



LOCATION



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UNIVERSITY OF
MELBOURNE
Parkville

ROYAL CHILDREN'S
HOSPITAL
Flemington Road

QUEEN VICTORIA
MARKET
Elizabeth Street

EUREKA
SKYDECK
Riverside Quay

ALBERT PARK
LAKE

NORTH MELBOURNE
RECREATION/OVAL
Macaulay Road

MELBOURNE
STAR
Waterfront Way

UNIVERSITY
HIGH SCHOOL
Story Street

NORTH MELBOURNE
PRIMARY SCHOOL
Errol Street

MELBOURNE
CBD

FLAGSTAFF
GARDENS
William Street

GARDINER
RESERVE
Haines Street

CROWN
ENTERTAINMENT
COMPLEX
Whiteman Street

ETIHAD
STADIUM
Bourke Street

DOCKLANDS

PORT PHILLIP
BAY



Arden Gardens

NORTH MELBOURNE



LOCATED JUST 2.5KM AWAY
FROM THE MELBOURNE
CBD, NORTH MELBOURNE
IS CENTRALLY LOCATED
WITH IMMEDIATE
PROXIMITY TO LUSCIOUS
PARKS, RECREATION
FACILITIES, WORLD CLASS
MEDICAL AND EDUCATION
INSTITUTES.



Come home to the world's most livable city

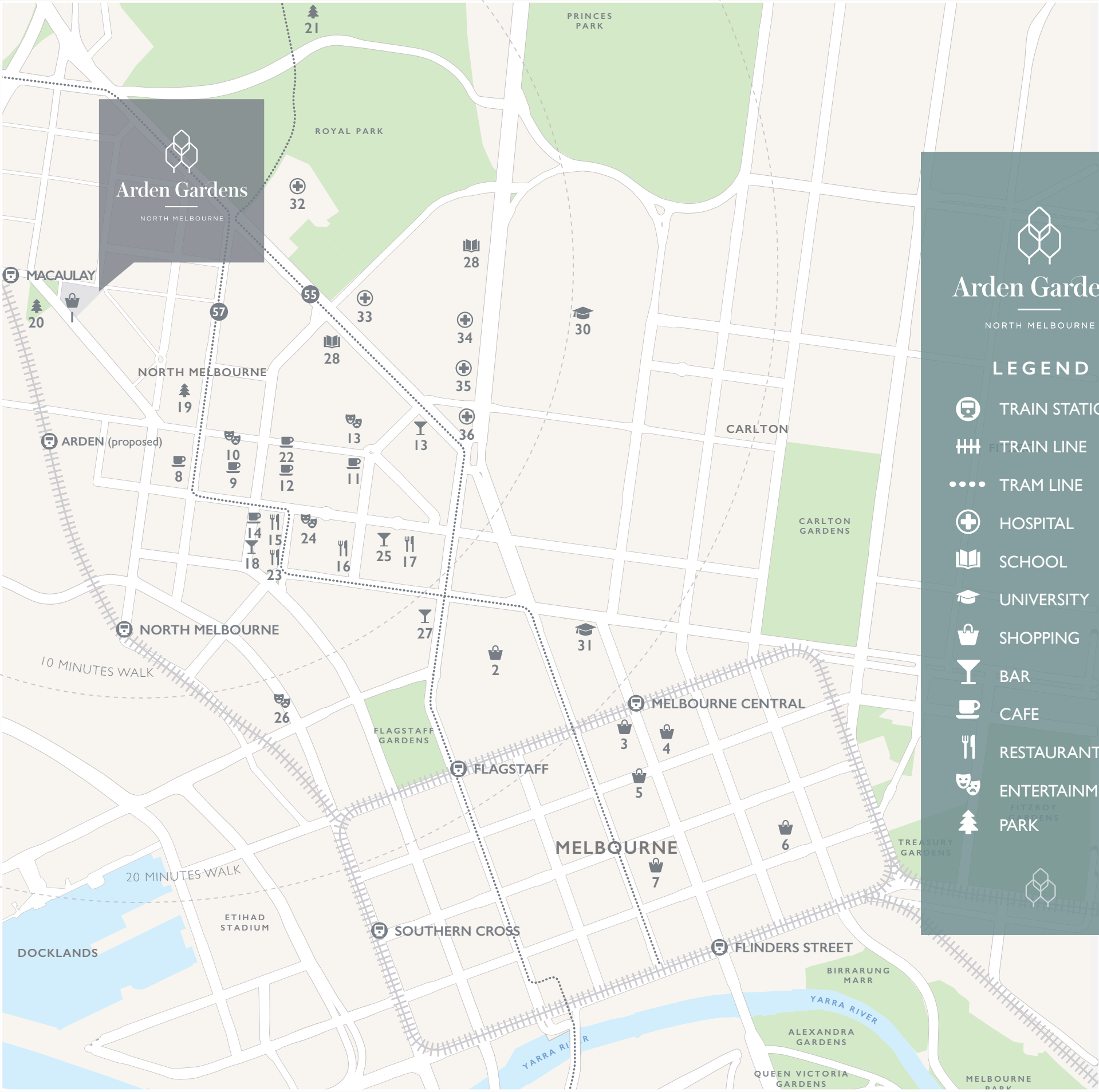
Melbourne recently topped the list as “the world's most livable city” for the sixth consecutive year*. The Victorian capital maintains high standards in education, healthcare, research and development, as well as culturally for entertainment, sports and tourism. The region has temperate climate partly influenced by its location next to Port Phillip Bay.

