



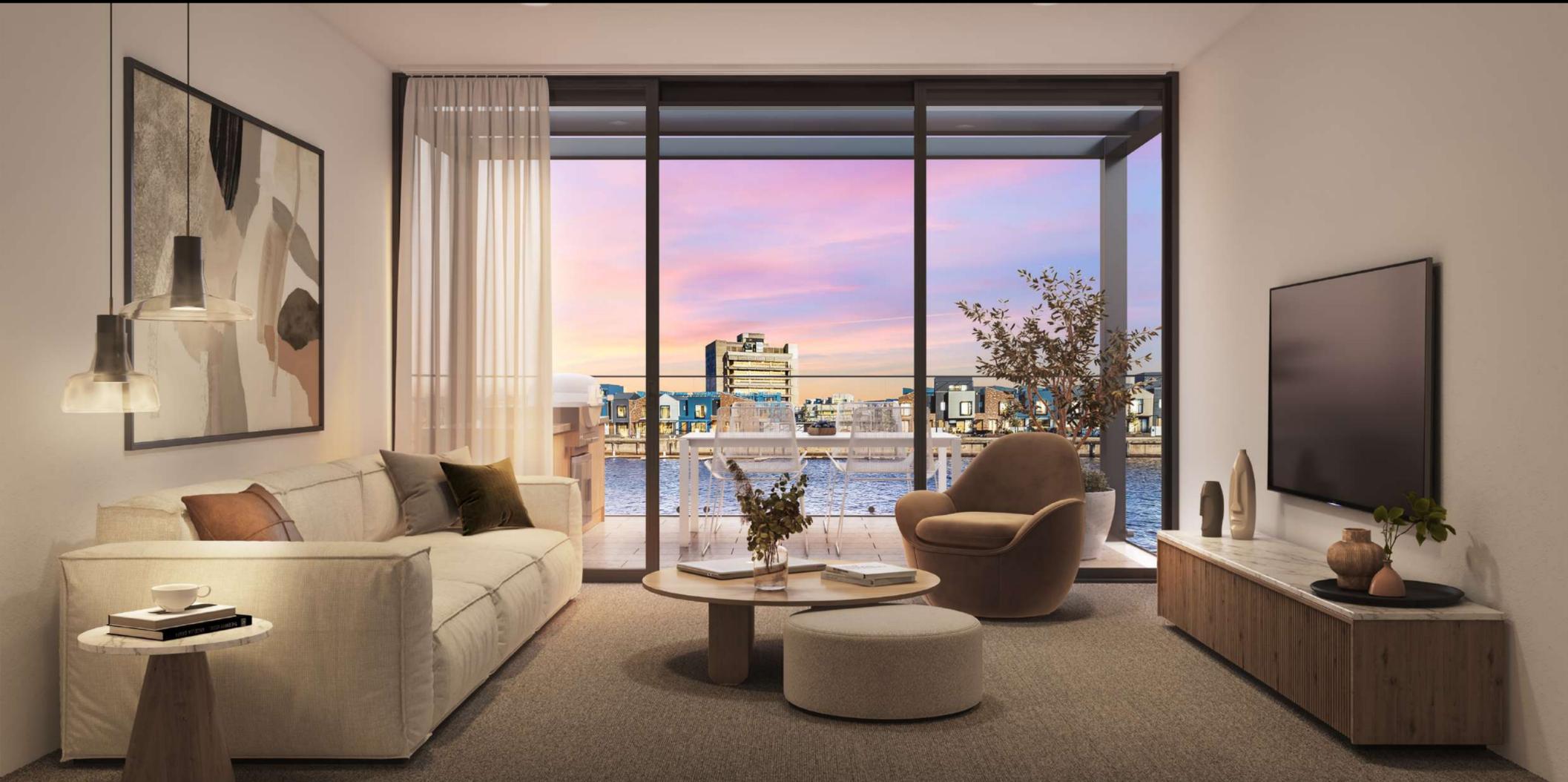


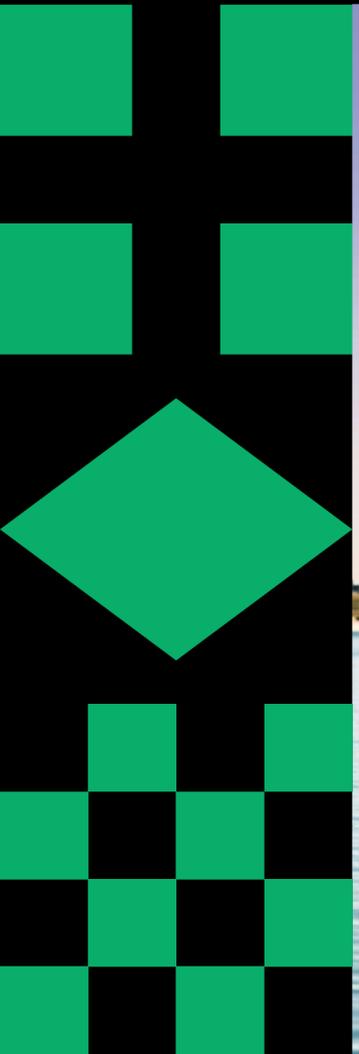
NEW LIFE BY THE WATER

Dock One North marks the beginning of an exciting new era for the Port. An era that looks to the future. Nestled in a distinctive location, this haven is situated on the north side of Dock One and reflects upon the historic Port.

UNIQUE LIFESTYLE

Life at Dock One North will be one of vibrancy. Enjoy the rejuvenation of the Port's historic venues. Immerse yourself in our tranquil neighbourhood where the green of the surrounding parks and gardens meet the blue of the port and nearby dolphin sanctuary.





MARITIME LIFESTYLE

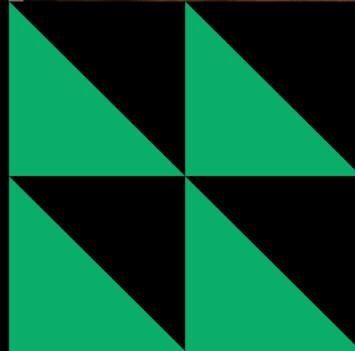
Dock One North offers the rare opportunity to live within a contemporary waterfront location, seamlessly connected to the harbour and community. With homes, reserves and walkways giving direct access to the promenade; residents and visitors will be able to walk and cycle around the calming waterfront that surrounds them.

LOCATION, LOCATION

Conveniently located adjacent to the cultural and historic precinct of Port Adelaide, residents of Dock One North can stroll to a multitude of eateries and bars established in the town centre and surrounding areas.

The construction of a pedestrian bridge will boost connectivity in the heart of Port Adelaide, linking the heritage maritime precinct via Dock One North. This progressive development will serve as a symbol of advancement within our reinvigorated precinct, by uniting residents and strengthening the social fabric of the area.

The Port Dock Railway Line Project will also bolster convenience for Dock One residents by re-establishing the spur railway line, linking the Port's commercial precinct to Adelaide's CBD.

