



MAJESTIC THEATRE INVESTMENT SUMMARY

INTRODUCING THE ICONIC MAJESTIC THEATRE APARTMENTS



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This is Sydney's little Portuguese district, an iconic development in New York Loft style tradition, encapsulating design within an iconic building – The Majestic Theatre. Offering an innovative, exclusive urban oasis for residents, these extraordinary 1 bedroom loft and terrace style apartments comprise a truly landmark Inner West development set to redefine the area.

Possibly one of the last remaining theatre redevelopments of its kind, The Majestic Theatre Apartments features an expansive galley space feel. Vast light filled interiors, high ceilings and solid walls confer an ambience of luxurious privacy. The Majestic Theatre Apartments is a sought after address.

Project Name	Majestic Theatre Apartments						
Address	49 New Canterbury Road, Petersham NSW 2049						
Location	5.5 km's from Sydney CBD						
Total No of Apartments	Boutique development of 27 apartments over 3 levels, serviced by one lift						
Parking & Storage	Selected apartments with underground secure car parking on title with storage						
Outgoings	<table border="0"> <tr> <td>Body Corp:</td> <td>\$2,000 p.a approx</td> </tr> <tr> <td>Water Rates:</td> <td>\$500 p.a approx</td> </tr> <tr> <td>Council Rates:</td> <td>1,000 p.a approx</td> </tr> </table>	Body Corp:	\$2,000 p.a approx	Water Rates:	\$500 p.a approx	Council Rates:	1,000 p.a approx
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Water Rates:	\$500 p.a approx						
Council Rates:	1,000 p.a approx						
Construction							
Commencement Date	October 2010						
Completion Date	October 2011 (12 – 14 month build approx)						
Settlement Date	November 2012 approx						
Sunset Date	36 months from contract date						

INVESTMENT MATRIX

No	Type	Internal sqm	External sqm	Total sqm	Price (\$)
6	1 bedroom, 1 bathroom, no car	53.7	8.4	62.1	\$432,600 to \$465,000
4	1 bedroom, 1 bathroom, 1 car	52.3 to 53.7	8.0 to 12.5	62.1 to 66.1	\$462,600 to \$525,300

Rental Estimates	Gross Yield	Vacancy Rate	12 Month Growth	24 Month Growth
\$400p/w to \$480p/w	4.8% to 5.2%	1.2%	17.3%*	13.0%*

Source:

* APM June 2010

SQM Research

WHY LIVE IN PETERSHAM?

Real Estate and Design

Petersham is crowded with fine examples of Colonial, Victorian and Edwardian architecture. Terraces form the bulk of Petersham's housing stock and they range in size from the rather modest to the very grand.

Petersham also has some of the most impressive freestanding residences in the inner-city; some of the homes around Croydon and Clarendon streets can only be described as mansions.

While some of these properties have been converted into studios, recent years have increasingly seen them returned to their former glory. Petersham also offers some great apartments, typically in small blocks. These – like other properties in the suburb – tend to sit on pleasant, tree-lined streets.

Restaurants and Cafés

Petersham is renowned for its Portuguese restaurants - Audley Road and New Canterbury Road are lined with Sydney's best. And while these restaurants will always be

a big drawcard they've been joined by some interesting newcomers lately. Perama has gained a deserved reputation as one of Sydney's best Greek restaurants.

Blancmange also deserves a mention: sitting on the suburb's north side opposite Petersham Park, this fine diner operates as a café on the weekend. Of course, there are lots of other options just beyond the suburb's borders. Leichhardt's Little Italy is five minutes away and Newtown's King Street - lined with Chinese, Japanese, Thai, Indian, Lebanese, Mexican and modern Australian restaurants - is just as accessible.

Schools, Education and Institutions

In recent years the number of families with small children has risen and this has led to an increase in childcare providers in and around Petersham. Locally, you'll find family daycare providers, long daycare centres and preschools.

Older children are served by Petersham Public, which educates children from kindergarten to year six. Secondary

education is offered by Fort Street High. Now a selective high school, Fort Street is Sydney's oldest public school.

Petersham also offers excellent access to tertiary education; the University of Sydney and the University of Technology, Sydney are less than five kilometres away and a campus of the Sydney TAFE Institute is located in Petersham itself.

Shopping

The shopping in Petersham just keeps on getting better. Everyday essentials are easily sourced: both Marrickville Metro and Leichhardt Marketown are close and home to large supermarkets.

Within Petersham, you'll find an unsurpassed range of bakeries, butchers and greengrocers, many of them specialising in Portuguese food. Petersham has been known as 'Little Portugal' for years, and you'll find butchers serving Portuguese cuts of meat alongside bakeries serving Portuguese pastries. Naturally, Petersham is home to Sydney's most addictive Portuguese tarts.

