

The background of the image is a soft-focus photograph of ginkgo leaves. The leaves are a mix of vibrant green and pale yellow, suggesting an autumn setting. They are scattered across the frame, with some in sharp focus in the upper left and others blurred in the background. The overall lighting is bright and airy.

# FLAIR

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26 Bardia St, HEIDELBERG WEST

Quality | Value | Return





Artistic Impression

# FLAIR

26 Bardia St, HEIDELBERG WEST

Private & quiet, away from the hustle





Artistic Impression

# FLAIR

26 Bardia St, HEIDELBERG WEST

Easy access after a busy day at work





Artistic Impression

# FLAIR

26 Bardia St, HEIDELBERG WEST

Expand your space in the private outdoors





Artistic Impression

# FLAIR

26 Bardia St, HEIDELBERG WEST

Cosy & comfortable for all seasons

# HEIDELBERG WEST

**FLAIR**

26 Bardia St, HEIDELBERG WEST





La Trobe University  
BUNDOORA

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26 Bardia St, HEIDELBERG WEST



Austin Hospital  
HEIDELBERG



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Northland Shopping Centre  
PRESTON

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Work, Rest & Play



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Olympic Pride  
Suburban Parks & Gardens

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# SUBURB SNAPSHOT

Municipality:  
**Banyule**  
City Council

Population:  
**131,631**  
ABS ERP 2019

Predominant Age Group:  
**20 - 29**

Renting Residents:  
**55.2 %**  
2020 CoreLogic Report

Annual Capital Growth:  
**7 %**  
RP Data

Melbourne CBD:  
**13.6 kms**  
Train, Bus, Tram, Car

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26 Bardia St, HEIDELBERG WEST

# SUBURB SNAPSHOT

Heidelberg West Local jobs:

**49,071**

NIEIR 2019

Heidelberg West

Local Businesses:

**11,247**

ABS 2018

Largest Industries:

**Community**

Health & Education

Land Availability:

**Minimal**

Suburb - small footprint

Melbourne Airport:

**25 kms**

Domestic &  
International Airport

Key Establishments within:

