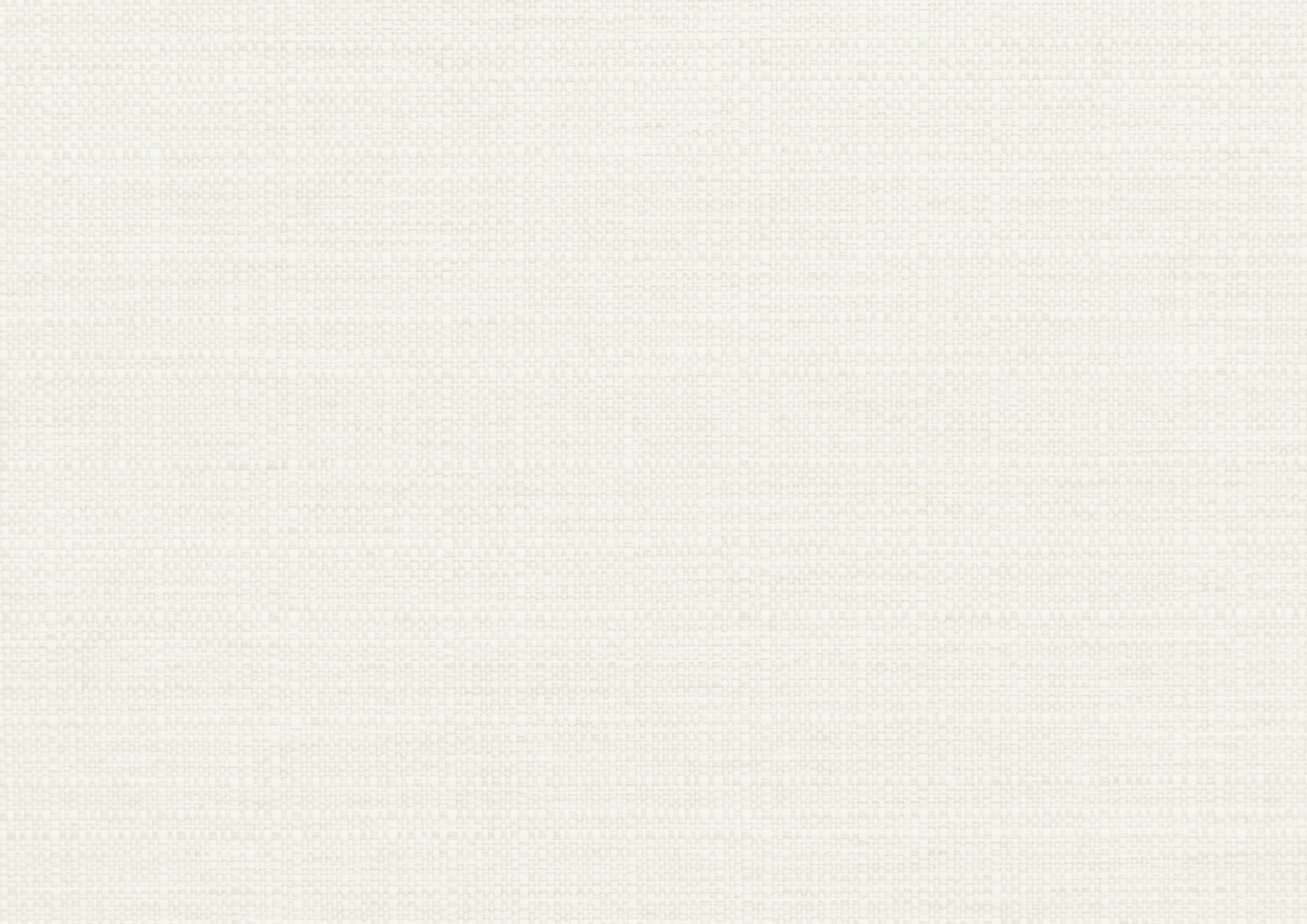


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COFFS HARBOUR



**Artist impression - Indicative only.*

Impressive architecture, exceptional beachside living

Welcome to Pippis Coffs Harbour, a collection of premium two and three bedroom apartments, elevated by vibrant street level retail. Located upon the corner of Orlando and Collingwood Streets, this unique development offers expansive views across the foreshore, harbor, coastline and hinterland, placing you in the heart of the highly desirable Coffs Harbour Jetty.

Each apartment is designed for contemporary living and embraces a modern and stylish aesthetics, featuring generous open-plan living spaces, full-width balconies and quality, coastal-inspired finishes.

