



TREVANNION COURT
GLENROY

TREVANNION COURT

Glenroy is a suburb of Melbourne, Victoria, Australia, 13 km north of Melbourne's central business district. Its local government area is the City of Moreland. At the 2016 Census, Glenroy had a population of 22,245.

Glenroy is located in the northwest of the City of Moreland, and is bounded by the Western Ring Road in the north, the Moonee Ponds Creek in the west, New Road, Victoria Street and Rhodes Parade in the south and West Street, Hilton Street, Box Forest Road and the Upfield railway line in the east.

Glenroy boasts many Prominent features including the private Northern Golf Club, Northland Shopping Centre, Westfield Airport West, numerous transport options, and fantastic schooling opportunities.

This hidden gem is close to the airport, plenty of transport and shopping options and not too far from the city.

This scerenic area really is a not to be missed opportunity with investment, as property is becoming scarce at such valuable pricing.



MOST LIVEABLE CITY IN THE WORLD

Melbourne has topped the 140 city list for the past seven years and has consistently been ranked in the top three places since it began. Melbourne scores highly in all of the EIU's criteria and achieves perfect scores in the areas of healthcare, education and infrastructure. Ranked first, Melbourne scored a perfect 100 in healthcare, education and infrastructure and within the culture and environment basket, a perfect 100 on sport.

Most liveable city 7 years in a row

Melbourne is well-known for its high quality of life, with its vibrant multicultural community, renowned arts scene and world famous food and wine, as well as Australia's best shopping and leisure opportunities. Adding to this vibrant lifestyle, Melbourne is home to some of the world's most prestigious cultural and sporting events - consistently being ranked as one of the world's 'Ultimate Sporting cities' in the biennial Sport Business awards. In 2014, Melbourne was also recognised as the top Major City in Human Capital and Lifestyle in the fDi Intelligence Global Cities of the Future 14/15 report. The city ranked highly in categories such as: number of universities; tertiary students as a percentage of population; labour force as a percentage of population; education expenditure and many more. Melbourne is one of the safest states in the world for investment, it offers a stable, prosperous foundation to grow your business. On the cusp of Asia, Victoria offers rich opportunities and markets for new products and services.

Competitive Melbourne

Over the years, Victoria has generated consistent and sustainable economic growth, well above the OECD average, thanks to a dynamic, competitive business environment and broad economic base. Victoria is proud of being

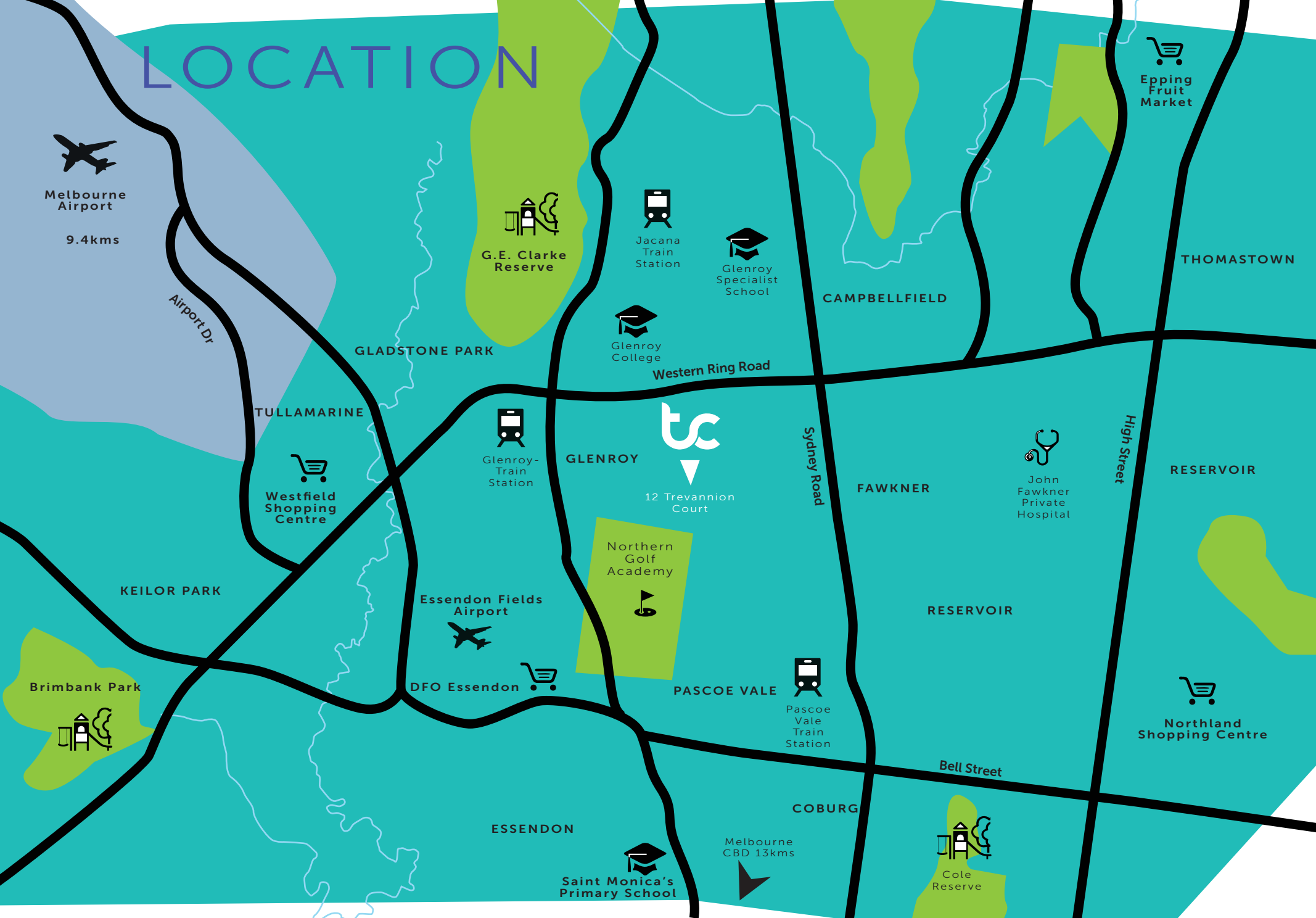
the engine room of the Australian economy, occupying just 3 per cent of this vast continent, it is nevertheless responsible for a quarter of the nation's economic activity. The state's economic staying power helped make Australia the only OECD country on the planet to record positive growth during the global financial crisis. In fact Victoria has maintained its AAA ratings (Standard & Poor's and Moody's) throughout and beyond the crisis. With an economy larger than Singapore, Hong Kong or New Zealand, Victoria punches above its weight regionally, making it a logical springboard to Asia. There is a growing list of top international companies who call Melbourne home.