**3 kms**

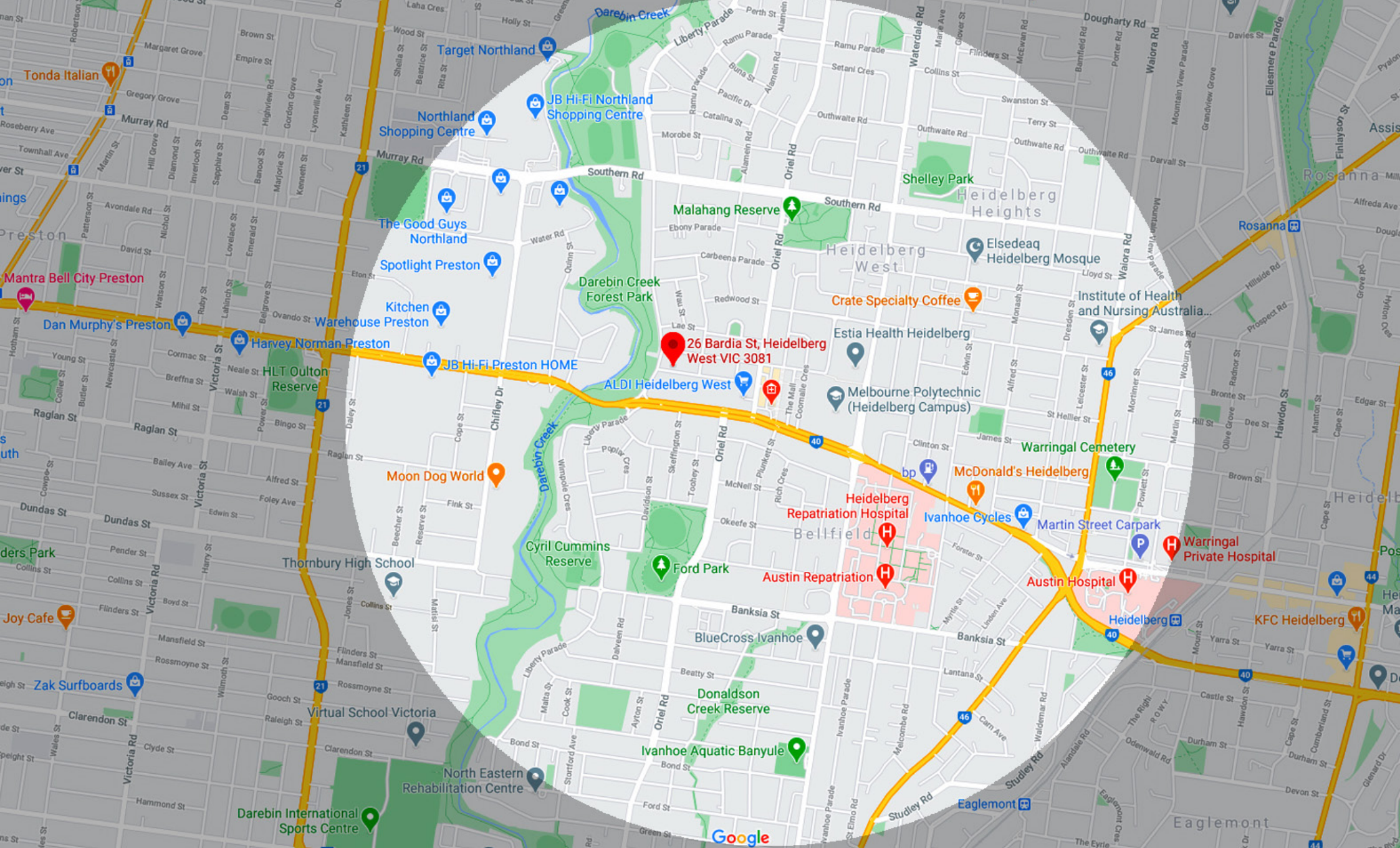
Austin Hospital, Heidelberg  
Repatriation Hospital, Warringal  
Private Hospital, Institute of  
Health & Nursing Australia,  
Thornbury High School.



# FLAIR

26 Bardia St, HEIDELBERG WEST





# FLAIR

26 Bardia St, HEIDELBERG WEST

Close to all the important amenities



# Why MELBOURNE?



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26 Bardia St, HEIDELBERG WEST



# CITY SNAPSHOT

City of Greater  
**Melbourne**

Voted Best Lifestyle

Population:

**5.08m**

ABS Estimated Resident  
Population 2019

Employment Status:

**62 %**

Full time employment  
ABS Estimated Resident  
Population 2019

PROPERTY

Median House Weekly Rent:

**\$475**

Metro Melbourne  
REIV Data September 2020

PROPERTY

Median House Value:

**\$847,000**

Metro Melbourne  
REIV Data September 2020

PROPERTY

Median Unit Listing Price:

**\$623,000**

Metro Melbourne  
REIV Data September 2020



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26 Bardia St, HEIDELBERG WEST

# INTERNALS

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For Display Purposes Only

# FLAIR

26 Bardia St, HEIDELBERG WEST

 **smeg**  
Appliances

# Owners Corporation

# FLAIR

26 Bardia St, HEIDELBERG WEST

## Proposed Annual Budget

Administrative Fund

Owners Corporation for Plan No. PS846306G

1 July 2020 to 30 June 2021

26 Bardia St HEIDELBERG HEIGHTS VIC 3081

Expenditure	Budget 07/20 - 06/21
Bank Fees & Charges	75.00
Caretaking Services	600.00
Common Prop - Contingency	150.00
Insurance	1,500.00
Manager - disbursements	270.00
Manager - management fees	660.00
Minor Building Maintenance	150.00
<b>Total Administrative Fund Expenditure</b>	<b>3,405.00</b>