Pippis sets a new benchmark for luxury living on the Coffs coast. The development will enrich the exciting transformation of the Jetty area, considered the jewel of Coffs Harbour.





**Artist impression - indicative only.*

Everything on your doorstep in the heart of the Jetty

Located upon the corner of Orlando and Collingwood Streets in the heart of desirable Coffs Harbour Jetty, Pippis represents a rare opportunity to secure a premier address for apartment living.

Pippis exhibits an undulating architectural form, with a total of 32 apartments across the 7 level building. Each residence offers full-width balconies, providing extended living space, while full-height sliding glass doors allow for seamless indoor-outdoor living and provide natural light and sea breezes into all rooms.

With its prominent corner location, feature landscaping and lively ground level retail, Pippis will provide a dynamic street presence, thereby establishing a unique identity on the doorstep of the best the Coffs Coast has to offer.

The best in quality, space and accessibility

Pairing thoughtfully crafted architecture inspired by the natural environment with the very best Coffs Harbour location, Pippis offers an unrivalled opportunity for luxury beachfront living. Generous floor plans, along with stylish fixtures and fittings, enable you to bring your dream home to life and create the highest quality of lifestyles.

Pippis' central location allows ease of access via a level walk to cafes, restaurants, shopping and the attractions of the marina, foreshore, harbour and surrounding beaches.



Artist Impression - Indicative only

3 Bed Apartment
Outdoor entertaining



**Artist impression - Indicative only.*

Practical and stylish outdoor living

Expansive balconies offer privacy and spectacular ocean views, providing the perfect setting to entertain guests or simply enjoy outdoor living at its finest. Apartments are predominantly orientated towards the sweeping coastline views, embodying the spirit of open style living, while simultaneously inviting the natural light and spectacular surrounds directly into the home.

Expansive open plan living spaces

Large open plan living rooms extend out to the full width balconies providing the opportunity for residents to enjoy the breathtaking views. Panoramic windows take advantage of vistas along the coastline, from Woolgoolga to Sawtell, with the outlook framing the Solitary Islands Marine Park, harbour, foreshore parklands and iconic timber jetty.



**Artist Impression - Indicative only.*



**Artist impression - Indicative only.*

Prominent corner location

A contemporary retail offering wraps the street frontages and frames the feature residential entry, providing an attractive building address within the heart of the Coffs Harbour Jetty area.



**Artist impression - Indicative only.*

Generously appointed kitchens

Revolving around a feature stone island bench, complemented by contemporary cabinetry and premium Miele appliances, the kitchen is the generously appointed heart of the home. Functional, elegant finishes have been selected throughout to enhance the refined, coastal-inspired interior design.





Luxurious tranquil bathrooms

Employing a simple but timeless colour palette, natural appearance finishes are utilised throughout the bathroom spaces to ensure a relaxed and stylish feel.



Harbour and jetty foreshore views

Apartments located on Level 4 and above are treated to sweeping views of the harbour, jetty foreshore, beaches and coastline from both living and bedrooms. Glass balustrades, framing the generously sized balconies, create the perfect vantage point to enjoy the Coffs Coast outdoors lifestyle.



*Artist impression - Indicolite Pty Ltd



*Artist impression - Indicative only.

Design features & finishes

Exterior Features

- Each apartment is designed to create a comfortable living environment maximising energy efficiency by balancing natural light, ventilation and solar protection
- Full-height sliding doors open to generously proportioned balconies
- Expansive balconies extend the living space maximising sweeping coastal views from level 4 and above
- Balconies and vertical sunshades provide protection from the sun, whilst offering increased privacy for residents
- Precast concrete facade panels keep the building cool during the summer, and retain heat during the cooler months
- Entry to the building is integrated with the streetscape, providing a strong sense of identity for the address
- Carpark entry is discreetly located on the site corner, with secure parking provided for all apartments
- Feature landscaping, street tree planting and full width footpaths are provided to both street frontages to provide an attractive building address
- Feature awnings over the footpath visually enhance the ground level retail tenancies

