



**Construction Commencing
July 2025**







Norwood, 36 Coke Street

To Be Constructed - An Architectural Oasis in an Exceptional Location

Thoughtfully designed to the highest standards, 36 Coke Street is a rare architectural gem - an oasis nestled in the vibrant heart of Norwood. This extraordinary residence comprises two contemporary pavilions connected by a striking glass bridge suspended above a tranquil water feature, offering a seamless blend of elegance, innovation and serenity.

With a focus on refined, low-maintenance living, the home features three generously sized bedrooms, including a ground-floor master suite, two expansive living areas, a study, and a grand entrance hall. The gourmet kitchen with Miele appliances and a fully fitted butler's pantry is ideal for entertaining, while the lofty ceilings, up to 3.3m, and floor-to-ceiling feature windows flood the interiors with natural light and blend seamlessly with the manicured landscaping.

4  2  2  1 

For Sale
Contact Agent

View
By Appointment

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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(08) 8431 6088

Designed predominantly for single-level living, this residence ensures your comfort and lifestyle are preserved well into the future, without the need to navigate stairs daily.

Set on a 439sqm Torrens Title allotment with striking street presence and exceptional finishes throughout, this is a residence where every detail has been considered. Work with the development team to further customise the design and finishes and make this a true signature of your own style.

Key Features:

- Torrens Title
- Up to \$200,000 Stamp Duty Savings available*
- Work with the developers for final design and selections
- Ground Floor Master Suite with Luxurious Ensuite
- Designer Kitchen with Butler's Pantry & Miele Appliances
- Wine Room
- Two Large Living Areas or spacious 4th bedroom
- Fireplace in Dining/Living
- Soaring Ceilings (up to 3.3m) in Main Pavilion
- Three King-Sized Bedrooms with Built-in Robes
- Luxury Natural Stone Bathrooms
- Open Tread Feature Staircase in Entry Hall
- Floor-to-Ceiling Architectural Windows
- Fully Landscaped with Lighting & Irrigation
- Engineered Timber Flooring & Wool-Blend Carpets
- Ducted Air Conditioning (App-Controlled)
- Monitorable Security System
- Double secure Garage + Additional Off-Street Parking
- Designer Brickwork
- Front Gate with Intercom and Electric Gate Release
- Swimming pool optional in rear courtyard

Perfectly positioned in one of Norwood's most tightly held pockets, Coke Street offers the best of both worlds: a peaceful no-through street with direct access to a local park, yet just metres from the cosmopolitan heart of The Parade.

Whether you're grabbing a coffee and croissant, dining out, or finishing your shopping at the supermarket, everything you need is at your doorstep. Coke Street provides a truly European-style lifestyle with village charm and urban convenience.

Built by Norwood Developments, this home reflects over 25 years of experience crafting some of the eastern suburbs' most celebrated residences. Known for designing and delivering only their own developments, Norwood Developments brings integrity, passion, and an unwavering commitment to quality.

Construction scheduled to commence mid 2025 and completion estimated end 2026.

Contact Nick Ploubidis today for more detail on finishes, timelines and any questions!

* Stamp duty savings are dependant on the progress of the project, government policy and total purchase price at the time of contract. The number quoted is only a guide and buyers



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should make their own enquiries with regards to actual savings based on the payment schedule.

To register your interest or to make an offer, scan the code below:

<https://prop.ps//Hxxn1XiuxeYg>

(Please copy and paste the link into your browser)

More About this Property

Property ID	618YFDJ
Property Type	House
House Size	323 m2
Land Area	439 m2
Including	Ensuite Air Conditioning Toilets (3) Intercom Pool Balcony Dishwasher Floorboards Built-in-Robes

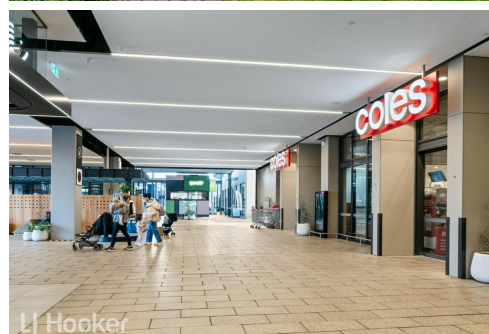
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UPPER FLOOR



GROUND FLOOR



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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