Administrative Fund Summary	Budget 07/20 - 06/21	Per Ent
Opening balance	0.00	
Expenditure during budget period	3,405.00	
	<b>3,405.00</b>	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	0.00	
<b>Budgeted levies to be raised \$</b>	<b>3,405.00</b>	<b>113.5000</b>

Total Lot Liability	30
*May include insurance contributions	

1 July 2020 to 30 June 2021

Owners Corporation for Plan No. PS846306G

26 Bardia St HEIDELBERG HEIGHTS VIC 3081

Proposed Levy Period Start	01/07/2020				
Levy Period Duration	12 month(s)				
No. of Instalment(s)	4				
GST	NO				
<b>TOTAL LEVIES</b>	<b>Per Period</b>	<b>Per Year</b>	<b>TOTAL LIABILITIES</b>	<b>Per Period</b>	<b>Per Year</b>
Admin Fund	851.25	3,405.00	Admin Fund	28.3750	113.5000
Total Contribution	851.25	3,405.00	Total Per Lot Liability	28.3750	113.5000

Yearly Levy (Estimates Only)					
Lot No.	Unit No.	Lot Liability	Lot Entitlement	Administrative Fund	Total
1	1	10	10	1,135.00	1,135.00
2	2	10	10	1,135.00	1,135.00
3	3	10	10	1,135.00	1,135.00
		<b>30</b>	<b>30</b>	<b>3,405.00</b>	<b>3,405.00</b>

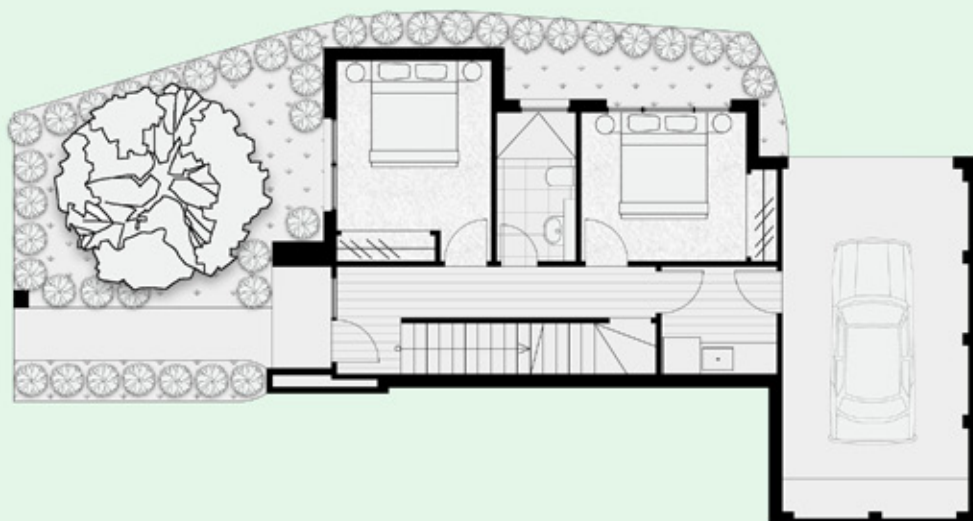


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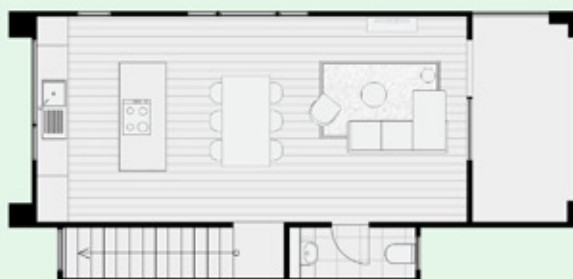
26 Bardia St, HEIDELBERG WEST

