



82 Richardson

ESSENDON



www.investorsprime.com.au



Start your new life in an elegant contemporary home that unites urban lifestyle and natural leisure.

MELBOURNE AT YOUR DOORSTEP, THE WORLD AT YOUR FEET

The vibrant inner city suburb of Essendon is just 7km from the heart of Melbourne. One of the most prized north-western suburbs, it offers a distinctive combination of historical character and modern amenity.

82 Richardson holds a particularly coveted position in this desirable area. Across the road from one of Essendon's largest green spaces, you'll have extra room to unwind. At the same time, you're only a block from the #59 tram line, and around the corner from a bustling but relaxed strip of cafes and shops.

With Melbourne's international airport also less than half an hour's drive away, 82 Richardson puts both the city and the world at your feet. This is a fantastic opportunity to establish a base for an active urban lifestyle in one of Australia's premier global cities.



*Stylish,
modern
design on the
verge of an
inner-city
oasis.*



A tranquil community of welcoming homes, nestled between city convenience and suburban spaciousness.

*Understated,
graceful design
makes way for you
to enjoy life on your
own terms.*



*82 Richardson
puts parks,
schools,
restaurants,
and public
transport all
within walking
distance.*





MELBOURNE CBD (7 KM)

MOONEE PONDS CENTRAL

ESSENDON TRAIN STATION

BUCKLEY STREET

ESSENDON CRICKET GROUND

ST THERESE'S PRIMARY SCHOOL

CLIFF ALLISON PARK

MT ALEXANDER RD

LINCOLN RD

LINCOLN PARK

82 Richardson

TRAM #59

CAFE STRIP

NEW RETAIL HUB



ESSENDON AIRPORT

TULLARMARINE FWY

ESSENDON DFO

KEILOR RD

COLES SUPERMARKET

NEW RETAIL HUB

TRAM #59

CAFE STRIP

82 Richardson

LINCOLN PARK

MT ALEXANDER RD

LINCOLN ROAD

ST THERESE'S
PRIMARY SCHOOL



Essendon DFO



St Therese's Primary School



Woodlands Park



Rose St Shopping Centre



Friends of Ours Cafe



Tram #59

A FORTUNATE LIFE

The neighbourhood around 82 Richardson shows just why Melbourne is consistently one of the world's most liveable cities.

Nearby shops and cafes foster a relaxed street life that lets you leave the car behind and simply stroll to everything you need. Hop on the #59 tram to reach the city, or drive only a short distance to the DFO outlet mall and a wide range of other shopping and recreational facilities.

Essendon is also an excellent place to grow up, with more than ten primary and secondary schools in the immediate area, including the prestigious Penleigh and Essendon Grammar.



RICHARDSON STREET

UNIT 01

82 Richardson Street, Essendon

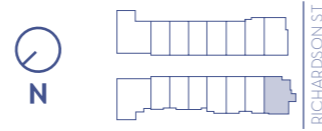
2 bedrooms / 2.5 bathrooms / 1 car space

