

Arden Gardens North Melbourne – Project Information

CBD Development Group

1. General Details

1. 168 Macaulay Road North Melbourne
2. Empty site, was an old warehouse / factory
3. 3 frontages
 - a. Canning Street
 - b. Macaulay Road
 - c. Vaughan Terrace
4. Approx. 8,000m² site
5. 10mins drive from CBD
6. Will have an onsite Woolworth's supermarket along with 16 retail lots.
7. 3 residential living areas (Podium, Canning St tower, Macaulay Rd tower)
8. Ground floor commercial complex (whole floor)
9. 2x public parking basements
10. Architect: The Buchan Group

2. Apartment Features

1. 299 apartments split between;
 - 1 Bedroom apartments – 49
 - 2 Bedroom apartments – 148
 - 3 Bedroom apartments – 86
 - 4 Bedroom apartments – 16
2. 2 towers & full site podium
 - a. Podium 3 floors
 - b. East tower a further 9 floors
 - c. West tower a further 16 floors
 - d. Total 16 floors
3. Apartment Mix
 - a. 1 bed 1 bath type plan
 - b. 1 bed 1 bath 1 study type plan
 - c. 2 bed 1 bath type plan
 - d. 2 bed 1 bath 1 study type plan
 - e. 2 bed 2 bath type plan
 - f. 2 bed 2 bath 1 study type plan
 - g. 3 bed 2 bath type plan
 - h. 3 bed 2 bath 1 study type plan
 - i. 3 bed 2 bath 1 powder room type plan
 - j. 4 bed 2 bath podium type plans
 - k. 4 bed 2 bath tower type plans
 - l. Penthouse apartments (by special invitation)
4. Generous apartment areas between 55m² to 150+m²
 - a. Average 2 bed 91.55m²
 - b. Median area 80m²

5. Open communal gardens – Arden Retreat
6. Two generously sized cinemas – Arden Cinema
7. Media and entertainment room with private outdoor garden – Arden Lounge
8. Gym – Cardio Centre
9. Café – Urban Plaza Entry
10. Optional home offices (specifically for purchase with apartments)
11. Situated above commercial complex
 - a. Specialty retail
 - b. Woolworths Supermarket
 - c. Potential medical facility
12. 3 Style choices
 - a. Mist – Typical off white
 - b. Raw – Combination white and timber offsets
 - c. Carbon – Black and rose gold finishes
13. Storage walls, separation between living and sleeping / bathroom areas as a built in joinery piece to hide clutter, provide storage and display specific special items.
14. Island kitchen benches in most apartments. Options are: Island, Galley, U shape.
15. Optional operable walls in living spaces opening to balconies (additional cost)
16. Optimum efficiency of space reduces OC costs significantly (will be released along with pricing)
17. Double storey pent house apartments offering loft style living.
18. Abundance of onsite parking available. 4 levels, with 2 and a half being dedicated to residential occupiers.

3. Commercial Complex

1. Approx. 16 commercial lots of varying sizes
2. Either internal or street frontages
3. Central arcade with travelators to basement parking
4. Adjacent to Woolworths super market approx. 4,000m²
5. For let only, not for sale
6. Early trading for commercial complex prior to completion of entire development
7. Guaranteed occupancy levels (not all empty lots)
8. 1 and a half levels of onsite car parks available to commercial users.

4. Availability

1. Registrations of interest can be taken now:
www.ardengardens.melbourne
www.cbddevelopment.com.au
 1800 305 111
2. Commercial registrations can be taken now and provided with commercial tenancy package.
3. Display Suite located on site:
 168 Macaulay Road, North Melbourne 3051.
ardengardens@cbddevelopment.com.au
4. Early registrations will be offered special packages for purchase prior to official public release
5. Public release will be July-August 2016
6. CBRE are the selling agent

7. Construction is expected to commence late of 2016 (barring unforeseen EPA constraints)

5. Pricing

1. 1 Bedroom apartments starting from \$365,000 (no car park)
2. 1 Bedroom apartments starting from \$425,000 (with car park)
3. 2 Bedroom apartments starting from \$550,000 (with car park)
4. 3 Bedroom apartments starting from \$699,000 (with 1 car park)
5. 4 Bedroom apartments starting from \$998,000 (with 2 car parks)