

CASA
672 NICHOLSON STREET,
FITZROY NORTH



Great cities have great neighbourhoods, each with their own distinctive character and style. Think New York, London, Melbourne.^{Tokyo}^{Paris}^{Rome} and so on...

Located at the edge of the historic Nicholson Street shopping village, Casa townhouses are distinctive, contemporary, secure, homely and comfortable retreats, moments away from the inner city vitality of North Fitzroy, Lygon Street, Carlton, and the hip neighbourhoods of Gertrude, Smith and Brunswick Streets— and the city of course.^{hip and}^{street presence}^{ideal}^{location}^{cycle, drive or walk...}^{Italian quarter}^{cool}^{grungy}^{funky}

Casa townhouses: two bedrooms, four level, spatially open, light filled homes, luxury rooftop decks with views.^{urban}



North Fitzroy:
a vibrant emerging
neighbourhood

Location, ^{easy access} convenience
and enviable access
to an inspired lifestyle.

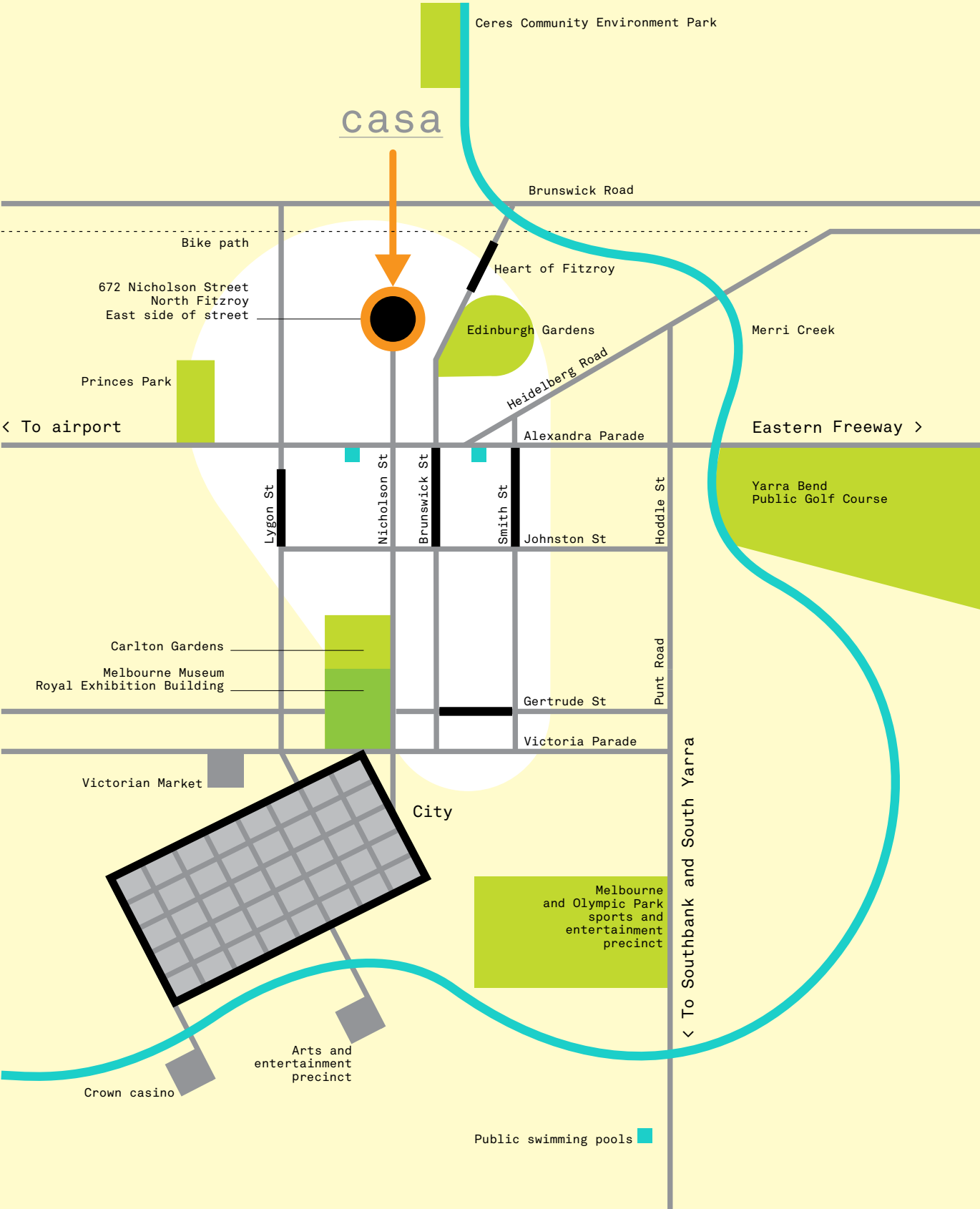
Close to
the heart of
North Fitzroy
as well as the
Lygon, Gertrude
Brunswick and
Smith Street
neighbourhoods