Internal area: 106m²

External area: 56m²

Garage area: 28m²

Total area: 190m²



UNIT 02 & 04

82 Richardson Street, Essendon

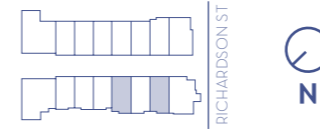
2 bedrooms / 2 bathrooms / 1 car space

Internal area: 86m²

External area: 9m²

Garage area: 27m²

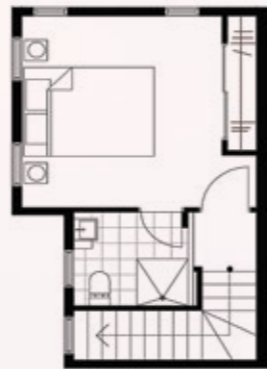
Total area: 122m²



GROUND FLOOR



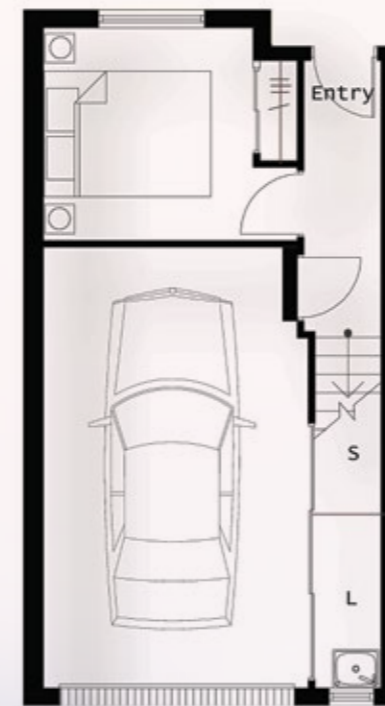
FIRST FLOOR



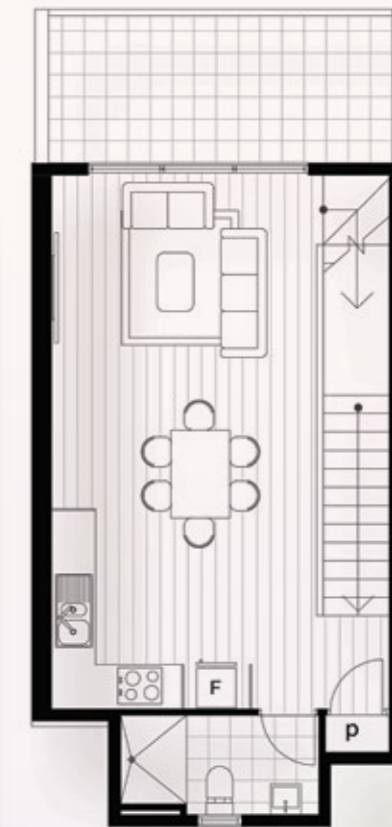
SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

