



43 Swanston Street,
Heidelberg Heights

43 Swanston Street offers
four luxury townhouses
with street frontage and
private access. Find your
new home today in
Heidelberg Heights.

Take advantage, as each townhouse has its own street number and street frontage, adding exceptional value to future capital growth and rental yield.





Artist's impression

The height of townhouse living

1

Modern

Contemporary design features with natural materials.

2

Sustainable

Environmentally friendly with a 7 plus star energy rating.

3

Architecture

Meticulously designed by an award winning firm.

4

Location

A wonderful tree lined street in the premium pocket of Heidelberg Heights.

5

Quality

With day-to-day luxury in mind, the townhouses feature quality finishes and appliances.

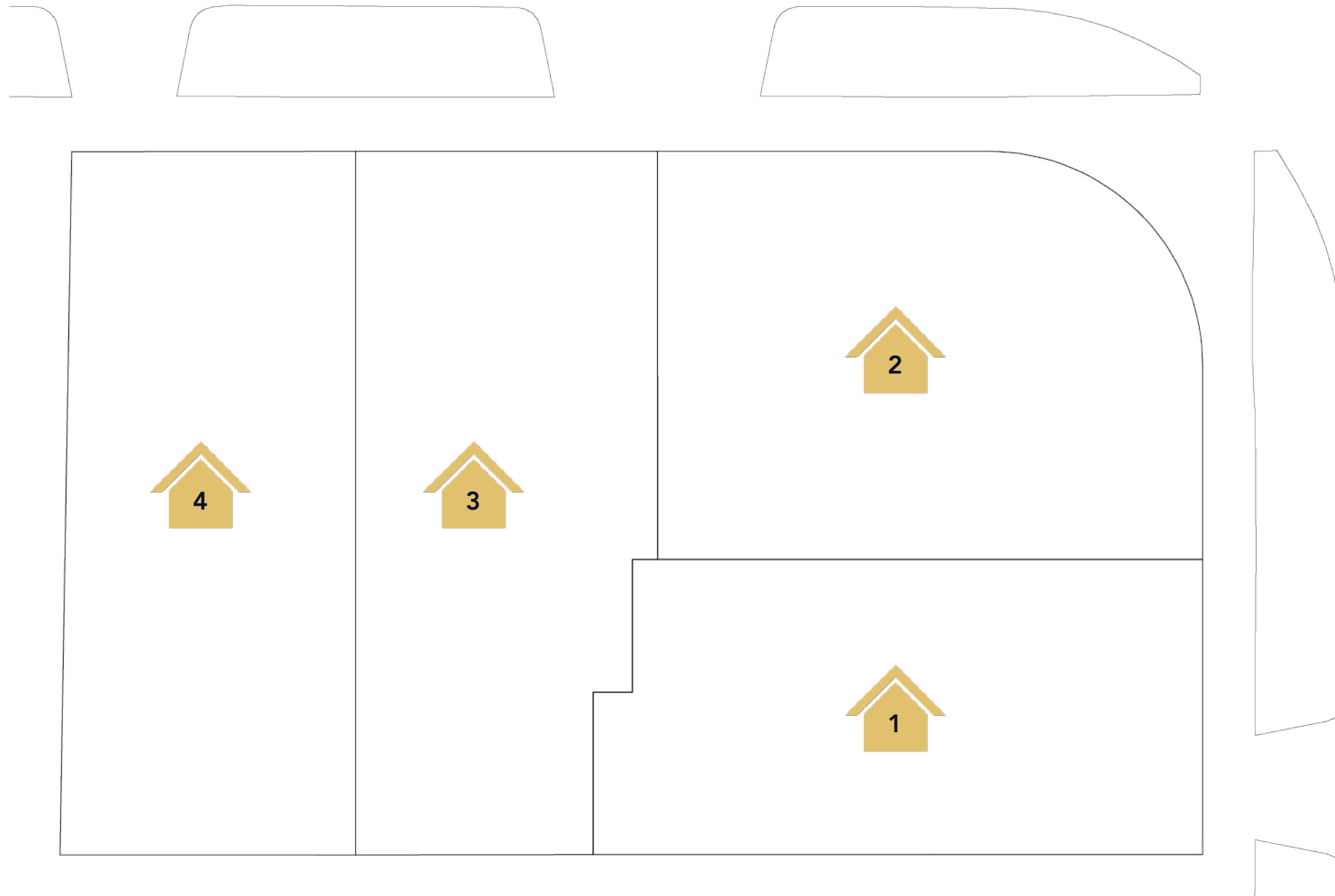
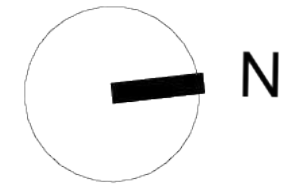
6

