



Heidelberg West

- Townhouses -

211 Oriel Road



"A small suburb on the rise"

Changing Suburb.

Perfect suburb for first home buyers.



Property Features

Double storey Heidelberg West Townhouses offer spacious open area, innovative designs and functional floor plans. With its luxury finishes and fixtures, these modern home designs are perfect for growing or established families and multi-generational families.

Large balconies perfect for entertaining and relaxing





Living room connects to so many other spaces- the kitchen, the dining room, and the open area. It is creating neutral room by adding wood tones and matte metals.



▼ ▲ Builder Previous Project



▼ ▲ Builder Previous Project



Life in Heidelberg West

Heidelberg West is a suburb of Melbourne, 13 km north of Melbourne's CBD. This suburb is close to all necessary amenities, the Austin /Mercy hospital complex, Latrobe University, Northland Shopping Centre, etc. These are just some of the benefits of living in Heidelberg West along with easy access to public transport and some great parks to relax or take a walk.

Food and culture connoisseurs will be amazed with the vast selection of fine food restaurants and cafes on offer, creating an eclectic street vibe along Burgundy Street.





The new SummerHill Shopping Centre is Situated only 12km north of Melbourne, Summerhill Shopping Centre features Coles, ALDI, Kmart, Liquorland, Red Rooster, Australia Post and Bank of Melbourne. Parking in excess of 600 vehicles which includes undercover car spaces.

SUMMERHILL
— SHOPPING CENTRE —



With plenty of parking and shops, Warringal Shopping Centre is conveniently placed to provide a great shopping experience for you and your family. With over 40 stores and stalls to visit Warringal Shopping Centre provides for all your needs under one roof with easy access by car and public transport.



