

RESIDENTIAL APARTMENTS

4 Lansdowne Road, St Kilda East VIC 3183



DESCRIPTION

Mint Apartments are located in the very heart of cosmopolitan St Kilda East, surrounded by parks and gardens, café's, restaurants and an endless array of retail destinations, including designer Chapel Street funky Greville Street and trendy Acland Street.

These brand new boutique two bedroom apartments have been designed to maximise space & light, and innovative use of space are key aspects of "Mint" St Kilda East interiors. Complete with heating and air conditioning, security and underground carparking.

INVESTMENT BENEFITS

24 Month Growth
17.0%*

5 Year Growth
28.25%*

Rental Yield
4.5% to 4.6%[^]

Rental Vacancy
1.2%#

Blue chip and highly sought after inner city location. The development sits within 6 klms of the CBD in an area that is recognised as Melbourne's premier hot spot - St Kilda.

Boutique development of 27 apartments and 7 townhouses with basement parking on title and low body corporate of \$1,600 per annum.

Huge stamp duty savings. Save thousands of dollars (estimated saving of up to \$25,000) on stamp duty. Only available in Victoria and only available on properties purchased off plan, as Stamp Duty is assessed on land value (not the purchase price).

Settlement due end of 2010.

SOURCE

- * Australian Property Monitors (May 2009)
- [^] Appraisal by Local Real Estate Agent
- # REIV

PROJECT SUMMARY



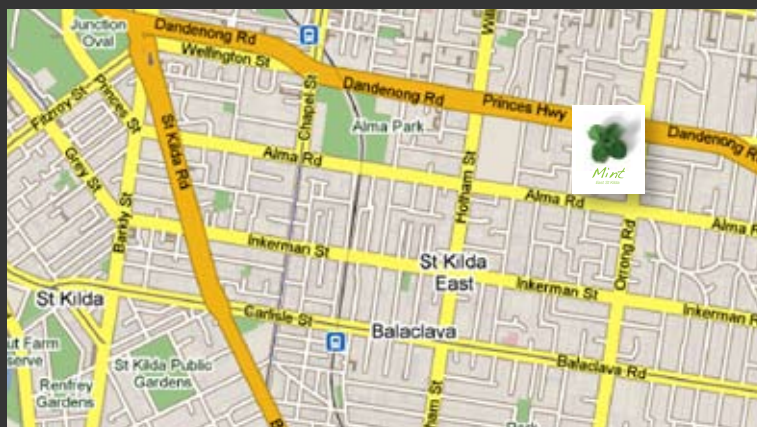
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|---------------------------------|---|
| Project Name | Mint |
| Project Location | 4 Lansdowne Road, St Kilda East VIC 3183 |
| Construction Commencement Date | July 2009 |
| Completion Date | September 2010 |
| Sunset Date | 18 months from contract date |
| Project Description | Boutique development of 27 apartments & 7 townhouses |
| Aviate Group investor selection | 4 x 2 bedroom, 1 bathroom, 1 car apartment |
| Size range | 2 bedroom Internal 66sqm + External 9sqm = 75sqm |
| Car park | One Carspace |
| Valuation Price | \$505,000 to \$515,000 |
| Settlement Date | Last quarter of 2010 |



Images are for illustration purposes



TYPICAL FLOOR PLAN



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