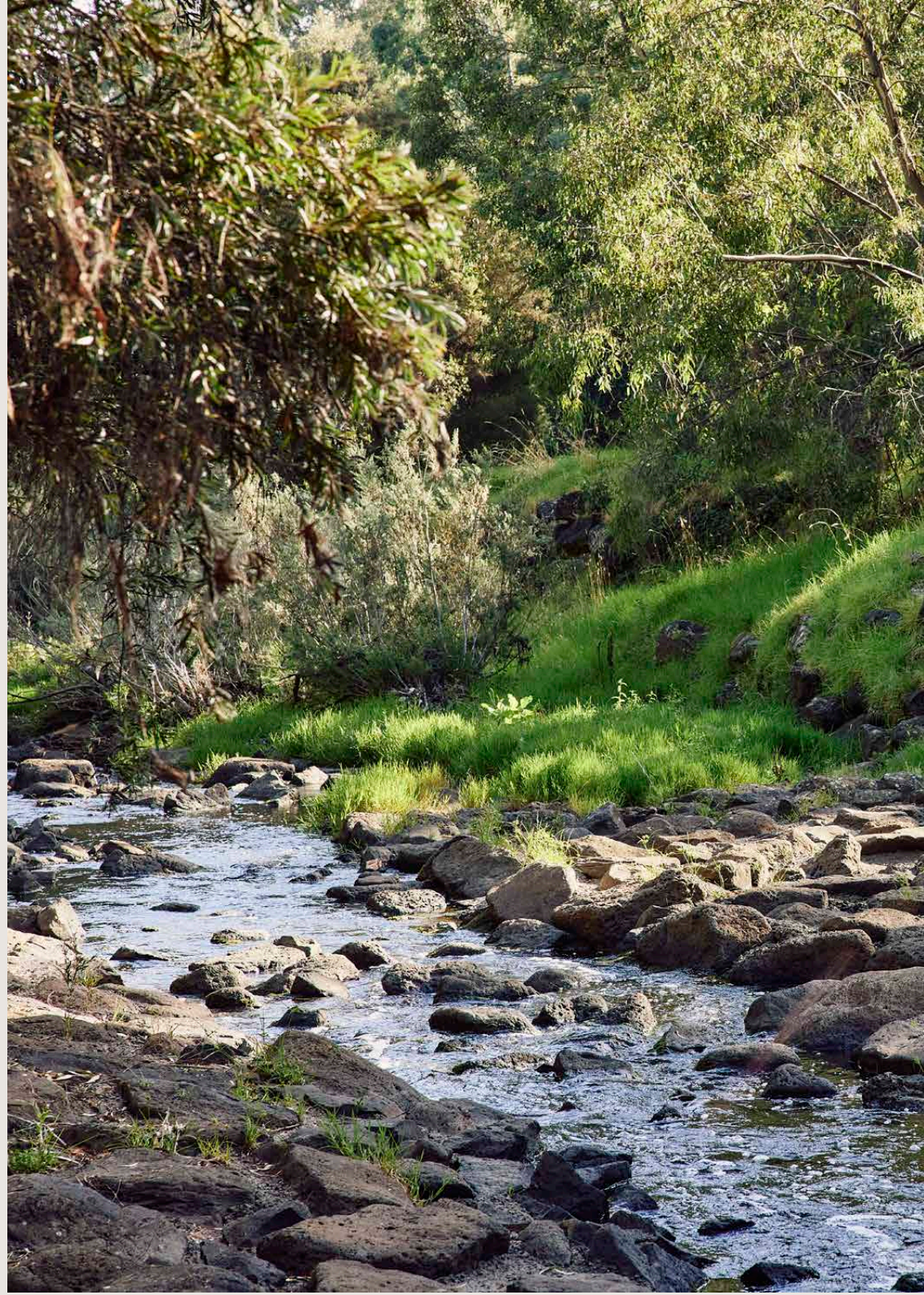


Why
Heidelberg?