Melbourne Connects

Melbourne connects your business with Australia, the Asia Pacific, and the world. Melbourne International Airport is the gateway linking the world to south-eastern Australia, with over 32 million passengers each year boarding almost 650 international flights a week, around the clock. It is also home to Australia's largest and busiest container port. Melbourne is Australia's technological heart. It was chosen as the home to the largest telecommunications infrastructure rollout in the world - the National Broadband Network. Melbourne Works
There are more than five million reasons to base your business in Victoria: the unique fusion of energy, creativity and ability of its multi-cultural people.
As well as being Australia's education capital, Victoria educates the region. The state has ten world-class universities, eight of them with campuses in Melbourne's central business district. Victoria produces the largest number of engineering and information technology graduates in Australia each year. But its education base is broader than that; nearly 60 per cent hold a post-secondary school qualification, and one third hold university qualifications.



LOCATION



Melbourne Airport

9.4kms

Airport Dr



G.E. Clarke Reserve



Jacana Train Station



Glenroy Specialist School



Glenroy College

Western Ring Road

CAMPBELLFIELD



Epping Fruit Market

THOMASTOWN

GLADSTONE PARK

TULLAMARINE



Westfield Shopping Centre



Glenroy Train Station

GLENROY



12 Trevannion Court

Sydney Road

FAWKNER



John Fawkner Private Hospital

High Street

RESERVOIR

KEILOR PARK

Essendon Fields Airport



DFO Essendon



Northern Golf Academy



PASCOE VALE



Pascoe Vale Train Station

RESERVOIR



Northland Shopping Centre

Bell Street

COBURG

ESSENDON



Saint Monica's Primary School

Melbourne CBD 13kms



Cole Reserve

Brimbank Park



ACCESS



Municipality: Moreland City Council
Population: 22,245



The median listing price for houses is \$685,000 and this has changed -2.86% over the past year and changed 30.84% over 2 years.



Close to Glenroy West Primary School, Corpus Christi Primary School, Belle vue park primary school, Glenroy College, and Penola Catholic College



Close to John Fawcner Private Hospital, Glenroy Specialist Centre, and Reservoir Private Hospital



Close to many great cafes and restaurants, Northland Shopping Centre, Airport West Shopping Centre, Glenroy RSL, DFO Essendon, Epping Fruit Market and Coburg Village Cinema drive-ins.



Walking distance to GE Clarke Reserve, Rupert Wallace Reserve, Brimbank Park, Essendon Fields, and the Great Northern Golf Club.



Walking distance to Glenroy, Jacana, and Oak Park railway stations, bus stops, local parks, local shops, cafes.



Easy access to Melbourne Airport. It takes approximately 12 mins to drive from Melbourne Airport to Glenroy



Approx 15.8kms to Melbourne CBD & 9.4 kms to Melbourne Airport via CityLink and connecting link



COMMUNITY



Past Project

PROJECT SPECIFICATIONS

These specifications form part of the building contract. The owner shall therefore ensure that the project specifications are fully and accurately completed to suit the particular design including any special requirements, and that all copies agree in every respect.

Planning & External Works

- Demolition of existing house and clearing of site by registered demolisher including demolition permit - Not Included
- Planning Permit - Not Included
- Additional/alteration of new sewer branch if required - Not Included
- Council contribution fees/bonds (if any)/PIC charges

Note: Application for all associated charges will be arranged by Pembroke Homes - Not Included

- Drainage beyond property boundary as per stamped civil engineering design including reinstatement of any damaged concrete and traffic management requirements - Included
- Stormwater drains in accordance with council approved civil design
- Building Permit Fees - Included
- Builders indemnity insurance - Included
- Contract works and Public liability insurance - Included
- Temporary power, fencing and toilet provided by builder - Included
- Excavation/site cut (if any) - Allowance \$5,000

Note: Any additional cost of soil removal in additional to the allowance provided will be charged to the client - Included

- Internal fencing - Included
- Perimeter fencing and retaining walls (if any) - Not Included
- Rock removal - Not Included
- Electrical connection from underground pit to external meter box and switchboard (single phase) - Connection fees payable by the client

Note: Should there be any charge for the installation of an electricity pit this cost will be charged to the client Included

- Water Tapping including installation of meters

Note: Water tapping requirements to be confirmed by water authority - Included

- Underground telephone conduit with draw string installed from the property boundary to external point of each unit

Note: Underground conduit provided will also be suitable for NBN lead in, all NBN contribution fees and connection charges are to be paid by the client.

- Client to liaise with Pembroke Homes contractor to obtain new telephone compliance documents and pay all associated fees. Telephone lineconnection after handover including all consumer account opening fees to be paid by client - Included
- Garden taps at front and rear - Included
- Sewer drains and connections to point nominated by relevant authority - Included
- Gas connection based on high pressure gas being available including meters
- Connection fees payable by the client - Included
- Termite pest control if required by council property information - Included
- OH&S Compliance and relevant signage - Included

Note: Should service authorities require fees for upgrades or extensions, these costs are to be paid by the client - Not Included

Note: A "No Go Zone" permit is required if the site is in close proximity to power lines.

