

Up-Coming Projects 2010

470 St. Kilda Rd. Melbourne

- residential conversion of the 10 level Becton building & addition of a further 6 levels
- brilliant corner location with a double-storey heritage-listed property at the rear which should preserve views over Albert Park Lake and the bay
- expecting 1BR apartments from high \$300,000s and 2BR from high \$400,000s
- currently awaiting town planning approval

38 Camberwell Rd. Hawthorn East

- approx 60 apartments over 4 levels (including ground)
- situated in Melbourne's leafy and prestigious inner east
- very high median value suburb (Melbourne top 10)
- expecting 1BR apartments from high \$300,000s and 2BR from high \$400,000s
- currently awaiting town planning approval

Cnr Rouse and Nott St. Port Melbourne

- situated one block back from the beach
- approx 30 apartments - 1BR and 2BR
- currently awaiting town planning approval

60-62 Broadway, Elwood

- 23 apartments
- one and two-bedroom
- great suburb to invest
- currently awaiting town planning approval

Hyatt, Lorne

- one and two bedroom apartments
- first ever time that Hyatt has agreed to operate in Victoria outside of the CBD (Grand Hyatt in Collins St. and the Park Hyatt)
- located adjacent to the Lorne Golf Club and with stunning views
- expect 7% rental returns along with occupancy rights

334-336 Gordon St. Maribyrnong

- 7 kms from the city, some apartments with brilliant CBD views
- just 25 apartments in total
- expecting 1BR apartments from high \$300,000s and 2BR from high \$400,000s

Appleton St. Richmond

- situated near Victoria Gardens Shopping Centre (incl. Ikea)
- approx 120 apartments
- expecting 1BR apartments from high \$300,000s and 2BR from high \$400,000s
- currently awaiting town planning approval

Gladstone St. South Melbourne

- on the Port Melbourne border with excellent access to freeways
- re-launched and improved office building
- views to the city and Docklands
- strata-titled offices with carparking expected from \$300,000

Coventry St. South Melbourne

- situated just off St. Kilda Rd. close to the Shrine of Remembrance
- one and two bedroom apartments (high-rise)
- currently awaiting town planning approval

Bridge Rd. Richmond

- located close to Church St. in the heart of the retail hub
- approx. 50 apartments (1BR and 2BR)
- currently awaiting town planning approval

Albert Rd. South Melbourne

- situated just off St. Kilda Rd. close to the Shrine of Remembrance
- one and two bedroom apartments (high-rise)
- currently awaiting town planning approval

Commercial Rd. Prahran

- close to Chapel St. and Prahran Station
- one and two bedroom apartments
- currently awaiting town planning approval