Interior Features

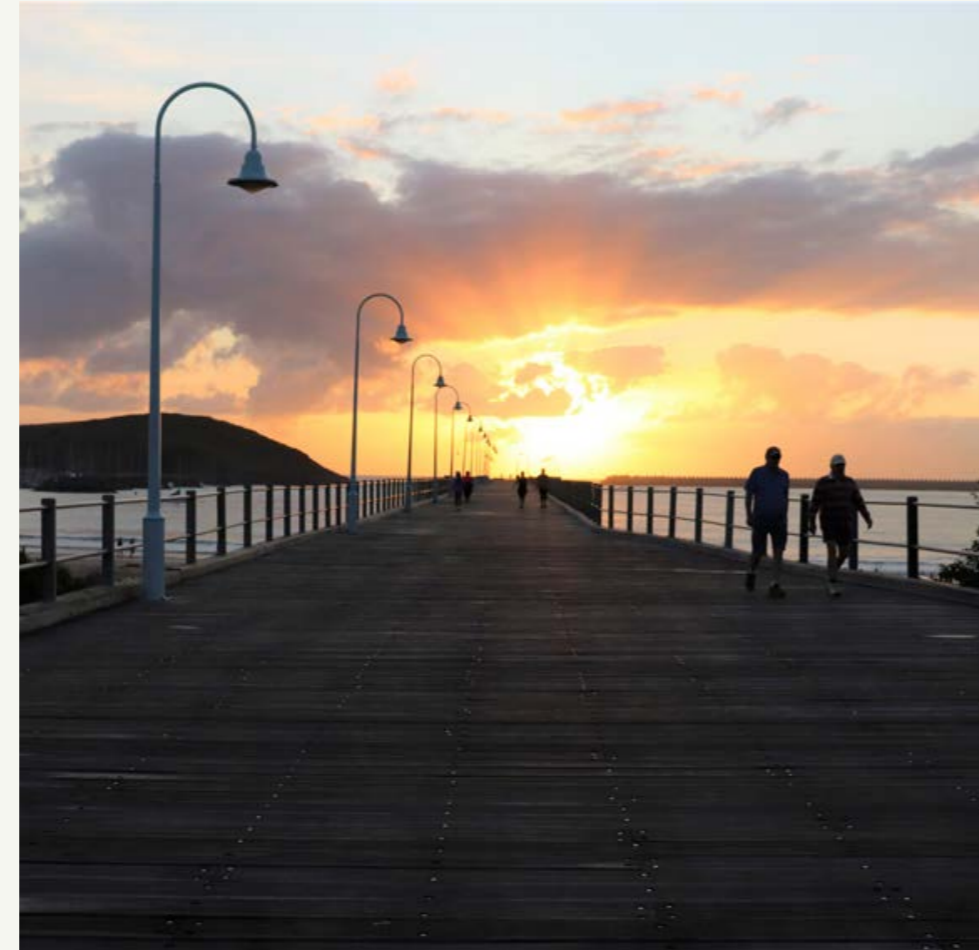
- Stone kitchen benchtops
- Premium Miele kitchen appliances including dishwasher, pyrolytic oven, induction cooktop and integrated microwave
- Stone bathroom vanities and feature mirror cabinetry
- Quality tapware fittings with brushed nickel finish
- Built in robe storage to all bedrooms
- Natural stone appearance ceramic tiling to living floor and bathrooms
- Wool blend carpet to bedrooms
- Ducted air conditioning to living spaces and bedrooms, with ceiling fans to all bedrooms
- NBN provision
- Solar power for common areas to reduce running costs
- Refuse chute to each level adjacent lift foyer

Security & Access

- Individual swipe keys are required to access the entry foyer and each level within the building
- Video intercom between the main entry and individual apartments
- Secure carparking with remote sensor button access
- Security CCTV to building entry and foyer
- Dedicated secure storage spaces located within the carpark for each apartment



Exceptional beachside living



Nothing compares to the sense of wellbeing that comes with living near the beach; a short stroll and you are on the sands of some of the Coffs Coast's finest beaches. Enjoy coastal walks, daily swims at the jetty and all the conveniences that living at the one of the most desirable addresses upon the New South Wales north coast has to offer.

