

Importance: High

December / January Stock Update



Welcome to this weeks edition of our newsletter

PROJECT OF THE WEEK

Como Residences, Mentone

The Como Residences is an exclusive Boutique Development of 25 huge apartments located in one of Mentone's most sought after areas. With 10 apartments sold within the 1st week, you have to be quick to secure one of our stunning 2 or 3 bedroom apartments with 1 or 2 bathrooms and 1 or 2 basement carparks.

This project will not be advertised or offered to a general public until early January 2011, so now is the time to get in and save on stamp duty.

First home owners grant applies if eligible.

Construction Start: April 2011

Completion: Mid 2012

Location: Bayside, Melbourne, VIC

Features, Fittings & Fixtures: 5 star energy rating, gas/solar powered hot water system, designer cabinetry, Caesar stone counter tops, Bosh stainless steel appliances, glass splash backs, reverse cycle/split system air conditioning, storage cages



LINX Apartments — Prahran

FULL STAMP DUTY SAVINGS

FROM \$337,000

1 bed, 2 bed options

Linx Prahran will comprise of 109 residential apartments. Focusing on stunning architectural design and contemporary internal finishes with great functionality, the design team of CBG Architects in conjunction with McGauran Giannini Soon (MGS) Architects will deliver the best in contemporary apartment living in a great location close to all Prahran's amenities.

Construction Start: March 2011

Completion: September 2012

Architect: MGS Architects

Builder: Crema Construction

Location: Prahran, Victoria

Farrell St — Craigieburn

FULL STAMP DUTY SAVINGS

\$389,000

3 bed, 2 bath & Garage

Secure your choice of townhouse with 10 on offer all featuring 3 bedrooms, 2 bathrooms and remote panel lift garage & internal access. Landscaping, stone benches, driveway, heating/cooling inc.

Construction Start: Early 2011

Rental Estimate: \$360/week



11 McKay St — Coburg

FULL STAMP DUTY SAVINGS

FROM \$645,000 TO \$650,000

2 bed, 1 bath & Carpark





If it's style you're after then look no further than these 4 townhouses. All 2 bedrooms, semi-ensuites, large dining and living areas flow to the balcony making entertaining a breeze. All 4 have their own street frontage with private driveways and landscaped areas.

Construction Start: Early 2011

Rental Estimate: \$530—\$550/week



75 Derby Street — Tullamarine

FULL STAMP DUTY SAVINGS

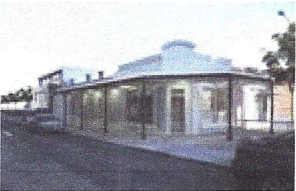
FROM \$449,000 TO \$469,000

2 bed, 1 bath & Garage

That's right, only 4 on the block and a great opportunity for any investor or owner occupier looking for a smaller development. All 2 bedroom with lock up garages, good sized living areas, landscaped grounds and located close to all local amenities. Get in now as full stamp duty applies.

Construction Start: 2011

Rental Estimate: \$380—\$420/week



110 Sydney Rd — Coburg

FULL STAMP DUTY SAVINGS

FROM \$599,900

2 bed/2 plus study, 1 bath & Garage

A stunning façade will impress the most astute buyer of this residential development in Coburg's vibrant centre. Only 3 available in one of the areas most prominent locations with everything right on your door step. An upmarket finish combined with generous living areas and 2 bedrooms or 2 plus study ensure your investment grows.

Construction Start: 2011

Rental Estimate: \$525—\$550/week



Victoria Street — Brunswick

FULL STAMP DUTY SAVINGS

FROM \$639,900 TO \$649,900

2 bed, 2 bath & Garage

Offering style and space, this superb architecturally designed residential development of only 6 combines the use of natural light along with a stunning fit-out. Gourmet kitchens, stone benches, polished flooring, 2 bedrooms both with ensuites, powder room, outdoor living areas and secure covered parking.

Construction Start: 2011

Rental Estimate: \$560—\$580/week



Pascoe Vale Rd — Glenroy

FULL STAMP DUTY SAVINGS

FROM \$475,900 TO \$499,900

2 bed/2 plus study, 2 bath & Carpark

Choose from 2 bedrooms or 2 bedroom plus study & one or two bathrooms in this development of 5. All 2 storey townhouses in a popular location will ensure capital growth for years to come. Central kitchens, neutral colour schemes, open plan living and a location second to none.

