

**BRAND NEW APARTMENTS
AVAILABLE FOR IMMEDIATE SETTLEMENT**

BRUNSWICK WEST

\$489,000 less 10% rebate = \$440,100

1 bed, 1 bath, 1 car park

Internal 5sqm

External 8sqm

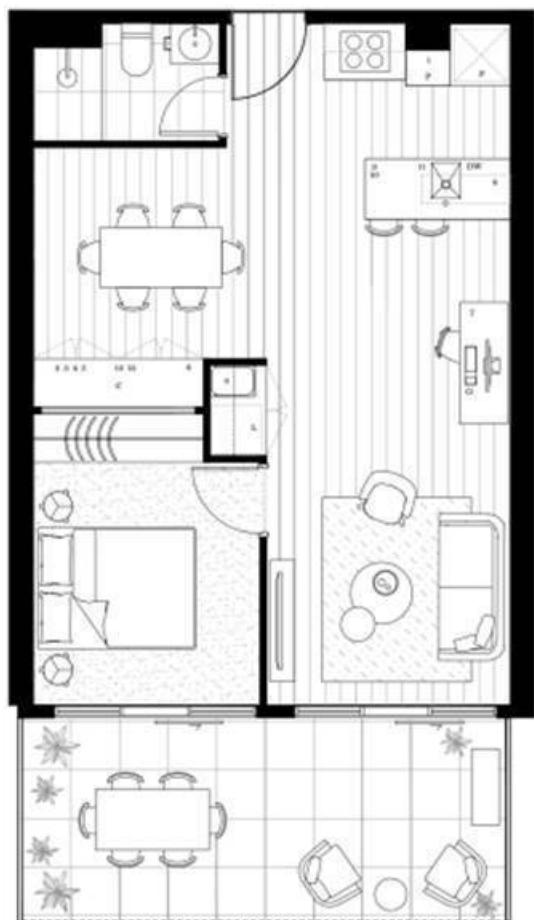
Total 63sqm

Outgoings approx.

Rates \$1429

O/c fees \$2397

Water \$682



- * Best/most liveable 1bed + Multi-Purpose Room Floor plan.
- * 7th (2nd top) Floor providing excellent natural light into the apartment.
- * Full Study/Dining/2nd Bedroom option with incredible storage space.
- * 15sqm Large entertaining Balcony.
- * Car Park and Storage.

High Rental Demand - due to Professional Migration of workers closer to the CBD.

- * Low vacancy rates of 1.8%
- * Strong Rental yield averages 4.25% pa.
- * Perfect Local Demographics for renting

Extensive Amenities

- * Health Club - commercial size & equipped; Private dining room; Two outdoor BBQ areas and two Outdoor seating area; Bocce field; Table tennis Area; Communal; Spa; Business Centre.

Prime Location/Transport

- * 6km to CBD - under 10 minute commute, Melbourne University & RMIT both 12 min commute
- * Public transport to CBD - Albion Street, which The Grove has frontage on to has a tram stop (2 min walk), bus stop (30 sec walk), train stop (15 min walk) and bike trail (one min away) all that take you directly to the CBD
- * Freeway very accessible, 4 minute commute.