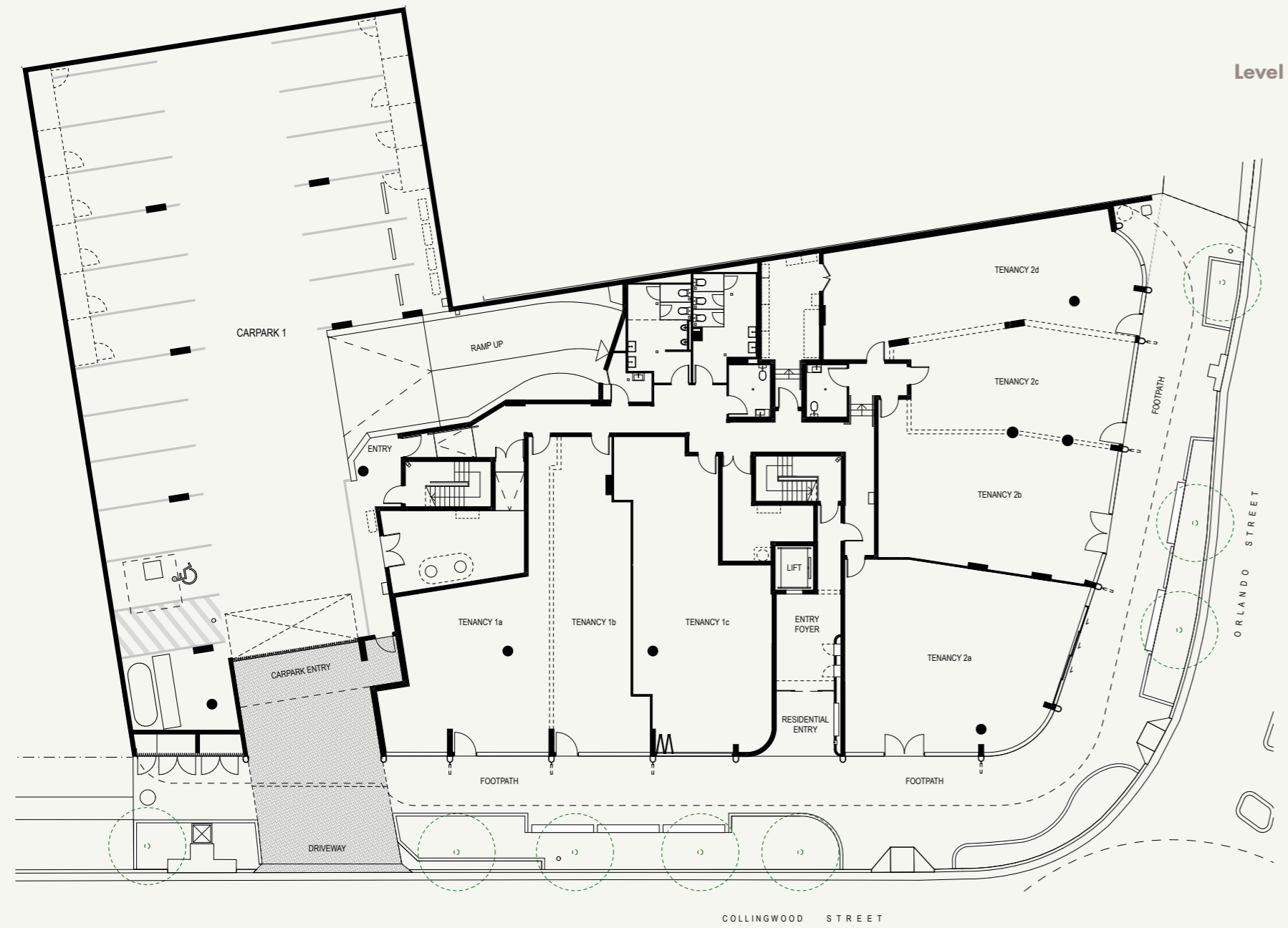


An interaction of location, lifestyle & entertainment

With the beach, harbour and foreshores at the doorstep, the Jetty offers the Coffs Coast's best selection of restaurants, bars and cafe culture. The weekly Jetty markets offer fresh local produce, whilst the Friday twilight food markets provide one of the premier cultural and entertainment attractions of the area.