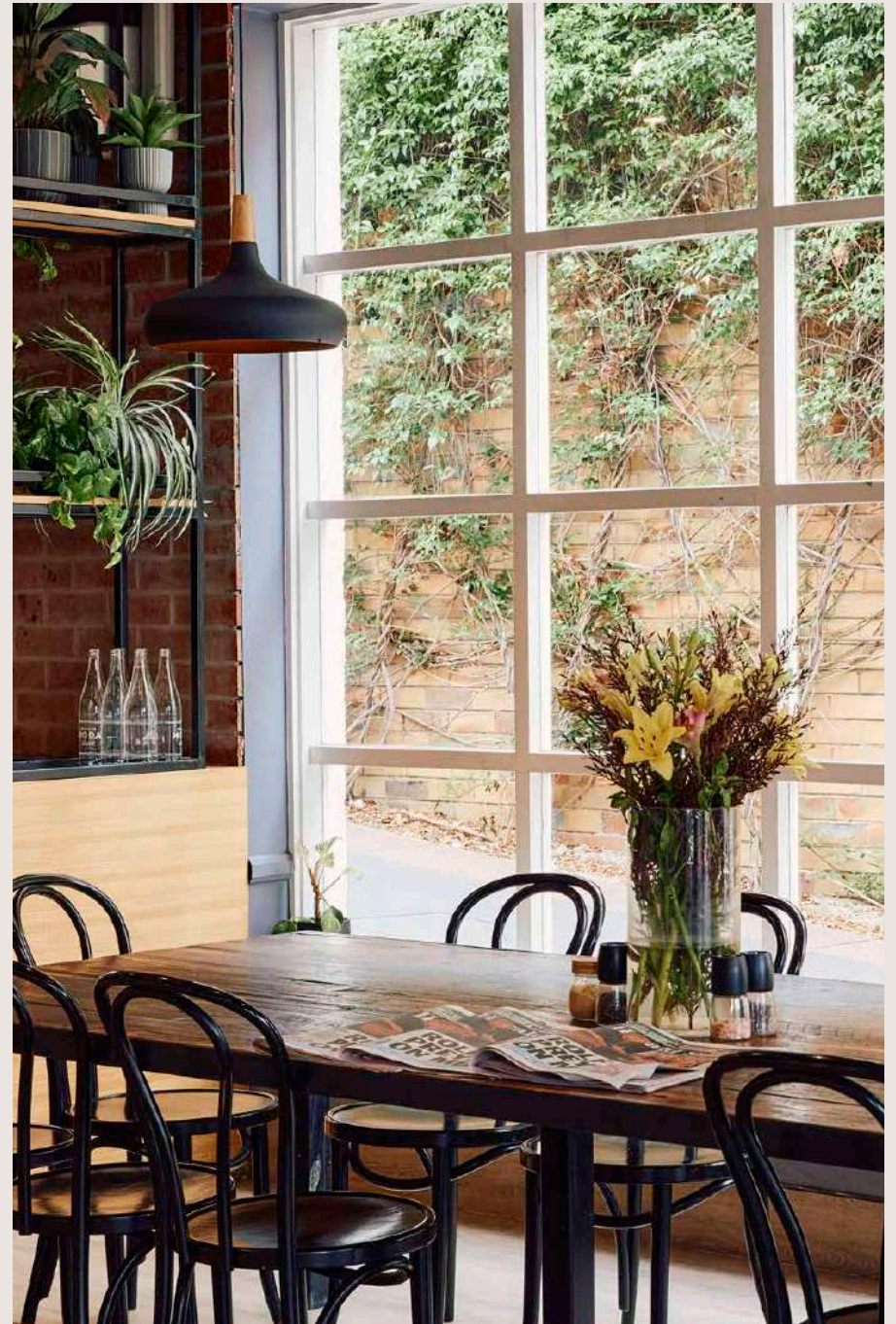
Heidelberg Heights

Quiet, green and friendly suburb, perfect for the family lifestyle.