Convenience

Located between La Trobe University, Austin Hospital and Northland shopping centre.

Masterplan

SPENCER STREET



LUXURY LIVING AT ITS BEST

Situated in the upscale enclave of Heidelberg Heights, these townhouses are characterised by their generous space, abundant natural light, and distinctive street frontage, making each residence a shining addition to the charm of Heidelberg Heights.

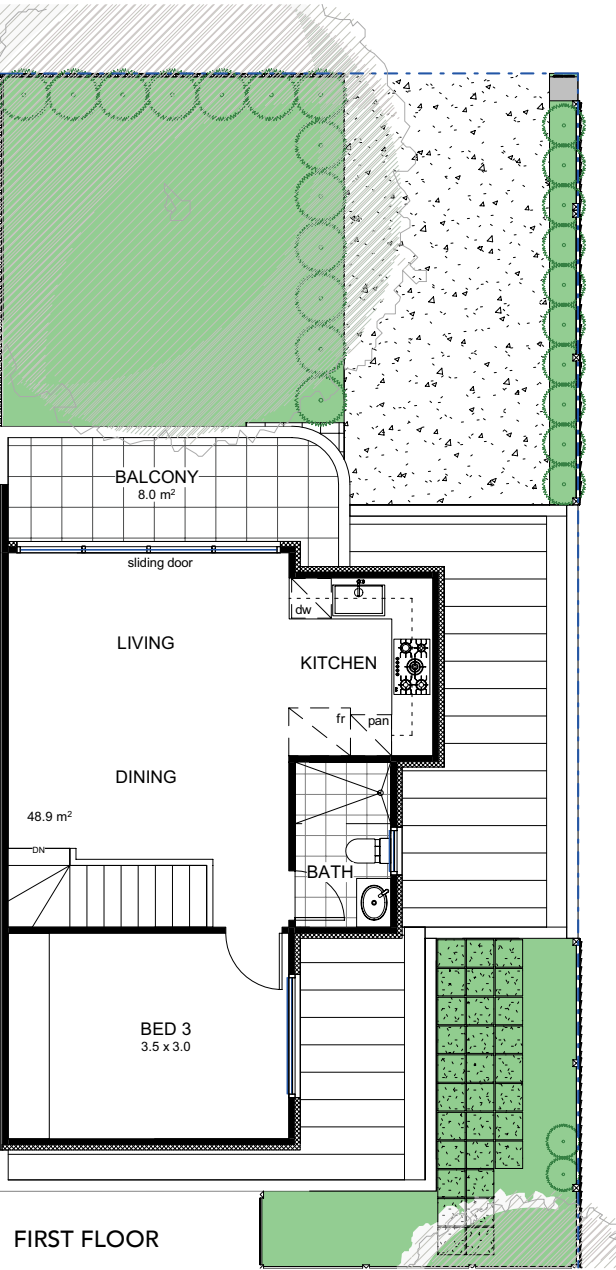
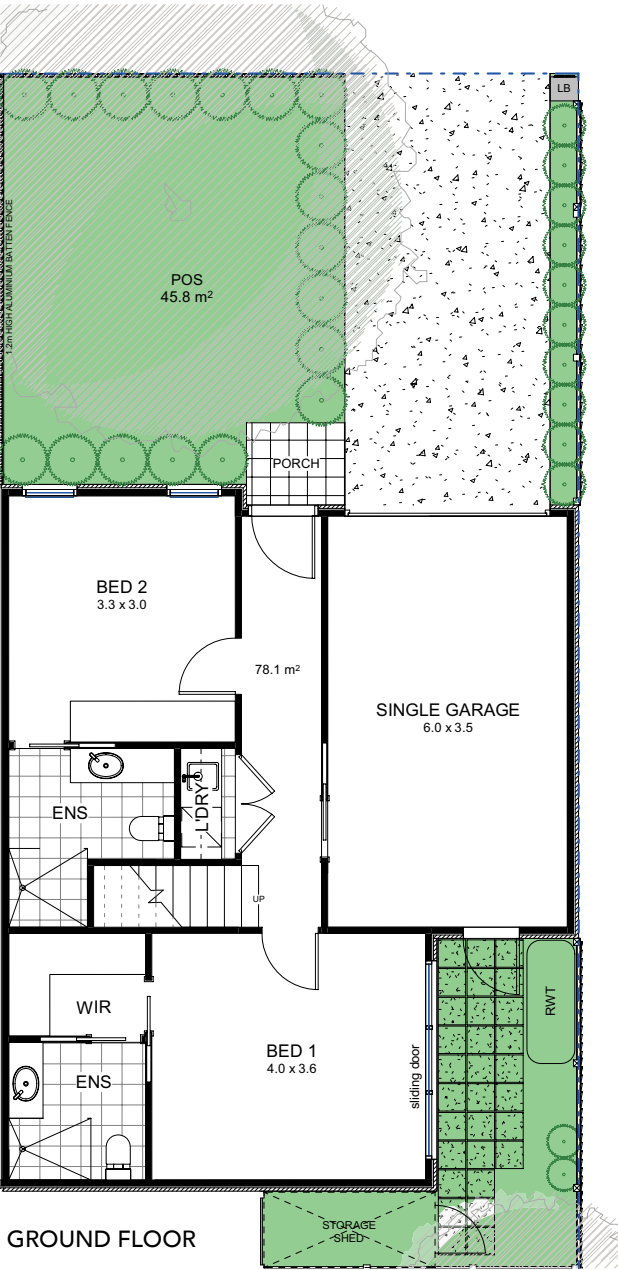
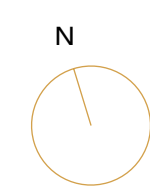
Townhouse 1