casa centred around
five vibrant, hip
neighbourhoods each with
its own compelling and ^{unique} diverse character.

casa only 10 minutes by
tram or a twenty minutes
walk ^{jog} from the heart
of Melbourne.

casa all the vitality
and convenience
of the city with none
of the hassles.

Food, ^{budget} fashion, ^{mid-market} culture,
nightlife, restaurants ^{high-end}
and cafes right on your
doorstep.



Distinctive architecture, quality
construction, ^{welcoming} secure lobby and
parking, private ^{views} rooftop garden,
light filled spaces, efficient,
^{open} flexible space planning.



Walk to the heart of
North Fitzroy village.

convenience

Casa townhouses are well
located for easy access to
key distant destinations

Ride a bike to the Italian
quarter of Lygon Street,
or ultra-hip Gertrude,
Smith and Brunswick Streets,
to cafes, restaurants,
bars, each with their own
unique character.

exercise

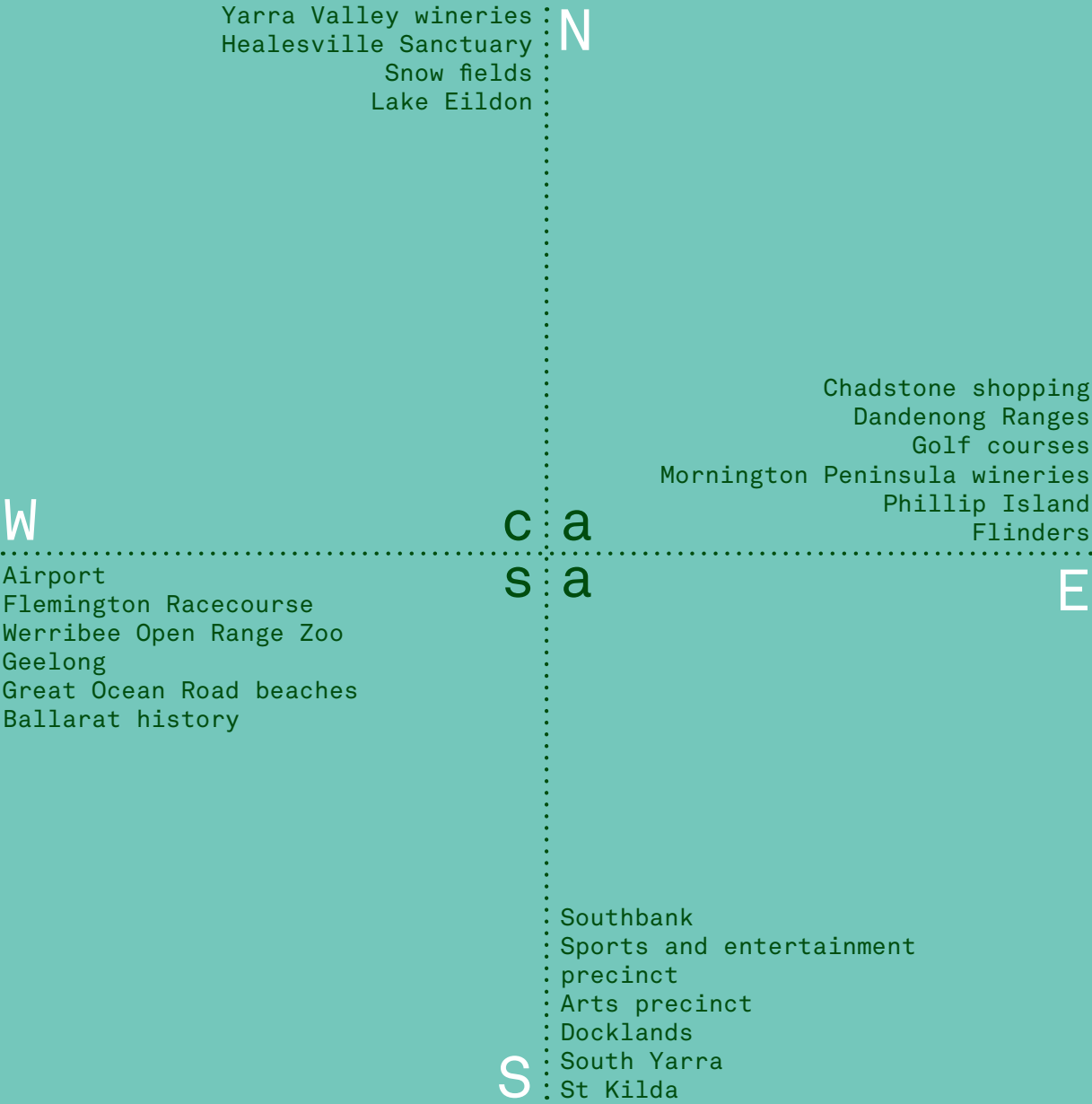
Walk to the Melbourne
Museum and the historic
Royal Exhibition Building.
Culturally stimulating.
Improve your mind.