UNIT 03

82 Richardson Street, Essendon

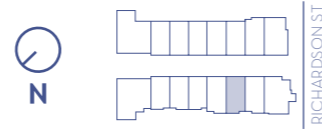
2 bedrooms / 2 bathrooms / 1 car space

Internal area: 86m²

External area: 9m²

Garage area: 27m²

Total area: 122m²



UNIT 05 & 07

82 Richardson Street, Essendon

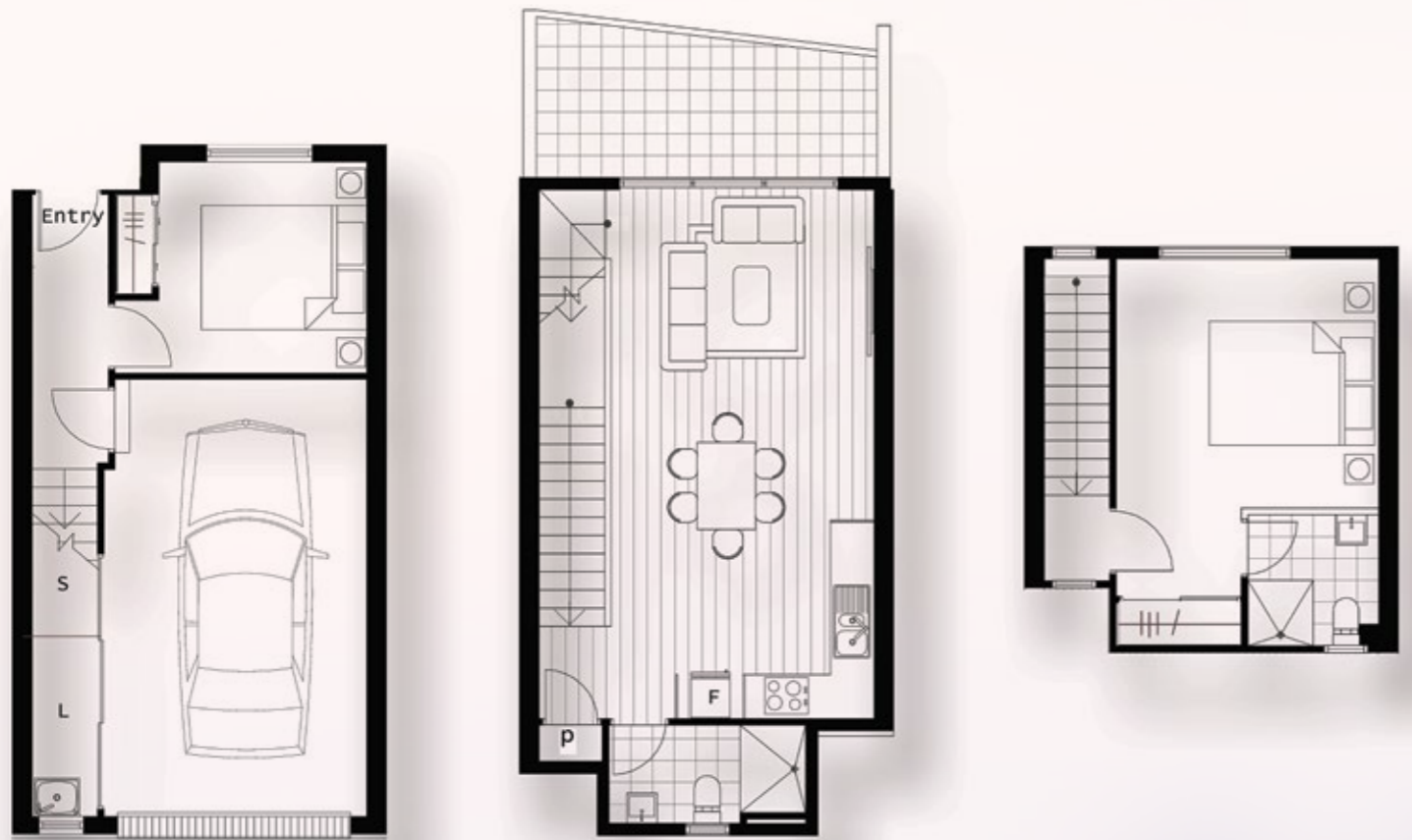
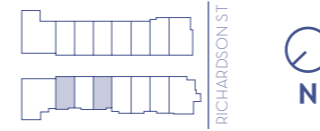
2 bedrooms + study / 2 bathrooms / 1 car space

