ALVINA

OAKLEIGH

SIGHTSTONE

rothelowman

Overview

Major Features

- Chadstone Shopping Centre is only 4 km away
- World-class golf courses, parks and reserves are convenient recreational options
- Huntingdale Train Station offers a 25 minute ride in to the Melbourne CBD
- Princes Highway provides easy road access to the remainder of the city
- Monash University, and a variety of child care, primary and secondary schools, provide close by education options

4km

to Chadstone Shopping Centre

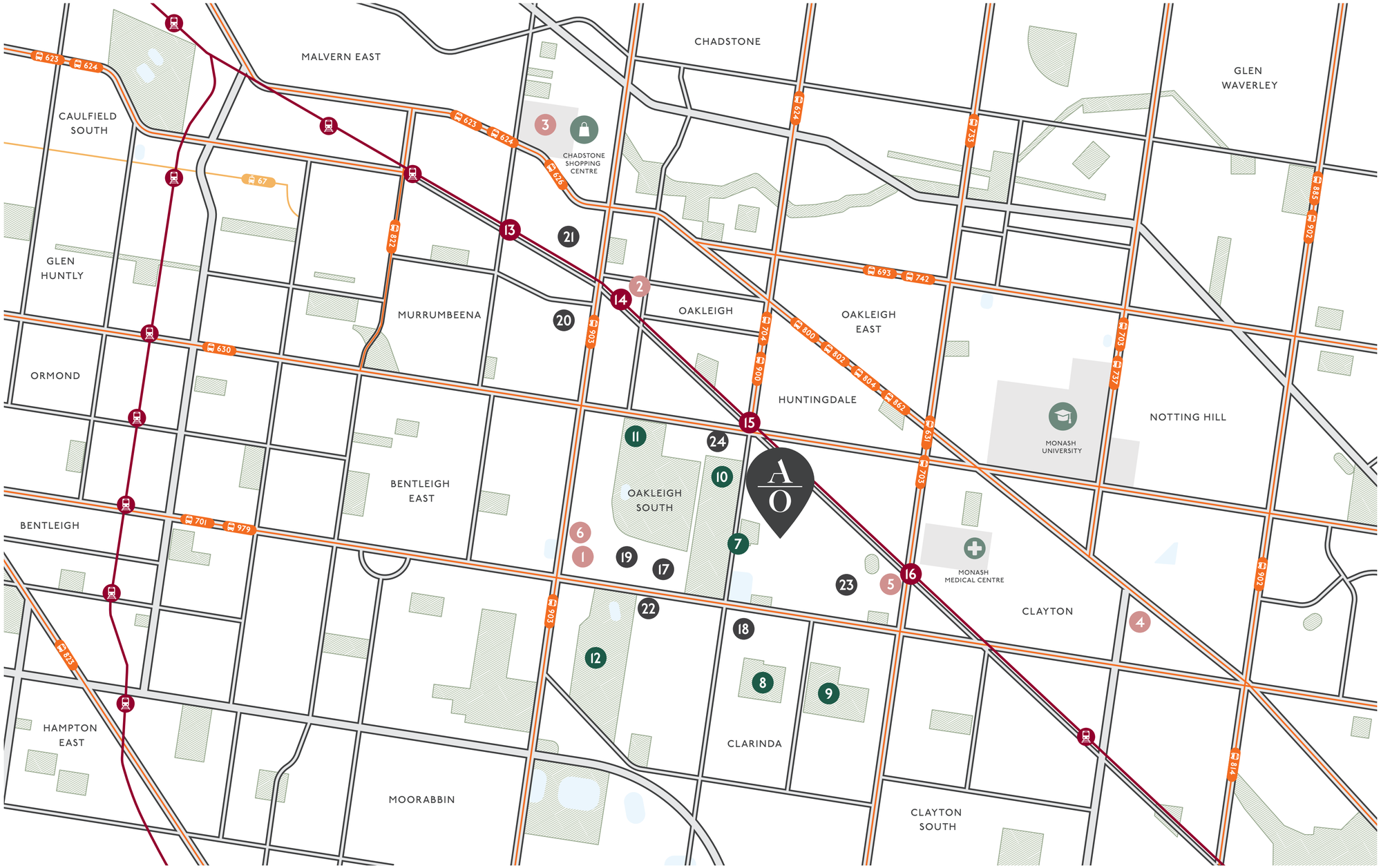
5min

to Monash University

25min

train ride to Melbourne CBD

Connectivity



Retail

1. The Links Shopping Centre
2. Oakleigh Shopping Centre
3. Chadstone Shopping Centre
4. Ikea Shopping Centre
5. Coles Clayton
6. Woolworths

Parks & Recreations

7. Davies Reserve
8. Bald Hill Park
9. Namitjira Reserve
10. Huntingdale Golf Club
11. Metropolitan Golf Club
12. Commonwealth Golf Club

Transport

13. Hughesdale Train Station
14. Oakleigh Train Station
15. Huntingdale Train Station
16. Clayton Train Station

Education

17. Oakleigh South Primary
18. Clarinda Primary School
19. South Oakleigh College
20. Sacred Heart Girls' College
21. Oakleigh Grammar
22. Early Learning Centre
23. Goodstart Early Learning Clayton
24. Huntingdale Primary School

6 mins