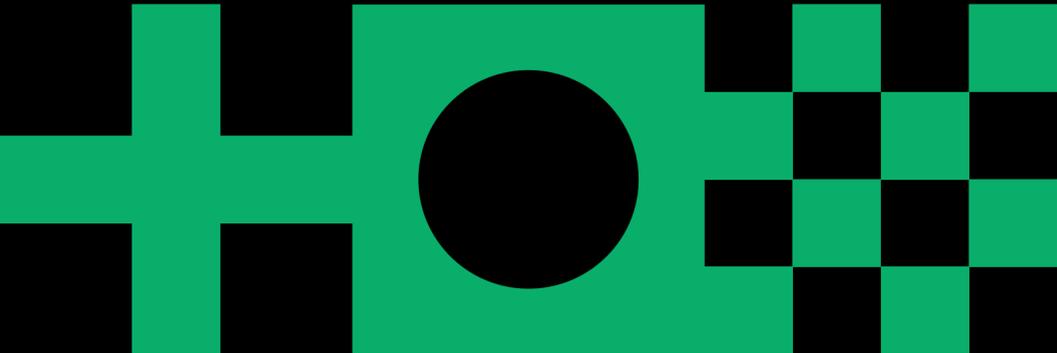




BE PART OF A COMMUNITY

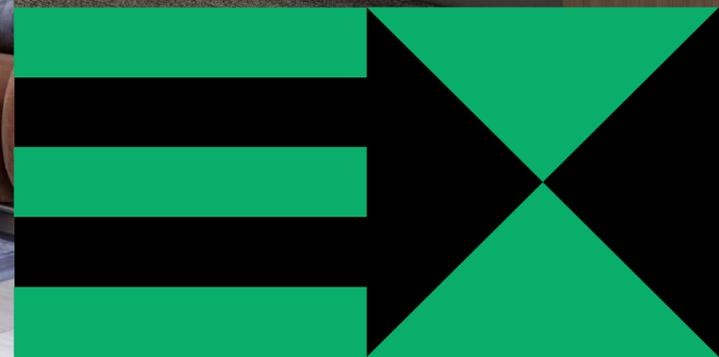
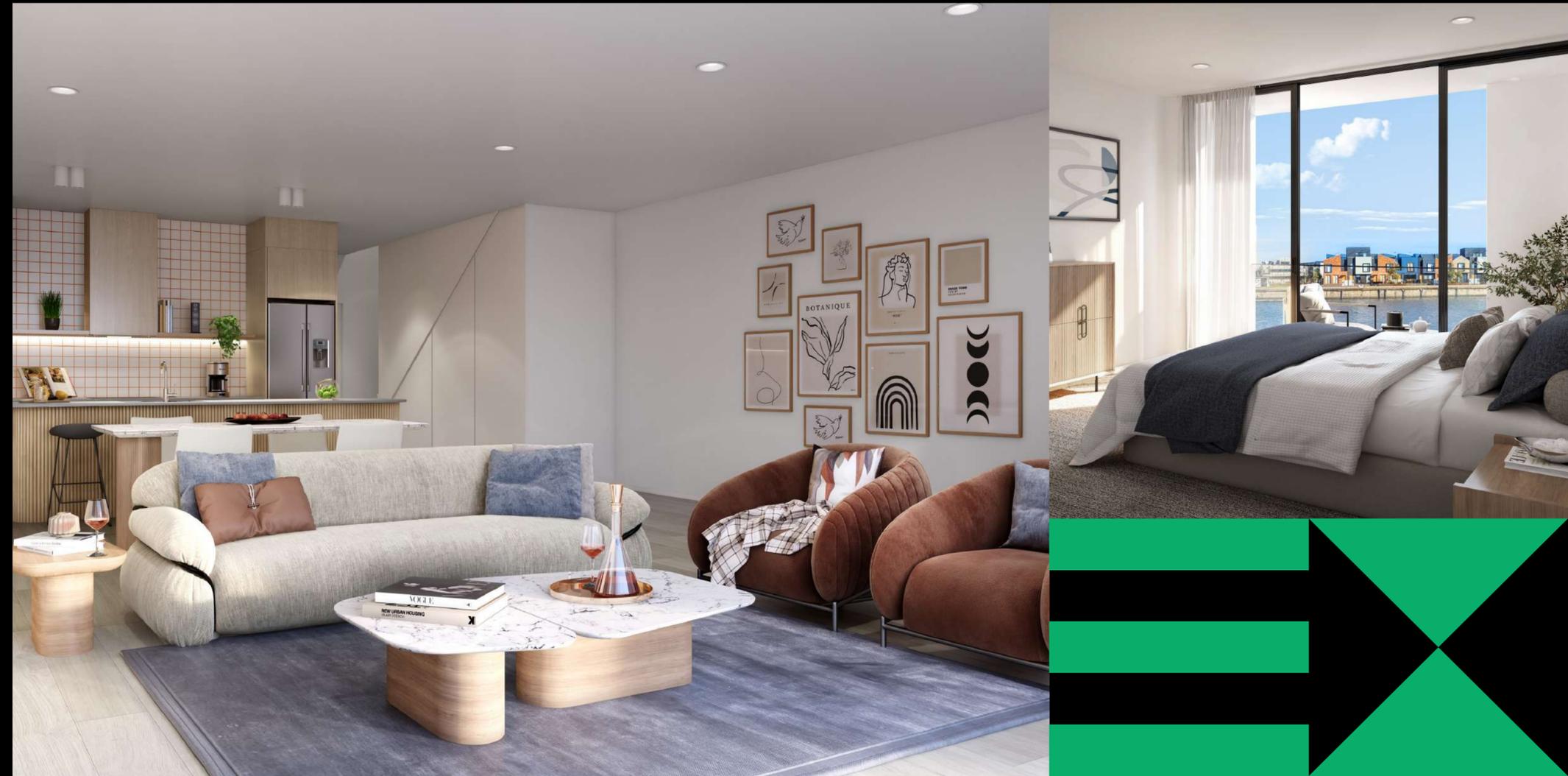
Community and social connection will continue to be at the heart and soul of Dock One North. Designed to bring people together, Dock One North will be a place to belong. Connect with friends and neighbours, get to know the owners of the nearby bars and shops, and become a local.

