

THE
WAVERLEY
BONDI JUNCTION

RESIDENTIAL FLAT BUILDING
40 WAVERLEY STREET - BONDI JUNCTION NSW 2022, AUSTRALIA

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AN EXCLUSIVE COLLECTION OF WHOLE- FLOOR RESIDENCES



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DESIGNED FOR PRIVACY, LIGHT AND LONGEVITY



Situated in the vibrant heart of Bondi Junction, **The Waverley** presents a boutique collection of **eight whole-floor luxury apartments**, designed for refined urban living.

Each residence occupies an entire floor, offering a rare sense of **privacy, space, and exclusivity**, with layouts carefully planned to maximise natural light, outlook, and liveability.

With direct lift access, generous proportions, and private outdoor spaces, **The Waverley** redefines apartment living through thoughtful design and understated elegance.



ABOUT
THE WAVERLEY

THE WAVERLEY
· BONDI JUNCTION

Developed by **LUXECO**, the project reflects a commitment to delivering homes of lasting quality and long-term value within one of Sydney's most sought-after neighbourhoods.





KEY FEATURES



EIGHT EXCLUSIVE WHOLE-FLOOR APARTMENTS



DIRECT LIFT ACCESS TO EACH RESIDENCE



PRIVATE BALCONIES OR TERRACES TO ALL APARTMENTS



GENEROUS OPEN-PLAN LIVING AND DINING AREAS



CLEAR SEPARATION BETWEEN LIVING AND SLEEPING ZONES



ABUNDANT NATURAL LIGHT AND CROSS-VENTILATION



BASEMENT PARKING WITH CAR LIFT ACCESS



SECURE RESIDENTIAL ENTRY



COMMUNAL ROOFTOP TERRACE WITH LANDSCAPED OPEN SPACE



(ST02)



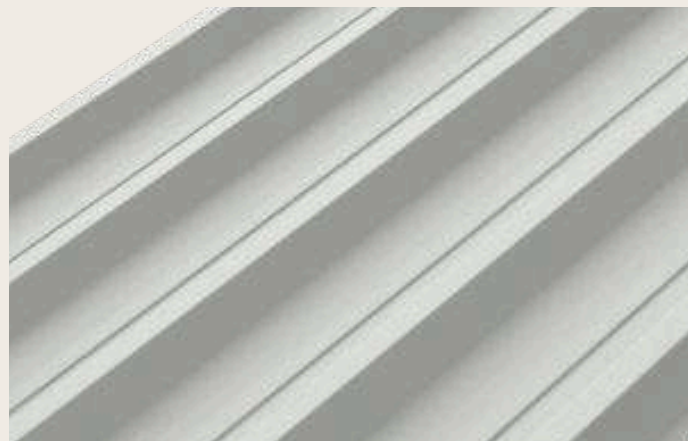
(ST01)



(CA-01)

REFINED DETAILING. TIMELESS MATERIALS.

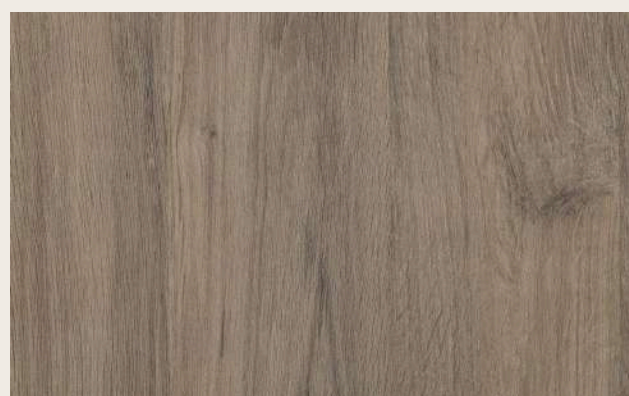
FINISHES SCHEDULE



(MR-01)



(J-01)



(J-02)

EXTERNAL FINISHES

| | |
|----------------------------------|---|
| External rendered walls | Dulux Lexicon Quarter |
| Texture Paint to concrete soffit | Dulux Lexicon Quarter |
| Metal Roof - LYSAGHT | Range: Klip-Lok Colour: Woodland Grey |
| Metal Hoods | Colour: Dulux Duratec Whisper White (powder coated) |
| Sliding Door & Windows | Colour: Dulux Duratec Whisper White (powder coated) |
| Front Doors | Colour: Dulux Natural White |
| Garage Doors | Colour: Dulux Duralloy Charcoal Satin |