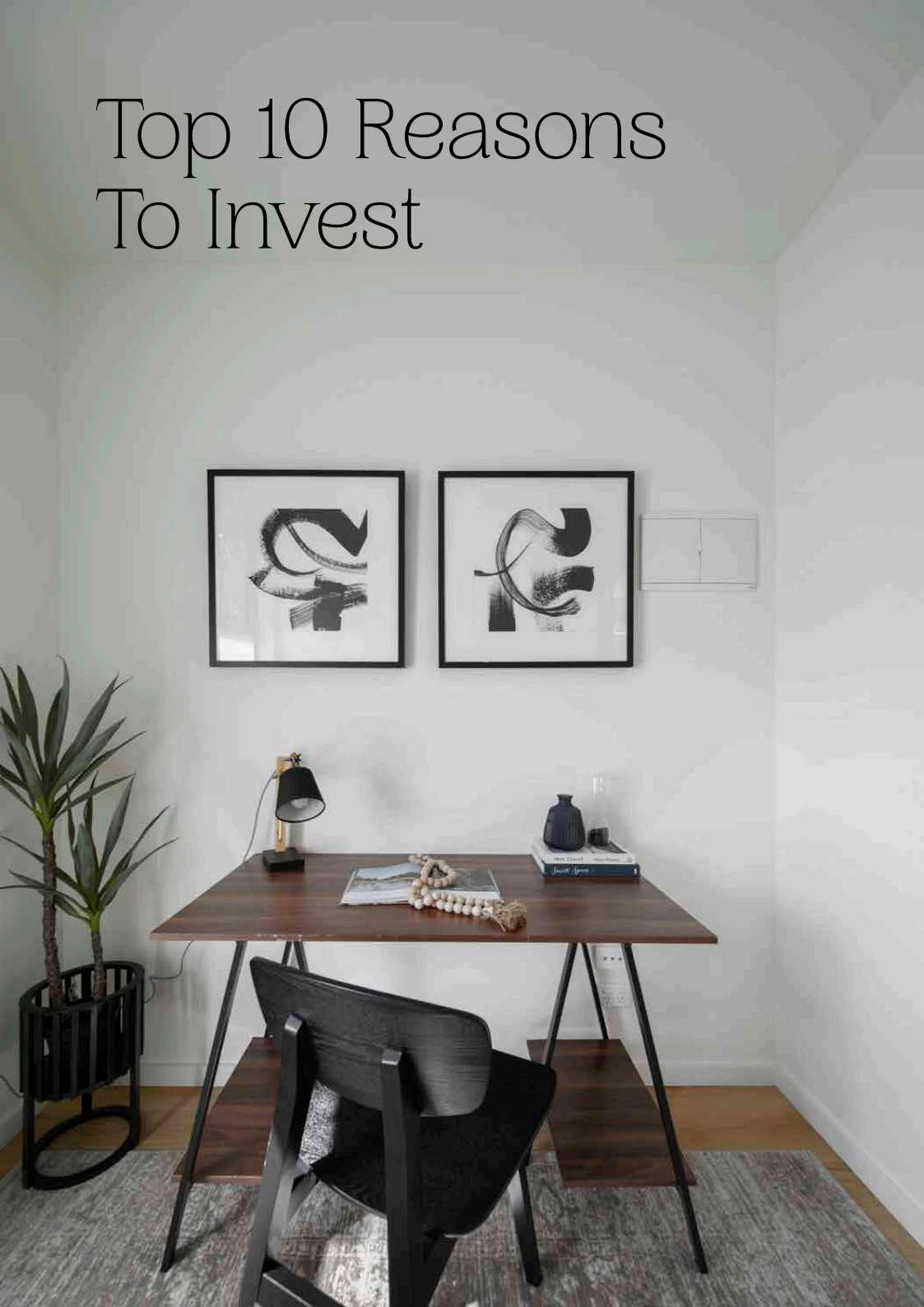
In close proximity to both the CBD and airport, Heidelberg Heights “just keeps getting better”.

Heidelberg West

Peaceful and friendly neighbourhood, located in North-East Melbourne. It's urban vibe hosts flavourful eateries, retail stores and an array of entertainment venues.