With a diverse population of about 4.2 million, including around 1 million international visitors a year, Melbourne is on track to overtake Sydney as Australia's largest city. In preparation, development and growth plans are being undertaken by government to make better use of the inner city, including the Arden - Macaulay precinct area where Arden Gardens is situated.

**WHEN PEOPLE THINK OF MELBOURNE THEY THINK OF GOOD COFFEE,
CULTURE, FOUR SEASONS IN ONE DAY.**

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*Economist Intelligence Unit's 2016 Global Liveability Report



NORTH MELBOURNE'S VANTAGE POINT

SHOPPING

1. Woolworths (onsite)
2. Queen Victoria Market
3. Melbourne Central Shopping Centre
4. QV
5. Emporium Melbourne
6. Collins Street Luxury Boutiques
7. Bourke Street Mall

CAFES & DINING

8. Beatrix
9. Twenty & Six Espresso
10. Auction Rooms
11. 5 Lire Cafe
12. Fandango
13. Little Richard Pizza Bar
14. Toast Caffe
15. Agraba
16. Sosta Cucina
17. Babu Burger

RECREATION

18. Newmarket Studios
19. Gardiner Reserve
20. Clayton Reserve
21. Melbourne Zoo

BARS & ENTERTAINMENT

22. Joe Taylor
23. Town Hall Hotel
24. The Comic's Lounge
25. Prudence
26. Festival Hall
27. The Drunken Poet

EDUCATION

28. University High School
29. North Melbourne Primary School
30. University of Melbourne
31. RMIT

MEDICAL

32. Royal Children's Hospital
33. Royal Women's Hospital
34. Melbourne Private Hospital
35. Royal Melbourne Hospital
36. Peter MacCallum Cancer Centre

North Melbourne

THE LIFESTYLE

Don't be fooled by its age; North Melbourne is home to a young and ethnically diverse crowd who feed the vibrant culture of the area. The Arts House hosts part of the Festival of Live Art and dance festivals, and Errol Street transforms into a festival space for the annual Spring Fling.

While also boasting the birthplace of one of the Australian Football League's oldest teams, the Kangaroos, whose home ground remains next to the North Melbourne Recreation Centre. North Melbourne once had the most pubs per capita in Australia, and many still thrive, but now it is known for its bounty of brunch spots, from foodie-worshipped Auction Rooms to the sprawling tables of Hot Poppy.