INTERNAL FINISHES

| | |
|--|---|
| Internal walls | Dulux Lexicon Quarter |
| Internal ceiling | Dulux White on White |
| Internal doors | Dulux Lexicon Quarter |
| Skirting | Dulux Lexicon Quarter |
| Internal Stairs | Colour: Dulux Duralloy Charcoal Satin |
| Timber flooring - Engineered Timber Collection | Finish: Tongue and Groove floating Colour: Hazel |
| Carpet | Godfrey Hirst Colour: 185 Cocoa |

JOINERY FINISHES

| | |
|-------------------|--|
| Kitchen Joinery | POLYTEC – MELAMINE Prime Oak Woodmatt |
| Bathroom Vanities | POLYTEC – MELAMINE Antico Oak Woodmatt |

STONE

| | |
|--------------------------------------|------------------------------|
| Kitchen Benchtop – engineered stone | YDL STONE LUCA DEL MARE |
| Bathroom Benchtop – engineered stone | CAESARSTONE 5110 ALPINE MIST |

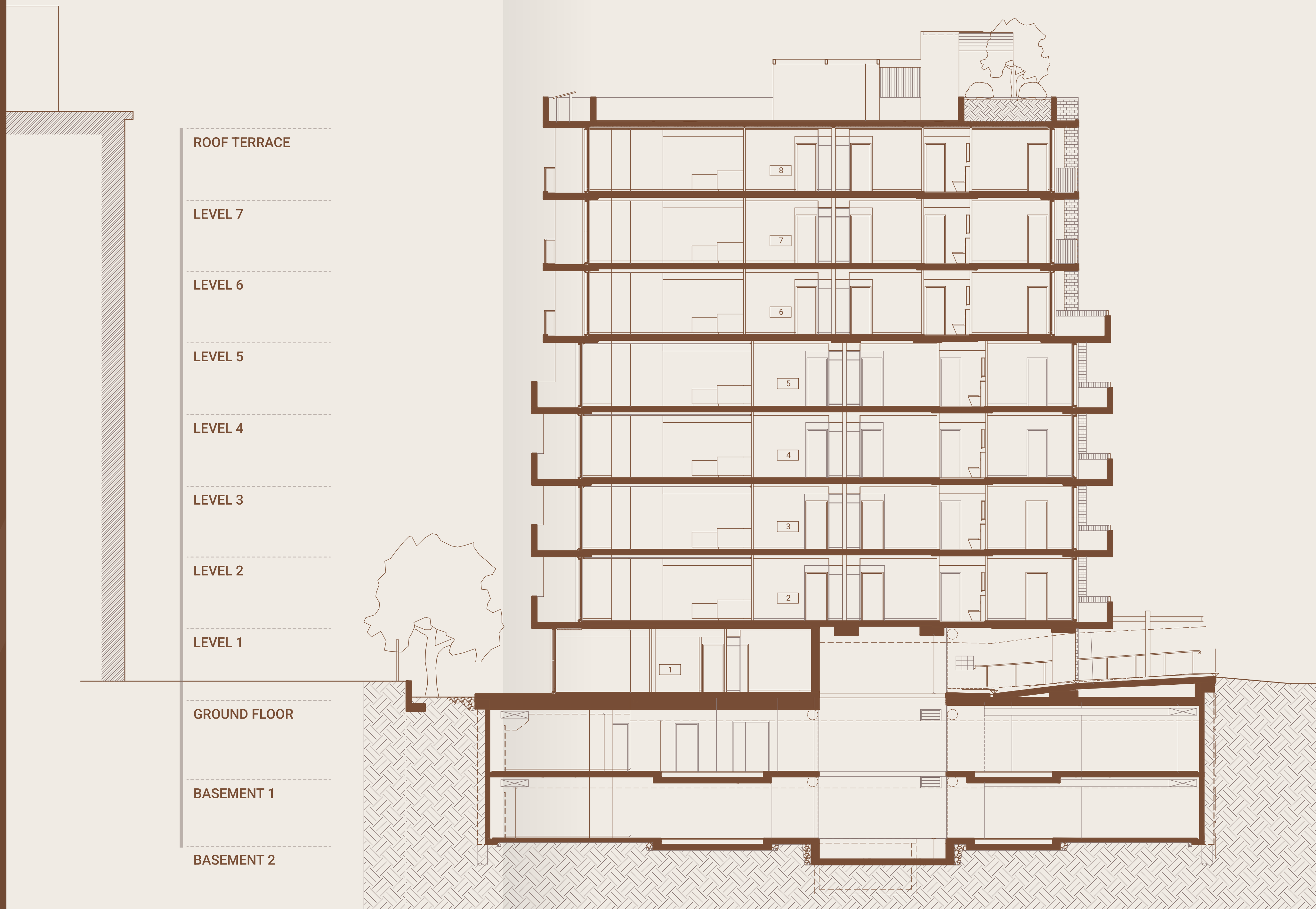
TILES

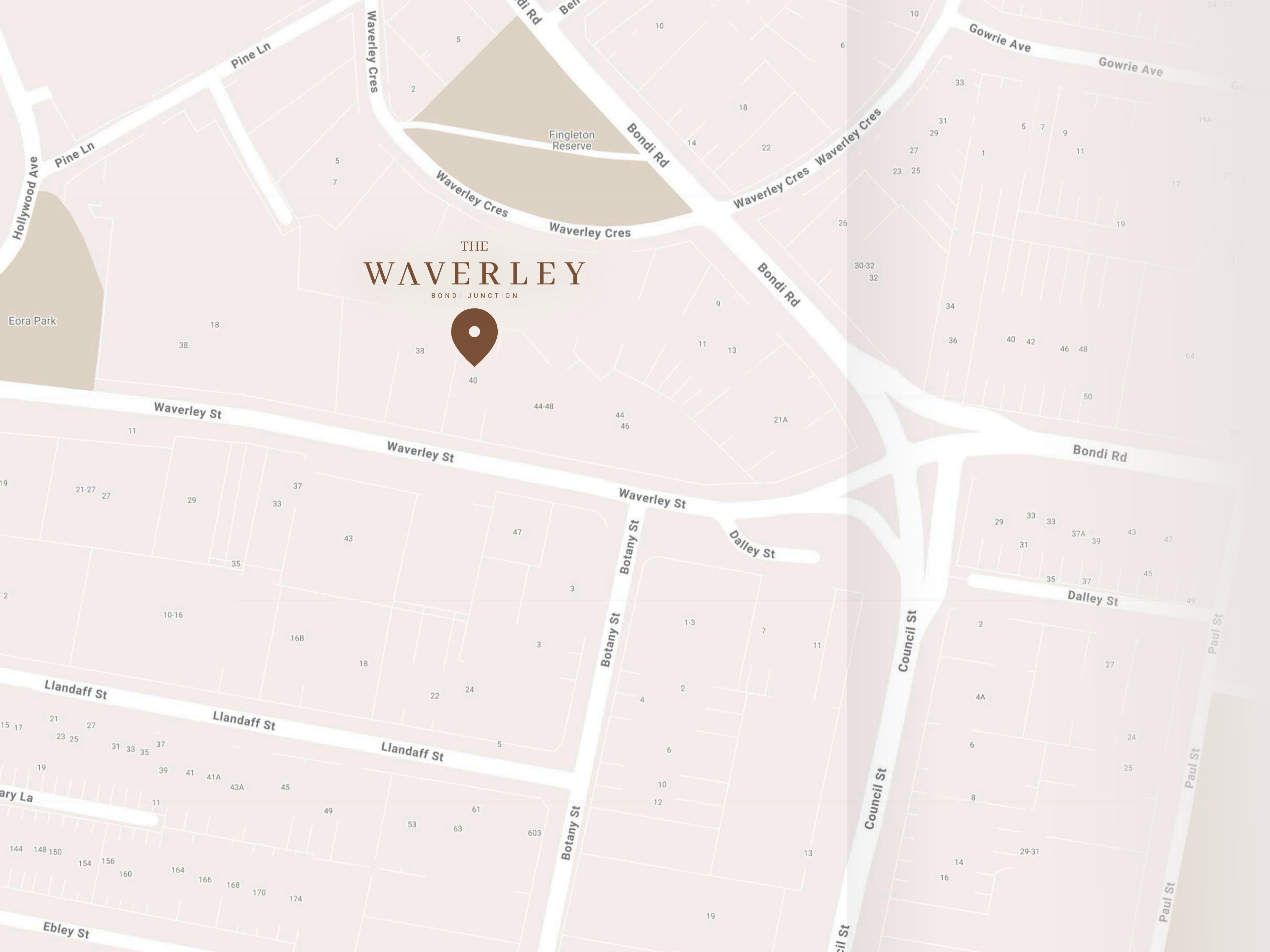
| | |
|---|---|
| Bathroom Floor and Wall Tiles | Floor: 300mm x 600mm Wall: 600mm x 600mm |
| Outdoor Areas – courtyard and balconies | 600mm x 600mm |