learn

Ride your bike to Princes
Park. Stroll to RMIT or
Melbourne Uni, the Carlton
or Edinburgh gardens.
Kick back, relax, enjoy.
You are near home.

recharge

ultimate convenience



All the features^{and benefits} you expect
of a modern urban lifestyle
and more; at the doorstep
of five vibrant and distinctive
neighbourhoods.



casa
townhouses:
quality
finishes,
functional
fitout



General features

Private balconies, terraces and gardens
Air conditioning
Built-in robes
Quality paint finishes
Intercom security system to each apartment
Solid core entry doors with designer door furniture
Quality carpets
One carspace per apartment
Secure carparking
Secure ground floor entry lobby

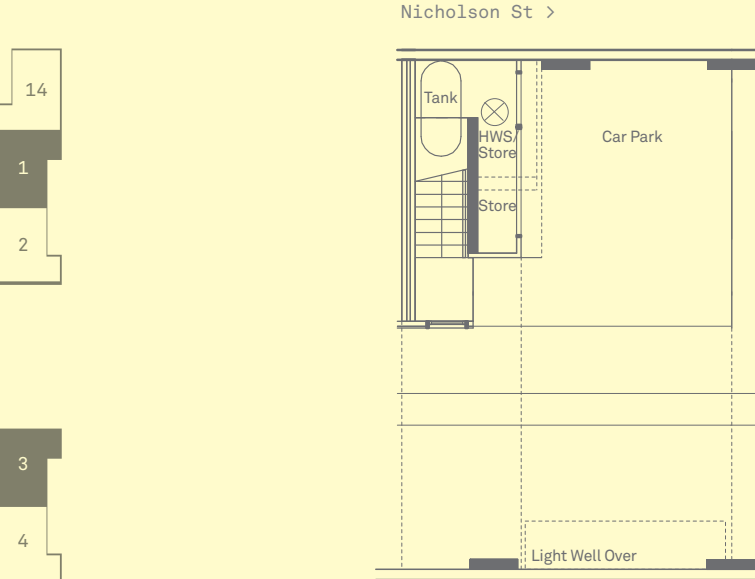
Kitchen

Fully appointed designer kitchens
White and wood grain high gloss 'silk' laminate cabinets
Composite stone bench tops
European stainless steel appliances
Electric cooktop
Dishwasher
Electric multi-function oven
Fixed inbuilt rangehood
Ducted fan exhaust
Ceramic floor tiles
Glass splashbacks