Internal area: 92m²

External area: 9m²

Garage area: 27m²

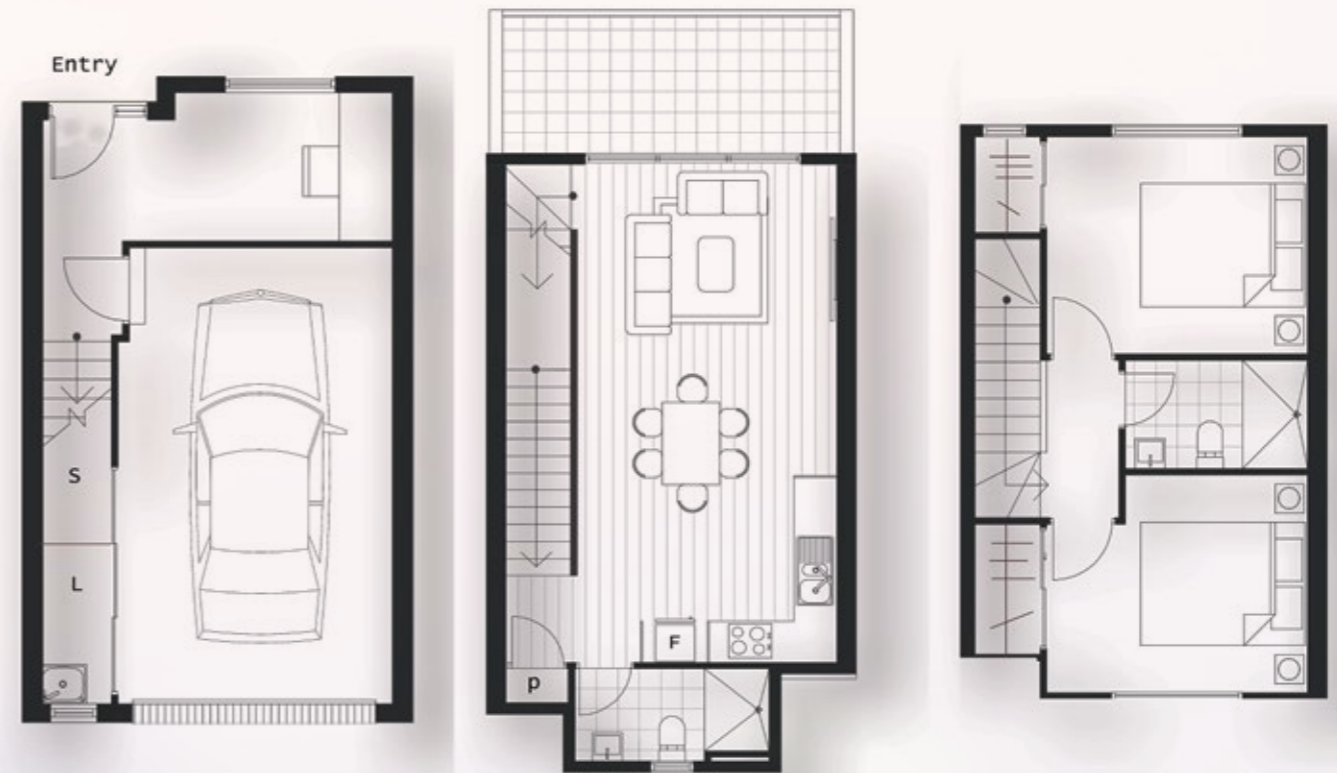
Total area: 128m²



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

UNIT 06

82 Richardson Street, Essendon

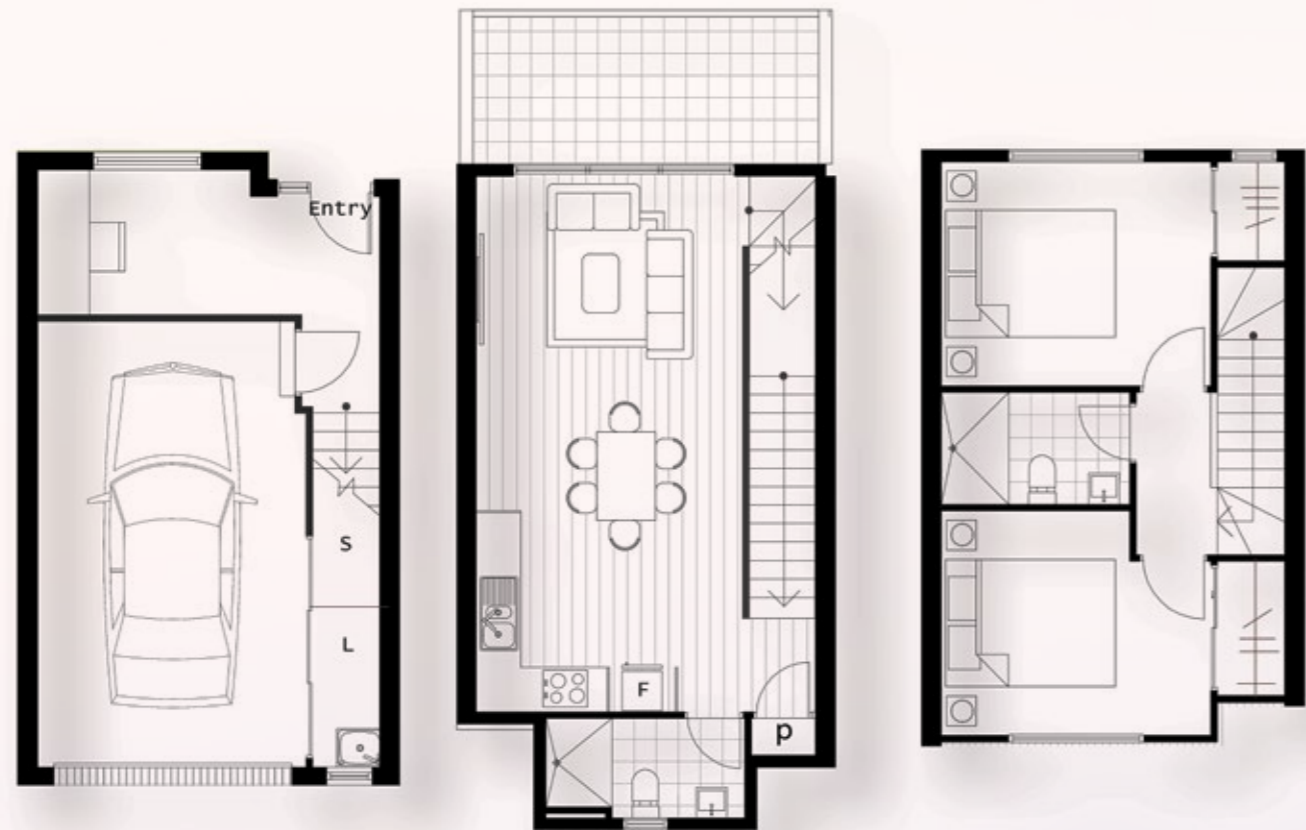
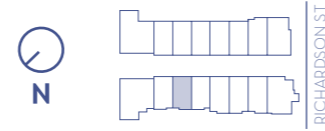
2 bedrooms + study / 2 bathrooms / 1 car space

Internal area: 92m²

External area: 9m²

Garage area: 27m²

Total area: 128m²



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

UNIT 08

82 Richardson Street, Essendon

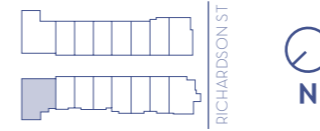
3 bedrooms / 2.5 bathrooms / 2 car spaces

Internal area: 155m²

External area: 19m²

Garage area: 50m²

Total area: 224m²



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

UNIT 09

82 Richardson Street, Essendon

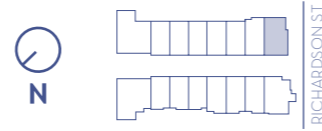
2 bedrooms / 2.5 bathrooms / 1 car space