6 minutes from Oakleigh Central

10 mins

10 minutes from Karkarook Lake

1 mins

1 minute to Davies Reserve

10 mins

10 minutes to Chadstone Shopping Centre

5 mins

5 minutes to Oakleigh South Primary School

5 mins

5 minutes to South Oakleigh College

7 mins

7 minutes to Monash Medical Centre

5 mins

5 minutes to Clayton Train Station

3 mins

3 minutes to Huntingdale Train Station

7 mins

7 minutes to Monash University, Clayton

6 mins

6 minutes to Huntingdale Golf Club

Investment

Market Performance

Townhouses & apartments in Oakleigh & Oakleigh South have proven to be in demand

Healthy price growth of units over time

Rental market for units in the region has performed well, underpinned by low vacancy rates, healthy yields and strong rental growth.

Source: District Date Pty Ltd

Market Performance

15%

growth in median sale price over the year to 2017

14%

growth in the median weekly rent over the 5 years to 2018

Source: District Date Pty Ltd

Market Performance

1.2%

vacancy rate

Source: District Date Pty Ltd

Demographics

Oakleigh & Oakleigh South have experienced strong population growth

Townhouse product will be a highly sought after product in the area

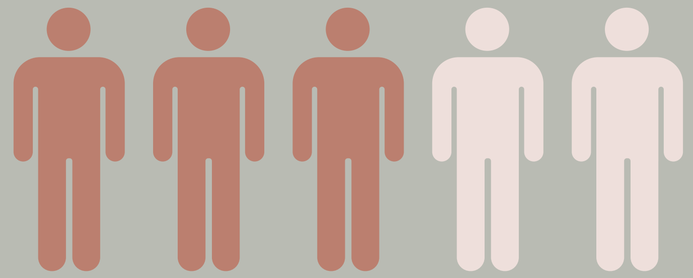
The region is becoming more afluent and popular with families.