If the acting authority deems power shutdowns, line protection or additional forms of compliance are required, the fees associated in doing so are to be paid by the client. Pembroke Homes are unable to determine the costs at the time of quoting, they can only be determined once onsite - Not Included

- Note (Tree Protection Zone): Standard construction techniques have been allowed for, in particular, opening trenching for slabs and providing services to each townhouse. No allowance has been made for an arborist to attend site prior to or during construction. Should an arborist be required to attend site to ensure works within tree protection zones are carried out in line with the planning permit then costs shall be incurred by the client - Not Included

Foundations & Concreting

- Slab on ground: As per soil test and engineers design up to P Class - Allowance \$40,000 - Included

Note: Should a situation arise where bulk concrete is required, a Pembroke Homes contractor will contact the owner prior to the placement of concrete and this will be charged at \$300 per cubic meter - Included

Note: Should any revisions to engineering and subsequently to the building permit be required as a result of improving the design and structural integrity, such costs will be paid by the client - Not Included

Frame Construction

SPECIFICATIONS

Windows

- Aluminium framed windows in accordance with plans and elevations.
Note: Windows and doors nominated on the plans, elevations and window schedule are to be to nearest standard size and configuration from Develpro Constructions preferred supplies standard range
- Colour: Refer to Colour Schedule
- Glass: Refer to plans & Energy report - Included
- Obscure glass: As indicated on plan - Included
- Window Locks: As indicated on plan - Included
- Flyscreens & security doors - Not Included

External Cladding

- Face brickwork \$1,000 per 1,000 allowance - Included
75mm thick rendered polystyrene with painted finish to first floor areas as nominated on elevations - Included
- James Hardie stria cladding, with painted finish to first floor areas to comply with town planning requirements as nominated on elevations - Included
- Porch/Veranda/Eave Lining: Flush jointed hardiflex lining Included

Roof Cover

- Roof: Corrugated, colourbond sheet metal roofing Colour: Refer to colour schedule - Included
- Roof: Kliplock roofing to all flat roof construction (where required)
- Colour: Refer to colour schedule - Included
- Metal fascia, downpipes, quad gutters, rainheads and box gutters
- Colour: Refer to colour schedule
- 100x50mm rectangular colorbond downpipes
- 90mm diameter round PVC “charged” downpipes (where required)
- Single sided reflective foil to underside of metal roofing or as required by energy rating report - Included

External Doors

- Front Door: Primed solid front door as per plan
- Door furniture: Gainsborough trilock - Included
- External Garage Door: Solicore flush panel door to rear of garage
- Door furniture: Gainsborough governor keyed alike - Included
- Door stops: White cushion - Included

Infills

- Brickwork over windows - Included
- Garage infill brickwork - Included

Balconies

- Waterproof balconies as per AS3740 N/A
- Floor tiling (refer to filing specifications allowance) - N/A
- Glass balustrading at 1700mm above balcony floor level to conform with town planning requirements - N/A

Insulation

- Wall and ceiling insulation as per energy rating report Included
Acoustic glass wool insulation to Boral Firewall Shaft liner system (if required) - Included
- Sisalation foil to exterior walls - Included
- Weather seals to external doors - Included
- Caulking to all external expansion joints including wet areas internally - Included

Plaster

- 10mm unispan plasterboard to ceiling of each unit (fixed directly to underside of trusses/joists - Included
- 10mm RE plasterboard to walls of each unit (excluding wet areas) - Included
- 10mm aquacheck plasterboard to wet areas - Included
- Steel battens to ceiling only where required - Included
- Square set ceiling line throughout each unit - Included
- 75mm scotia cornice to garage of each unit - Included

SPECIFICATIONS

Fixing Material

- Lemaar internal door handles - Included
- Quick sliding doors to built in robes in bedrooms of each unit (non mirrored doors) - Included
- 2040mm high flush panel hinged and cavity sliding doors to ground floor and first floor of each unit - Included
- 67x18mm square dressed (primed MDF) architraves - Included
- 67x18mm square dressed (primed MDF) skirting boards - Included
- Carpeted staircase with painted handrail to all units - Included
- Plaster lined dwarf walls to first floor voids where required - Included
- WPC engineered flooring to entire ground floor excluding bedrooms and wet areas of each unit - Allowance \$50 p/sqm including installation

Shelving

- Robes: Single fixed white melamine shelf with chrome hanging rail to robes in all bedrooms of each unit including pigeon holes to WIR's only - Included
- Coat & Linen: As specified on plan detail - Included
- Pantry: 4 fixed melamine shelves - Included

Water Proofing

- Water proof shower enclosures to bathroom and ensuite - Included
- Seal floor & wall junctions to bathroom and ensuite - Included
- Waterproof all wet areas as floor & walls as per AS3740 - Included

Wall & Floor Tiling

- Bathrooms and ensuite: Tiles to wet areas only in accordance with Australian standards - Included
 - Flooring tiling to laundry and powder rooms to each unit including 100mm high skirting tiles - Included
 - 300mm high skirting tiles in garages where the internal walls are plastered - Included
 - Wall tiling above laundry troughs and vanity basins approx. 300mm high - Included
- Front porch/external tiling (if required) - Included
- Note: Allowance for supply of tiles is \$25 per m2 - Included

Painting

- 2 coat paint system as per Develpro Constructions standard paintingspecifications - Included

Bathroom

- White high gloss vanities as per internal elevations with 20mm thick 'Ambassador Stone' (from builders range) to bathroom and ensuite - Included
 - Stainless steel handles to joinery - Included
 - Polymarble sit on top basins - Included
 - Chrome tapware - Included
 - Semi-frameless chrome pivot shower screens to all shower enclosures of each unit - Included
 - Fibreglass shower bases with round waste outlets to all shower enclosures of each unit - Included
 - Polished edge frameless mirrors over vanity units - Included
 - Stainless steel laundry trough and mixer - Included
 - Builders range standard toilet suites - Included
 - Chrome shower rose and mixer - Included
 - White acrylic baths in tiled hobs with wall mounted mixer and spout - Included
 - Accessories fitted to bathroom, laundry and toilet
- Note: 600mm towel rails to bathrooms and ensuites. Some towel rails may need to be reduced in length due to space constraints - Included