Top 10 Reasons To Invest



1

Leafy Bluechip
Surrounds

6

Low Vacancy
Rate

2

Proximity

7

Growth

3

La Trobe University

8

Transport

4

Austin Hospital
Precinct

9

\$5B Innovation
Cluster

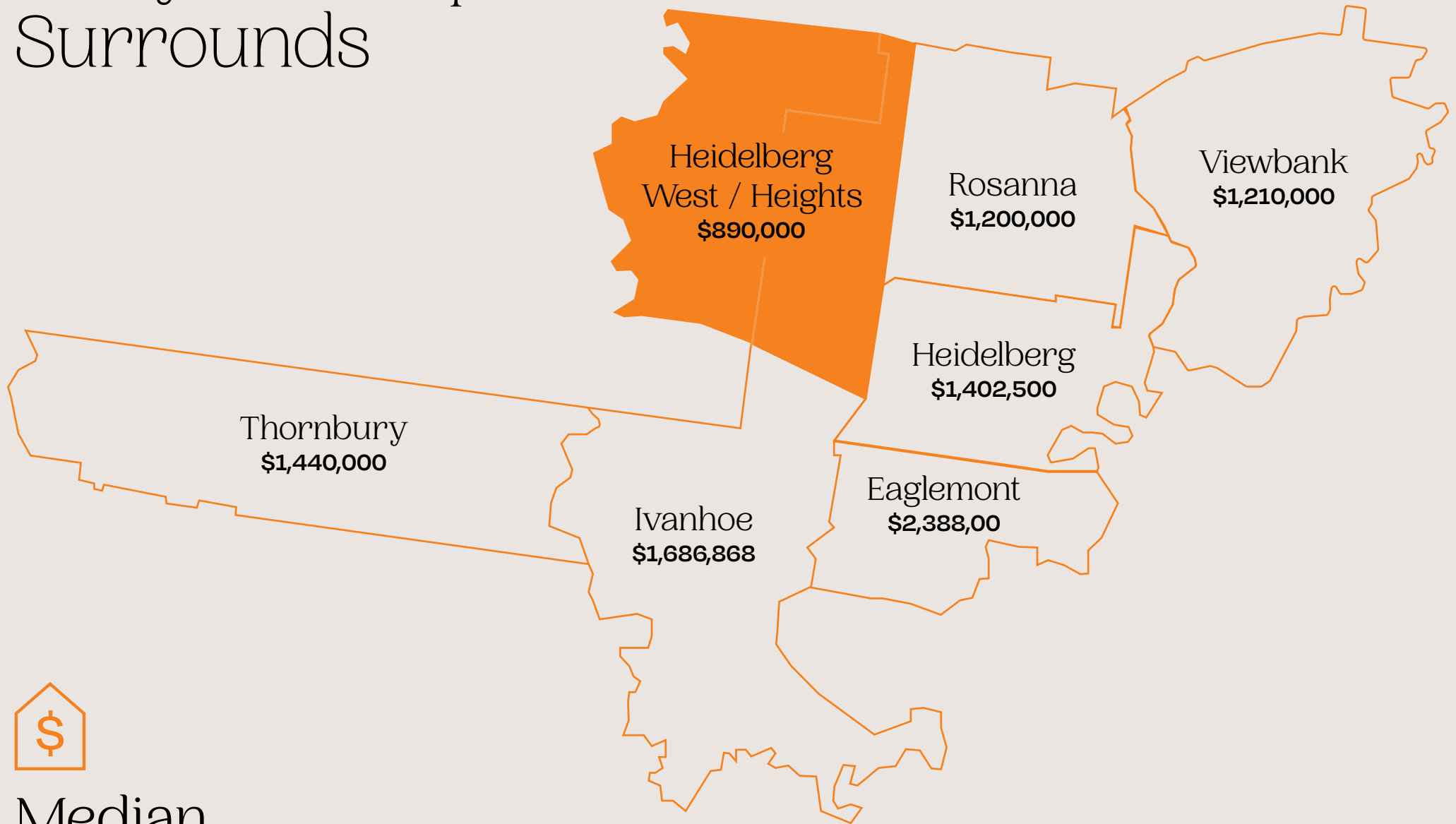
5

Northland

10

Heidelberg West
Business Park

Leafy Bluechip Surrounds



Median
House Price

Proximity

12km

from Melbourne's CBD.