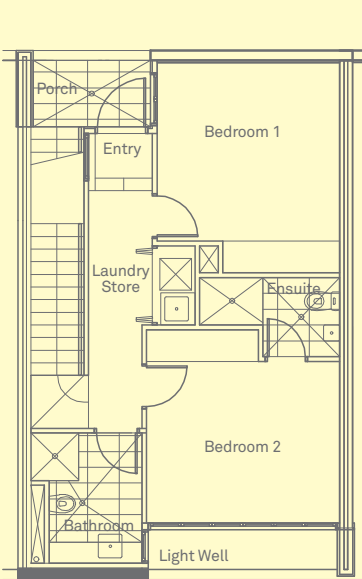
Bathroom

Designer tapware fixtures and fittings
Ceramic wall tiles and floor tiles
Wood grain high gloss 'silk' laminate vanity units
White laminate benchtop and vitreous china basin
Vitreous china wc with dual flush cistern
Mirrors
Semi-frameless shower screen
Ducted fan exhausts

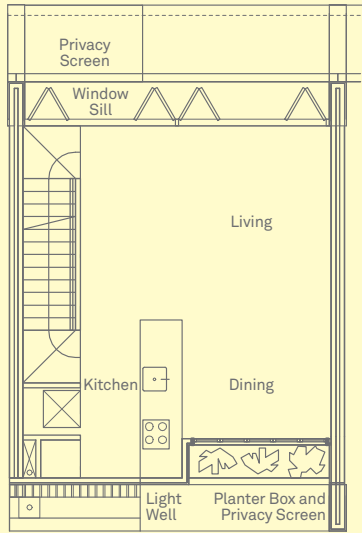
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townhouses



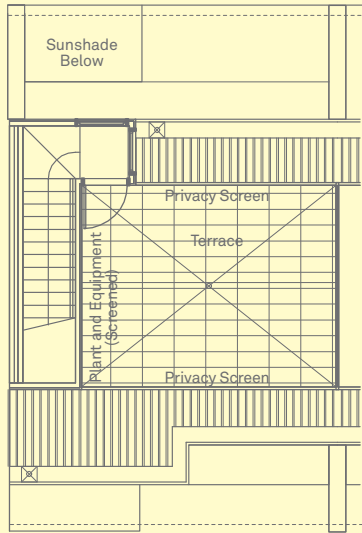
Level 0
Ground Level Plan



Level 1



Level 2

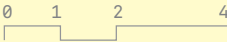


Level 3
Roof Terrace Plan

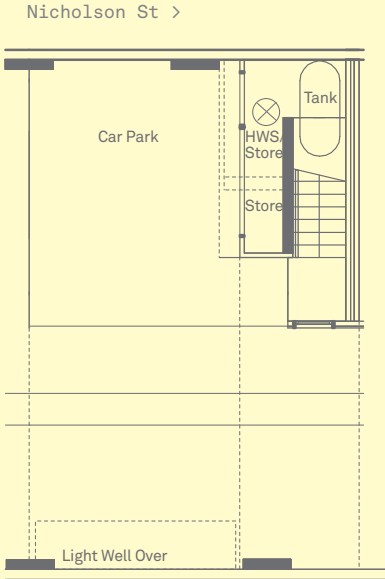


Proposed areas:	Townhouse 1		Townhouse 3,5,7,9 and 11	
Level	Int	Ext	Int	Ext
Level 0	4.3	4.8	4	3.9
Level 1	48.2	4.8	43.9	2.5
Level 2	39.1	0.0	37	1.7
Level 3	2.7	18.5	5.9	18.5
Total area	94.3m ²	28.1m ²	90.8m ²	26.6m ²