Kitchen

- White high gloss base and overhead cupboards as per internal elevations with 40mm thick 'Ambassador Stone' or similar (from builders range) - Included
- Splashbacks - Included
- Stainless steel handles to underbench joinery. No handles to overhead cupboards.
- Doors to extend 20mm below cabinet to create finger pull effect - Included
- Easy clean cutlery trays fitted to draws - Included
- Stainless steel 1 1/4 bowl kitchen sink - Included
- Stainless steel kitchen mixer - Included
- 600mm stainless steel underbench electric oven (DiLusso) - Included
- 600mm stainless steel gas hot plate/cook top (DiLusso) - Included
- 600mm stainless steel slide out rangehood (DiLusso) - Included
- 600mm stainless steel dishwasher (DiLusso) - Included
- 900mm fridge provision - Included

SPECIFICATIONS

Garage Door

- Standard colorbond panel lift garage door including motor with 2 remotes - Included

Electrical

- LED downlights throughout - Included
- 1 x Builders range wall light to backyard of each unit - Included
- IXL ceiling exhaust fans/heaters fitted to all bathrooms and ensuites - Included
- Ceiling exhaust fans fitted to each unit where required as per electrical requirements - Included
- 2 x Builders range white double internal power points to each unit bedroom/study - Included
- 2 x Builders range white double internal power points to each meals, kitchen, living area - Included
- 1 x Builders range external power point to each unit or as required Included
- 2 x Telephone points to each unit Included
- 2 x TV points including antenna fitted to each unit Included
- Hardwired smoke alarms in accordance with BCA requirements Included

Note: All electrical points to be determined by the builder/contractor on site in the most appropriate location - Included

Heating & Cooling

- 1 x Carrier inverter split system to living area and to each bedroom of all units - Included

Note: The size and capacity of each heating/cooling unit will be determined by the installer prior to installation by calculating the volume of each room. Should an alternative system be required, any changes or cost implications will be discussed on site with the client
Not Included

Carpet

- Carpet on standard underlay to first floor, bedrooms and robes (excluding wet areas) of each unit - Allowance \$100 p/blm inclusive of supply and labour - Included

Concrete Paving

- Coloured concrete paving to driveway as per plan Included
- 2 new vehicle crossings including associated permits Included
- Reinstate footpath bays if damaged where required Included

Hot Water

- Solar hot water panel heating and gas boosted storage tank fitted in accordance with 6 star energy rating requirements - Not Included
- Rainwater tank provided to each unit connected to toilet cisterns in lieu of solar heating system. Size of tanks to comply with the civil design as endorsed by the responsible authority - Included
- Rinnai B26 continuous flow gas hot water system to each unit - Included

Miscellaneous Items

- Window Furnishing - Single roller blinds - Included
- Landscaping - Hard and soft landscaping including concrete pavers as per town planning requirements - Included
- Fold down clothes line to each unit - Included
- Garden sheds where required to conform with town planning requirements - Included
- Detailed cleaning inside and outside prior to handover - Included
- Freestanding letterbox to each unit Included