19.5km

from Melbourne's Airport.

1km

from La Trobe University.

850m

from Austin Hospital.



La Trobe University

La Trobe campus offers a unique setting for learning, research and employment, all within an environmental oasis. With RMIT University also nearby to offer a variety of tertiary education options, Heidelberg is an education hub. Quality primary and secondary schools can also be found nearby.

40,000+

Staff and students.

235ha

Land covers the campus, including waterways, walking trails and a wildlife sanctuary.

\$75M

Investment funding, towards reaching sustainability goals.





PUBLIC TRANSPORT

B Bus routes:
 250 & 350 - City to La Trobe
 513 & 514 - Glenroy to Eltham
 903 - Mordialloc to Altona

- AMENITY & SHOPPING**
1. Northland Shopping Centre
 2. Burgundy St Shopping
 3. Woolworths Heidelberg
 4. Warringal Shopping Centre
 5. Rosanna Library
 6. Anytime Fitness
 7. Coles & Liquorland
 8. BOUNCEinc Trampoline Park
 9. Leo's Fine Food & Wine Supermarket

- CAFE & DINING**
10. Jam And Cream Cafe
 11. Ugo Cucino Popolare
 12. The Alleyway
 13. Yo Yo's Cafe
 14. Sycamore Tree Coffee Shop
 15. The Trainyard
 16. Little Black Pig & Sons
 17. The Pepper Tree
 18. Hencho En Mexico
 19. Heritage Indian Restaurant
 20. Heidelburger Bar
 21. Rockin' Rolls Cafe

- EDUCATION**
22. La Trobe University
 23. RMIT University
 24. Melbourne Polytechnic
 25. Heidelberg Primary School
 26. St John's Primary School
 27. Institute Of Health & Nursing
 28. Heidelberg Preschool
 29. Olympic Village Preschool
 30. Junior School Olympic Village
 31. Charles La Trobe Olympic Village Primary
 32. ISN Psychology Private University

- HEALTHCARE**
33. Austin Hospital
 34. Olivia Newton John Cancer Ward
 35. Warringal Private Hospital
 36. Yarra Street Dental Clinic
 37. Heidelberg Repatriation Hospital
 38. Health & Rehabilitation Centre
 39. Mercy Hospital For Women
 40. Grevillea Centre
 41. Hillcrest Medical Centre
 42. North-East Rheumatology
 43. Burgundy Street Family Medical

- OPEN SPACES & FACILITIES**
44. Malahang Reserve Playground
 45. Possum Hollow Playground
 46. Banyule Tennis Club
 47. Heidelberg Cricket Ground
 48. Warringal Parklands Parkrun
 49. St John's Gardens & Tennis Club
 50. Heidelberg FC Sports Club



Austin Hospital

Public teaching hospital located in Melbourne's North-East. Home to specialist units, public and private healthcare and the renowned Olivia Newton John cancer and wellness clinic.

9,000

Employees in Austin Health Precinct.

Cancer specialists

Renowned Olivia Newton John Ward.

Public & Private

Care available.

Northland Shopping Centre

330

stores. Home to major retailers:

- Myer
- Woolworths
- Kmart
- H&M
- Target
- Sephora
- ALDI
- endota spa
- Coles
- & more

9.4M

annual visitors.

543,107

people in TTA (Total Trade Area).

95,511sqm

of Gross Lettable Area (GLA).



Northland Shopping Centre

Burgundy Street

With the Austin Hospital and the Heidelberg train station nearby, Burgundy Street is a bustling hub of activity in Heidelberg. From gyms to pubs, nail bars to supermarkets, cafes to florists, Burgundy Street is your go-to for all your needs.



Low Vacancy Rate

Between Heidelberg Heights and Heidelberg West, there is a lot of amenity to offer, this is why the vacancy rate is so low. With a 1.34% vacancy rate in Heidelberg Heights and a whopping 0.62% vacancy rate in Heidelberg West, this is a highly sought after location to own and rent.