**BRAND NEW APARTMENTS
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Internal 55sqm

External 8sqm

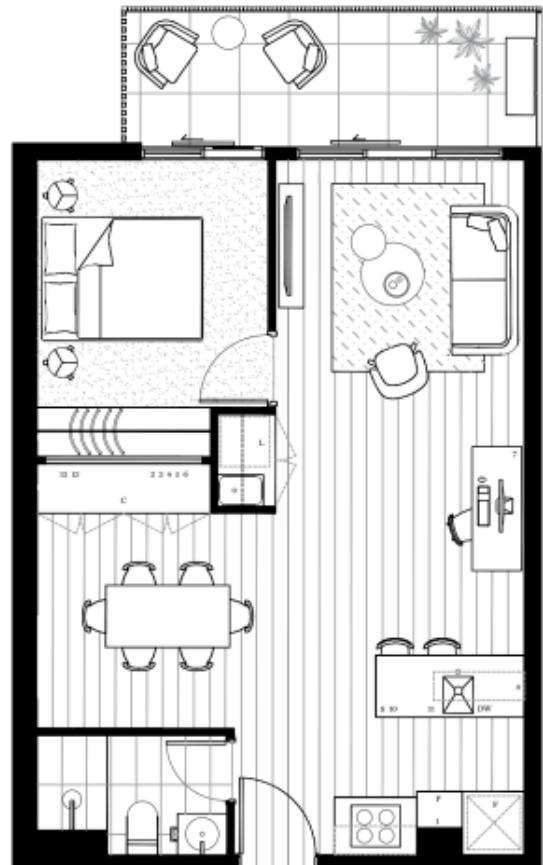
Total 63sqm

Outgoings approx.

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Water \$682



- * Best/most liveable 1bed + Multi-Purpose Room Floor plan.
- * 6th Floor North Facing, maximizing natural light into the apartment.
- * Full Study/Dining/2nd Bedroom option with incredible storage space.
- * 8sqm Large North facing Balcony
- * Car Park and Storage.

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**BRAND NEW APARTMENTS
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\$489,000 less 10% rebate = \$440,100

1 bed, 1 bath, 1 car park

Internal 50sqm

External 26sqm

Total 76sqm

Outgoings approx.

Rates \$1429

O/c fees \$2183

Water \$682



BRUNSWICK WEST



- * Featuring Ground Floor large 26sqm outdoor area
- * Dual Bathroom Access.
- * Extended Island benchtop for food preparation & meals.
- * Unique separate study with window into living area.

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**BRAND NEW APARTMENTS
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BRUNSWICK WEST

\$465,000 less 10% rebate = \$418,500

1 bed, 1 bath, 1 car park

Internal 51sqm

External 9sqm

Total 60sqm

Outgoings approx.

Rates \$1345

O/c fees \$2077

Water \$676



- * East Facing apartment on 4th floor featuring great natural light into the apartment.
- * Dual Bathroom Access.
- * Extended Island benchtop for food preparation & meals.
- * Unique separate study with window into living area.

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\$465,000 less 10% rebate = \$418,500

1 bed, 1 bath, 1 car park

Internal 51sqm

External 10sqm

Total 61sqm

Outgoings approx.

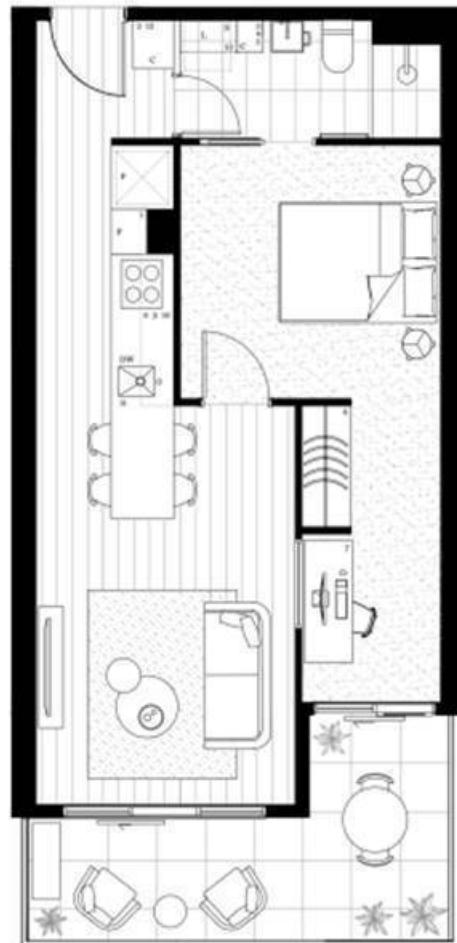
Rates \$1359

O/c fees \$2077

Water \$677



BRUNSWICK WEST



- * 3th floor looking into the landscaped courtyard garden.
- * Dual Bathroom Access.
- * Extended Island benchtop for food preparation & meals.
- * Unique separate study with window into living area.

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External 10sqm

Total 61sqm

Outgoings approx.

