

St BOULEVARD

MELBOURNE

PROJECT OVERVIEW



- **ADDRESS** 601 St Kilda Rd, Melbourne (corner of St Kilda Rd & High St)
- **DEVELOPER** Shakespeare Group
- **ARCHITECT** Elenberg Fraser
- **BUILDER** Icon CO
- **STATUS** Under construction
- **COMPLETION DATE** **MAGNOLIA - EARLY 2020 & GINKO**
ANACA - MID 2020
- **AMENITY**
 - Communal lounge
 - Health club and spa
 - Reading room
 - Games lounge/karaoke pod
 - Private dining with catering kitchen
 - Gymnasium
 - Theatre
 - Outdoor breakout space
 - BBQ and lounge pavilion
 - Heated spa
 - 25m lap pool
 - Children's play area

LOCATION

Located on Melbourne's premier tree lined boulevard, St Boulevard is positioned just 4km from Melbourne CBD and is flanked by the city's most prestigious schools, public parks, hospital and boundless entertainment options.

ACCESSIBILITY

- Direct tram access to Melbourne CBD
- Approx. 900m to Prahran train station
- Anzac train station under construction on St Kilda Rd with a direct tram/train interchange

EDUCATION

Leading independent and government funded schools in the area:

- Wesley College

Co-educational open entry school, offering International Baccalaureate from early childhood to Year 12.

- Melbourne Grammar

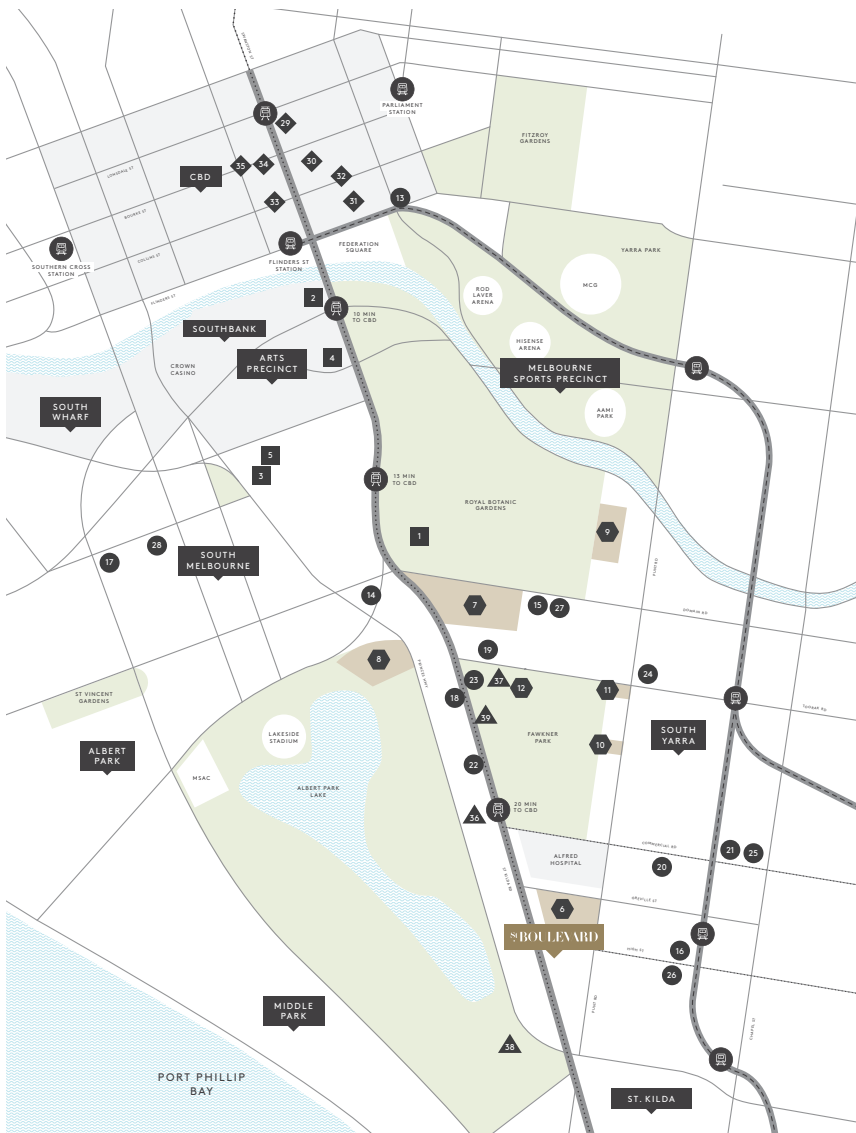
Independent boys combined day and boarding school catering to students from Prep to Year 12.