NORTH MELBOURNE
RECREATION CENTRE
400 METERS



NORTH MELBOURNE
RECREATION CENTRE
400 METERS



MELBOURNE ZOO
2.6 KM

Education



2.8 KM



1.2 KM



1.7 KM



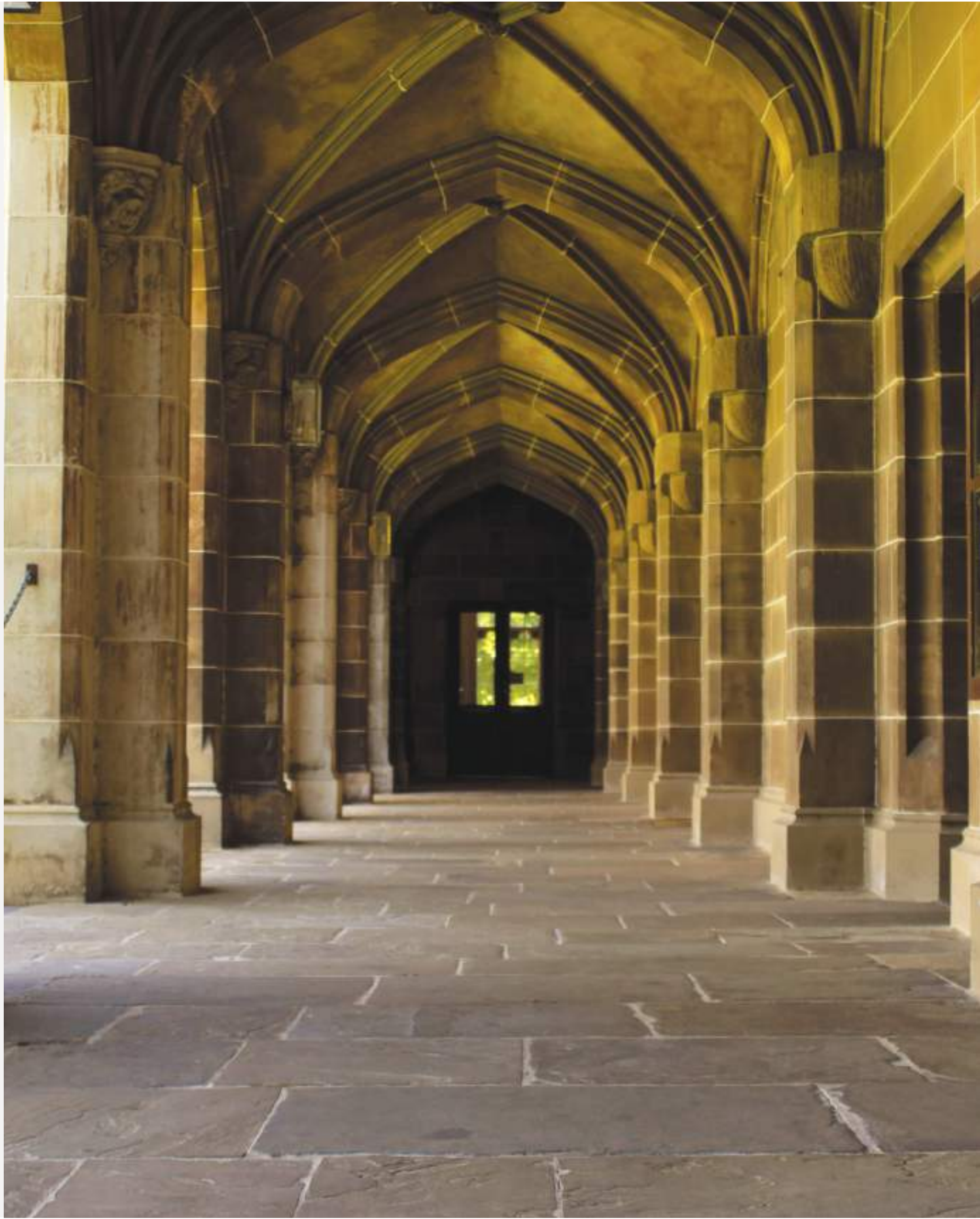
2.3 KM



2.6 KM



600 METERS



Hospitals & Medical Facilities



1.7 KM



1.7 KM



1.9 KM







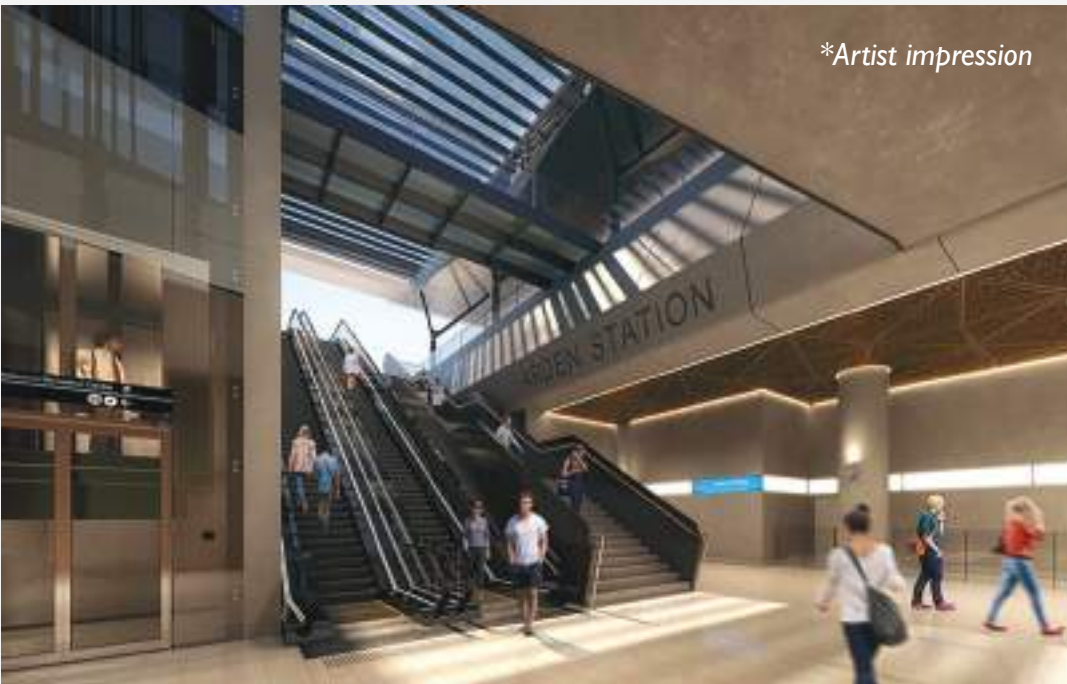
1.2 KM



1.9 KM

NORTH MELBOURNE’S VANTAGE POINT

	 MACAULY TRAIN STATION	 CANNING STREET TRAM STATION	 BUS STOP	 PROPOSED UNDERGROUND INFORMATION
WALKING DISTANCE TO NEAREST STATION	4 MINUTES 350 METERS	7 MINUTES 550 METERS	ON SITE	<p>The Metro Tunnel’s scope includes five new underground stations, with two new city stations directly connected to Flinders Street and Melbourne Central. It includes the construction of a twin rail tunnel to travel from South Kensington railway station (north west of the Melbourne City Centre) to South Yarra (in the south east).