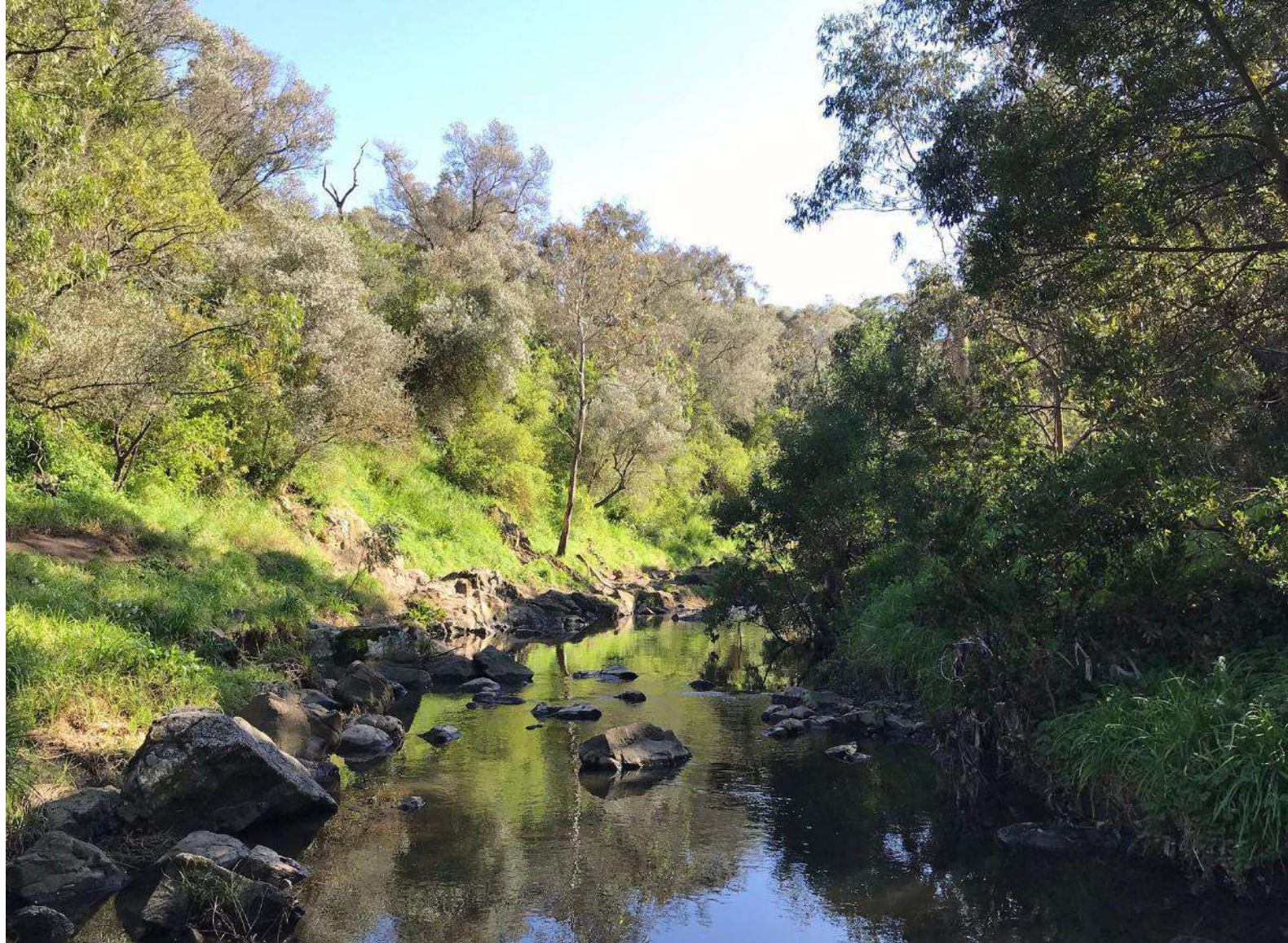
Northland

HOME TO THE NEW NORTH

Northland Shopping Centre is the largest predominantly single-level shopping centre in Melbourne. It has more than 330 stores all spread on one floor but the cinemas, Timezone arcade and Pancake Parlour is on the top level.

Warringal
Shopping Centre





Girdled by ample and leafy parks, Heidelberg West could always satisfy your zest of sports. You could stroll in Malahang Reserve Park or on Darebin Creek, hit golf in Strathallan Golf Club, or take a ride in Olympic Park.



Education



Preston High School, Melbourne is one of the best Australian Curriculum (Australian Curriculum) schools in Preston area of Melbourne and ranks among the top schools in Melbourne. Here, the dedicated and professional teachers ensure that the children get the maximum out of their education in this Australian Curriculum (Australian Curriculum) school in Melbourne.

SECONDARY SCHOOL | 2.6KM



St Pius X Primary School is located in Heidelberg West, north-east of Melbourne. The current enrolment is approximately 125 students with about 50% of students from 24 different nationalities. St Pius X School is an exciting learning community which strives to cater for the different learning styles, needs and interests of our children and school community.

PRIMARY SCHOOL | 630M



La Trobe University is known for its excellence and innovation one of the top three Universities in Victoria, one of the top dozen nationally and one of the top 500 internationally. Your investment potential is supported by the local Universities (La Trobe University, RMIT West + East Campus) La Trobe University has 34,000 students, RMIT has 93,000 students. Around 7,000 students being international and all looking for a place to live!



UNIVERSITY | 2.8KM

Exceptional Connection

Transportation

Rosanna Train Station	2.2KM
Bus Stop	
#517 (Northland SC)	890M
#551 (La Trobe University)	890M

School

1. Charles La Trobe School	200M
2. St Pius X Primary School	630M
3. Heidelberg Primary	2.6KM
4. Ivanhoe Primary School	2.7KM
5. Preston North East School	2.3KM
6. Preston South Primary	3KM
7. Wales Street Primary	3.7KM
8. Ivanhoe Girls' Grammar	2.7KM
9. Our Lady of Mercy College	2.7KM
10. Preston High School	3.1KM
11. Thornbury High School	2.2KM
12. La Trobe University	2.8KM