Heidelberg West



VACANCY RATE

0.62%



OCCUPIED BY FAMILIES

57.5%



OWN

32.4%



RENT

54%

Heidelberg Heights



VACANCY RATE

1.34%



OCCUPIED BY FAMILIES

62.7%



OWN

56%



RENT

41.9%

Growth

Heidelberg West

Majority move here from Heidelberg West

5,547

POPULATION

68.3%

LIVE IN A 2 OR 3 BED HOME

36.9%

YOUNG PROFESSIONALS,
FAMILIES AND EMPTY NESTERS

27.2%

OF RESIDENTS HAVE A
BACHELORS' DEGREES

17.7%

OF RESIDENTS ARE AGED 30-39
(MOST POPULAR AGE RANGE)

Heidelberg Heights

Majority of residents move here from Heidelberg Heights.

7,158

POPULATION

81.5%

LIVE IN A 2 OR 3 BED HOME

39.1%

YOUNG PROFESSIONALS,
FAMILIES AND EMPTY NESTERS

38.9%

OF RESIDENTS HAVE A
BACHELORS' DEGREES

20.6%

OF RESIDENTS ARE AGED 30-39
(MOST POPULAR AGE RANGE)

Train Transport



2km

Rosanna Train Station.

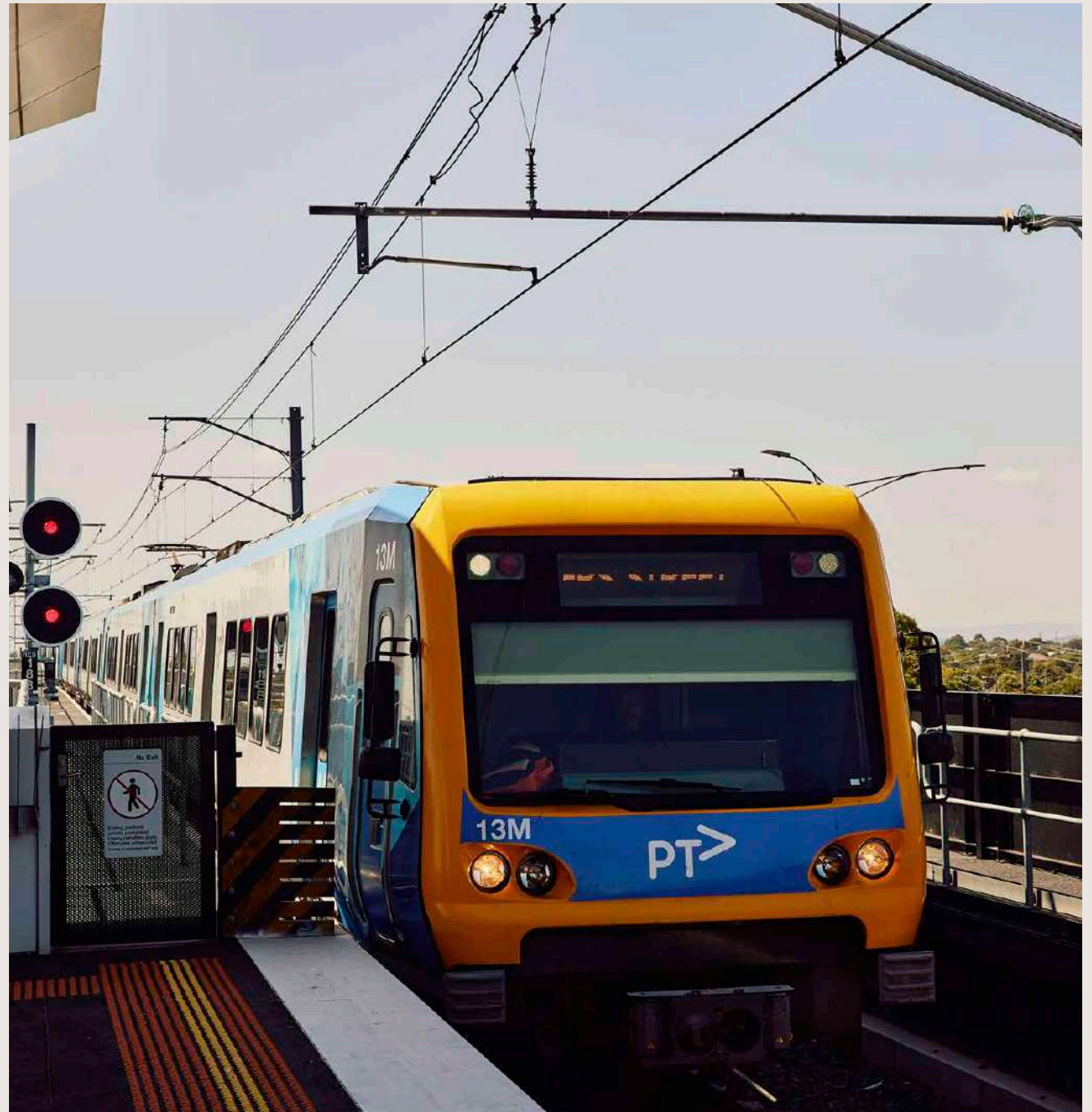
2.6km

Heidelberg Train Station.

4m

Macleod Train Station

With 3 train stations, 4 bus lines and 54 different cycle routes, Heidelberg Heights and Heidelberg West have very high levels of connectivity.