## TOWNHOUSE 1

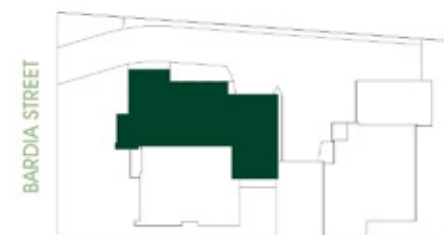
2  
1.5  
1



GROUND FLOOR



FIRST FLOOR



26 BARDIA STREET  
HEIDELBERG WEST

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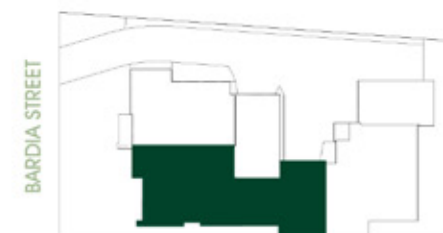
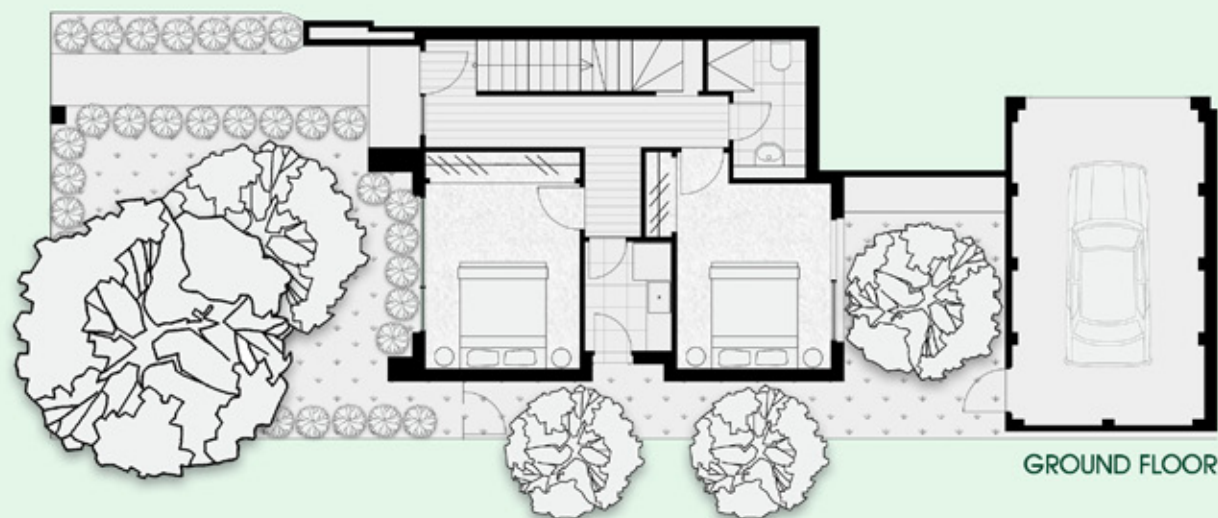
# FLAIR

26 Bardia St, HEIDELBERG WEST

## TOWNHOUSE 2

2  
1.5  
1

GROUND FLOOR	54.6 m <sup>2</sup>
FIRST FLOOR	40.1 m <sup>2</sup>
BALCONY	8.7 m <sup>2</sup>
GARAGE	25.4 m <sup>2</sup>
PORCH/VERANDAH	2.3 m <sup>2</sup>
TOTAL	131.1 m <sup>2</sup> (14.111 SQ)