- Melbourne Girls Grammar

Independent girls combined day and boarding school catering to students from Pre-School to Year 12.

- Mac.Robertson Girls' High

Government-funded single-sex academically selective secondary school for girls in Year 9 to Year 12.



LIFESTYLE

- Parks

21 parks covering nearly 33.2% of the St Kilda Rd precinct, including Royal Botanical Gardens, Fawkner Park and Albert Park

- Food and retail

Myriad of shopping and dining in options in Melbourne CBD and nearby Chapel Street.

- Amenities

The Alfred Hospital and the Avenue Private Hospital less than 2km away.

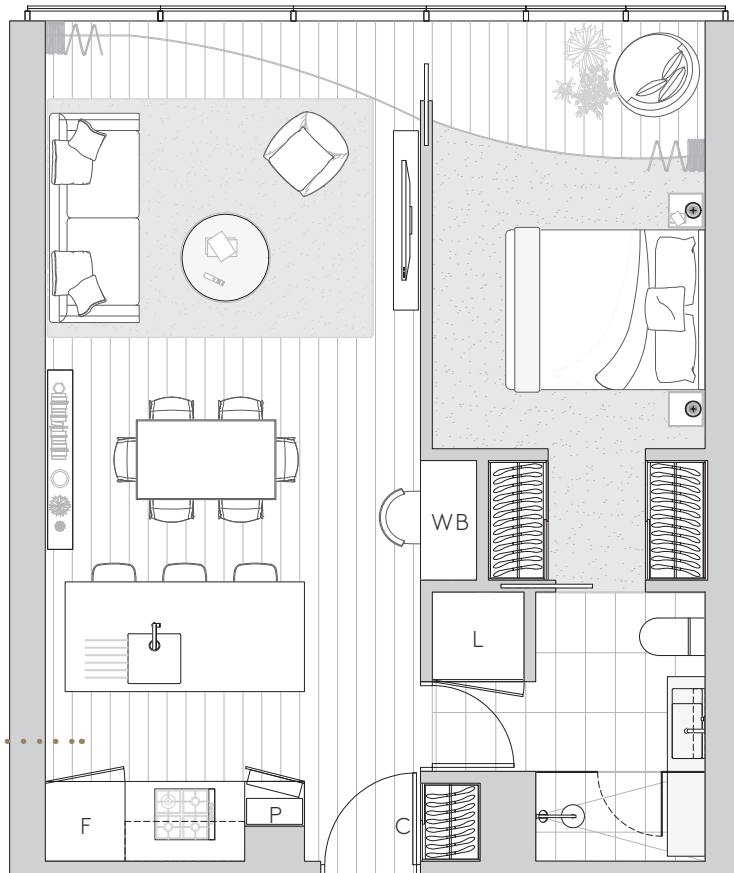
MAGNOLIA

R E S I D E N C E S

COMPETITIVELY PRICED FROM \$555,000

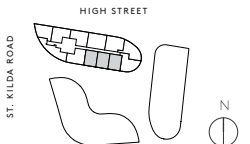
VIEW TO GARDEN &
OUTDOOR OASIS

EFFICIENT DESIGN WITH
KITCHEN ISLAND INCLUDED



OVERSIZED, GENEROUS
1 BEDROOM

TYPE A17



1 BEDROOM
1 BATHROOM

APARTMENTS

0109, 0110, 0111, 0209, 0210, 0211, 0309, 0310,
0311, 0409, 0410, 0411, 0509, 0510, 0511, 0609, 0610,
0611, 0709, 0710, 0711, 0809, 0810, 0811, 1006