Shopping Centre

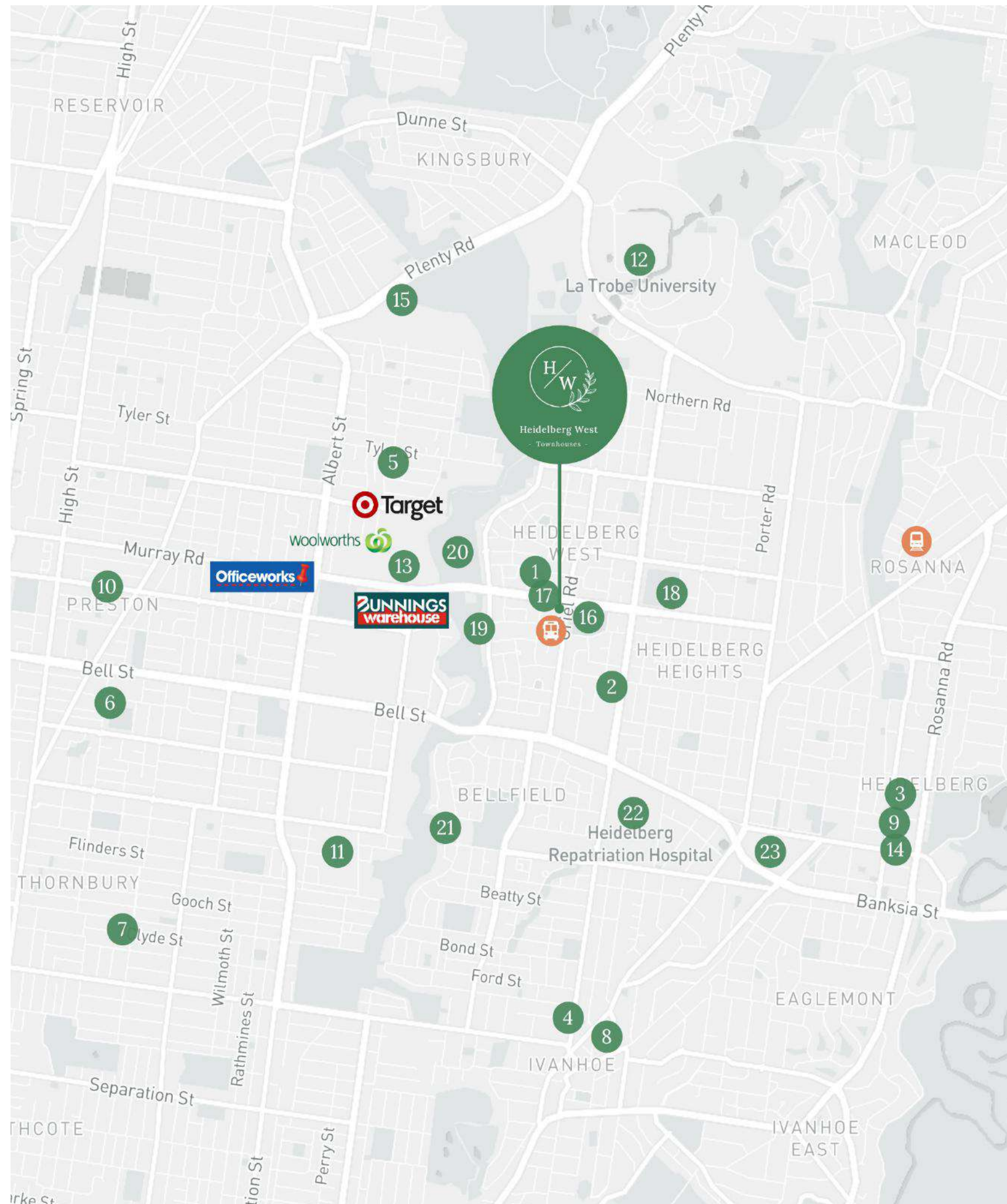
13. Northland SC	1.1KM
14. Warringal SC	2.8KM
15. Summerhill SC	2.3KM

Recreation

16. Malahang Reserve	530M
17. Olympic Village Green	220M
18. Shelley Park Dog Off Area	770M
19. Darebin Creek Forest Park	710M
20. Olympic Park	720M
21. Cyril Cummins Reserve	1.6KM