</p> <p>ARDEN Arden station in North Melbourne will be a catalyst for the urban renewal of this inner-city growth area by connecting more people to the CBD and the broader transport network.</p>
TRAVEL TIME TO MAJOR STOPS	NORTH MELBOURNE STATION 4 MINUTES	QUEENSBERRY STATION (ERROL ST) 4 MINUTES	ROYAL MELBOURNE HOSPITAL 10 MINUTES	
	CITY - FLAGSTAFF STATION 7 MINUTES	CITY - QUEEN VICTORIA MARKET 12 MINUTES	MELBOURNE UNIVERSITY 13 MINUTES	
	RMIT UNIVERSITY MELBOURNE CENTRAL 9 MINUTES	FLINDERS STREET STATION 20 MINUTES	LYGON ST 16 MINUTES	



*Artist impression

Transport

North Melbourne boasts more options to get around than most suburbs with multiple rails, bus and tram lines connecting it to the CBD and metropolitan Melbourne.

A Sound Investment Opportunity

PROPERTY INVESTMENT DATA



1 BED UNITS

RENTAL YIELD	MEDIAN RENT	RENTAL DEMAND	MEDIAN PRICE	ANNUAL GROWTH	EST. CASH FLOW
4.9%	\$350/wk	Average	\$373K	2.5%	\$263/mo