INTERNAL 55m²
WINTERGARDEN 6m²
TOTAL 61m²

THE
SHAKESPEARE
GROUP

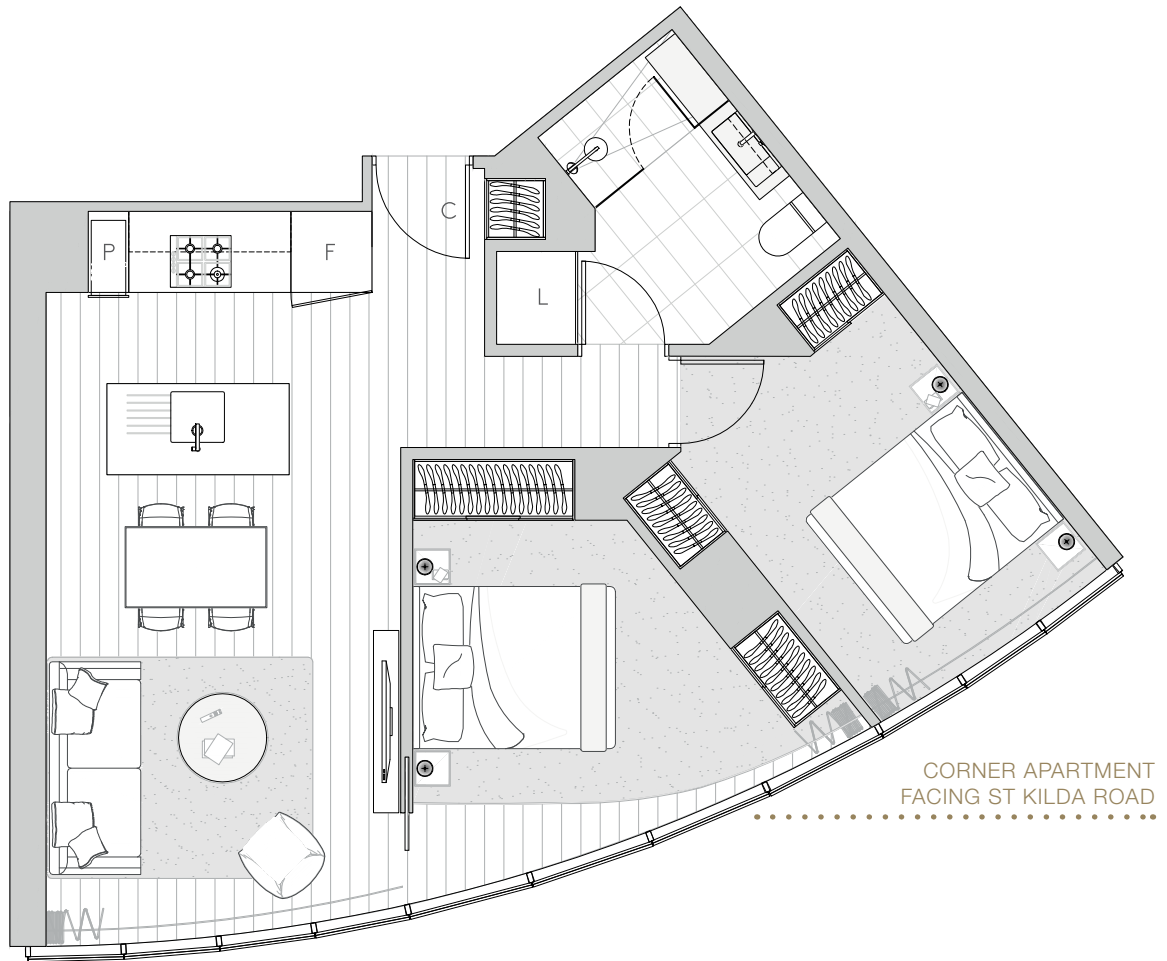


L - LAUNDRY F - FRIDGE P - PANTRY C - COAT CABINET WB - WORK BENCH (WITH CHARGING STATION)