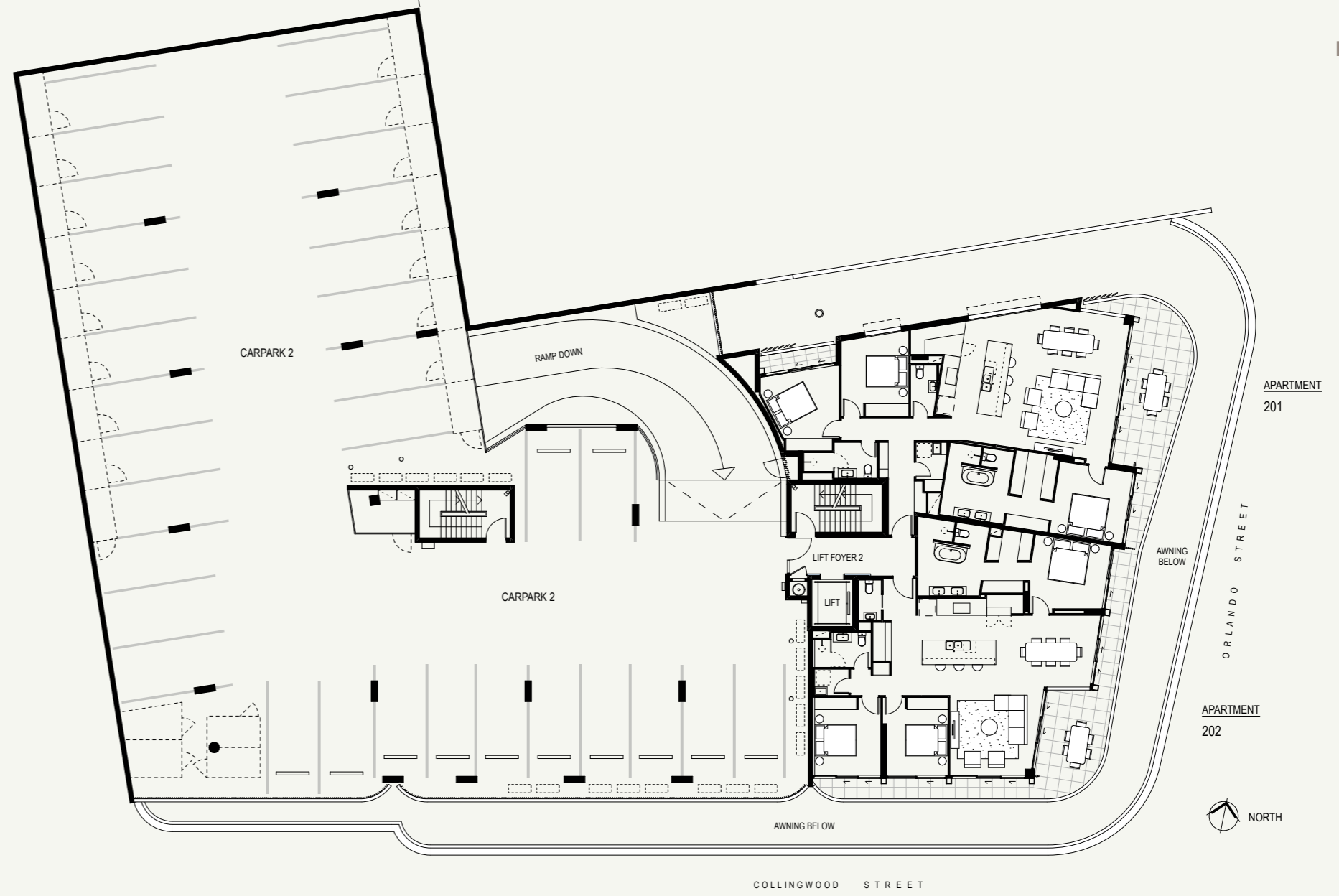


Level 1



COLLINGWOOD STREET

Level 2



COLLINGWOOD STREET



APARTMENT 201

APARTMENT 202























About the project team



Casa Koala is a local architectural practice with the experience, creative flair and capability to craft innovative design solutions and delivering projects which exceed expectations.

Pandanus
34 Apartments
Coffs Harbour Jetty, NSW

Marian Grove
51 Apartments & Commercial
Sawtell, NSW

Hutchinson Builders is a unique organisation within the construction industry, committed to tailoring a solution for each individual project. With over a century of experience they seamlessly merge high quality design with excellent construction solutions.

The Esplanade
15 Apartments
Palm Beach, QLD

Norfolk
20 Apartments
Burleigh Heads, QLD



Contact us to find out more

For all further sales information on this development please call

Barry Booth
0428 155 891
sales@pippiscoffs.com.au

or visit pippiscoffs.com.au

Project Site located at
11 Orlando Street,
Coffs Harbour

Pippis Coffs Harbour
11 Orlando Street,
Coffs Harbour NSW 2450
pippiscoffs.com.au

Disclaimer: The information provided within is an indicative outline for guidance only. All proposed plans, dimensions, views and finishes are approximate and subject to possible change. Whilst all information is provided in good faith and is believed to be accurate at the time of preparation, prospective purchasers should not rely on this information but must satisfy themselves before entering into any agreement by carefully reading the contract for sale, making their own enquiries and seeking appropriate legal, accounting and investment advice.