



The Fields

EXECUTIVE SUMMARY

Project Name

The Fields Townhouses

Developer

Glenvill Developments

Project Location

96 Oriel Road
Bellfield VIC 3081

Architect

Rothelowman

Distance from CBD

9km to Melbourne CBD

Dwelling Breakdown

2 Bedroom Townhome
3 Bedroom Townhome
4 Bedroom Townhome

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

Development Features

- **Prime Location:** Situated just 9 km from Melbourne's CBD in the leafy suburb of Bellfield, providing easy access to urban amenities.
- **Proximity to Green Spaces:** Adjacent to Ford Park and Darebin Parklands, offering residents cycling routes, nature trails, recreation facilities, and two new ovals.
- **Modern Architectural Design:** Each townhouse features open-plan layouts that maximise space and light, with kitchens fitted with premium appliances.
- **Communal Spaces:** Designed with communal areas set against a eucalypt backdrop, fostering a sense of community and connection with nature.
- **Nearby Amenities:** Close to cafes, bars, and restaurants, allowing residents to enjoy Melbourne's renowned lifestyle offerings.
- **Educational Institutions:** A short distance from La Trobe University and RMIT Bundoora, making it convenient for students and staff.

THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 1.0%
- » Superior finish and build quality
- » Efficient and spacious, well-designed terrace layouts with low maintenance
- » Located with a short stroll to shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus and train services

DWELLING MAKE UP

DWELLING SIZE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
2 BRM	89	10	\$899,000
3 BRM	135	8 - 10	\$1,160,000 - \$1,395,000
4 BRM	164 - 167	28 - 30	\$1,475,000 - \$1,575,000

Pricing is subject to change without notice.

OUTGOINGS

DWELLING SIZE	STRATA RATES	WATER RATES	COUNCIL RATES
2 BRM	\$700 - \$750 / Quarter	\$250 / Quarter	\$500 / Quarter
3 BRM	\$950 - \$1000 / Quarter	\$275 / Quarter	\$600 - \$725 / Quarter
4 BRM	\$1150 - \$1120 / Quarter	\$300 / Quarter	\$700 - \$825 / Quarter

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	COMPLETION
Residential	Off Plan	Mid 2026

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