Construction Start: 2011

Rental Estimate: \$400 — \$440/week



Cirque Apartments — Richmond

FULL STAMP DUTY SAVINGS

FROM \$355,000

1 bed, 2 bed, 3 bed options

Cirque Richmond presents a rare oppor-

Construction Start: Early 2011



tunity for both owner occupiers and investors to buy into one of Melbourne's most desired property locations. Richmond is widely recognised for its excellent restaurants, designer label shopping outlets and sporting precincts.

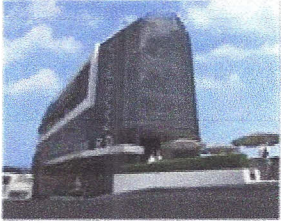
Final Stock Release!

Completion: Mid 2012

Architect: SJB Architects

Location: Richmond, Victoria

Features, Fittings & Fixtures: reconstituted stone bench tops, designer appliances, high quality fixtures & fittings throughout, views from some apartments



Mayada – Camberwell

FROM \$679,000

Comprising 76 luxurious apartments, the building includes a large contemporary restaurant, four specialty retailers and a fully equipped gymnasium. Mayada is setting new parameters for contemporary living, striking architecture, spacious design and fine living.



FULL STAMP DUTY SAVINGS

2 bed 2 bath & 1 Basement Carpark

Construction Start: November 2010

Completion: Aug/Sept 2011

Builder: Hamilton Marino

Architect: MAP Design

Location: 12 km from Melbourne CBD

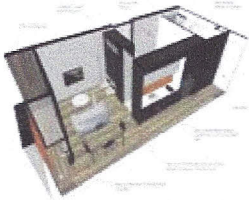
Features, Fittings & Fixtures: Miele Appliances, glass splash backs, polished tap ware, stone benchtops, air conditioning



Pinnacle – South Yarra

FROM \$325,000

Pinnacle Apartments have everything you could wish for when it comes to savvy inner suburban living. Located metres from Toorak Rd, Chapel Street and all the very best eating and social activities Melbourne has to offer. Ideal for the smart Investor as well as owner occupier. Exceptional Rental Yields are predicted. Pinnacle offers an outstanding opportunity to enter the market in one of Melbourne's premier suburbs.



FULL STAMP DUTY SAVINGS

Studio, 1 bed, 2 bed, 3 bed

Construction Start: April 2011

Completion: July 2012

Location: 4 km from Melbourne CBD

Features, Fittings & Fixtures: air conditioning, built-in study desk, hardwood composite flooring throughout the living area, timber lined balcony, European laundry, open plan living



"Go 2 Alexandra" – Moonee Ponds

FROM \$426,300

Sensational 1 bedroom apartments in the heart of Moonee Ponds. This Boutique Development of ONLY 12 offers the most astute buyer the opportunity to purchase in the heart of this vibrant suburb. All apartments feature open plan living, separate bedroom with built-in robes, split system air conditioning, balconies and one secure car parking space.

FULL STAMP DUTY SAVINGS

1 bed + 1 bath & 1 Carpark

Construction Start: Early 2011

Completion: Early 2012

Location: 7 km from Melbourne CBD

Features, Fittings & Fixtures: New Zealand wool carpet, Porcelain tiles, square set architraves, designer fixtures, Caesar stone bench tops,, glass splash backs, SMEG appliances,



The Palms – Essendon

FROM \$535,000

For those who cannot wait, now is the time to buy into this newly completed Boutique Development of 21 executive style

ONLY 4 COMPLETED APARTMENTS LEFT

2 bed + 2 bath & 1 Carpark

Completion: COMPLETE

Location: 10 km from Melbourne CBD

Features, Fittings & Fixtures: New Zealand wool carpet, Porcelain tiles, square set architraves, designer



apartments with only 4 remaining!

Featuring extra large terraced areas on title of up to 104sqm, some with large balcony areas and sensational city views, these apartments won't last long.

fixtures, Caesar stone bench tops,, glass splash backs, stainless steel appliances,, MASSIVE outdoor areas, panoramic city views from the top floor penthouse

DISPLAY APARTMENT OPEN



**Two Luxury Townhouses
Black Rock**

\$1,250,000 each

Enjoy beachside resort-style living in combination with fabulous design of an Award-Winning Architect—these stunning Town Residences will suit the most astute purchase in this desirable location! Airy spaces with quality finishes throughout are sure to impress — large designer kitchen, huge master bedroom opening into a sunny balcony, large private courtyards with designer landscaping and much more...