 3

 3

 1+1

GROUND FLOOR	78.1m2
FIRST FLOOR	48.9m2
PORCH	1.7m2
P.O.S	45.8m2
TOTAL	182.5m2



Disclaimer: Please note that architectural drawings were produced prior to completion of construction. Images, artist's impressions, layouts, dimensions, finishes and specifications are indicative only and are subject to change in accordance with the Contract of Sale. Furniture is indicative only and is not supplied. Changes may occur during construction and the final product may differ from that described.

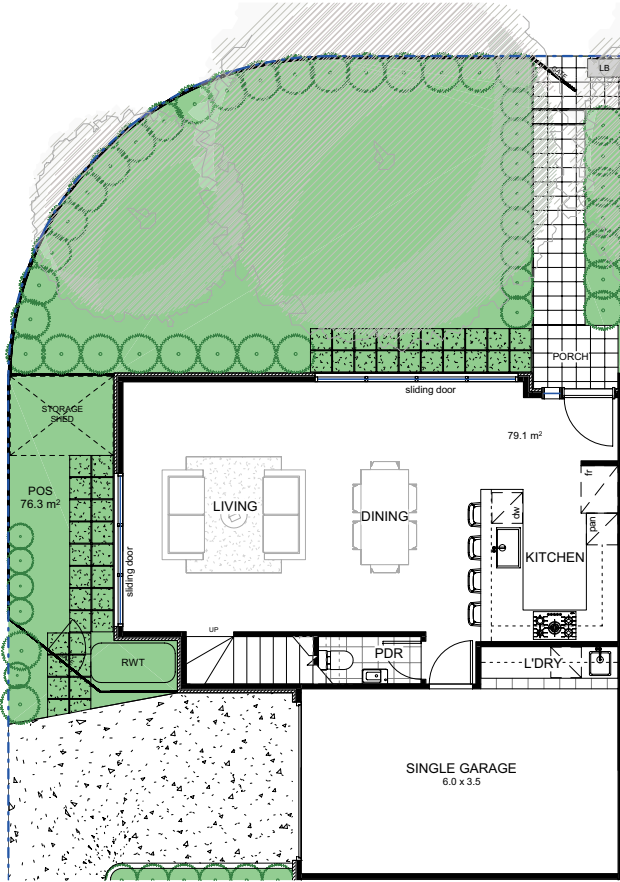
Townhouse 2

 4

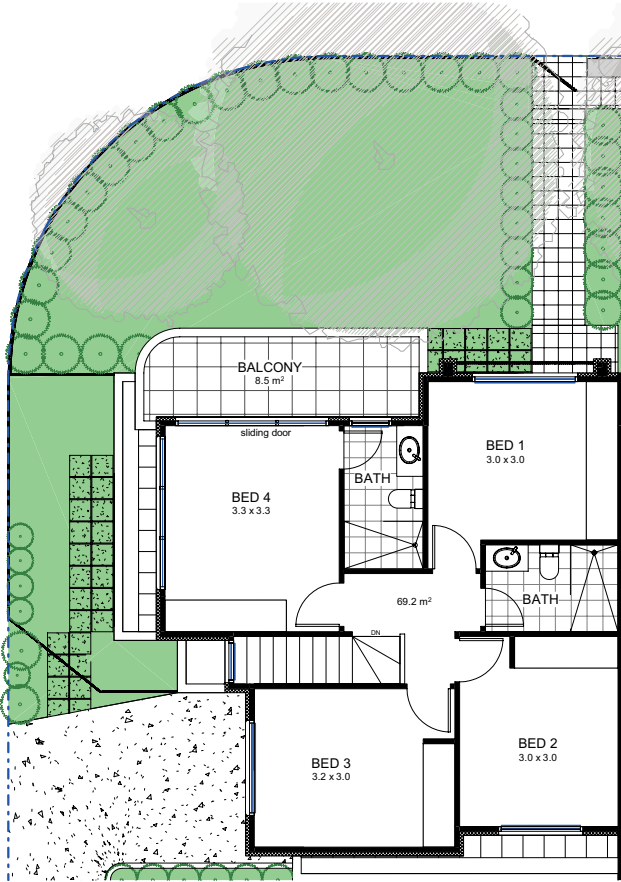
 2.5

 1+1

GROUND FLOOR	79.1m2
FIRST FLOOR	69.2m2
PORCH	2.0m2
P.O.S	76.3m2
TOTAL	235.1m2



GROUND FLOOR



FIRST FLOOR

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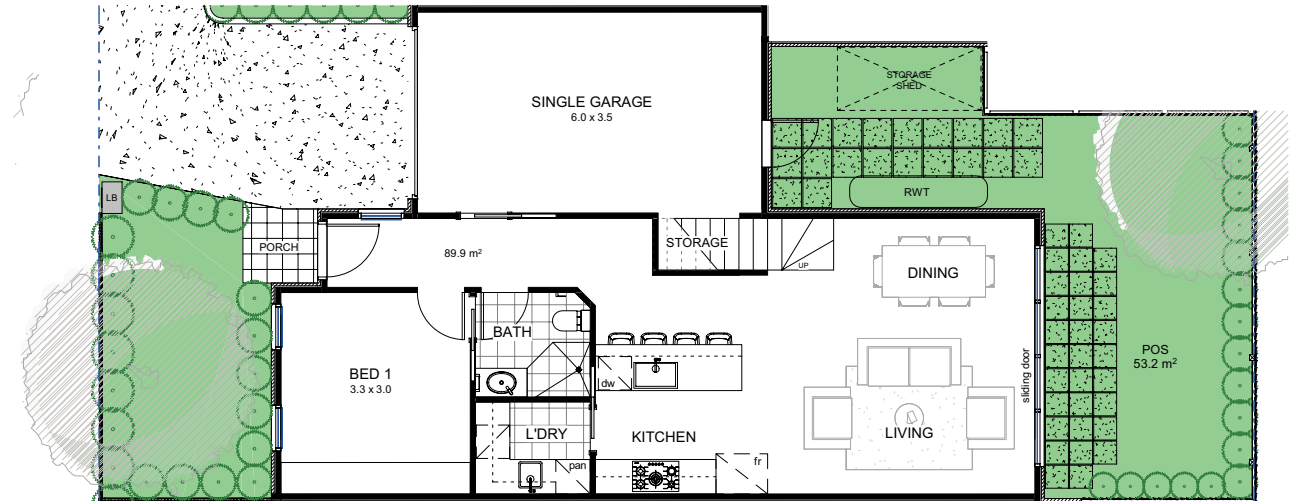
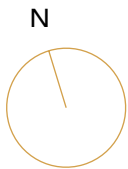
Townhouse 3

