



Warehouse

Industrial Character,
Innovative Living

Bedrooms
your choice

Bathrooms
your choice

Carspaces
1 or 2

The Warehouse building is a completely new offering to the Canberra market. There are 41 Warehouse raw modules ranging in size from 75m² to 127m², with flexibility to buy just one or combine two or more modules. The building is located adjacent to the Junction, the focal point of the Kingsborough Village. You have a choice of buying a raw module with standard bathroom and kitchenette and internal winter garden. Alternatively, you can design a unique warehouse space yourself and work with the Construction Control team to realise your own warehouse living dream.





The typical module layout is 10m X 7.5m with 3m ceiling heights achievable for most of the space. All plumbing and services have connection points at the floor level of each module for connection to services pre or post completion. The atrium level design is 350mm higher than the concrete floor of the module so a raised floor as a landing entry point is provided to allow services to be run within the floor cavity. The design allows for complete flexibility now and into the future. The typical module also has a pair of large 2m high x 3.3m wide commercial quality double glazed sliding windows to the external walls giving owners flexibility in their living spaces. The modules come with an internal winter garden of 3m X 3.5m making it an ideal private space as a balcony or other use.

The building is made with precast concrete columns and hardwood board patterned concrete spandrels giving it a unique and beautiful industrial character. Internally, a semi open atrium space adds to the industrial character of the Warehouse as does the large goods lift servicing all floors and the central landscaped spine at the Upper Ground floor.

The Penthouse level modules are all two-storey spaces allowing unlimited creativity in design. The building has been designed by Nathan Judd of Gibson Judd Architects and is sure to set a new standard in innovative living options with its imposing form, volume and light.

The Warehouse allows buyers and investors to get into the market at a lower price point and create their own space and their own design, as their budget allows. The price of the typical module starts at \$349,900 with a variety of levels and outlooks and provides great living options in its large 75m². This is exceptional value in this location.

This unique idea together with the size and price of these Warehouses mean they are sure to sell out fast!

- Never before seen in Canberra
- Raw product includes a kitchenette, bathroom and winter garden so you can live in now and upgrade later when your circumstances change
- Designed to allow changes to services at any time without impacting others in the building including:
 - Raised timber floor above the concrete structure to allow complete flexibility in the installation of kitchens, showers and toilets either now or later
 - Easy access to electrical sub board
 - Goods lift to allow easy access of furniture and materials
- Opportunity to combine two or more modules
- Single or two level loft space options available
- Single module sizes ranging from 75m² – 138m²
- Choose one of our base layouts in the location of your choice, design your own fitout and have it constructed by the onsite team or buy a raw option and design and fit it out at your own pace (post-settlement)
- The clear ceiling heights of the warehouse are nominally 3m with options for double height loft spaces in the upper level offerings
- Stunning feature warehouse look windows made from the quality aluminium with commercial double glazing
- Beautifully landscaped central atrium with open roof and void space to enhance use of fresh air circulation through every dwelling minimising the need for cooling
- Each Warehouse comes with one attached basement carpark with the option to purchase an additional carpark in the basement.
- Designed by Nathan Gibson Judd Architects

— KINGS —
— BOROUGH —

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PROJECTS

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