Internal area: 100m²

External area: 61m²

Garage area: 24m²

Total area: 185m²



UNIT 10

82 Richardson Street, Essendon

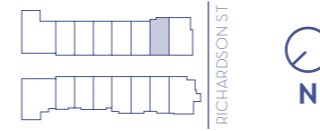
2 bedrooms / 2 bathrooms / 1 car space

Internal area: 88m²

External area: 8.5m²

Garage area: 27m²

Total area: 123.5m²



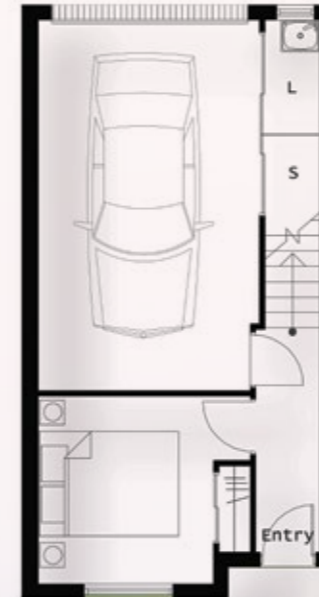
GROUND FLOOR



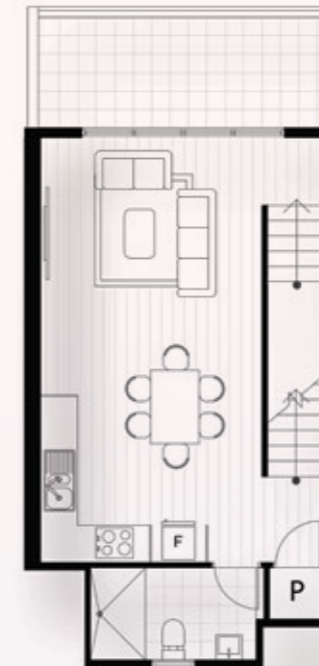
FIRST FLOOR



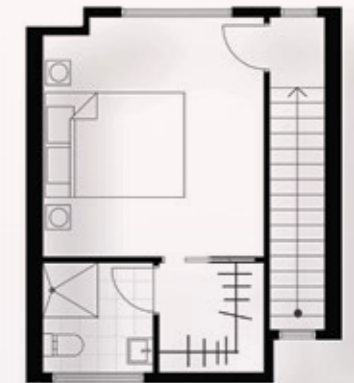
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

S Storage / L Laundry / F Fridge / P Pantry

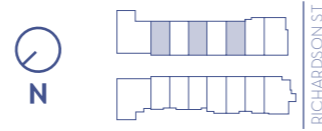
The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

UNIT 11, 13 & 15

82 Richardson Street, Essendon

2 bedrooms + study / 2 bathrooms / 1 car space

Internal area: 92m²
 External area: 8.5m²
 Garage area: 27m²
 Total area: 127.5m²

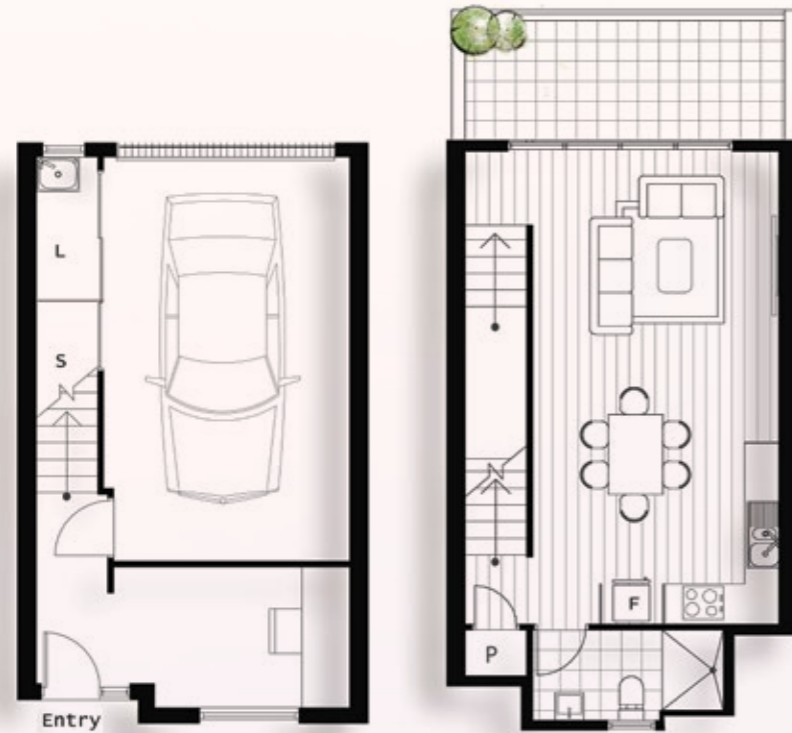
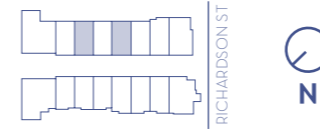


