

# RESIDENTIAL APARTMENTS

33 Simmons Street, South Yarra



## DESCRIPTION

**South Yarra Lifestyle.** A haven amidst the hustle and bustle of Melbourne's most livable suburb, Echo offers the ultimate in inner city living. Perfectly positioned, Echo is ideally placed off Chapel Street, South Yarra.

South Yarra is literally the heart of Melbourne. The streets are lined with fashionable cafes, bars and eateries, art galleries, boutiques, trendy retail outlets and high end fashion stores. Trendy, vivacious that has that "it" factor – South Yarra has everything at your fingertips.

Located opposite Dye Works Park and no further than 100 meters from Chapel Street, walking distance to Coles as well as all the best eating and social activities Melbourne has to offer.

With a limited selection of brand new apartments, this boutique development of 50 delivers a fresh, urban flavor to the area.

## INVESTMENT BENEFITS

<b>3 Year Growth</b> 16%*	<b>5 Year Growth</b> 32%*
<b>Rental Yield</b> 4.0% to 4.68% ^	<b>Rental Vacancy</b> 1.4%#

Echo presents a rare opportunity for investors to buy into one of Melbourne's most premium property locations. South Yarra is widely recognized as an attractive and affluent suburb. Located within the City of Stonnington, its outstanding amenity and proximity to the CBD make it Melbourne's most expensive real estate.

Melbourne's most livable Suburb : Voted Melbourne's most livable suburb and now an international destination, South Yarra is buzzing with young upwardly mobile professionals proud to be associated with the address that is South Yarra.

South Yarra enjoys the following benefits :

- A range of some of Melbourne's most popular retail activity centres (Chapel Street, Commercial Road, Malvern Road, Greville Street and Toorak Road).
- A robust public transport network (trams, trains and buses)
- Enhanced opportunities for work, retail, leisure, lifestyle, health and community services in the CBD (just 4km to the North West) and city fringe areas.
- South Yarra is home to a significant proportion of young professionals.
- South Yarra residents are high income earners.
- There have been very few apartment developments in South Yarra since 1990.

SOURCE




\* RP Data (July 09 figures)

^ Appraisal by Local Real Estate Agent

# REIV



# PROJECT SUMMARY

1, 2 & 2+Study  1 & 2  1 

Project Name Echo Apartments

Project Location 33 Simmons Street,  
South Yarra VIC 3141

### Construction

Commencement Date Feb 2010  
Completion Date Mid 2011  
Sunset Date 48 months from contract date

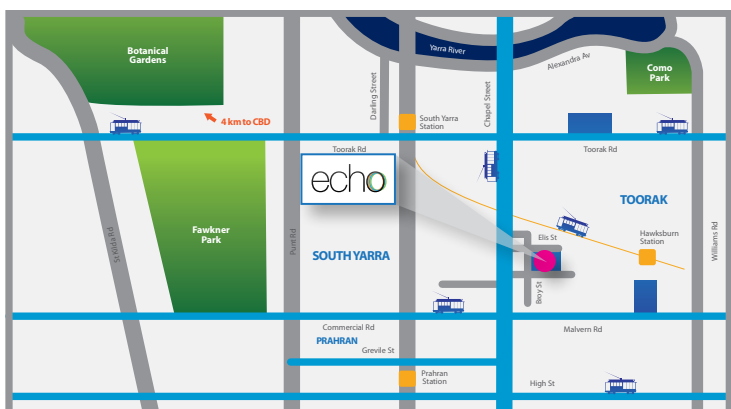
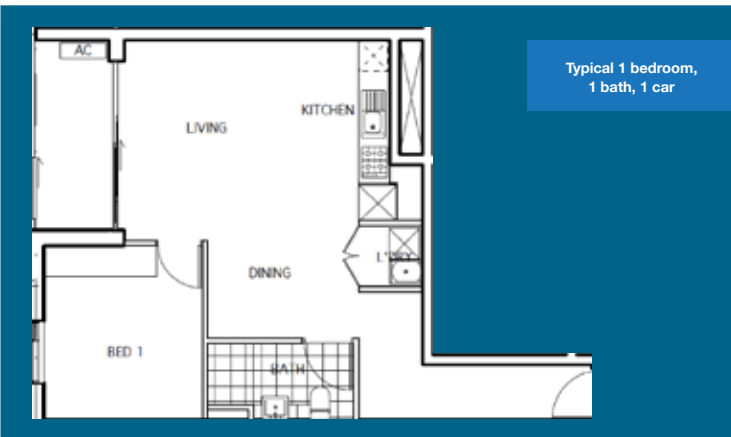
Project Description Boutique development of 50 apartments over 7 levels, serviced by two lifts

Apartment Layout Selection  
1 bedroom, 1 bathroom, 1 car  
2 bedrooms, 1 bathroom + powder room, 1 car  
2 bedrooms, 2 bathrooms, 1 car  
2 bedrooms + study, 2 bathrooms, 1 car

Size range 56sqm to 98sqm

Car park Yes

Valuation Price \$440,000 to \$760,000



Images are for illustration purposes



Aviate Group | Suite 22 | Level 4 |  
50 Stanley Street | East Sydney | NSW 2010 |  
Australia

P: +61 2 9331 5577 | F: +61 2 9331 5800 |

[www.aviategroup.com.au](http://www.aviategroup.com.au)

Register your details online to receive exclusive notification of our forthcoming properties.