

ROSEBANK APTS – The Village - CLAYTON SOUTH

61-11 Rosebank Avenue, Clayton South



Price \$320,000 - \$420,000

Massive Site - Land Area – 11,660 m² (1.16 hectares)

- 2 Three storey Buildings - Total 185 apts incl car park (secure basement car park)
- Building A – 105 Apartments (selling first) – 72 two bd, 33 one bd
 - Building B – 80 Apartments - 52 two bd, 28 one bd

Modern contemporary design and neutral colours – Louise Chiodo Architects

Apartments will Feature:

- Open plan living area - Carpet to living , tile to wet areas
- Split system Reverse-cycle air conditioning
- European stainless steel appliances
- Security intercom system
- Rubbish Chute
- Re-constituted Stone - Kitchen bench top
- Glazed splash back
- Bosch appliances - oven , gas cooktop, dishwasher
- High speed internet and pay tv points
- Ground floor apts elevated with large terrace areas, higher floors glass balconies
- 5 star energy efficiency rating

GREEN OASIS

Major focus on creating stunning grounds , a “green oasis” – Landscape Designer – Tract Landscape Architects – est 1972, won more state and national awards than any other firm

The 2 Buildings will be separated by Central open landscape designed area with proposed–

- Tree lined pedestrian pathways
- Rain gardens and grassed areas , fencing and screening shrubs
- Attractive feature sculptures, bench seats
- Native shrubs, palms to create oasis feel

LOCATION

Clayton has been named as a HOT SPOT for investment by many experts in the last 18 months

- located at the corner of Rosebank Ave and Westall Road, Clayton South.
- 18 km to CBD
- 17 parks covering 15% of total areas
- Monash University situated approximately 3 km to the North
- Monash Hospital situated approximately 2.25km to the North
- Next to Westall Railway Station to the North – Currently being upgraded to a Premium Station
- Westall Rail Upgrade Project – \$ 153 million spent by govt – reflective of expansion of this area
- Bus services along Rosebank Ave and Westall Rd
- Walking distance to the Rosebank Ave Shopping Precinct (opposite the site)
- Clayton Rd Shopping Strip 1.5 km to North West
- Major Homemaker Centre - IKEA etc under construction 1.25 km NE
- Key arterial roads include; EastLink, Princess Hwy, Monash Freeway (CityLink)
- Popn expected to increase by 3300 people by 2021

DEMOGRAPHICS

HOUSEHOLD STRUCTURE

Clayton – 76% 1-2 person households
Clayton Sth – 53% 1-2 person households

RENTING

Clayton – 52 % Clayton Sth – 34%
NB - 13.5 % increase rental bonds in 2010 (cw 7% Melb avege) – reflects strength of demand in Clayton subregion for affordable housing

AVGE CURRENT RENT

1 bed - \$250 - \$300 / wk 2 bed - \$ 300 to \$450 pw

CAPITAL GROWTH UNITS

Clayton – 9.2 avg last 4 yrs (2010 – 9%)
Clayton South – 12.1 % avg last 4 yrs (2010 – 15.7%)

NB –“ Currently Clayton South area offers very limited new and modern housing – the proposed development will form a unique offering in the apt market “ – Valuation Report M3 Property

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