 4

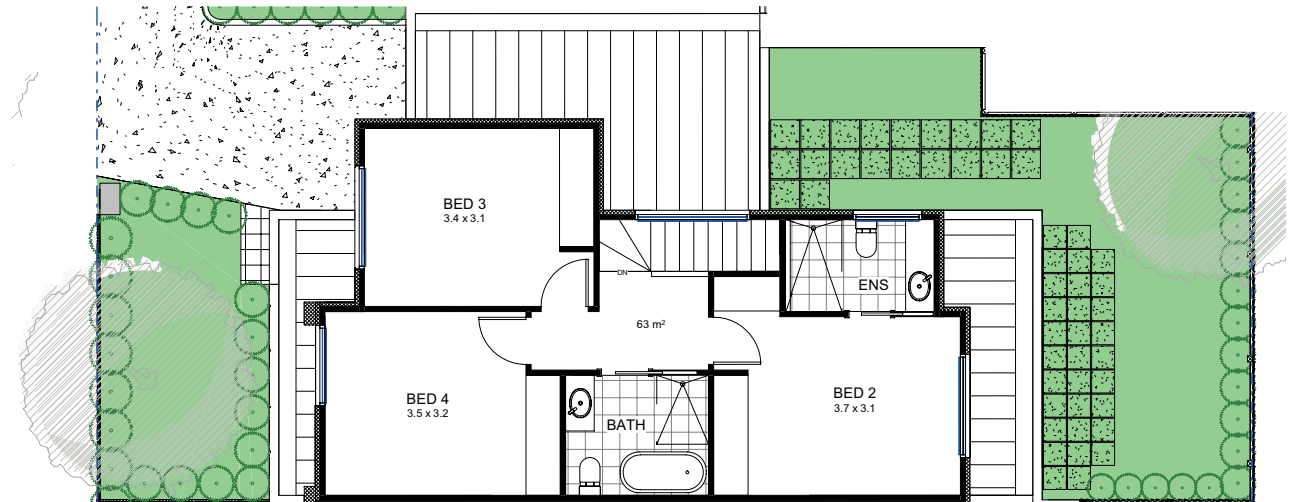
 3

 1+1

GROUND FLOOR	89.9m2
FIRST FLOOR	63.0m2
PORCH	1.7m2
P.O.S	53.2m2
TOTAL	207.8m2



GROUND FLOOR



FIRST FLOOR

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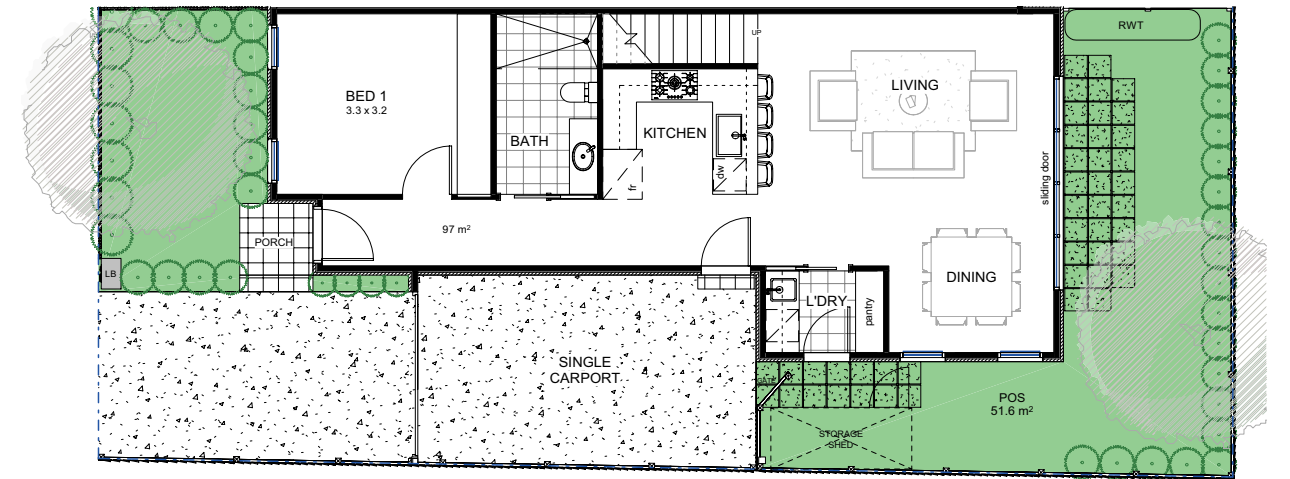
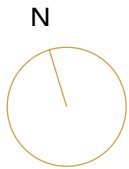
Townhouse 4