FULL STAMP DUTY SAVINGS

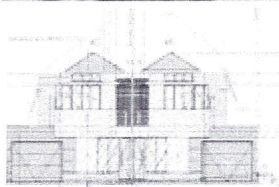
3 bed + 2 bath & Double Garage

Construction Start: Early 2011

Completion: Early 2012

Location: Bayside, Melbourne, VIC

Features, Fittings & Fixtures: 5 star energy rating, designer cabinetry, Caesar stone counter tops, top of the range stainless steel appliances, ducted air conditioning, large private deck, water tanks, video-security system, semi-frameless shower screens



ALT Apartments — Travancore

FROM \$462,500

Enjoy beachside resort-style living in combination with fabulous design of an Award-Winning Architect—these stunning Town Residences with only two on the block will suit the most astute purchase in this desirable location! Large open spaces with quality finishes throughout are sure to impress even the most sophisticated buyer—large designer kitchen, huge master bedroom and much more...

HUGE STAMP DUTY SAVINGS

2 bed + 1 bath & 1 Carpark

Completion: April/May 2012

Architect: Fender Katalidis (Eureka Tower)

Location: 2.5km from Melbourne CBD

Next to Melbourne Uni, RMIT, Royal Melbourne & Royal Children's Hospitals

Features, Fittings & Fixtures: stone bench tops, air conditioning, stainless steel appliances, floor to ceiling windows, glass splash backs, basement car parking, views!



**CASCADE Soho & Aboda Collection —
Caroline Springs**

FROM MID \$400,000's

Designed by MPS Architects—the winner of 14 state and national awards—Cascada offers an unrevealed investment potential driven by growing area potential and high demand for home office facilities. Offering fantastic floor plans with 50sqm office space on the ground floor, 2 or 3 storey home + a separate studio, rental potential of these residencies is sure to impress!

FULL STAMP DUTY SAVINGS

3/4 bed + 2/3 bath & 2 Carparks

Completion: December 2011

Architect: MPS Architects

Location: Caroline Springs City Centre

Features, Fittings & Fixtures: stone bench tops (upgrade option), air conditioning, stainless steel appliances, garaging for 2 cars + off street parking + visitors parking



Pentridge Village Centrale—Coburg

FROM \$325,000

With a great choice of one and two bedroom apartments along with spacious three bedroom townhouses, Pentridge

FULL STAMP DUTY SAVINGS

Studio, 1/2/3 bed + 1/2 bath & 1/2 Carparks

Completion: various stages

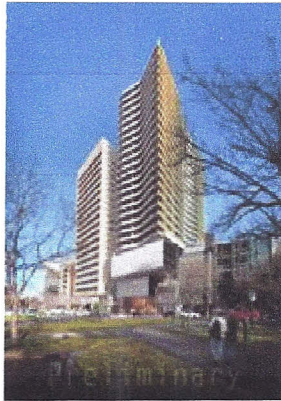




Village offers a great opportunity for both Investors & Owner-Occupiers. Pentridge Village Central is offering a wide range of properties at different stages with great tax and other benefits to take advantage of. Low Body Corporate fees are also bonus!

Location: 7km from Melbourne CBD

Features, Fittings & Fixtures: secure parking, quality fittings & fixtures throughout, large balconies & courtyards, swimming pool, shopping centre on site, great community infrastructure



Fifty Albert—South Melbourne

FULL STAMP DUTY SAVINGS

FROM \$625,000—ONLY 25 left!

2 Bed 2 Bath + Study & 1/2 Carparks

Fifty Albert is set to be one of the most unique apartment developments in the area by time it is completed in 2013. There luxury apartments have been designed by the renowned architectural firm Elenberg Fraser. Located only 2km from Melbourne City, Fifty Albert will provide an amazing lifestyle opportunity to it's residents.

Completion: Mid 2013

Location: 2km from Melbourne CBD

Features, Fittings & Fixtures: designer chrome tap ware, European stainless steel appliances, reconstituted stone bench tops

EXCLUSIVE FINAL RELEASE

We would like to take this opportunity to thank you for your continued support throughout 2010 and we wish you all a very Merry Christmas and a safe and happy New Year

We can provide you with the following information on each project listed above:

- Contract of Sale
- Outgoings Schedule
- Stamp Duty Savings Schedule
- Floor Plans & Floor Plates
- Marketing Material (images, brochures etc)
- Full Stock List with prices and sizes of each property
- Any other documents you may require