A CAREFULLY CONSIDERED MASTER PLAN FOR REFINED URBAN LIVING

The master plan for The Waverley balances privacy, efficiency, and residential quality, organising eight whole-floor residences around clear circulation, secure access, and shared amenity. Every element is thoughtfully arranged to support long-term liveability within a compact urban site.

From secure basement access and lift connectivity to private balconies and a landscaped communal rooftop terrace, the master plan integrates shared amenities and services discreetly. The result is a cohesive residential framework that supports long-term liveability while responding sensitively to its Bondi Junction context.





THE
WAVERLEY
BOND JUNCTION



40 WAVERLEY ST. BONDI JUNCTION

The location balances metropolitan convenience with proximity to Sydney's iconic coastal lifestyle.

Beaches, parks, and recreational destinations are easily accessible, while the surrounding streets retain a strong residential character.

**EXCELLENT ACCESSIBILITY VIA RAIL,
BUS, AND PEDESTRIAN NETWORKS.**



BONDI JUNCTION TRAIN STATION



MAJOR BUS ROUTES TO THE CBD
AND EASTERN SUBURBS



DIRECT CONNECTIONS TO WESTFIELD
BONDI JUNCTION

THE MINDS BEHIND THE WAVERLEY, BONDI JUNCTION



PROPERTY DEVELOPER

LUXECO

Create timeless residences in Sydney's most coveted neighbourhoods, crafted for comfort, longevity and everyday enjoyment. From Botany to East Willoughby/West Castlecrag, Cammeray and Bondi Junction, each project reflects a simple philosophy – well-designed spaces, developed with care.

Guided by decades of property experience, LUXECO focuses on enduring materials, thoughtful layouts and details that quietly elevate daily living.

LUXECO®

CONSTRUCTION GROUP

NORTHPOINT

Northpoint is recognised as the number one premium residential builder on Sydney's North Shore. Our reputation for excellence stems from the fact that the built communities we create are highly coveted and tightly held for their timeless quality, elegance, and fine craftsmanship, earning Northpoint the respect of the most discerning and well-researched of home buyers.

Such discernment and desire for excellence are central to Luxeco's vision for The Waverley, and so we were very excited to have been chosen by Luxeco to deliver The Waverley on their behalf, and as always, we have embraced the mission with a passion and a commitment that is uniquely Northpoint.



ARCHITECTURAL FIRM

CSA ARCHITECTS

CSA Architects is a multi-generational architectural studio with a proud legacy spanning over 65 years. Drawing on decades of invaluable experience, the team combines deep-rooted expertise with a fresh, dynamic approach that brings enthusiasm, innovation, and professionalism to every project.

At CSA, we are committed to design excellence and technical innovation, guided by the belief that architecture should enhance the quality of life for its users. Our approach is both responsible and responsive, blending originality with a youthful energy that keeps our work relevant and forward-thinking.

We work closely with each client to ensure every commission results in a harmonious, functional, and inspiring environment—spaces that are not only well-designed, but a pleasure to experience.



PROJECT SALES PARTNER

365 PROPERTY GROUP

At 365 Property Group, we have gained an enviable reputation as strategic thinkers that deliver exceptional results. 365 Property Group is committed to superior outcomes for clients.

Our team's extensive knowledge and outstanding track record, ensures clients are placed with renowned Sydney agents from the outset. For an in-depth understanding of Sydney's property landscape contact us anytime.



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Today, the company's global reach is unprecedented – with around 1,100 offices across 81 countries and territories, and in excess of 26,000 independent sales associates worldwide.





SALES ENQUIRIES



ANSON KOLB



STEFAN JONES



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