2 BED UNITS

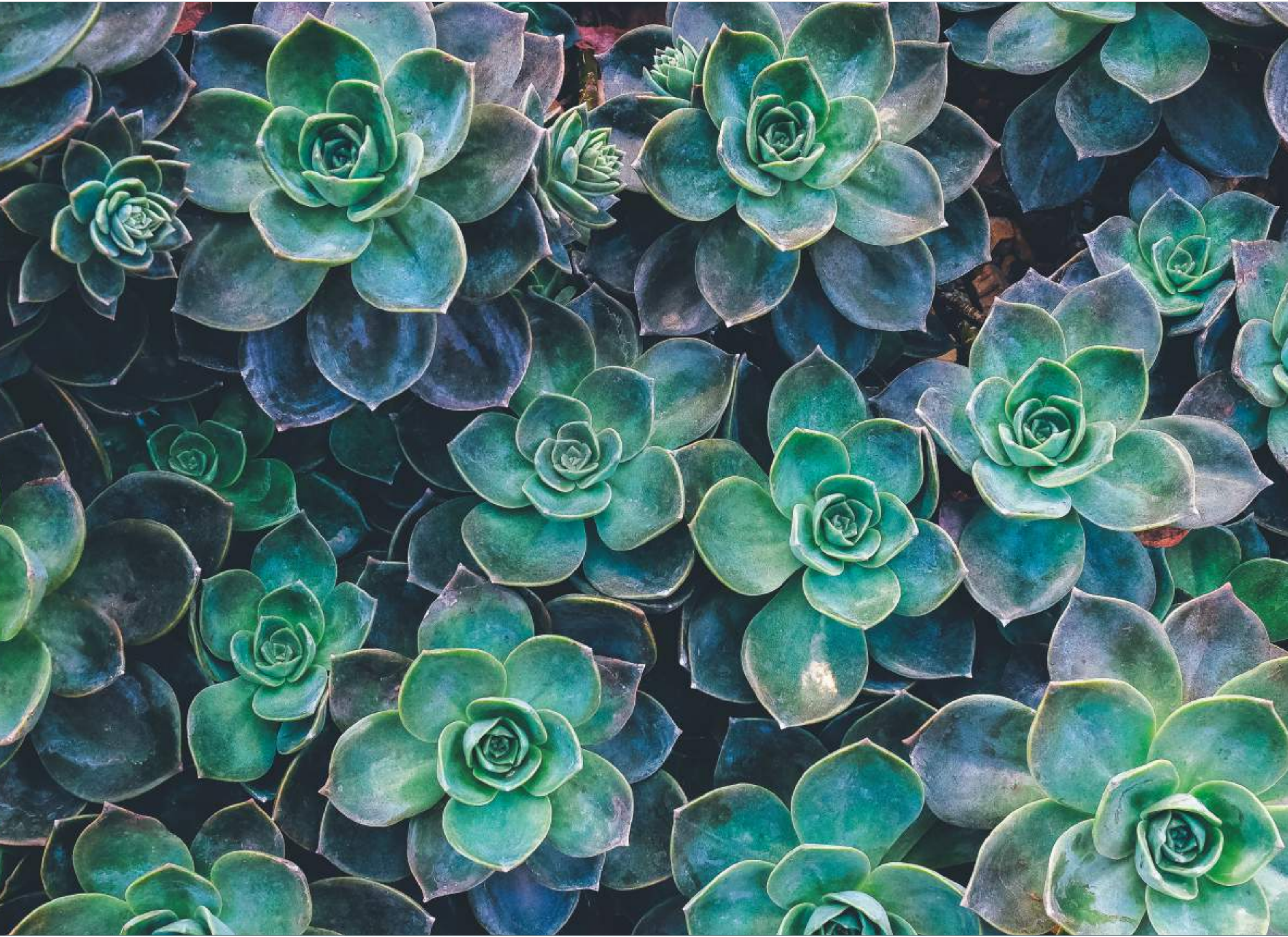
RENTAL YIELD	MEDIAN RENT	RENTAL DEMAND	MEDIAN PRICE	ANNUAL GROWTH	EST. CASH FLOW
4.5%	\$475/wk	Average	\$550K	2.6%	\$206/mo



3 BED UNITS

RENTAL YIELD	MEDIAN RENT	RENTAL DEMAND	MEDIAN PRICE	ANNUAL GROWTH	EST. CASH FLOW
4.5%	\$665/wk	High	\$764K	0.8%	\$309/mo

Source: RP data, May 2015 – May 2016. realestate.com.au website data, June 2015 – June 2016.





L I F E S T Y L E



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A Day in the Life in North Melbourne

LISTING OFF THE AMENITIES OF NORTH MELBOURNE DOESN'T DO IT JUSTICE. IMMERSING YOURSELF IN THE DAILY LIVING OF THE AREA IS THE ONLY WAY TO GET A TASTE OF THE LIFESTYLE NORTH MELBOURNE OFFERS.



MORNING

When you're ready to rise and shine on a Saturday morning, make the most of the parklands dotted around you. Go for a run through *Royal Park* where paths lead around the *Melbourne Zoo* and playgrounds where you'll be joined by dogwalkers and the sound of rosellas and cockatoos. A swim isn't far away either, with the *North Melbourne Recreation Centre* behind Clayton Reserve a five minute walk from *Arden Gardens*.

With exercise out of the way, an indulgent breakfast is your next destination. Many make the pilgrimage to *Auction Rooms* on Errol St, but there's

no need to wait for a table in North Melbourne with more than a dozen cafes around the main strips.

