

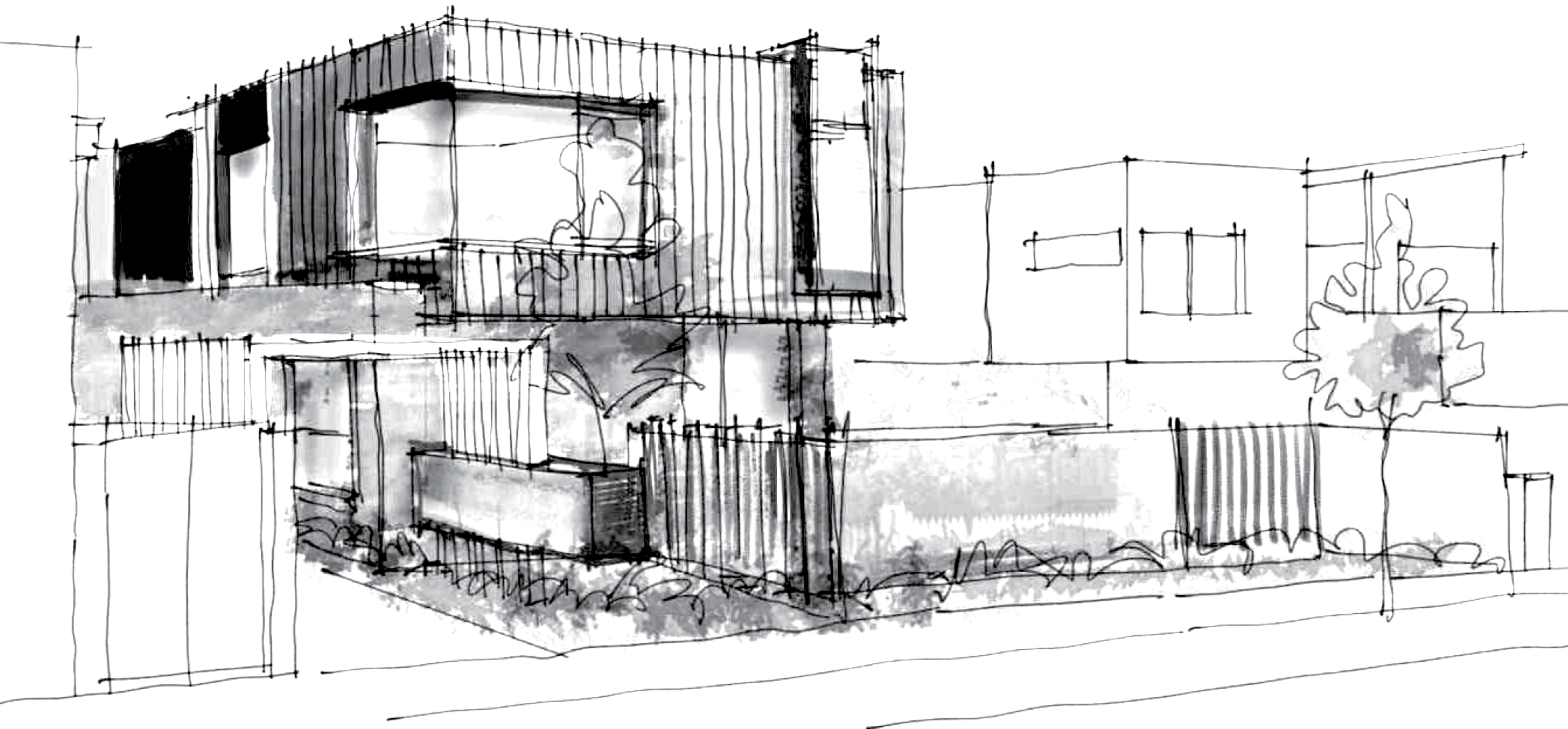
537
GILBERT / ROAD



TOWNHOUSES

Architecture

From its inception the **architecture** has an appeal which perfectly narrates the architectural language of the project.





Architecture

EXTERNAL RENDER

The **external** interplay between robust masonry and sharp metal cladding, pays homage to the neighbourhood character of yesteryear whilst showcasing a glimpse of what tomorrow will bring.

Kitchen + Living

Kitchens are the heartbeat of every interior, including here, with a neutral timber and stone palette, built with quality craftsmanship.





