant to island bench where applicable.

Please note that specifications were produced prior to construction as at October 2023. The information is believed to be correct but is not guaranteed. Dimensions, areas, fittings, finishes and specification are subject to change without notice in accordance with the provisions of the Contract of Sale. Prospective purchasers must rely on their own enquiries.

SCHEDULE OF INCLUSIONS

BATHROOMS

BENCHTOP

Engineered stone / Porcelain.

BASIN

Ceramic vanity basin in white.

BASIN MIXER

Single lever mixer.

SHOWER SCREEN

Fixed frameless glass panel.

SHOWER MIXER

Wall mounted shower rail with hand shower.

TOILET

Floor mounted ceramic toilet suite.

LIGHTING

LED downlights.

FIXTURES

Wall mounted chrome towel rails and toilet roll holder.

WALLS

Full height ceramic tiles.

CEILING

Painted plasterboard.

FLOOR

Ceramic tiles.

LAUNDRY

LAUNDRY TROUGH

Stainless steel trough and cabinet.

WASHING MACHINE STOPS

Cold tap set.

DRYER

Condenser dryer provided.

WALLS

Painted plasterboard and tile splashback behind trough (where applicable).

CEILING

Painted plasterboard.

FLOOR

Ceramic tiles.

SECURITY

APARTMENT ENTRY

Key access to apartment entry door.

CAR PARK / LOBBY ENTRY

Two electronic fobs per apartment to car park entry and lobby entry door.

INTERCOM SYSTEM

Video intercom with remote door release.

LIFT ACCESS

Restricted electronic fob access to apartment floors, car parking areas and residential amenities floor.

CCTV SECURITY

Common areas and car park entry will be fitted with 24hr CCTV.

SCHEDULE OF INCLUSIONS

ELECTRICAL & PLUMBING

ELECTRICITY

Apartment power is individually metered and part of an embedded metering network.

HOT WATER

Hot water will be provided as part of the centralised heating hot water infrastructure. A hot water sub-meter will be supplied for each apartment and paid by the owners based on individual consumption.

COLD WATER

A main cold-water meter will be provided by the supply authority for the property and billed proportionately to unit entitlements.

BATHROOM & KITCHEN EXHAUST

Exhaust discharging to the local façade.

LAUNDRY EXHAUST

Exhaust discharging to the local façade, however the use of condensing tumble dryers is mandatory to ensure there is no moisture build up.

AIR CONDITIONING

Apartments will each contain a ducted reverse cycle air conditioning system. A controller will be provided with a local thermostat.

TELEPHONE / INTERNET

One voice/data outlet (for internet or phone) will be located in the living area.

TELEVISION

One TV outlet will be located in the living area and master bedroom.

COMMON AREAS

ENTRY LOBBY

Floor – Tiles.

Walls – Prefinished architectural panels and painted plasterboard.

Ceiling – Painted plasterboard with integrated lighting.

LEVEL 1 - GARDEN TERRACE

Pergola.

Long table and seating.

Edible garden and orchard.

LEVEL 8 - POOL & DINING

Floor - Tile.

Pool - Fibreglass.

BBQ Facilities.

Kitchen with oven, cooktop, refrigerator.

Dining table and chairs.

Outdoor seating.

LIFTS

Floor – Tiles.

Walls – Metal and mirror.

MAILBOX

One lockable mailbox for each apartment, located in ground floor lobby.

CAR PARKING

Secure basement parking and bicycle storage

EV charging station option.

STRUCTURAL & EXTERNAL

FLOORS

Reinforced concrete slab.

EXTERNAL WALLS

Glazed façades, concrete accents, cladding, louvres.