



MODA

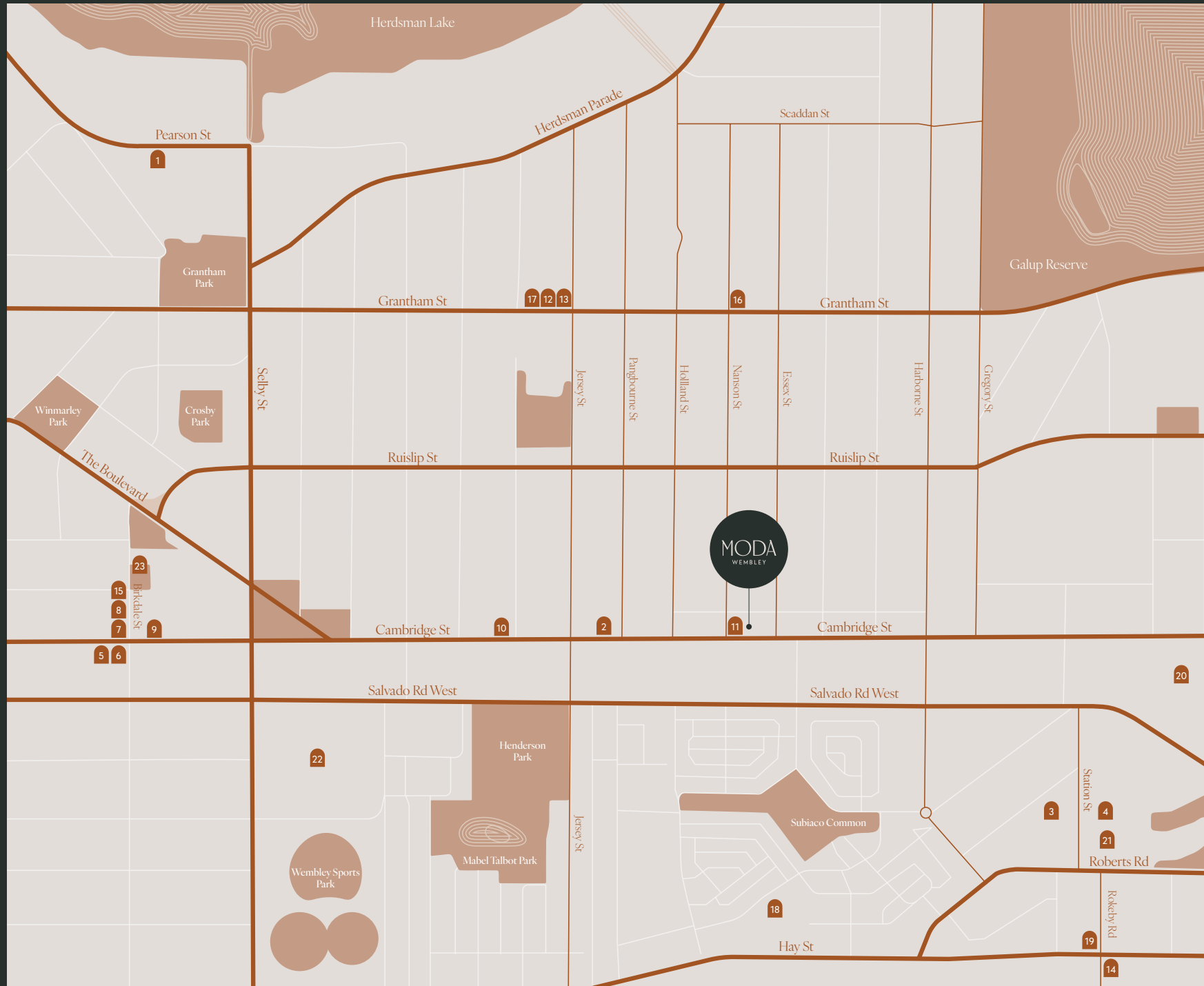
WEMBLEY

The *vision*.

The creation of renowned architects Rothelowman, Moda embodies a simple ethos: inspiring design draws on heritage, place and culture to transcend trends.

Inspired by mid-century architecture and Wembley's neighbourhood charm, this is contemporary living with character and flair. Soft curves. Rich textures. Distinctive glass brick screening introduces privacy, texture and filtered light. Designed to endure.





The *centre* of Wembley.

A connected address in one of Perth's most established and desirable neighbourhoods.

Located at 288–290 Cambridge Street, Wembley, Moda places residents at the heart of a vibrant local precinct while remaining minutes from Perth's key destinations.

Positioned between the CBD, coast and some of the city's most sought-after lifestyle hubs, Wembley offers the rare convenience of having everything close by.

KEY LOCATION HIGHLIGHTS

- 5km to Perth CBD
- 4km to Subiaco
- 3km to St John of God Subiaco Hospital
- 4km to Sir Charles Gairdner Hospital and Perth Children's Hospital
- Direct access to Cambridge Street and Grantham Street
- Frequent public transport connections to the CBD and surrounding centres

*All distances are approximate.

MODA
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Retail *opportunities.*

Moda Wembley presents a rare opportunity to establish a hospitality or retail business within one of Perth's most desirable areas.

Positioned in the heart of Wembley, Moda is a premium mixed-use development that combines contemporary residential living with activated ground-floor retail, creating a vibrant destination for residents, visitors and the surrounding community.

Located on the prominent intersection of Cambridge Street and Jersey Street, the development benefits from exceptional visibility, strong passing traffic and immediate access to established residential neighbourhoods, employment hubs, schools, recreational facilities and public transport connections.

Ground Floor

Two boutique retail tenancies are available, each offering the opportunity to become an integral part of Wembley's growing local village atmosphere.



DISCLAIMER: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartments or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to level plans for further information.

TENANCY 1 | RETAIL

A flexible retail space suited to complementary service or lifestyle operators seeking exposure within a high-quality mixed-use environment.

Health studio, massage room, consulting room, and vet clinic subject to approvals.

Pharmacy is permitted.

COLD SHELL RETAIL/F&B | PT1

- Total 123 sqm
- 25 sqm alfresco
- 85 sqm including bathroom
- 13 sqm 1 car bay

ESTIMATED STRATA LEVIES

- Admin Fee year 1 \$2,713 per annum
- Reserve Fund \$162 per annum



TENANCY 2 | RETAIL/F&B

Ideal for a café, specialty food operator, wine bar, or boutique retail concept, this tenancy enjoys strong street presence and direct engagement with pedestrian activity along Cambridge Street.

COLD SHELL | PT 2

- Total 130 sqm approx.
- 117 sqm including bathroom
- 13 sqm 1 car bay

ESTIMATED STRATA LEVIES

- Admin Fee year 1 \$3,994 per annum
- Reserve Fund year 1 \$236 per annum



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Next steps

Available for sale or lease.

- Construction commencing October 2026.
- Expected completion April 2028.
- Review zoning and approvals.

For more information, contact:

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