



Parkview  
TOWNHOUSES

46

45

44

# EXECUTIVE SUMMARY

## Project Name

Parkview Townhouses

## Developer

Glenvill Developments

## Project Location

55 Parkview Road,  
Alphington, VIC 3078

## Architect

Conrad Architects

## Distance from CBD

6.5km to Melbourne CBD

## Dwelling Breakdown

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

- **Premium Location:** Located in the heart of Alphington, with easy access to Melbourne's CBD (just 6.5 km away).
- **Exclusive Design:** Contemporary architecture featuring modern finishes and spacious layouts.
- **Generous Living Spaces:** Townhomes offering 3 and 4-bedroom options with large open-plan living areas.
- **Private Outdoor Spaces:** Each home features a private terrace or courtyard, perfect for entertaining or relaxing.
- **State-of-the-Art Kitchens:** High-end appliances, stone benchtops, and custom cabinetry for a sleek, functional cooking experience.
- **Luxurious Bathrooms:** Ensuite and main bathrooms with premium fixtures, including floor-to-ceiling tiles and designer fittings.
- **Sustainable Living:** Energy-efficient designs and features, including double glazing and sustainable materials.
- **Secure Living:** Gated community with secure entry and parking, ensuring privacy and peace of mind.
- **Green Spaces:** Surrounding parks and landscaped gardens, providing a tranquil environment.



## THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 0.3%
- » Superior finish and build quality
- » Efficient and spacious, well-designed terrace layouts with low maintenance
- » Located within the YarraBend development 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
3 BRM	179 - 205	20 - 74	\$1,750,000 - \$1,950,000
4 BRM	212 - 230	24 - 40	\$1,995,000 - \$2,200,000

Pricing is subject to change without notice.

## OUTGOINGS

DWELLING SIZE	STRATA RATES	WATER RATES	COUNCIL RATES
3 BRM	\$600 - \$650 / Quarter	\$325 / Quarter	\$750 - \$825 / Quarter
4 BRM	\$700 - \$800 / Quarter	\$350 / Quarter	\$850 - \$950 / 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	Under Construction	Late 2025



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