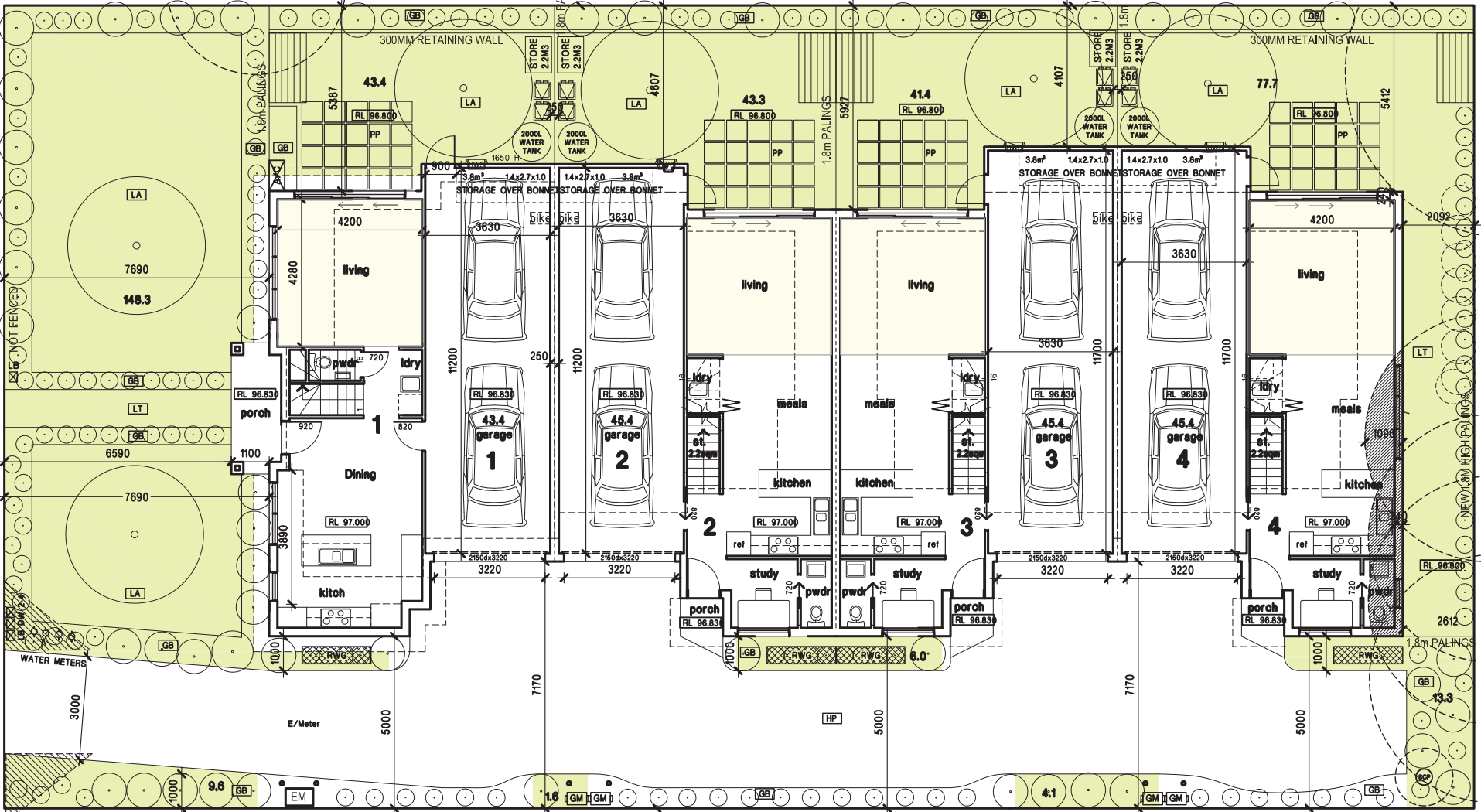


Past Project



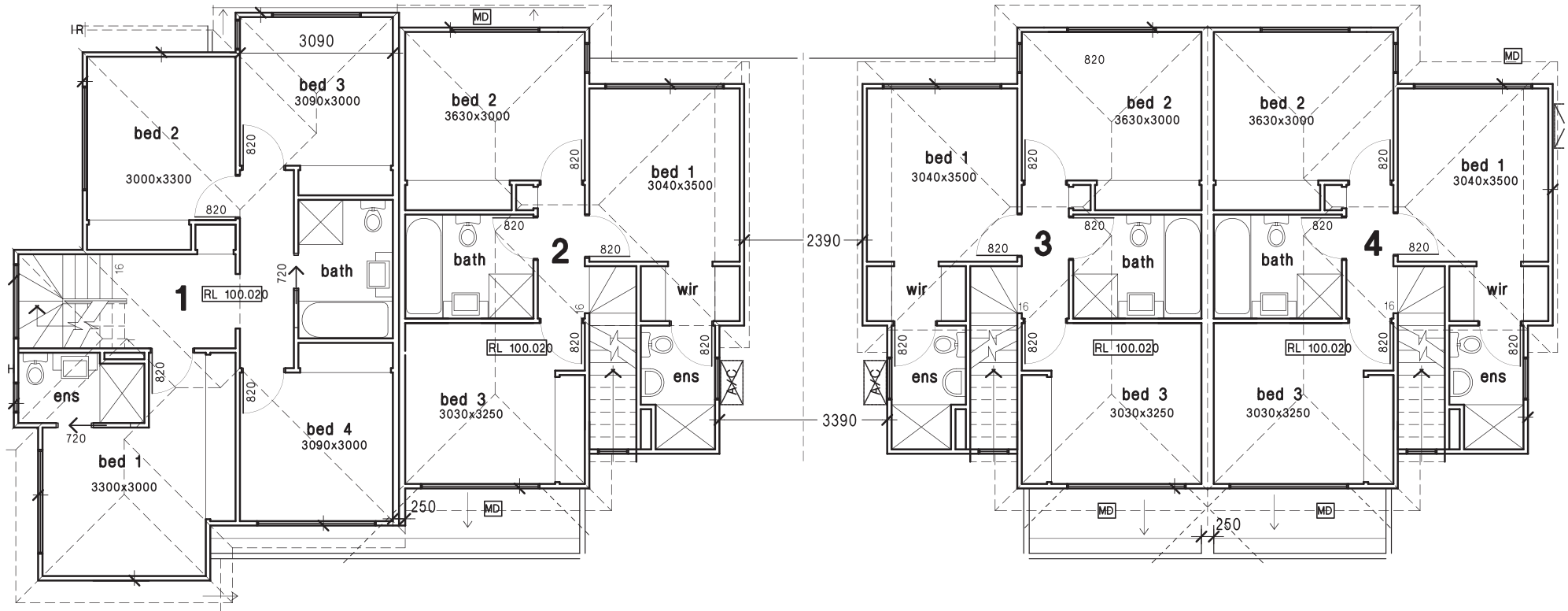
TREVANNION COURT FLOOR PLANS

GROUND FLOOR



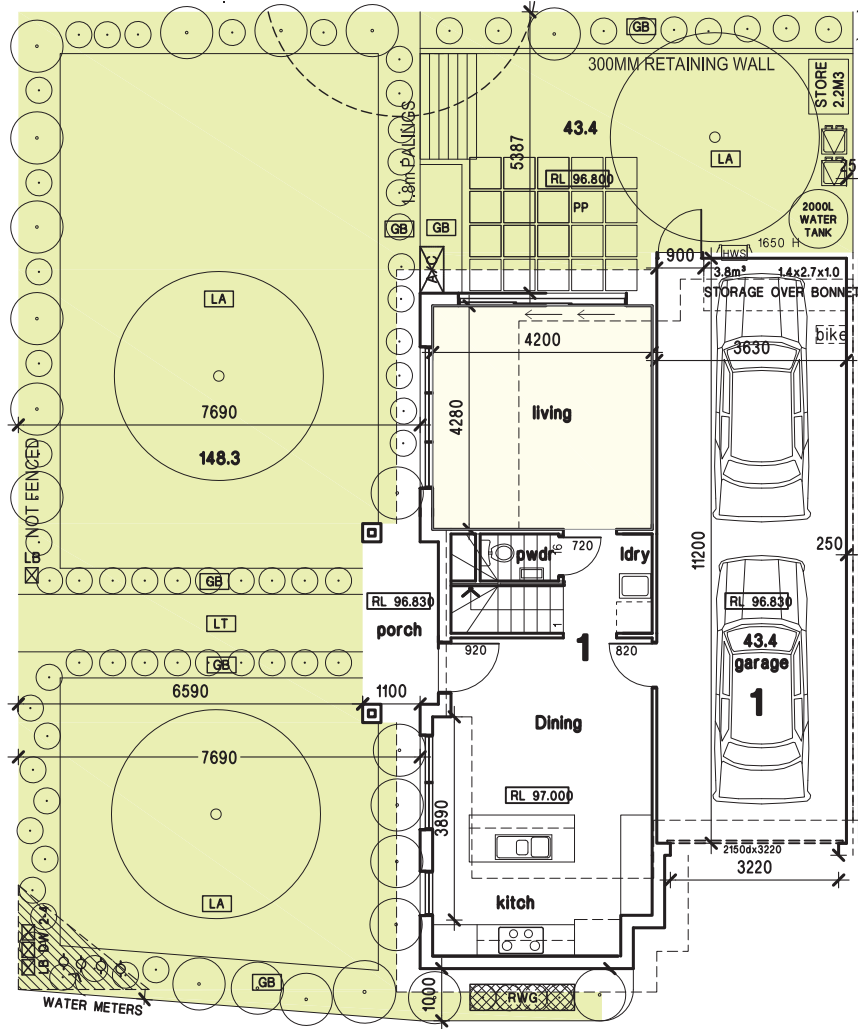


TREVANNION COURT

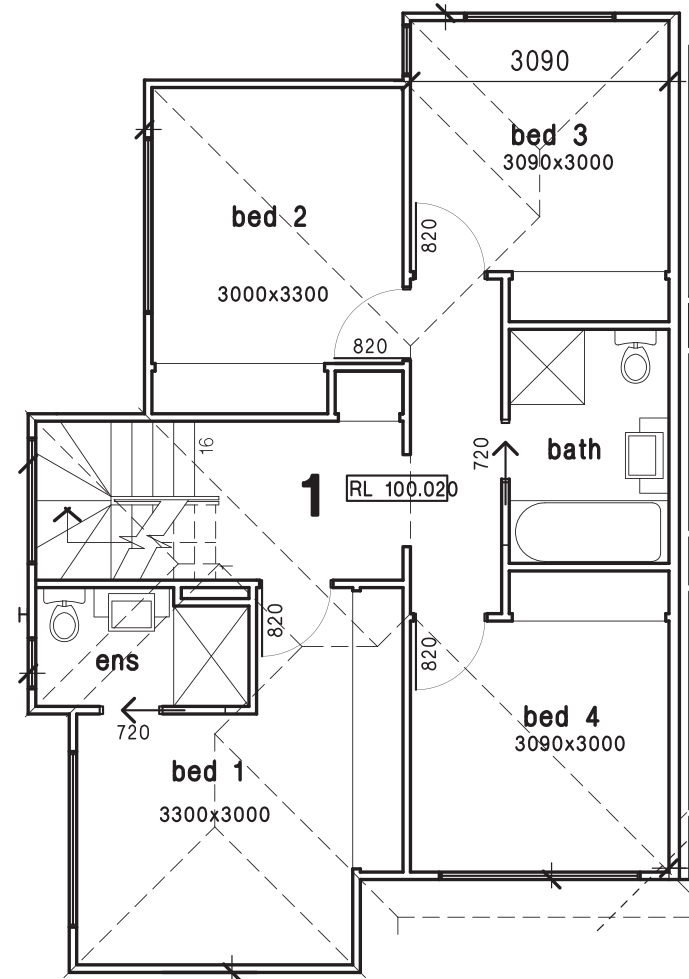


FIRST FLOOR

UNITONE

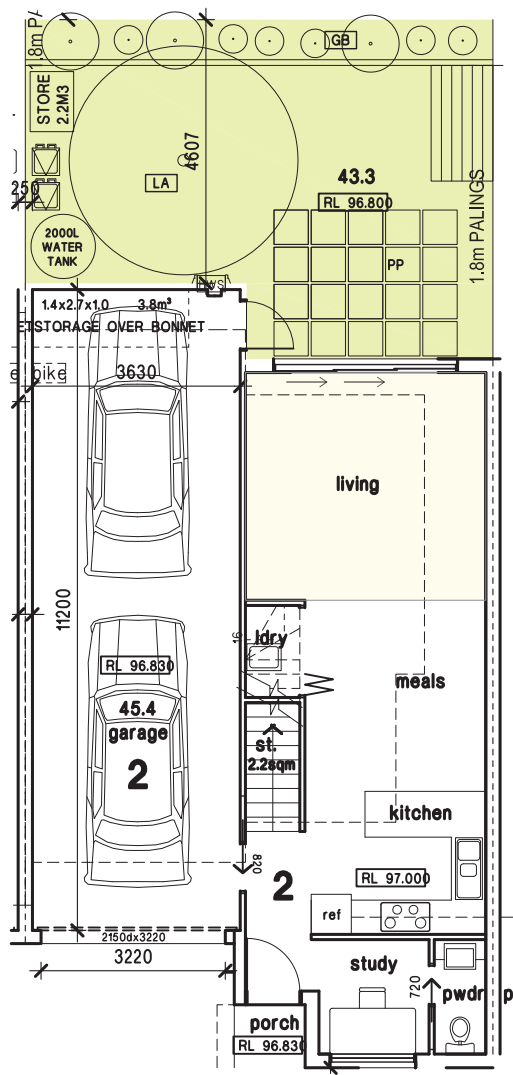


GROUND FLOOR

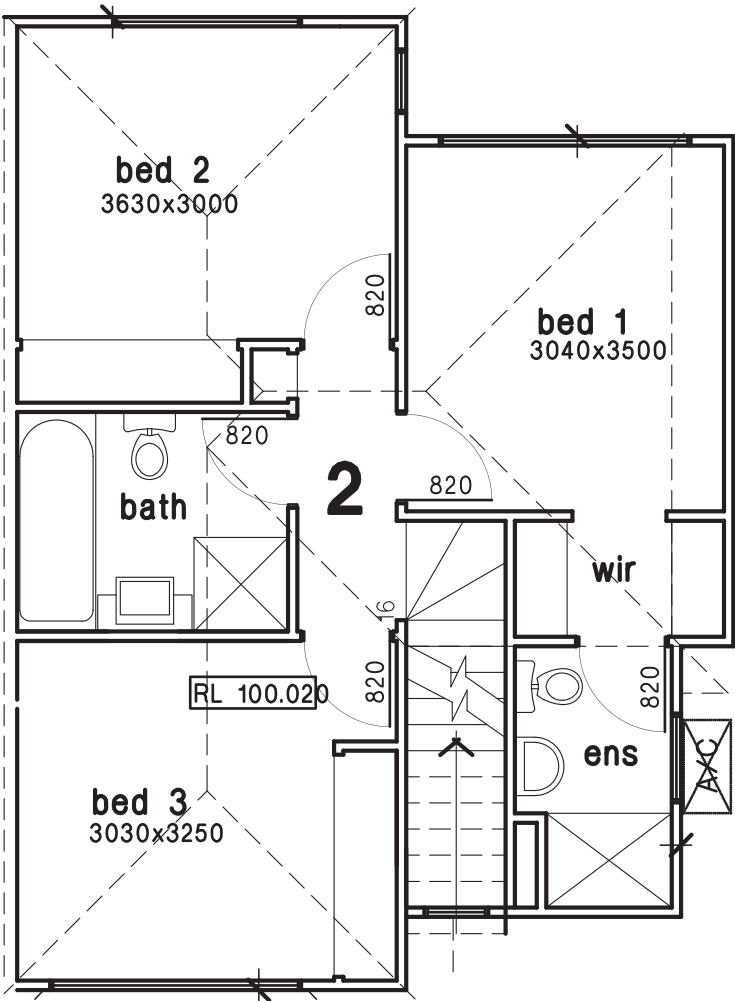


FIRST FLOOR

UNIT TWO

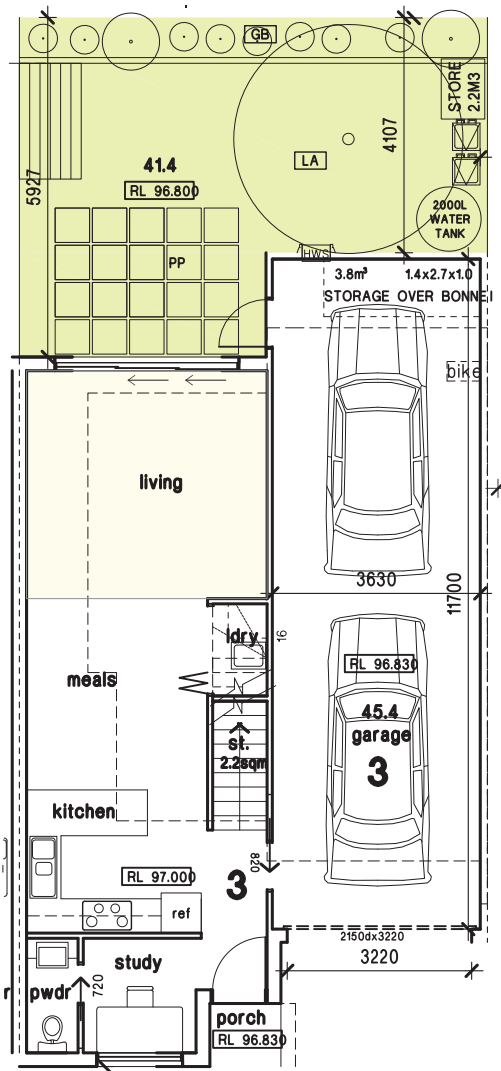


GROUND FLOOR

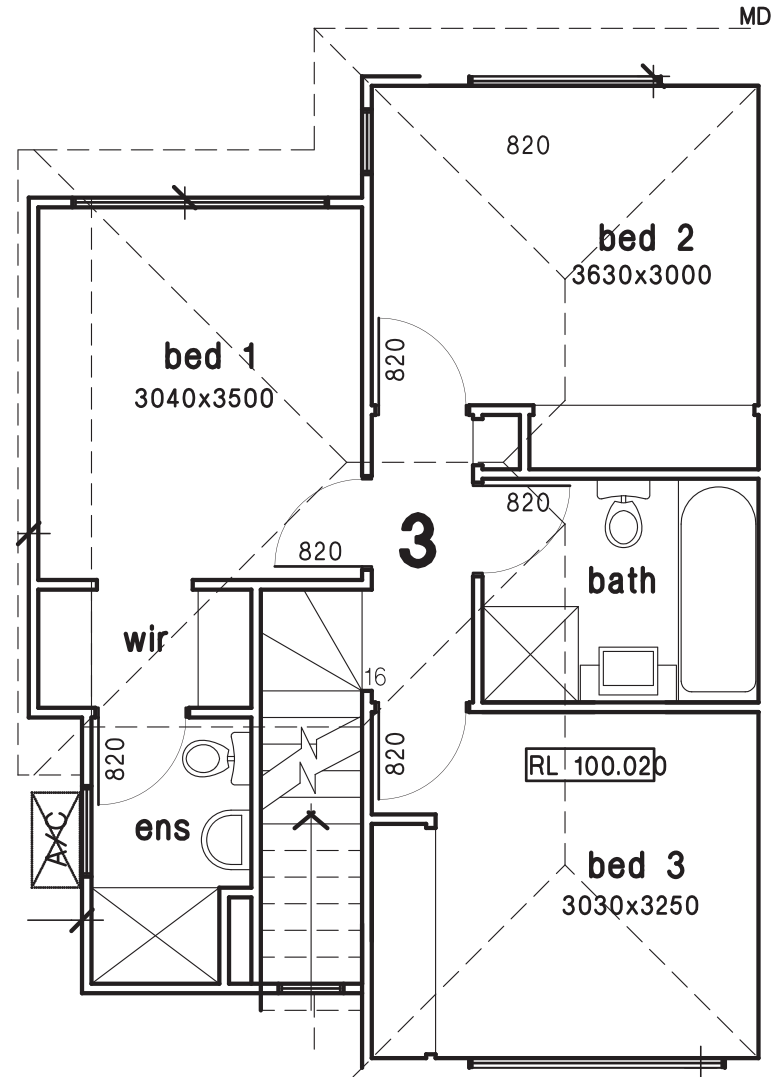