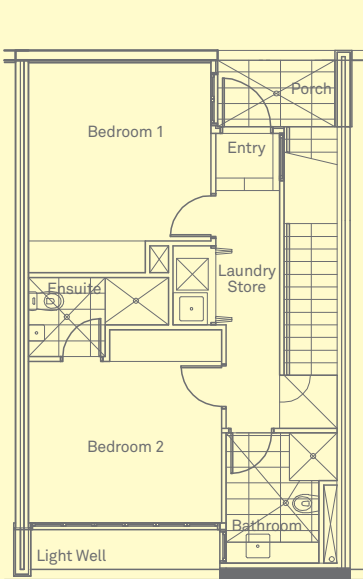
The information shown is for marketing purposes only and is subject to variation as permitted in the contract of sale.



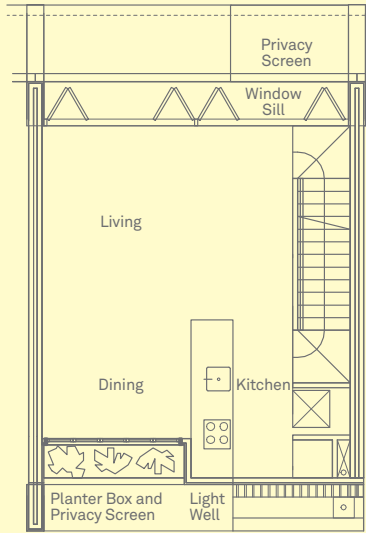
casa
townhouses



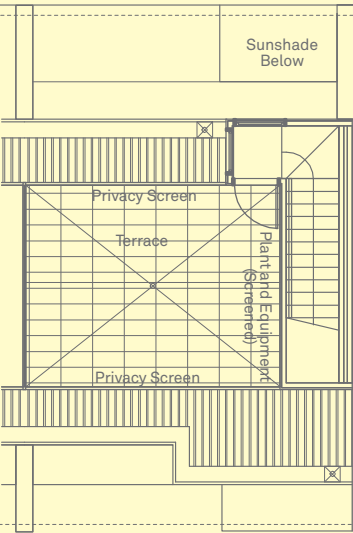
Level 0
Ground Level Plan



Level 1



Level 2

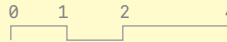


Level 3
Roof Terrace Plan



Proposed areas:	Townhouse 2		Townhouse 4		Townhouse 6,8,10 and 12	
Level	Int	Ext	Int	Ext	Int	Ext
Level 0	4	3.9	4	3.9	4	3.9
Level 1	44.5	2.8	43.9	2.5	43.9	2.5
Level 2	39.1	0.0	34.5	1.7	37	1.7
Level 3	5.9	18.5	5.9	18.2	5.9	18.5
Total area	93.5m ²	25.2m ²	88.3m ²	26.3m ²	90.8m ²	26.6m ²

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ANNEXURE B

SCHEDULE OF SPECIFIED INTERNAL FIXTURES, FITTINGS & FINISHES

FLOORS		
Location	Structure	Colour
Kitchen	Timber	
Bathroom	Tiles	White
Laundry cupboard	Tiles	White
Living/Dining	Timber	
Bedrooms	Minimum 80/20 wool-mix carpet with underlay	Warm Grey

WALLS		
Location	Structure	Colour
Internal walls within dwelling	Stud framed with painted plasterboard lining	
Dividing walls between dwellings	Acoustically treated, fire rated painted plasterboard lining	
Kitchen	Painted plasterboard	Off white
	Colour-backed glass splashback	White
Bathroom	Painted MR plasterboard or Villaboard	Off white
	Tiles to shower recess	White
Laundry Cupboard	Plastic laminate splashback	Off white
Living/Dining	Painted plasterboard	Off white
Feature Wall	Painted plasterboard	Warm Grey
Bedrooms	Painted plasterboard	Off white
Hallways/stairs	Painted plasterboard	Off white
Cornices	Painted shadow-line	Off white
Architraves	Painted rectangular profile	Off white
Skirting	Painted rectangular profile	Off white