Facilities

22. Heidelberg Hospital	1.6KM
23. Austin Hospital	2KM

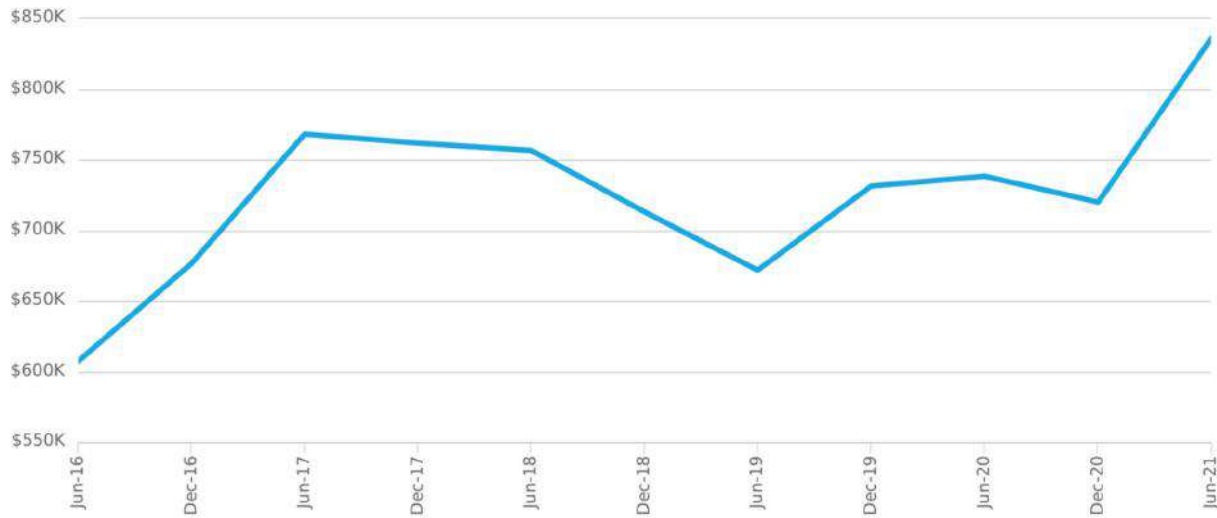


Market Insight

Heidelberg West Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jun 2021	61	\$835,795	▲ 13.20%
Jun 2020	48	\$738,285	▲ 9.90%
Jun 2019	62	\$671,778	▼ 11.20%
Jun 2018	80	\$756,532	▼ 1.50%
Jun 2017	84	\$768,101	▲ 26.47%
Jun 2016	82	\$607,331	▲ 10.68%

Median Value (monthly)



Median Weekly Asking Rent



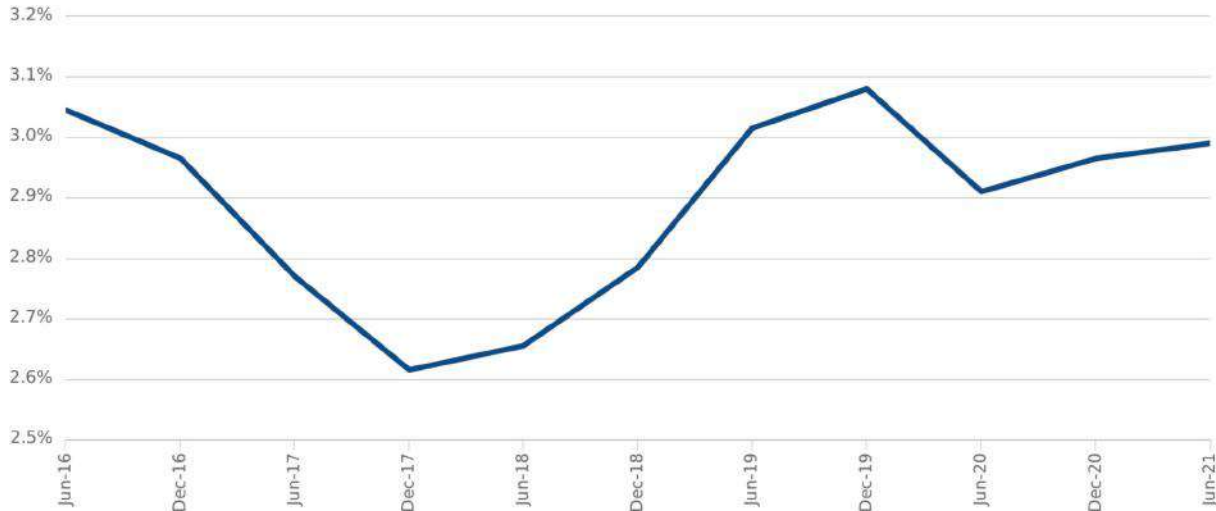
Indicative Gross Rental Yield



Median Asking Rent (12 months)