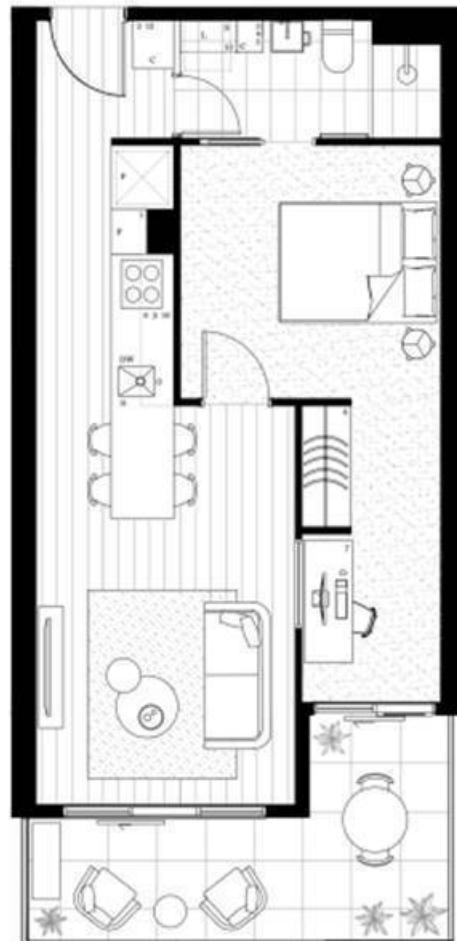
Rates \$1359

O/c fees \$2077

Water \$677



BRUNSWICK WEST



- * 4th floor looking into the landscaped courtyard garden.
- * Dual Bathroom Access.
- * Extended Island benchtop for food preparation & meals.
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\$460,000 less 10% rebate = \$414,000

1 bed, 1 bath, 1 car park

Internal 55sqm

External 12sqm

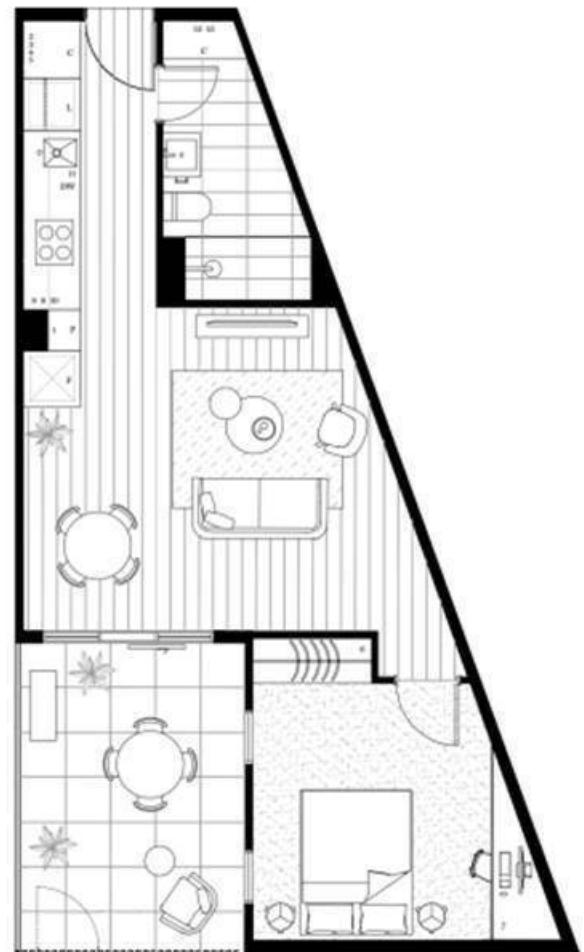
Total 67sqm

Outgoings approx.

Rates \$1345

O/c fees \$2290

Water \$676



- * Unique ground floor large 1bedroom apartment - that "really works".
- * Exceptionally large living area - bigger than many 2bedroom apartments.
- * Large spacious bedroom.
- * Large courtyard which conveniently connects out into the landscaped courtyard - extending the apartment.
- * Large bathroom, great storage, and European laundry.

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