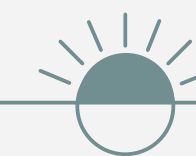
While all your main groceries are taken care of with the *Woolworths* downstairs at Arden Gardens, locally sourced fresh produce is a five minute tram ride down to the *Queen Vic Markets*; you'll be back here for a gozleme at the Wednesday Night Markets.



AFTERNOON

If you're in the mood for some shopping, the CBD is a leafy 40 minute walk or 15 minute bike ride, but you don't have to head into the heart of the city.

Martin Fella on Queensberry Street is consistently one of the best vintage stores with unique finds shipped in from the US and other interesting classic designer selections. Across the road, *Ace Antiques* has your next timeless statement piece for your home. Crate diggers can sift through records at *Heartland Records*.



With its proximity to the city and other northern suburbs, it's no surprise North Melbourne is a cycling district, and its catered to with *Lekker*, *Pony Bikes* and *Reid Cycles*.

The Lithuanian Club is also regularly home to indie design markets, including during the annual *Spring Fling Festival* in October when Errol Street is shut off to cars and 120 stalls deck the strip. While the historic *Meat Market* down the road features wine and foodie events, music and exhibitions.



NIGHT TIME

Having been around for 150 years, yet still an up-and-coming suburb, North Melbourne is used to offering something for every whim.

For something to do, the flashing sign of the *Comic's Lounge* is hard to miss and is often visited by well established comedians testing out new material. At the Arts House connected to the Town Hall not the pub a regular contemporary and cutting edge arts scene bubbles away including theatre, installations and dance. It is one of the locations for

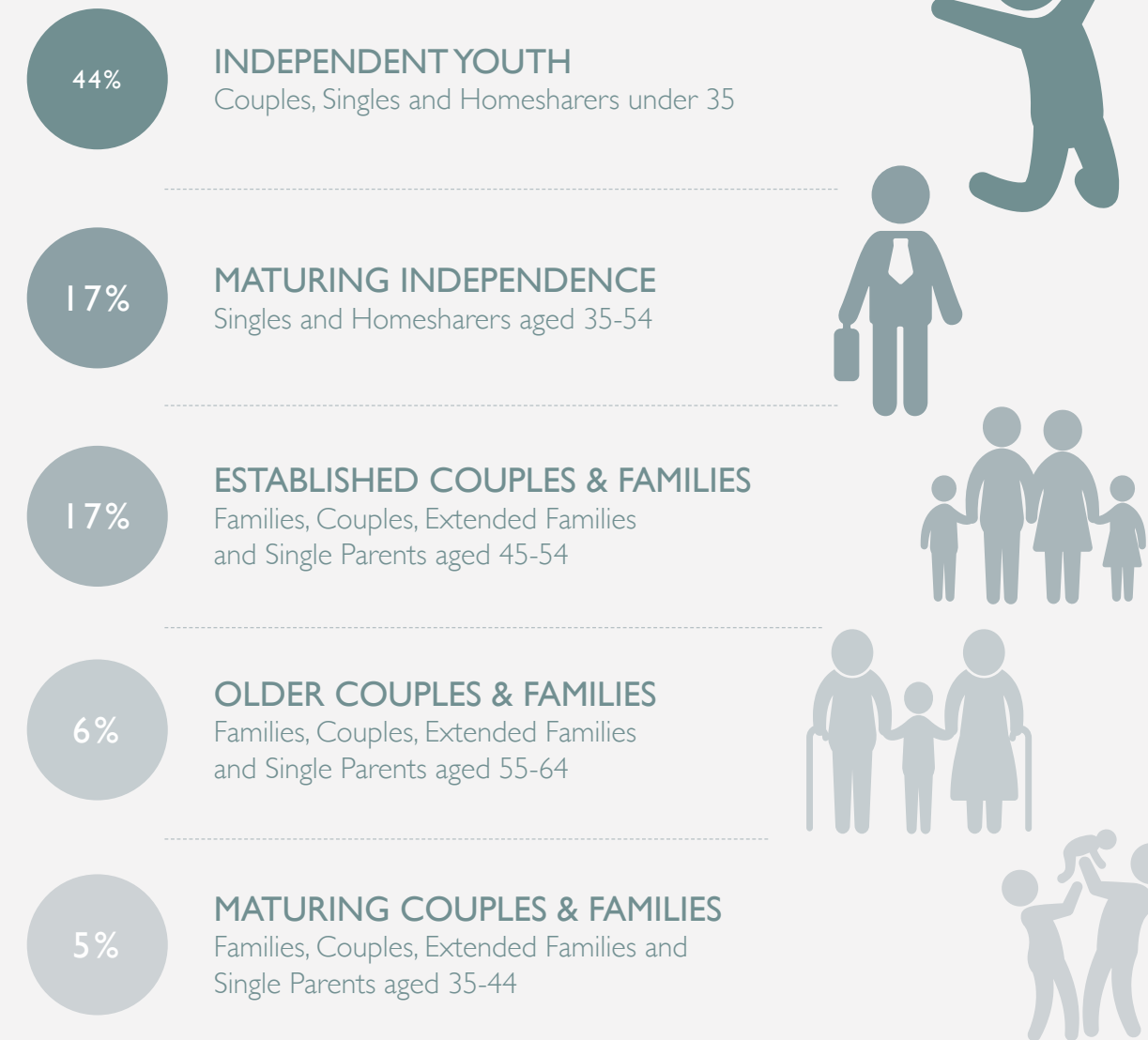
the Festival of Live Art in March and Australia's only contemporary dance festival Dance Massive.