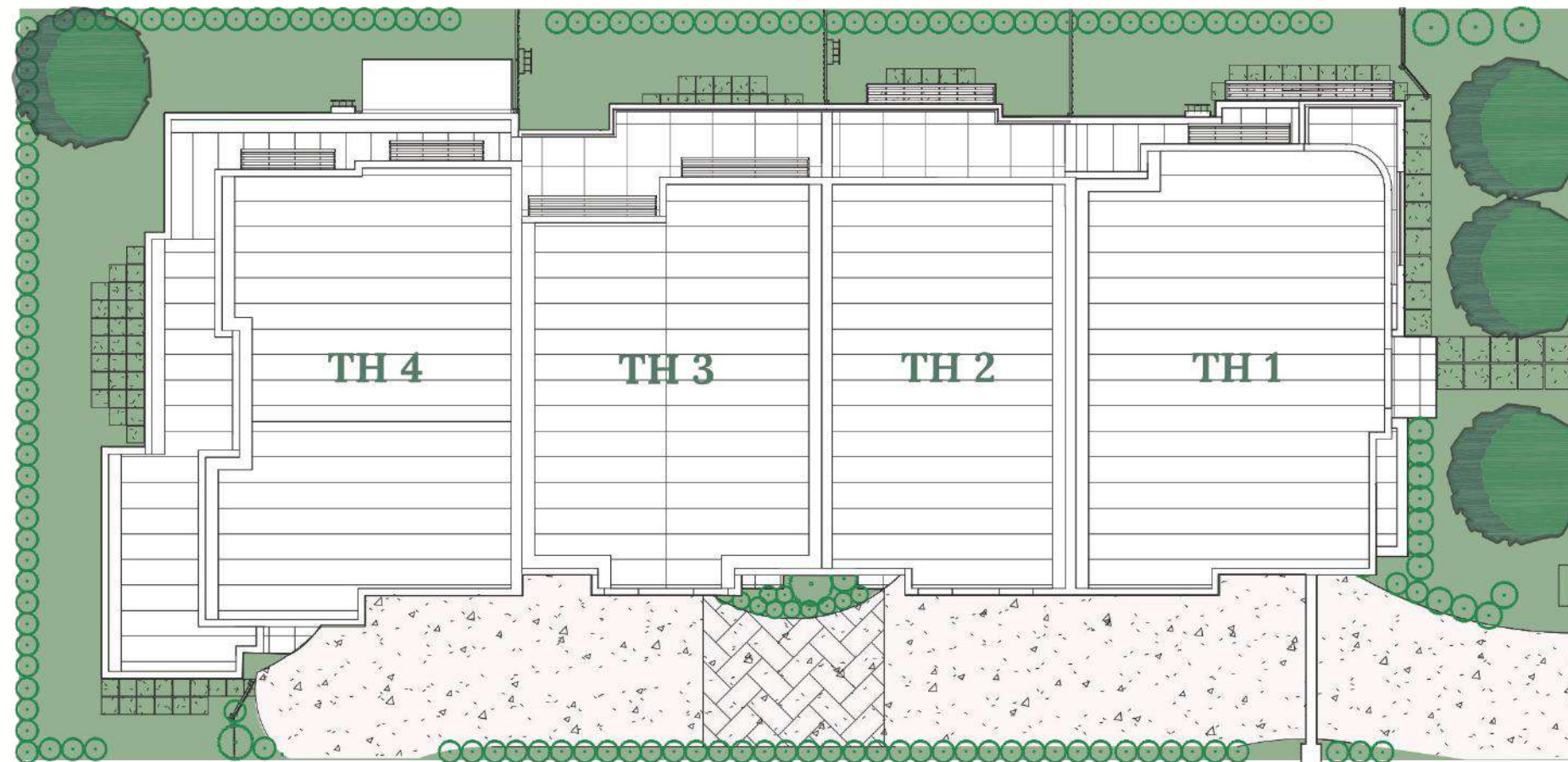
Indicative Gross Rental Yield (12 months)





Heidelberg West

- Townhouses -



ORIEL ROAD

Site Area 638.6m²

Site Converage 315.1m²



Heidelberg West

- Townhouses -

TH 1

Ground Floor	79.9m ²
First Floor	69.2m ²
Porch	2.4m ²
Balcony	8.6m ²
Garage	30.3m ²
Garden Area	68.4m ²
Total	259m²





Heidelberg West

- Townhouses -

TH 2

Ground Floor	59.7m ²
First Floor	53.3m ²
Porch	1.3m ²
Balcony	9.7m ²
Garage	21m ²
Garden Area	12.2m ²
Total	157m²





Heidelberg West

- Townhouses -

TH 3

Ground Floor	69.8m ²
First Floor	66.6m ²
Porch	2.5m ²
Balcony	12.5m ²
Garage	21m ²
Garden Area	18.7m ²
Total	191m²





Heidelberg West

- Townhouses -

TH 4

Ground Floor	103.4m ²
First Floor	74.6m ²
Porch	2.8m ²
Garage	39.9m ²
Garden Area	101.4m ²
Total	322m²





See You There

DISCLAIMER The content of this brochure were produced prior to completion of construction. Photographs and artists impressions depicting the site, master plan, interiors and exteriors are meant as a guide only. The information provided herein is believed to be correct but is not guaranteed. Changes may be made during the development and dimensions, specifications and fittings may be changed without notice. Purchasers must rely on their own enquires. This brochure is indicative only and is not an offer or contract.