26 BARDIA STREET  
HEIDELBERG WEST

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# FLAIR

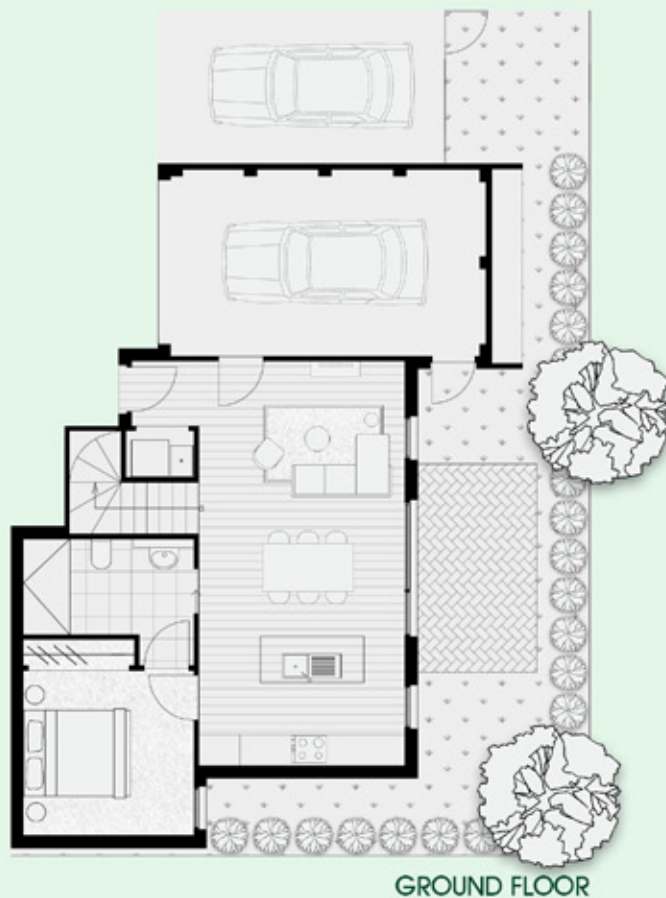
26 Bardia St, HEIDELBERG WEST

## TOWNHOUSE 3

3

2

2

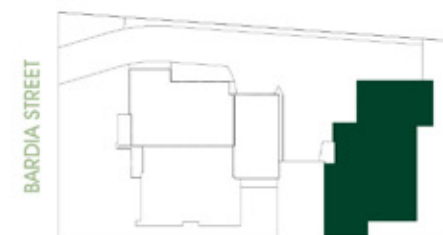


GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	63.9 m2
FIRST FLOOR	53.6 m2
BALCONY	N/A
GARAGE	24.2 m2
PORCH/VERANDAH	1.9 m2
TOTAL	143.6 m2 (15.456 SQ)

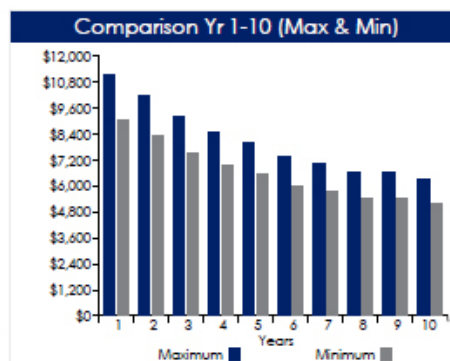


26 BARDIA STREET  
HEIDELBERG WEST

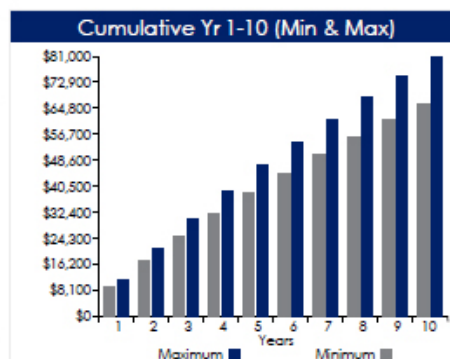
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# Estimate of Depreciation Claimable Typical 2 Bedroom Dwelling 26 Bardia Street, HEIDELBERG WEST VIC 3081