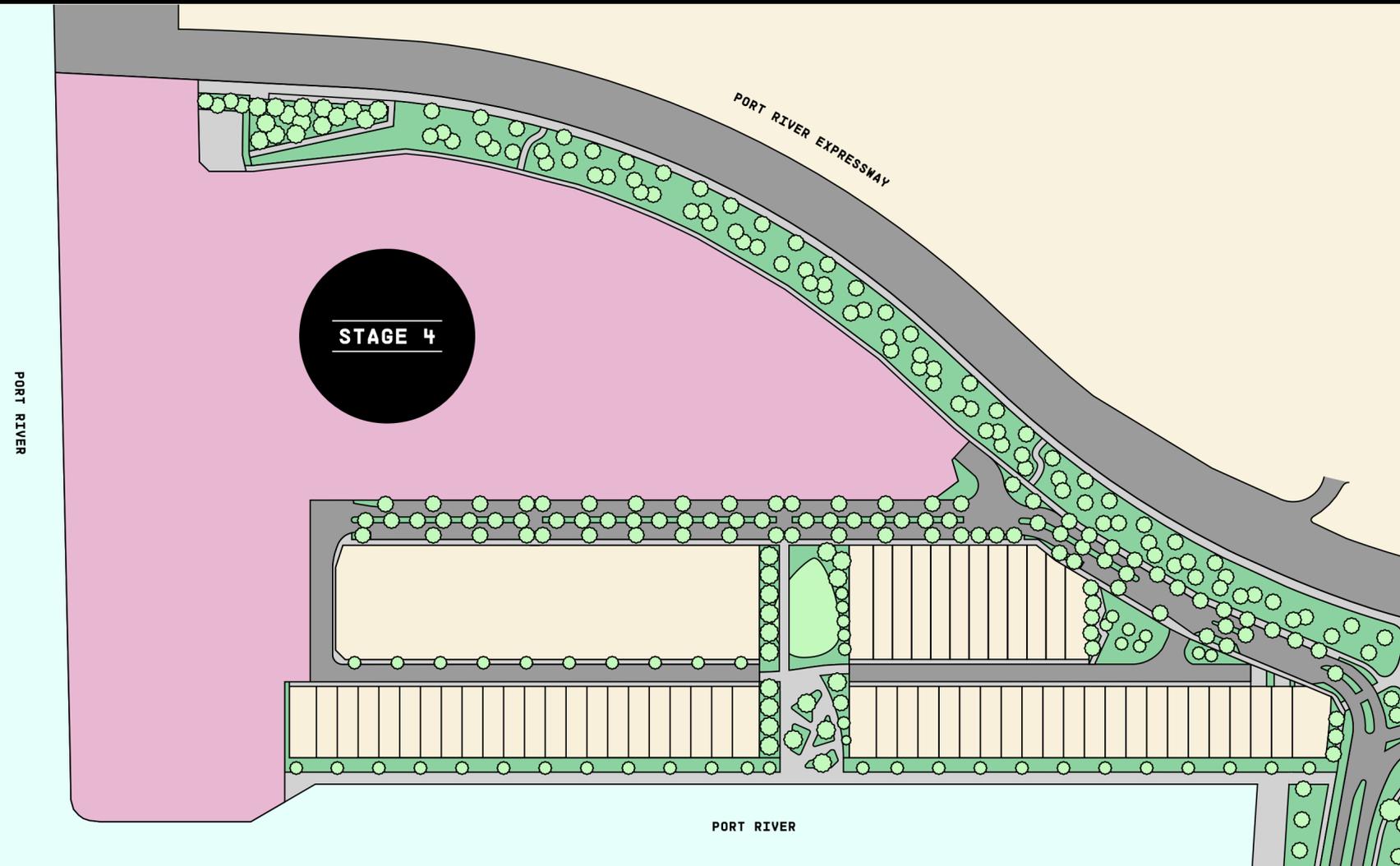




THE MODERN PORT

Dock One North is a modern interpretation of a Port through creative design and use of materials, interwoven with landscape and water. Immerse yourself in a forward-thinking aesthetic, defined by clean lines and contemporary interior finishes crafted by Enoki. The homes at Dock One North look to the future and evoke sustainability, wellness and a healthy lifestyle.

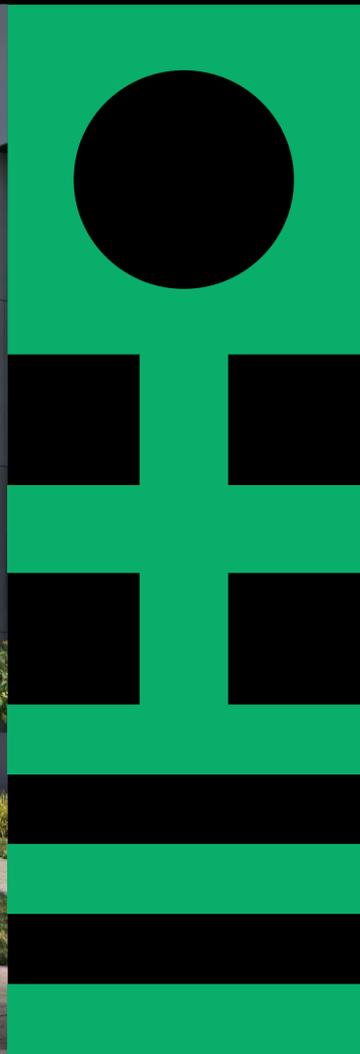




MASTER PLAN

With an innovative approach, we're transforming a space of opportunity into one of remarkable distinction - a haven where residents can find their place - within a vibrant and inclusive community.