All images, views, drawings and diagrams are indicative or artist impressions only and not shown to scale. Structure, services dimensions and areas are approximate and subject to change without notice. All areas calculation are based on the Property Council of Australia method of measurement and are estimates only. Prospective purchasers must rely on their own enquiries and should refer to the plans, terms and conditions contained in the Contract of Sale. Loose furniture, appliances, white goods, planters, pendant lights and floor lights are not included. Fittings, fixtures, finishes and extent of finishes may vary. Locations and sizes of operable windows & screens are indicative only and subject to change without notice.

ANANCA

AFFORDABLE
2-BEDROOM OPTION FROM \$675,000



CORNER APARTMENT
FACING ST KILDA ROAD

BEAUTIFUL CURVED FACADE
FOR MORE NATURAL LIGHT



TYPE B3

2 BEDROOMS
1 BATHROOM

APARTMENTS

0106, 0107, 0206, 0207, 0306, 0307, 0406, 0407, 0506,
0507, 0606, 0607, 0706, 0707, 0806, 0807, 0906, 0907,
1006, 1007, 1106, 1107, 1206, 1207, 1305, 1306, 1404,
1405, 1503, 1504, 1602, 1603

INTERNAL 62m²
WINTER GARDEN 5m²
TOTAL 67m²

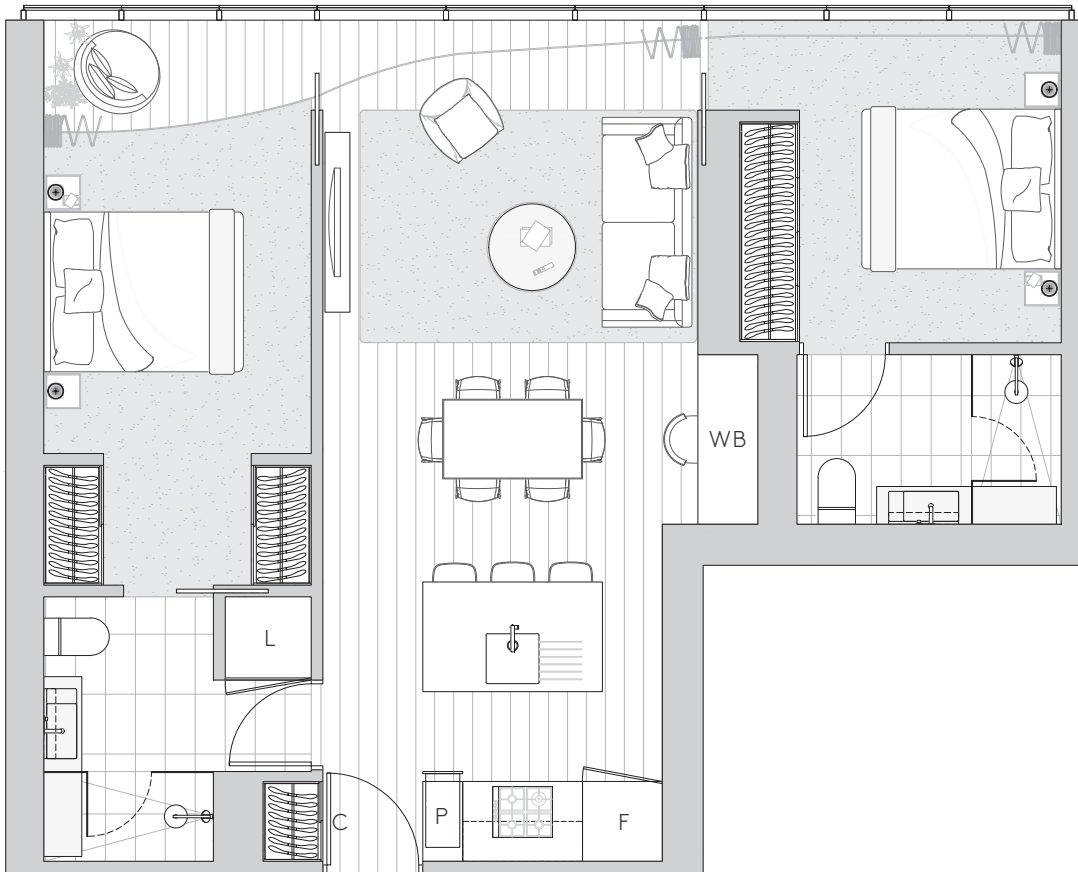
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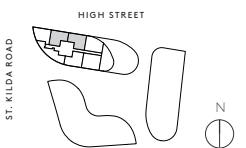
MAGNOLIA