Sports, Fitness and Recreation

In a suburb dotted with picturesque parks, Petersham Park has to be the most impressive. Designed in the classic

Victorian manner - with formal gardens encircling a cricket field - the park makes a great place for walking or running. The park is also home to the Fanny Durack Pool. While it's smaller than some other public pools, it's heated in cool weather and hosts a range of swimming and aqua-aerobics classes. Fringed by figs and date palms, the pool also makes a great place to relax.

You'll also find a great network of cycle-ways in Petersham and plenty of places to park your bike. Locals also enjoy easy access to a wide range of sporting competitions, including netball, basketball, tennis, rugby, rugby league, and touch football. Curves, a gymnasium, is also situated in Petersham.

Distance from CBD and Transport

Petersham is just six kilometres south-west of Sydney's CBD. Residents have excellent access to public transport. Petersham railway station sits on the Inner West line of the City Rail network.

Regular train services operate east to the city and west to Ashfield and beyond. An extensive public bus service also operates in Petersham, with the 428 providing a link to Circular Quay; the 412 a link to King Street Wharf in the city, and the 445 providing a connection to Balmain.





Artist impression only. "Includes Upgrade Package"

FLOORPLANS

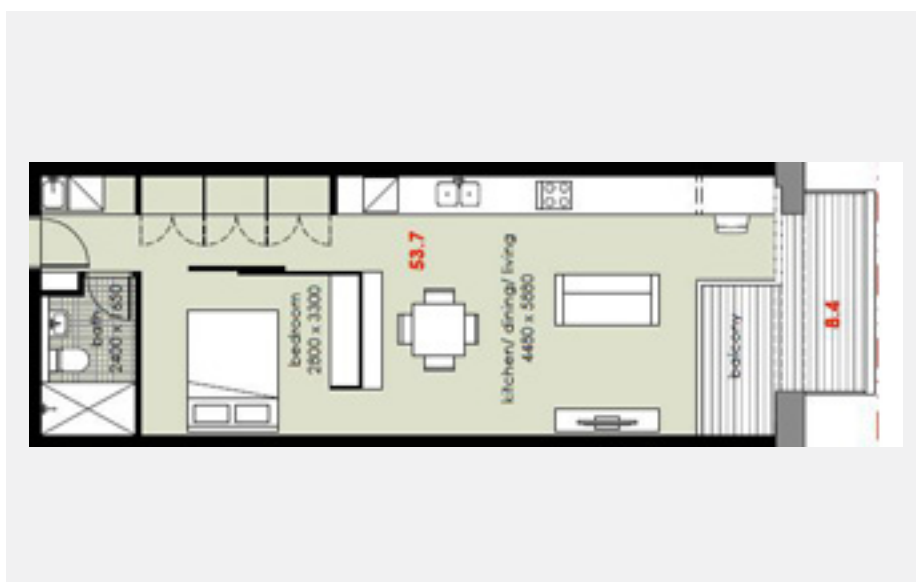


Apt 2

1 bedroom, 1 bathroom

Note: Floor plan includes upgrade package

Internal Area	53.7sqm
External Area	8.4sqm
Total Area	62.1sqm



Apt 10

1 bedrooms, 1 bathrooms, 1 car

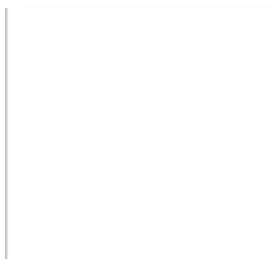
Internal Area	53.6sqm
External Area	12.5sqm
Total Area	66sqm





Artist impression only

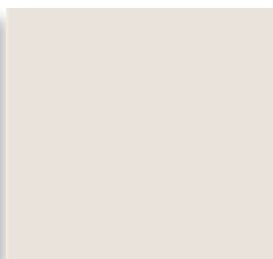
FINISHES SCHEMES



Kitchen Joinery



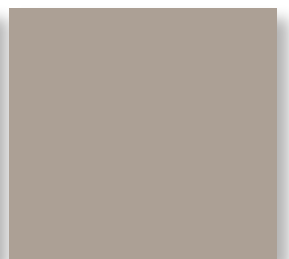
Kitchen Benchtops



Walls & Robes



Bathroom Wall Tile



Bathroom Floor Tile



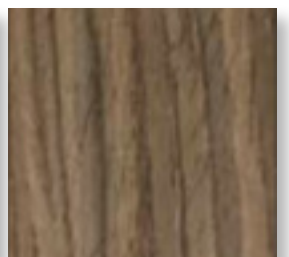
Bathroom marble feature



Carpet



Balcony Decking



Floorboards

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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

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