



Parkhill

e-agent

Wholesale Agent Platform

EXECUTIVE SUMMARY

Project Name
Parkhill

Developer
Central Equity

Project Location
408 Spencer Street
West Melbourne VIC 3003

Builder
Multiplex

Project Description
A development consisting of
1 & 2-bedroom apartments
over 20 levels

Apartment Breakdown
1 Bedroom Apartment
2 Bedroom Apartment

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

- Bright & roomy apartments with up to 2.7m high ceilings
- Gourmet kitchen with stone benchtops, dishwasher drawer, Miele Microwave, Miele appliances and German tapware
- Generous-sized master bedrooms with built-in-robos
- Spacious tiled balconies or terraces
- Fully tiled bathroom with German tapware
- Euro-laundry including washing machine and dryer
- Concealed air-conditioning & heating
- Double-glazed windows with motorised blinds
- 6.5 star energy rating

Amenities

- Rooftop gym for residents
- Rooftop garden, complete with BBQs and outdoor seating
- Stunning lobby with 7-day concierge & 24/7 parcel lockers
- Ample bike storage.

Location

- 600m to Flagstaff Train Station
- 3-minute walk to Flagstaff Gardens
- 1.3km to RMIT University City Campus
- 1.7km to University of Melbourne
- 7-minutes drive to Royal Melb Hospital



THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 2.8%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Home to significant infrastructure, employment opportunities and increased housing over the coming years
- » Strong tax depreciation
- » Good transport access with bus and train services

DWELLING MAKE UP

UNIT TYPE	TOTAL SQ. MT	PRICE RANGE
1 BRM	57 - 93	\$539,000 - \$649,000
2 BRM	70 - 90	\$679,000 - \$889,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$700 - \$900 / Quarter	\$400 / Quarter	\$200 / Quarter
2 BRM	\$900 - \$1100 / Quarter	\$500 / Quarter	\$250 / 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	COMPLETION
Residential	Ready To Move In



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