UNIT 12 & 14

82 Richardson Street, Essendon

2 bedrooms + study / 2 bathrooms / 1 car space

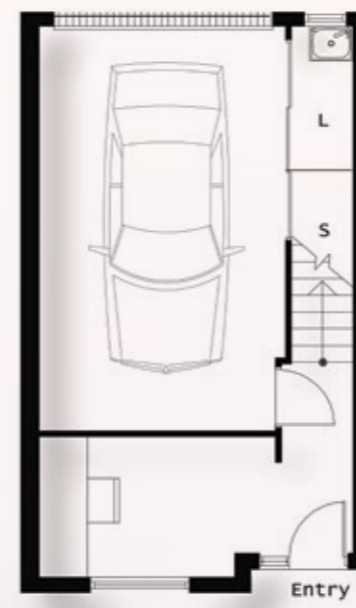
Internal area: 92m²
 External area: 8.5m²
 Garage area: 27m²
 Total area: 127.5m²



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

UNIT 16

82 Richardson Street, Essendon

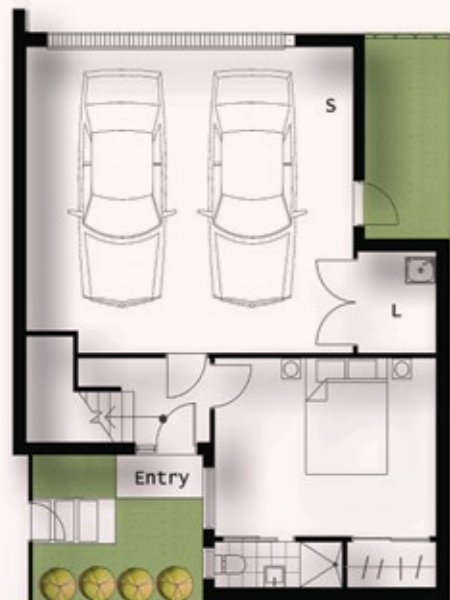
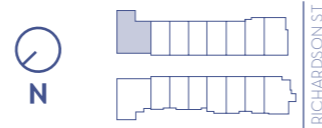
3 bedrooms / 2.5 bathrooms / 2 car spaces

Internal area: 150m²

External area: 16m²

Garage area: 49m²

Total area: 215m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

S Storage / L Laundry / F Fridge / P Pantry

The information, images and illustrations in this document are indicative only and may be subject to change. The developer and associated entities and their agents do not warrant the accuracy of the information, images or illustrations and do not accept liability in relation to any loss or damages for any error or discrepancy in the content of this document. Whilst the information is given in good faith, the information, images and illustrations displayed in this document are indicative only and subject to change. The items of furniture and furnishings shown are not included in the property and are depicted for the purposes of pictorial assistance only.

PROJECT SALES

Investors Prime Real Estate is a boutique, specialist real estate company which sources premium properties located in Melbourne's Inner ring blue-chip suburbs. As Investors Prime Real Estate was founded by property investors for property investors, we appreciate the importance of providing the very best performing residential property solutions to our clients, who are seeking properties that will deliver above market, high capital growth potential, over the medium to long term.



Konrad Bobilak

M: 0499 555 899 E: konrad@investorsprime.com.au

Level 1/8-12 Alma Rd, St.Kilda, VIC 3182
www.investorsprime.com.au

SECURE YOUR PLACE

82 Richardson is an outstanding chance to get a foothold in a coveted inner-Melbourne location, so you can enjoy the lifestyle and investment benefits that it will bring for years to come.

Find out more and claim a part of this exceptional townhouse community by contacting one of our sales agents today.

While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability is accepted for any direct or indirect consequential loss or damage arising out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part or all of an offer or a contract of sale.