FIRST FLOOR

UNIT THREE

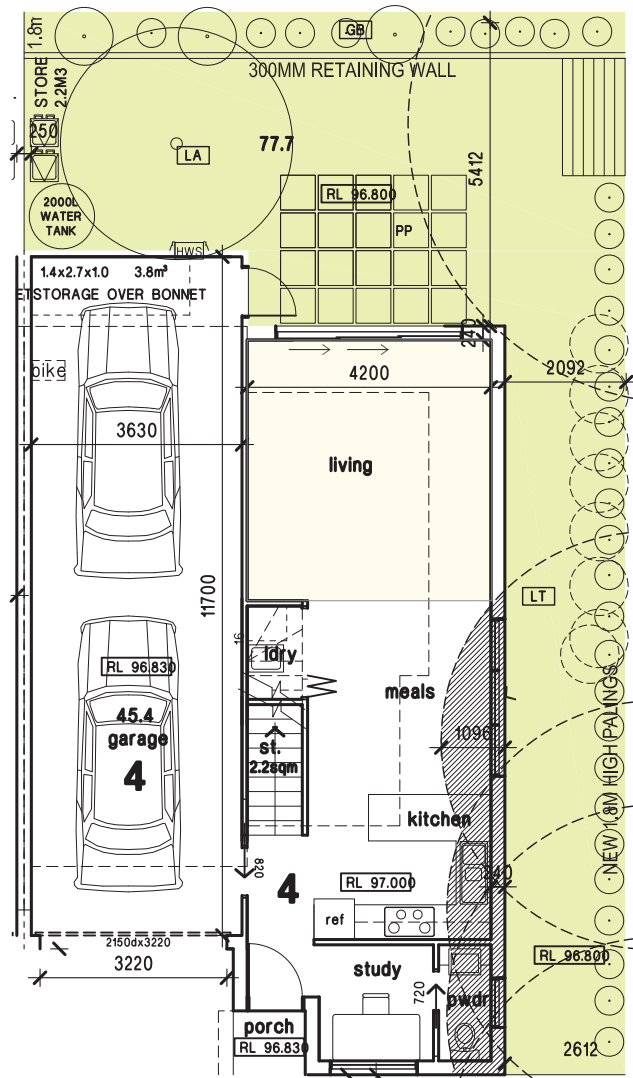


GROUND FLOOR

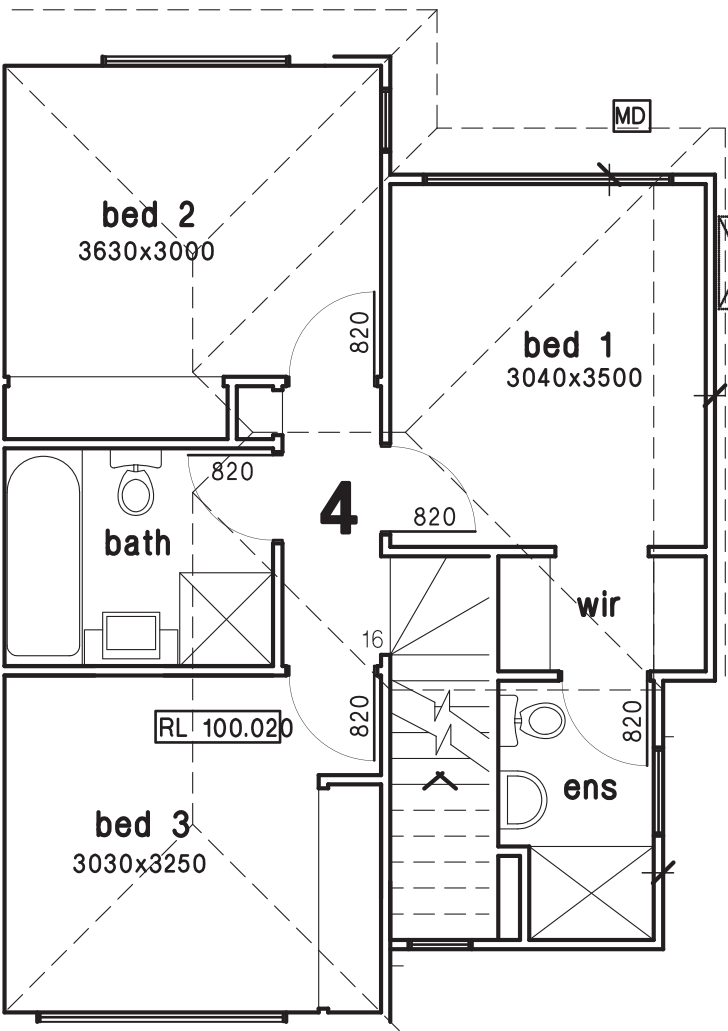


FIRST FLOOR

UNIT FOUR



GROUND FLOOR



FIRST FLOOR

INVESTMENT PROPERTY GLENROY, VIC, 3046

Glenroy is a suburb in the Moreland Region of Victoria. Glenroy has a population of 22,245 people and 31.42% of its occupants live in rental accommodation. The median listing price for houses is \$680,000 and this has changed -2.86% over the past year and changed 30.84% over 2 years.

The median rent in Glenroy for houses is \$390 per week and the median rental yield is 2.98%.

Stock on the market for houses/townhouses has changed 24.10% compared to last year and the average time to sell a house/townhouse is 94 days. The median listing price for units is \$450,000 and this has changed 7.14% over the past year. The average unit takes 100 days to sell and the median rent for a unit in Glenroy is \$350 per week, producing a rental yield of 4.04%.

Suburb
Glenroy

Region
Moreland

State
Victoria

1.60%
Current
vacancy rate



144
Rental stock
available



22,245
Population



31.42%
Rental
Population



Median Statistics

Rental Statistics

Sales Statistics

	House	Townhouses	Units
Median price change - last quarter	\$680,000	\$520,000	\$450,000
Median price change - 1 year	-1.43%	0.00%	0.00%
Median price change - 2 years	-2.86%	6.12%	7.14%
	30.84%	22.50%	20.00%



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