Bathroom

Bathrooms fitted with sharp lines and stylish features, harmoniously compliments the design intent.

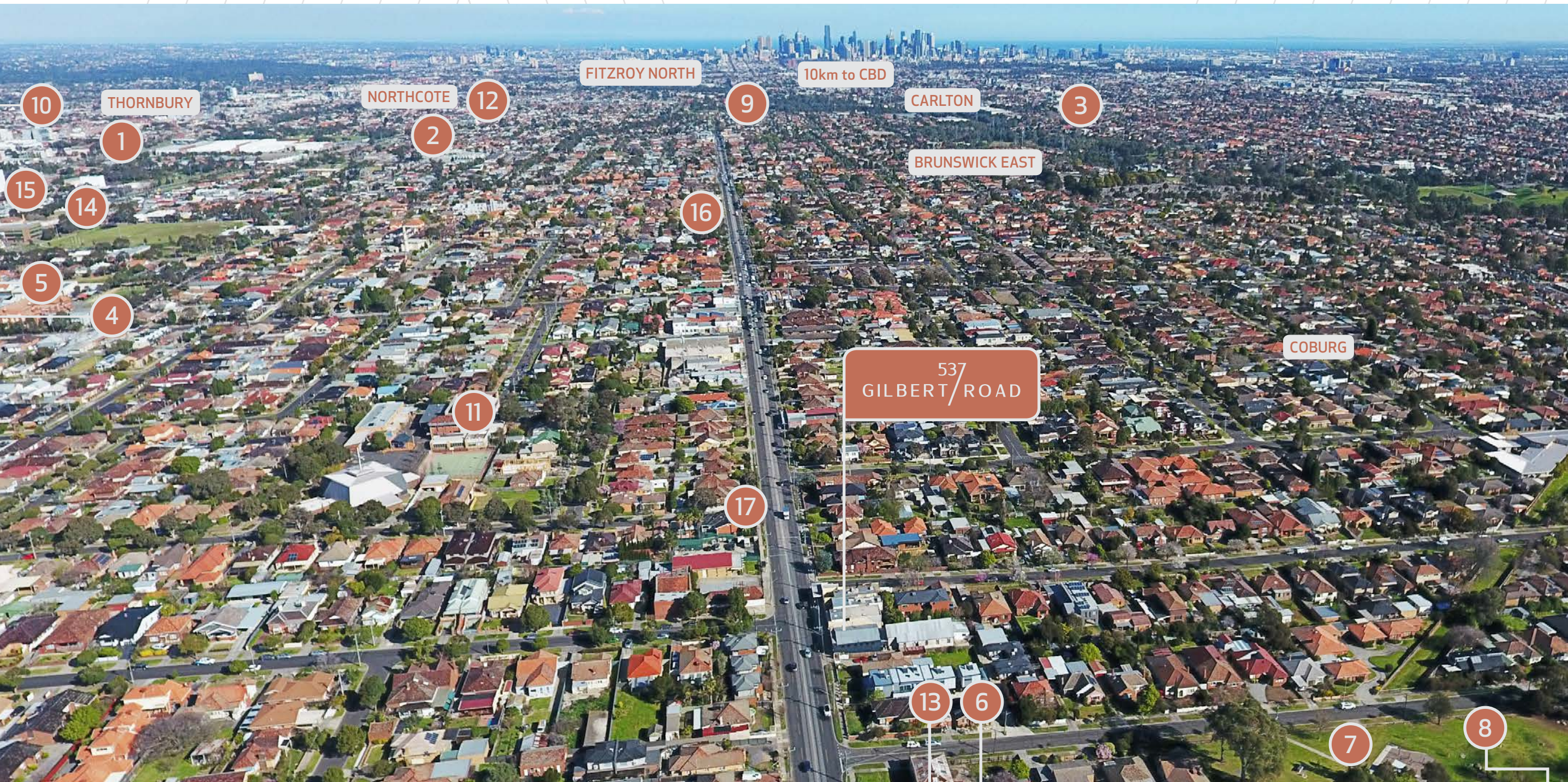
Functionality

Functionality is well thought of with secure parking and utilities, living and entertaining then sleeping designated to their own level.