CEILINGS		
Location	Structure	Colour
Kitchen	Painted plasterboard, minimum 2400mm height with bulkheads where required	Off white
Bathroom and Laundry	Painted plasterboard, minimum 2400mm height with bulkheads where required	Off white
Living/Dining	Painted plasterboard, minimum 2650mm height with bulkheads where required	Off white
Bedrooms	Painted plasterboard, minimum 2650mm height with bulkheads where required	Off white

JOINERY		
Location	Structure	Colour
Kitchen	Cabinetry: laminate panels and doors Interiors: melamine	Off white
	Benchtops: stone composite with arrissed edge	Off white
Bedrooms	Built in wardrobes with hinged or sliding doors External finish: gloss paint Interiors: melamine	Off white
Bathrooms	Vanity External finish: laminate panels, doors and top Interiors: melamine	Off white
Laundry	Concealed in painted cupboard	Off white

DOORS		
Location	Structure	Colour
	All approximately 2340mm in height All door hardware to hinged doors to be chrome lever action	
Front door	Smoke sealed solid core with deadlock Painted finish	Grey
Internal doors	Semi solid core Painted finish	Off white

SANITARY WARE		
Bathroom	Vitreous china toilet with seat	White
	Vitreous china cistern	White
	Vitreous china vanity basin with chrome waste	White
	Clear glazed shower screen and door	
Laundry	Stainless steel inset trough	
Kitchen	Single bowl stainless steel inset sink with drainer attachment	

TAPWARE & ACCESSORIES		
Location	Fixtures & Finishes	Colour
Bathroom	Satin chrome mixer tap for shower	
	Satin chrome shower rose	
	Satin chrome mixer tap for basin	
	Satin chrome towel rail	
	Satin chrome swing toilet paper holder	
Laundry	Chrome stopcocks	
Kitchen	Satin chrome sink mixer tap	

SERVICES		
Mechanical	Ducted exhausts to bathrooms and laundries Fan exhausted cooktop ducted to outside	
Electrical	Minimum 2 double general power outlets per living/dining room and bedroom	
Lighting	Light fittings generally ceiling mounted	
Water	Electric hot water system	
Telecommunications	1 telephone point, 1 television outlet, 1 cable television point for living/dining room and master bedroom	
Air conditioning	Providing to living areas	
Mailboxes	Anodised aluminium finish, located in lobby	

APPLIANCES		
Kitchen	Stainless steel finish multifunction oven, Blanco or equivalent	
	Four plate electric cooktop, Blanco or equivalent	
	Dishwasher, Blanco or equivalent	
	Space for microwave oven with power supply installed	

672 Nicholson St Fitzroy North

Ths #	Beds	Baths	Car Park	Internal m2	Roof Deck m2	Total Area m2	Aspect	Est Council Rates	Est Water Charges	Est Owners Corp Fees	Estimated Depreciation	Estimated Stamp Duty	Estimated Stamp Duty Savings	Price	Status
1	2	2	1	94.3	28.1	122.4	S							\$795,000	Reserved
2	2	2	1	93.5	25.2	118.7	S							\$815,000	Reserved
3	2	2	1	90.8	26.6	117.4	S							\$815,000	SOLD
4	2	2	1	88.3	26.3	114.6	S							\$775,000	SOLD
5	2	2	1	90.8	26.6	117.4	S							\$815,000	Reserved
6	2	2	1	90.8	26.6	117.4	S							\$815,000	
7	2	2	1	90.8	26.6	117.4	S							\$815,000	
8	2	2	1	90.8	26.6	117.4	S							\$815,000	
9	2	2	1	90.8	26.6	117.4	S							\$815,000	
10	2	2	1	90.8	26.6	117.4	S							\$815,000	
11	2	2	1	90.8	26.6	117.4	S							\$815,000	
12	2	2	1	90.8	26.6	117.4	S							\$815,000	
13	3	3	2				S							\$958,000	HOLD
14	1	1	1				S							\$425,000	HOLD