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,550	5,555	11,105
2	4,633	5,555	10,188
3	3,666	5,555	9,221
4	2,960	5,555	8,515
5	2,410	5,555	7,965
6	1,762	5,555	7,317
7	1,510	5,555	7,065
8	1,091	5,555	6,646
9	1,075	5,555	6,630
10	747	5,555	6,302
11 +	2,554	166,631	169,185
Total	\$27,958	\$222,181	\$250,139



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,541	4,545	9,086
2	3,791	4,545	8,336
3	3,000	4,545	7,545
4	2,422	4,545	6,967
5	1,972	4,545	6,517
6	1,442	4,545	5,987
7	1,236	4,545	5,781
8	893	4,545	5,438
9	879	4,545	5,424
10	611	4,545	5,156
11 +	2,090	136,335	138,425
Total	\$22,877	\$181,785	\$204,662



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

## This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9296 6200

2 Bedroom Dwelling

# FLAIR

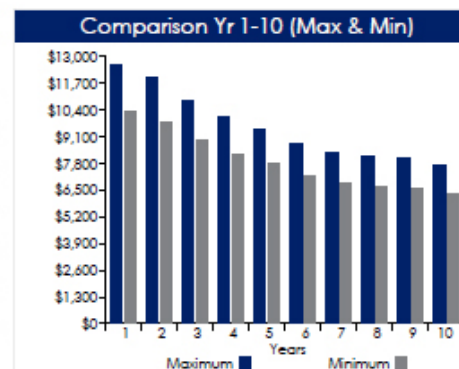
26 Bardia St, HEIDELBERG WEST



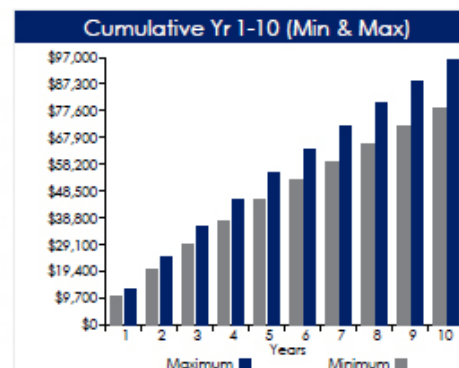
## 3 Bedroom Dwelling

### Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling 26 Bardia Street, HEIDELBERG WEST VIC 3081

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,754	6,846	12,600
2	5,128	6,846	11,974
3	4,041	6,846	10,887
4	3,249	6,846	10,095
5	2,638	6,846	9,484
6	1,946	6,846	8,792
7	1,467	6,846	8,313
8	1,318	6,846	8,164
9	1,210	6,846	8,056
10	849	6,846	7,695
11 +	3,035	205,380	208,415
Total	\$30,635	\$273,840	\$304,475



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,708	5,602	10,310
2	4,196	5,602	9,798
3	3,307	5,602	8,909
4	2,659	5,602	8,261
5	2,158	5,602	7,760
6	1,592	5,602	7,194
7	1,201	5,602	6,803
8	1,078	5,602	6,680
9	990	5,602	6,592
10	695	5,602	6,297
11 +	2,483	168,038	170,521
Total	\$25,067	\$224,058	\$249,125



\* assumes settlement on 1 July in any given year.

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# FLAIR

26 Bardia St, HEIDELBERG WEST

# TEAM



# Architect



Architecture & Development Solutions

# FLAIR

26 Bardia St, HEIDELBERG WEST





# Builder



Do it once, do it right.

# FLAIR

26 Bardia St, HEIDELBERG WEST





# FLAIR

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26 Bardia Street certainly makes a statement with  
Flair & Elegance.

**DISCLAIMER:** Whilst we have taken great care in compiling this information, we make no warranty or promise as to its accuracy. The information contained within the document has been collated from numerous sources and is accurate at the time of collation. Note that all costings, projections or financial examples listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. This is not Investment Advice - It is suggested that prospective investors seek independent financial advice from your own professional advisors whilst considering the project. Financial forecasts have been produced using industry standard financial software.

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