Location

CLOSER THAN YOU THINK



ENTERTAINMENT + SHOPPING

- 1 Thornbury Precinct
- 2 Northcote Precinct
- 3 Brunswick Precinct (Lygon Street)
- 4 Northland Shopping Centre
- 5 Preston Market

RECREATION

- 6 Edwardes Lake Park
- 7 Larkins Reserve
- 8 Melbourne BIG4 Holiday Park
- 9 Northcote Golf Club
- 10 Northcote Aquatic + Recreation Centre

EDUCATION

- 11 St. Raphael's Primary School
- 12 Northcote High School
- 13 Reservoir West Primary School
- 14 Melbourne Polytechnic (Formerly NMIT) Preston Campus

PUBLIC TRANSPORT

- 15 Bell Train Station
- 16 Bell St Bus Stop
Bus 527 to CBD
- 17 Sydney Rd Tram Stop
Tram 11 to CBD

Lifestyle

FAMILY LIFE



PRESTON MARKET



BIG4 HOLIDAY PARK



SYCAMORE MEADOWS



EDWARDES LAKE PARK


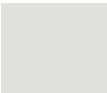












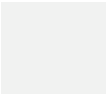


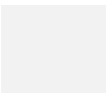







STRAY NEIGHBOUR



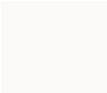









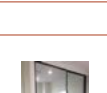
THE FOOD TRUCK PARK

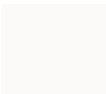


Fixtures + Finishes

EXTERNAL		
Render Finish - Smooth Texture	Ground Floor: Shale Grey	
Render Finish - Smooth Texture	First Floor/Basement Level: Vanilla Quake Quarter	
Render Finish - Smooth Texture	Porch Canopy: Monument	
Brickwork	San Selmo Reclaimed	
Metal Cladding	Colorbond Standing Seam Wall Cladding	
External Balustrading	1700mm high	
Ramp Sliding Entrance Gate + Fencing to Laneway	Sliding Motorised Gate	
Garage Doors	Panel Lift slimline (with motor) - Front of Garage Shale Grey	
Front Entry Door	Solid Duracote Timber Veneer Oiled Finish	
Front Entry Door Handle	1200mm long Back to Back	
External Light Points	Brilliant Up / Down Light	
Balcony	600 x 600mm Porcelain Paver	

INTERNAL		
Ceilings + Walls	Hi-Cover Flat Acrylic Lexicon Quarter	
Floor Coverings	Bedrooms + First Floor Foyer Only	
Floor Coverings	Timber Floor Ground Floor Living Areas Engineered Oak	
Doors	High-Gloss Enamel Lexicon Quarter	
Door Handles	Lockwood Velocity Small Rose Lever	
LAUNDRY		
Wall Tiling	White 300 x 75 Matt	
Floor Tiling	Riverside White Lappatto 300 x 600	
Benchtop	20mm Re-Constituted Stone Prestigious Stone - Sub Zero 20mm Square Edge	
Cabinet Doors / Drawers	Base cabinet doors Laminate Kicker Panel Laminate Base Cabinet Colour: Polytec Graphite	
Taps	Flick Mixer Tap	
Trough	Topmount Laundry Trough	

Fixtures + Finishes

INTERNAL KITCHEN		
Cupboards	Fully Lined Melamine Cabinets	
Doors / Drawers	Base Cabinet Doors: Laminate	
Benchtops	20mm Re-Constituted Stone Prestigious Stone – Sub Zero 20mm Square Edge	
Splashback	Carrara Penny Round Honed Marble Mosaic	
Cooktop	Bosch 600mm Gas Cooktop	
Rangehood	Bosch 530mm Undermount Rangehood	
Oven	Bosch 600mm Electric Oven	
Dishwasher	Bosch 600mm Series 2 Dishwasher	
Sink	Single Bowl Black Granite Stone Undermount Kitchen Sink 460mm	
Tap	Roud Square Neck Kitchen Mixer Tap Matt Black Finish	
BEDROOM		
Mirror Doors	Floor to Ceiling Mirrored Doors	