R E S I D E N C E S

NORTH FACING APARTMENT WITH VIEWS TO
PRESTIGIOUS WESLEY COLLEGE SCHOOL
GROUNDS FROM \$795,000



TYPE C8



2 BEDROOMS
2 BATHROOMS

APARTMENTS
0103, 0104, 0203, 0204, 0303, 0304, 0403, 0404,
0503, 0504, 0603, 0604, 0703, 0704, 0803, 0804,
0903, 0904, 1003

INTERNAL 72m²
WINTERGARDEN 6m²
TOTAL 78m²

THE
SHAKESPEARE
GROUP



L - LAUNDRY F - FRIDGE P - PANTRY C - COAT CABINET WB - WORK BENCH (WITH CHARGING STATION)

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BENEFITS OF PURCHASE

- Potential land transfer duty savings while still under construction with lower dutiable values – overall construction is at 50% as at end July 2019.

- First Home Buyers

First home buyer duty *exemption* for dwellings valued up to \$600,000

First home buyer duty *concession* for dwellings valued from \$600,001 - \$750,000

- Principal Place of Residence

Principal place of residence *concession* for dwellings valued up to \$550,000

- \$10,000 First Home Owners' Grant from the government for new dwellings valued up to \$750,000.
- Beautifully crafted interiors with brand new finishes and appliances requiring low maintenance
- Secure apartment living
- **Guarantee of delivery** with construction already being underway

Please refer to the SRO website

YOUR INVESTMENT

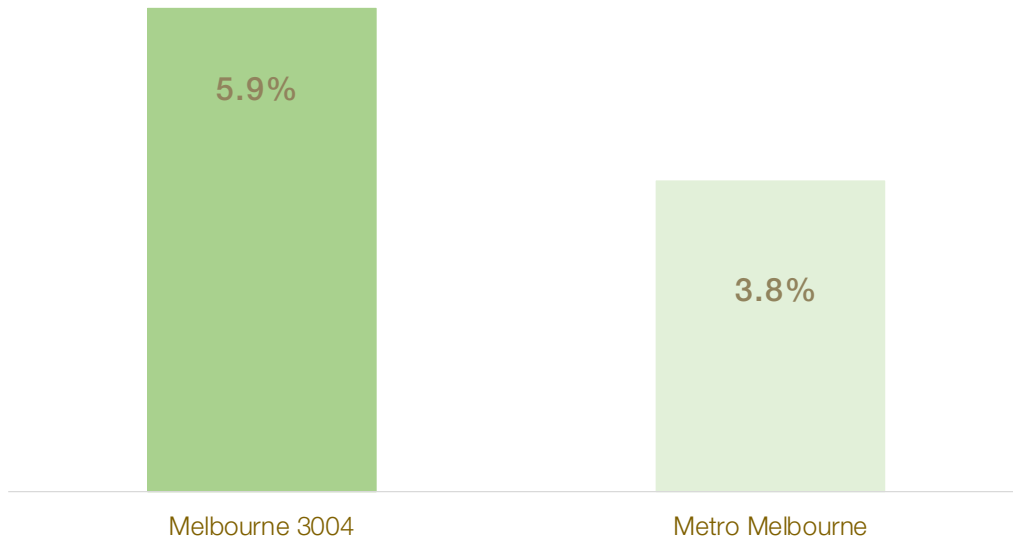
Buy into a new market
within a precinct undergoing
significant infrastructure
investment