Source: District Date Pty Ltd

Demographics

23%

increase in population
over the next 18 years



Source: District Date Pty Ltd

Demographics

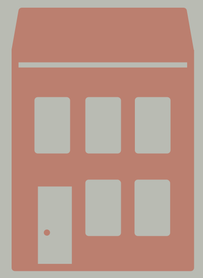
64%

of residents in Oakleigh & Oakleigh South have not moved within 5 years

= tightly held

Source: District Date Pty Ltd

Demographics



10%

of dwellings are townhouses in Oakleigh & Oakleigh South

=

limited existing townhouses

Source: District Date Pty Ltd

Demographics

3.9%

per annum income growth

=

working professionals

Source: District Date Pty Ltd

Demographics

56%

of households in Oakleigh & Oakleigh South are comprised of families

=

perfect for townhouse living

Source: District Date Pty Ltd

Demographics

12%

attend Monash University

=

perfectly positioned, only 5 min away

Source: District Date Pty Ltd

Architecture

BXL FKD

7

EVERMOTION

Residences

Site Plan

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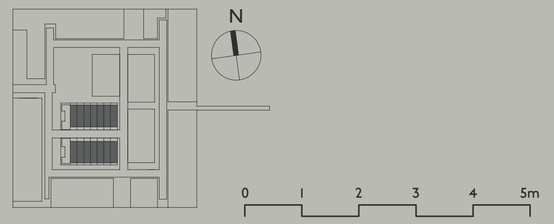
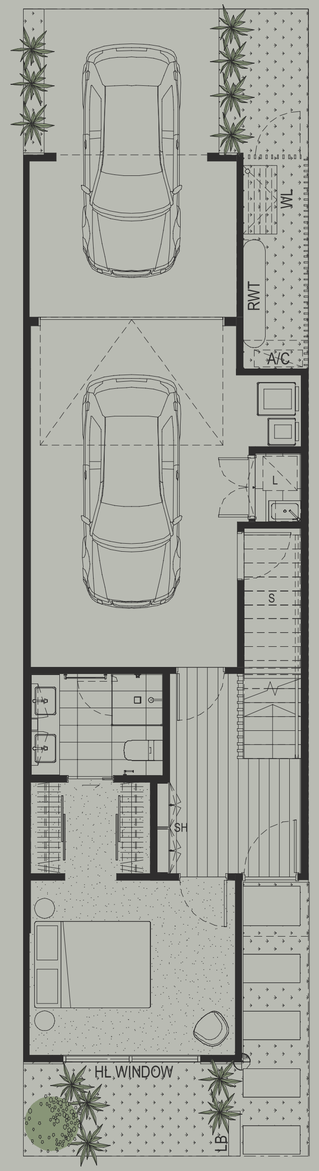
Floorplans

Residence A

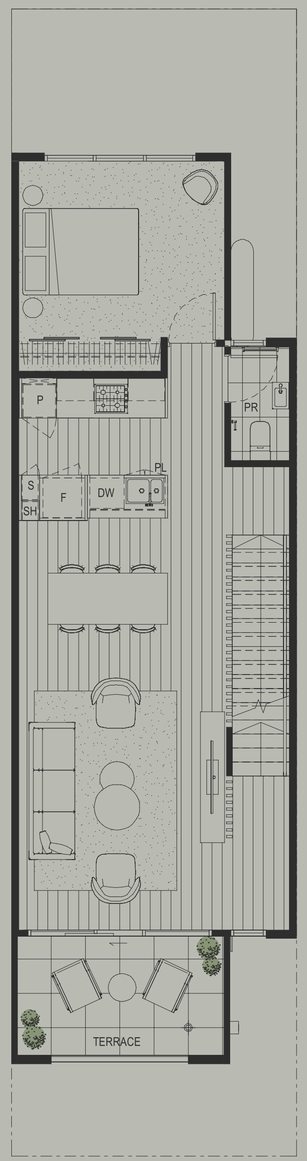
Total	190.4 m²
Outdoor Area	8.4 m²
Garage	29.6 m²
Total Living	160.8 m²
Ground Floor (excluding garage area)	30.9 m²
First Floor	64.8 m²
Second Floor	65.1 m²

AC	Air Conditioner
DW	Dishwasher
F	Refrigerator
L	Laundry
LB	Letter Box
P	Pantry
PL	Pendant Light
RWT	Rain Water Tank
S	Storage
SL	Sky Light
ST	Study
SH	Shelves
WL	Washing Line