INTERNAL BATHROOM / ENSUITE		
Wall Tiling	Riverside White Lappatto 300 x 600	
Floor Tiling	Riverside White Lappatto 300 x 600	
Cupboards	Fully Lined Melamine Cabinets	
Mirror Cabinet	Mirror Shaving Cabinet Approx. 450mm wide x 140mm	
Benchtops	20mm Re-Constituted Stone Prestigious Stone – Sub Zero 20mm Square Edge	
Vanity Basin	Matt Semi Inset Basin	
Vanity Basin Taps	Matt Black Outlet	
Toilet	In Wall Cistern Toilet Suite Mechanical Black Buttons	
Toilet Roll Holder	Toilet Roll Holder	
Towel Rail	Square Round Single Towel	
Shower Screen	Glass Shower Screen	
Shower Arm / Head	Shower Head + Arm	
Shower Mixer	Wall Mixer	

Financial Details

STATISTICS / FINANCIAL BENEFIT

FIRST HOME OWNERS



STAMP DUTY CONCESSION
APPLIES ON THE DUTIABLE VALUE
OF THE PROPERTY
NOT PURCHASE PRICE!

PURCHASING A PROPERTY
WITH A **DUTIABLE** VALUE
UP TO \$600,000
=
\$0 STAMP DUTY

PURCHASING A PROPERTY
PRIOR TO CONSTRUCTION PAY
\$0 STAMP DUTY

* Further information can be found on the Victoria State Revenues Office Website www.sro.vic.gov.au. All first Home Owners must refer to the Victorian State Revenues Office to confirm qualification criteria and process.



GRANT
APPLIES ON THE PURCHASE PRICE
OF THE PROPERTY

PURCHASING A PROPERTY
WITH A **PURCHASE** PRICE OF
BELOW \$750,000
=
\$10,000 GRANT

CAPITAL GROWTH

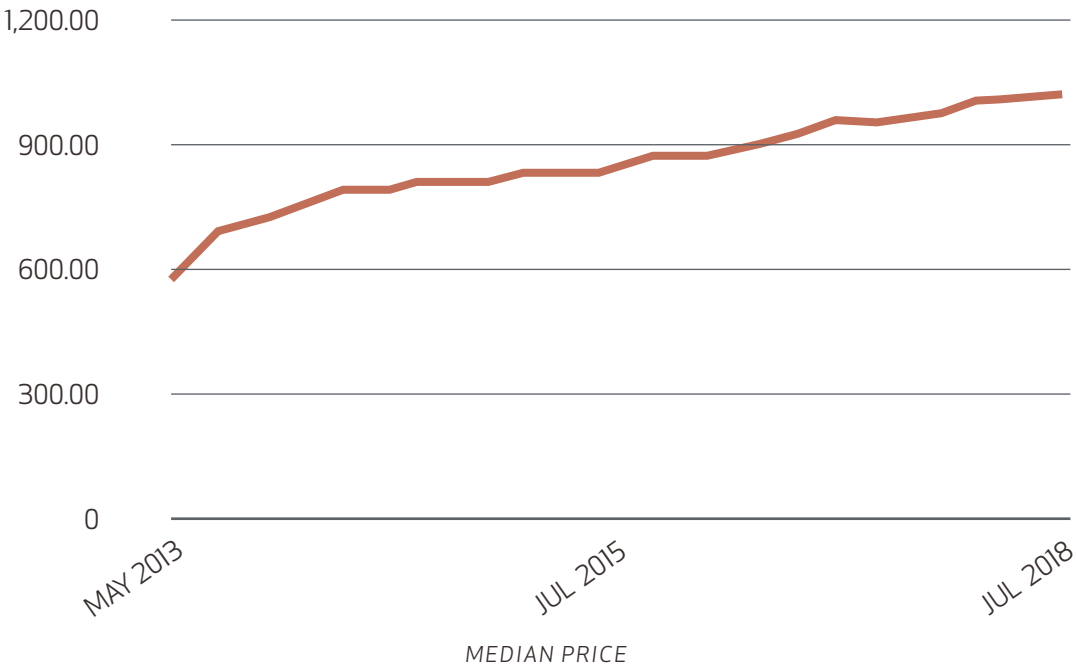


MEDIAN HOUSE PRICE
\$997,500

69% Capital growth over 5 years
equating to averaging dwelling
increase of **\$407,500**

12 MONTH GROWTH
10.83%

MAY 2013 avg. price **\$590,000**
JUL 2018 avg. price **\$997,500**



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