Bus Transport



250/350

City to La Trobe

517

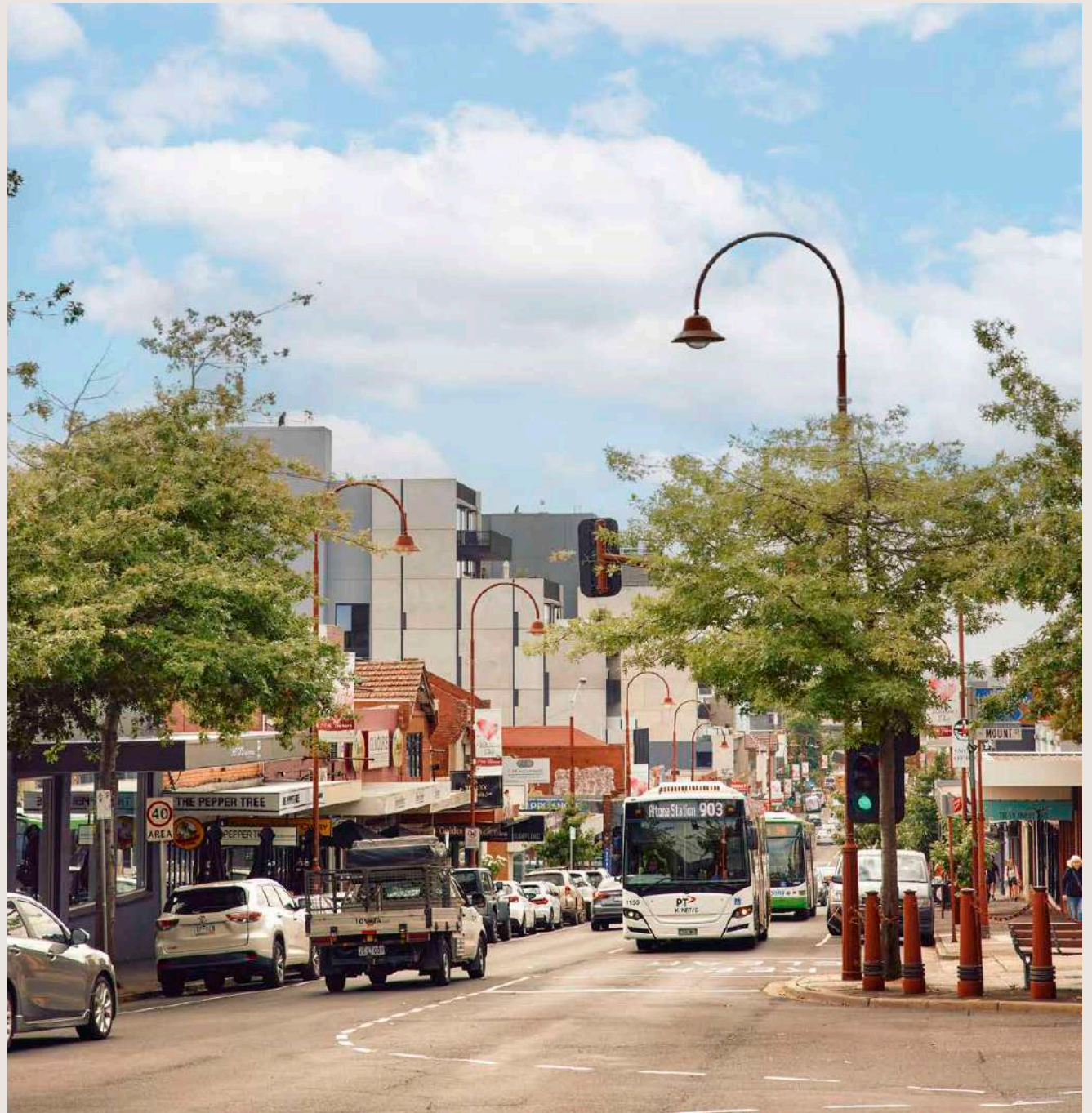
Northland SC to St Helena

548

La Trobe to Kew

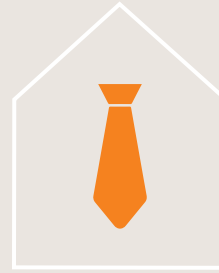
551

La Trobe to Heidelberg



\$5B Innovation Cluster

Boosting the economy - VIC Government investing in living, learning, working and socialising in the area.



20,000+

EMPLOYMENT

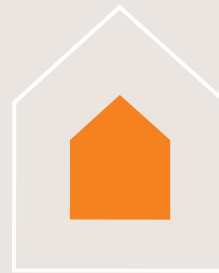
New jobs created over the next decade.



40,000

EDUCATION

Students to benefit from the new and improved education facilities.



12,000

HOUSING

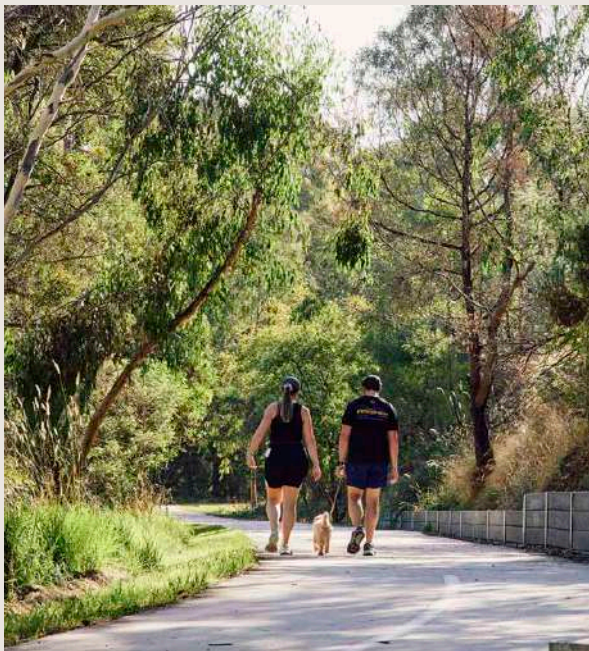
Students, staff and residents to be housed, under the new additional housing.



\$3.5 Billion

BUSINESS

Contributing to total Gross Regional Product (GRP) - increase in total value of goods and services in the area - over the next decade.



Heidelberg West Business Park

4,557

employees, contributing to 10%
of Banyule's total employment.

>\$1.9M

gross revenue per year.

86%

of business' plan to maintain or
increase current employee numbers.

600+

businesses.

18.4%

of Banyule's total profit output.

84%

would not consider relocation.

HIGH EMPLOYMENT AREA

The Industrial Estate is located on the
western side of the City, just south of
La Trobe University.



Source: vpa.vic.gov.au/banyulebusiness.com



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