

## ALCHEMY NORTH MELBOURNE



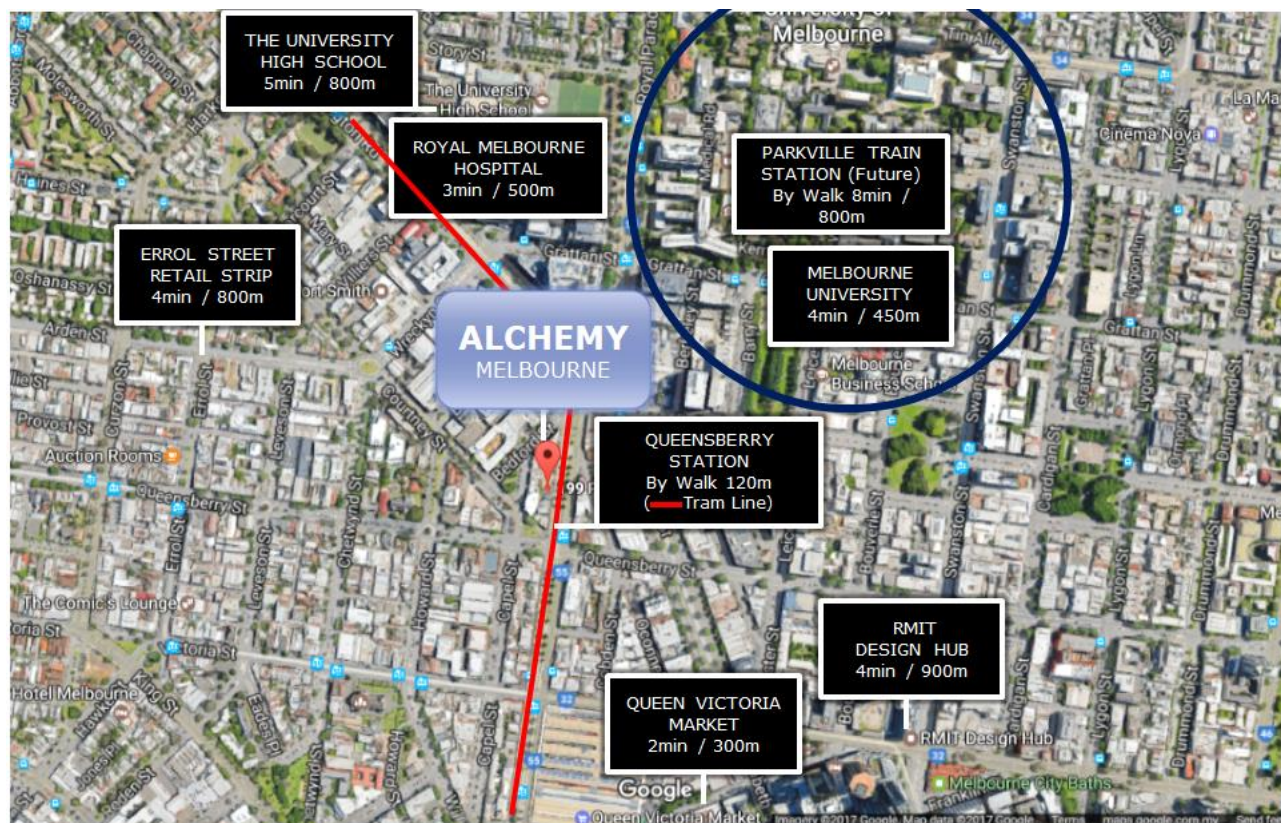
LOCATION	199, Peel Street, North Melbourne 3051, Victoria		
PROPERTY TYPE	Apartment		
TENURE	Freehold		
TOTAL BLOCK & STOREY	1 block of 7 storey apartment with 2 levels of basement floor		
TOTAL UNIT	50		
SIZE	1Bedroom: 57sqm – 78sqm	2Bedroom: 69sqm – 94 sqm	3Bedroom: 101sqm – 115sqm
FITTINGS & FIXTURE	Fitted with kitchen cabinet, kitchen benchtop, wardrobe, bathroom fittings, blinds, lightings, air-conditioning units, water heater, kitchen hob&hood, oven		
CAR PARK	1 bay per unit		
STORAGE CAGE	1 per unit		
FACILITIES/AMENITIES	Security entrances (main entrance / lifts / garage), Bicycle parking for residents		
ESTIMATE OWNERS CORPORATION FEE	1Bedroom: From approx. \$2,200 p.a.	2Bedroom: From approx. \$1,400 p.a.	3Bedroom: From approx. \$3,000 p.a.
ESTIMATE COUNCIL TAX	1Bedroom: From approx. \$950	2Bedroom: From approx. \$1140	3Bedroom: From approx. \$1,900
ESTIMATE WATER RATE	\$525 p.a.		
SELLING PRICE	1Bedroom: \$510,000 – \$525,000	2Bedroom: \$620,000 – \$690,000	3Bedroom: \$895,000 - \$960,000
RENTAL ESTIMATES	1R: \$450 - \$480 per week	2R: \$650 - \$700 per week	3R: \$900 - \$1000 per week
CONSTRUCTION TIMELINE	Est. Commencement		Est. Completion
	August/September 2018		18 months from commencement
PAYMENT TERM	Booking Fee:	\$2,000	
	Sales Contract:	Balance of 10% down payment	
	Settlement:	90% balance payment	
DEVELOPER	S/Projects		

Disclaimer: Whilst all reasonable effort is made to ensure the information is current, Amax Real Estate does not warrant the accuracy or completeness of the data and information contained herein and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained herein. The potential buyers/tenants are requested to take such action as may be necessary to satisfy themselves on any pertinent matter.

## INTERNATIONAL REAL ESTATE – PROJECT FACT SHEET

USP	<ul style="list-style-type: none"> <li>Strategically located on Peel Street, North Melbourne, <b>ONLY 2km from CBD</b></li> <li>North Melbourne has <b>HIGH walk score (96/100)</b> <ul style="list-style-type: none"> <li>University of Melbourne, RMIT, Royal Melbourne Hospital, University High School, Queens Victoria Market, Errol Street (retail strip)</li> </ul> </li> <li>Proposed <b>\$250million regeneration project for Queens Victoria Market</b> by Victorian Government</li> <li>Capital growth hotspot (44.8% in past 5 years) &amp; low rental vacancy rate (1.8%)</li> <li>Low density apartment</li> <li>Queensberry tram stop is at your door step</li> <li><b>Metro Tunnel Rail future station, Parkville</b> is only 800m from site</li> </ul>
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### LOCATION MAP







Ariel view



Artist Impression – internal perspectives

**Contact us for more information:**

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