If you're not ready to head home, there are plenty of places to hang your hat around the main strip before wandering home. But if you are, in less than ten minutes you'll find yourself at home, putting your feet up on the couch.

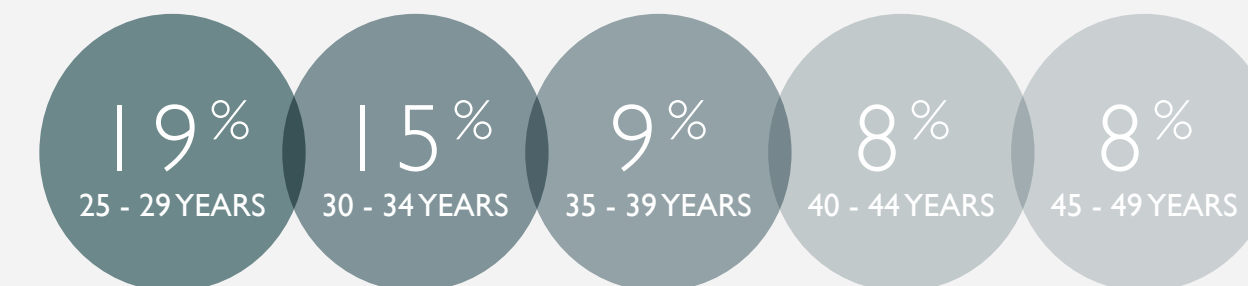


ONCE A WORKING
CLASS SUBURB, NORTH
MELBOURNE IS NOW AN
EDUCATION AND MEDICAL
PRECINCT WITH PRETTY
TERRACE HOUSES, AWARD-
WINNING CAFES AND A
HAPPENING ARTS SCENE.