Your Investment

The St Kilda Rd precinct attracts *high quality tenants*, with 69% of occupied dwellings inhabited by renters. The tenant profile is predominantly young professionals with 49% of the population listed as 'Professionals' or 'Managers', higher than Melbourne's average.

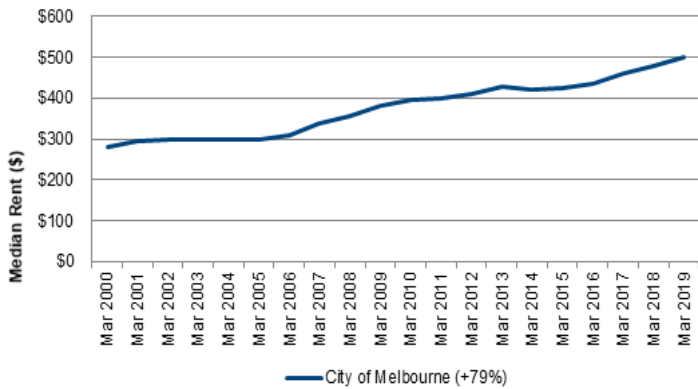
With limited residential completions anticipated in the near future and continuing high population growth in 2020-2021, strong investment fundamentals are expected to remain. The precinct is already demonstrating trends of increasing weekly rents and falling vacancy rates.

RENTAL YIELD



Source : REIV

Annual Median Rents (LGA)

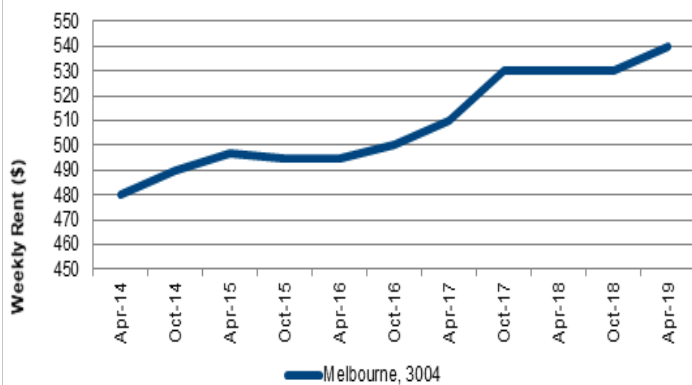


Source: Colliers International. DHHS

Units in the St Kilda Rd precinct experienced +30% change in median apartment values from 2010 - 2019.

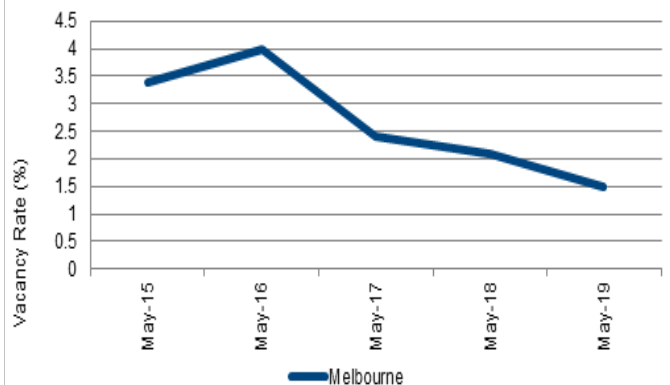
The area offers a safe and inclusive place to work and live, retaining its highly valued urban character with well-landscaped public realms supporting convenient access to nearby parks, services and sustainable transport modes.

Weekly Rent



Source: Colliers International. Corelogic

Melbourne Vacancy Rates



Source: Colliers International