With a choice of waterfront, park-facing or boulevard outlooks, all homes enjoy easy walking access to beautifully landscaped parks, open spaces and water vistas connected via an uninterrupted promenade and pedestrian bridge.



DOCKSIDE RESERVE, PROMENADE & PLAZA

Nestled beside the waterfront promenade, the Dockside Reserve will offer Dock One North residents a serene green space designed for relaxation and social connections. The lush green parks and gardens harmoniously merge with the tranquil blue of the Port River, creating an oasis of calm and community.

This green space offers shaded areas with trees, open lawns for relaxation, and benches for quiet contemplation or friendly conversations with friends and neighbours.

The promenade is a beautiful asset of the Port, providing connection and activation. Each side of Dock One has its own distinct charm, with Dock One North introducing more soft landscaping of well-coordinated trees and lawn.

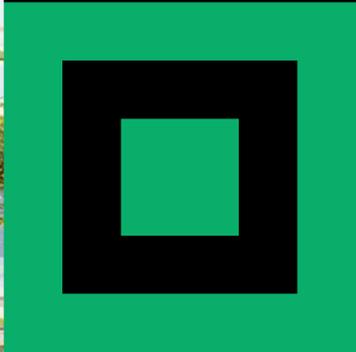
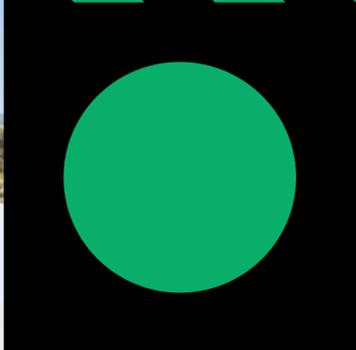
The plaza is situated at the meeting point of the promenade and pedestrian bridge which connects the historic side with the new. It's designed to foster activity, facilitating both movement and connectivity. Take advantage of food and beverage venues adjoining this community space.





DESIGNED FOR THE FUTURE

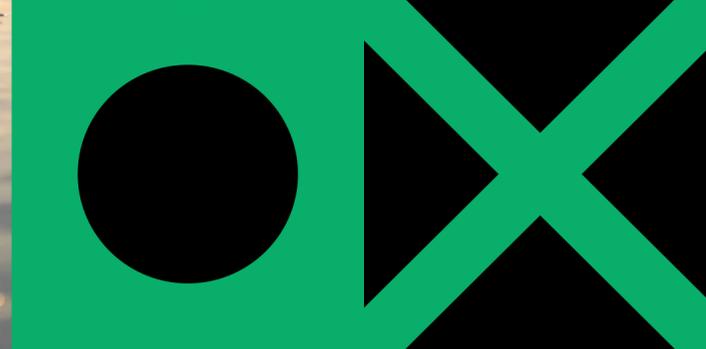
Architecturally designed by Enzo Caroscio, the homes at Dock One North have been designed with minimal energy bills in mind. The elements of solar, thermal and cross-ventilation have all been considered in the design to provide the best outcome for residents. The townhomes are equipped with solar and battery ready as standard, and communal energy is supplied by solar for the apartments.



THE NEW VIBE AT THE PORT

The opportunities are boundless for this modern precinct. With an innovative approach, we have transformed a place of potential and built one of great pride. Many private and government operators are already recognising the potential and relocating, investing in new business, building developments, and creating jobs. New bars, cafés, pubs, and retail shops are also continuing to emerge.

Kite acknowledges the Kurna People in Port Adelaide and recognises their vibrancy and diversity to the local area, through their traditions and contributions, enriching the overall community fabric.



Kite

Dock One North is brought to you by Kite Projects. Known and respected as one of South Australia's most innovative, progressive and reliable developers. Kite is setting the benchmark in the property market for innovation, design, sustainability and wellness. Kite Projects is a family-owned, proudly South Australian company, focused on community. It's connection that drives us. When we put everything together we help people make living memories.

KITE PROJECTS

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Enoki

**ENZO
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