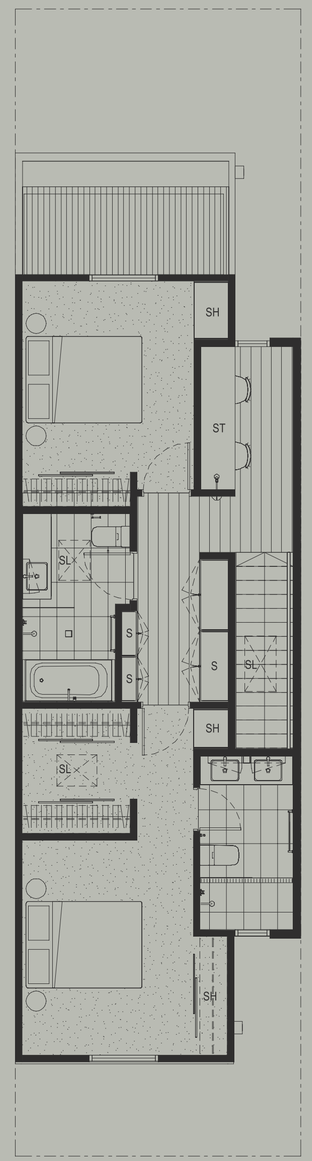




GROUND



LEVEL 01



LEVEL 02

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Residence H

Total	167.2 m²
Outdoor Area	25.6 m²
Garage	41.0 m²
Total Living	126.2 m²
Ground Floor (excluding garage area)	52.9 m²
First Floor	73.3 m²

AC	Air Conditioner
DW	Dishwasher
F	Refrigerator
L	Laundry
LB	Letter Box
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PL	Pendant Light
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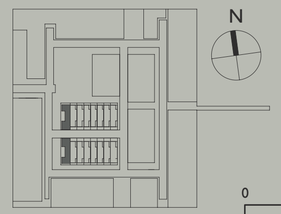
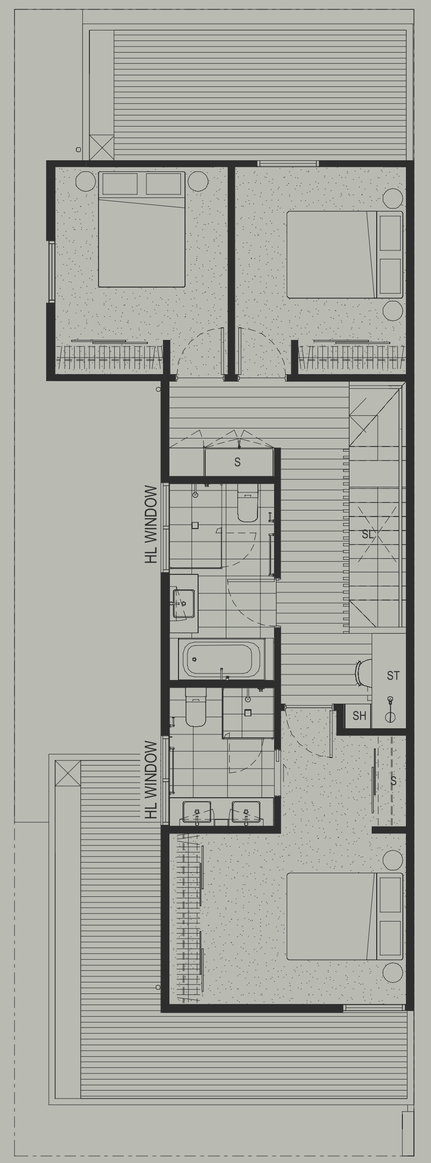


0 1 2 3 4 5m

GROUND



LEVEL 01

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Team

SIGHTSTONE

For more than 20 years, Spire Group has been creating residential and commercial property developments of distinction in Asia. Since 2013 the group's professional team has brought its rich experience to the Australian market across a range of distinguished inner-city medium-density residences, masterplanned communities and suburban land developments.

Spire Group is proud to work with leading figures in the local property industry to deliver projects of enduing value. With key locations, thoughtful design and high quality, each development is carefully considered for long-term capital growth.

rothelowman

Established in 1991 and led by a team of internationally and locally respected architects, interior designers and planning specialists, Rothelowman has been creating projects for Australia's premier private and public organisations for over 25 years.

With a proven track record presenting design solutions that are commercially sound, contextually relevant and environmentally conscious, Rothelowman has brought all its experience to bear on Alvina's crafted residences.