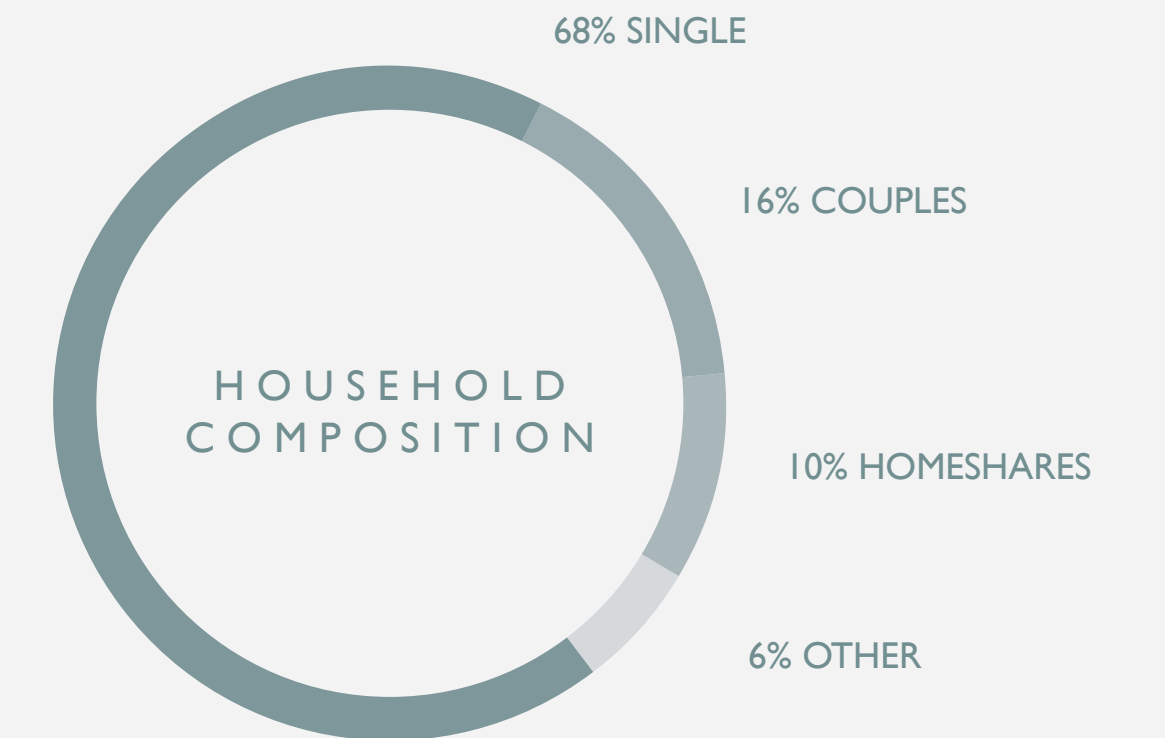
LIFESTAGE



AVERAGE HOUSEHOLD AGE



HOUSEHOLD COMPOSITION



PROPERTY TYPE



DISTANCE TO MELBOURNE CBD



5 Reasons Why the Locals Love Melbourne

For six years straight, Melbourne has been crowned the World's Most Liveable City but Melburnians have known that fact for much longer. It's Australia's cultural capital and while five reasons are listed below, there are plenty more within and outside the city boundaries which make Victoria the best state to live in.



1 THE ARTS AND CULTURE KEEP THE CALENDAR FULL

Melbourne has a reputation as a street art destination and for its art, theatre and dance. The National Gallery of Victoria hosts world class exhibitions year round. Other cultural institutions include the State Library and the world heritage listed Royal Exhibition Building, across the way from Melbourne Museum. Each of the buildings become canvasses for projections and light during the all night White Night festival.



2 SPORT: THERE'S NEVER AN OFF SEASON

Much like the arts, the sports culture of Melbourne never takes a season off. Summer's Australian Open heats up Rod Laver Arena, while the cricket takes up residence at the Melbourne Cricket Ground - the homeland of Aussie Rules. The Grand Prix comes to Albert Park and of course, the Melbourne Cup at Flemington Racecourse every November.



3 GOOD FOOD IS ALWAYS CLOSE TO HAND

Melbourne's coffee scene is as entrenched as its laneways, and for foodies, the city has some of the country's best restaurants and food events. And surrounding the city limits are regional Victoria's food baskets from the Yarra Valley to Otway Ranges.



4 A WEEKEND AWAY OR DAY TRIP IS ALWAYS ON THE CARDS

One of the many benefits to being a Melburnian is how easy it is to be a tourist in your own state. Incredible trips are less than a day's drive away and come in many shades, whether you're up for a hike or a romantic escape.



5 LIVE MUSIC EVERY NIGHT OF THE WEEK

You can get a real feel for a city through its live music. Cutting edge music of every persuasion can be heard not only in the CBD, but in inner city suburbs such as Richmond, Fitzroy, Collingwood, Prahran and North Melbourne. The thriving music scene is supported by 24 hour public transport on weekends.



T E A M



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Established 17 years ago, the CBD Development Group is currently overseen by Director Chen Jing, who is the main driving force behind all of their projects. With its head office located in Melbourne's CBD, the Development Group is made up of a number of other companies that handle a large range of retail, commercial and residential interests. Their vision to build quality small and large scale mixed use developments is backed up with their unique knowledge base, putting them at the forefront of a changing industry focussed on creating multi-functional spaces that cater for all of life's daily needs.

Their current portfolio features a range of developments across all areas of Melbourne, including Prahran, Southbank, North Melbourne, Doncaster and Chadstone.

WWW.CBDDEVELOPMENT.COM.AU



The Buchan Group is a leader in the design of quality residential projects, luxury five-star hotels and major retail shopping centres, and is recognised internationally for its innovative approach and award winning designs.

With a global reach supported by local studios that understand the regional context in Australia, New Zealand, the United Kingdom, China and the Middle East, the practice is recognised for its design excellence and its ability to create a unique identity for each project.

The Buchan Group brings a high level of creativity and energy to each design challenge, and believes in working collaboratively to create inspiring solutions.