 4

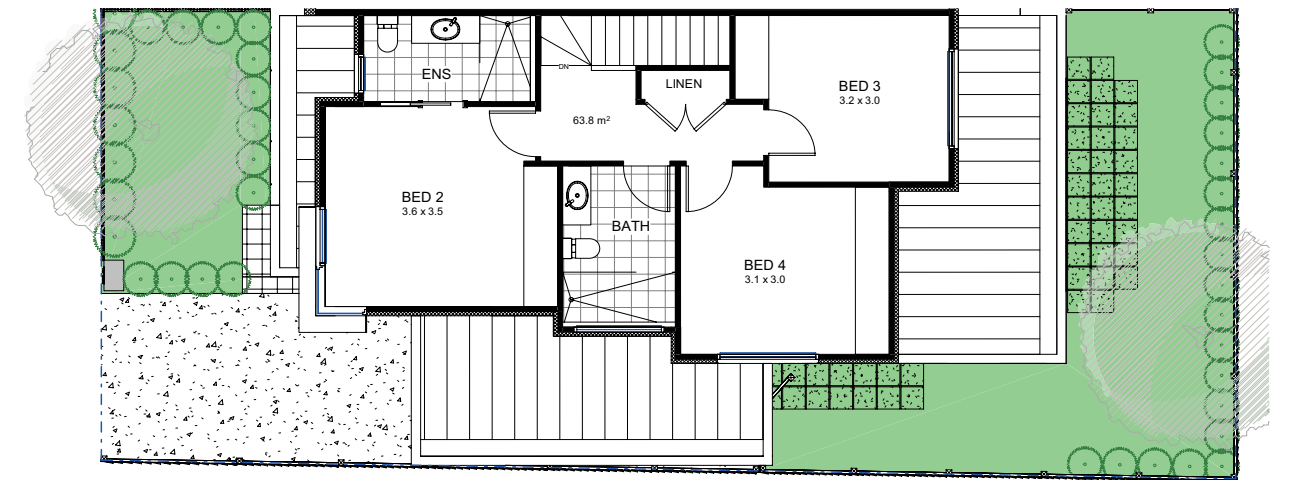
 3

 1+1

GROUND FLOOR	97.0m2
FIRST FLOOR	63.8m2
PORCH	2.1m2
P.O.S	51.6m2
TOTAL	214.5m2



GROUND FLOOR



FIRST FLOOR

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Custom designed and quality built

These beautifully presented and light-filled homes showcase the finest contemporary fittings and fixtures with superb Brass fittings and fixtures, 7+ Star energy ratings.



Modernise your day-to-day life



ELEVATED DAILY LIVING

Each townhouse has been created with contemporary design features, including, exposed brick and light filled spaces to elevate your daily routines.

AWARD WINNING DESIGN

Designed by a leading achitecture firm, whose ideas lead their work. They have designed there homes specifically to create something extraordinary right in the heart of Heidelberg Heights.

LOCATION LOCATION LOCATION

Located a short stroll to the Malahang Reserve and Crate Specialty coffee, your weekends will be filled with natural surroundings and good coffee.



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".

11.4km

from Melbourne's CBD

19.3km

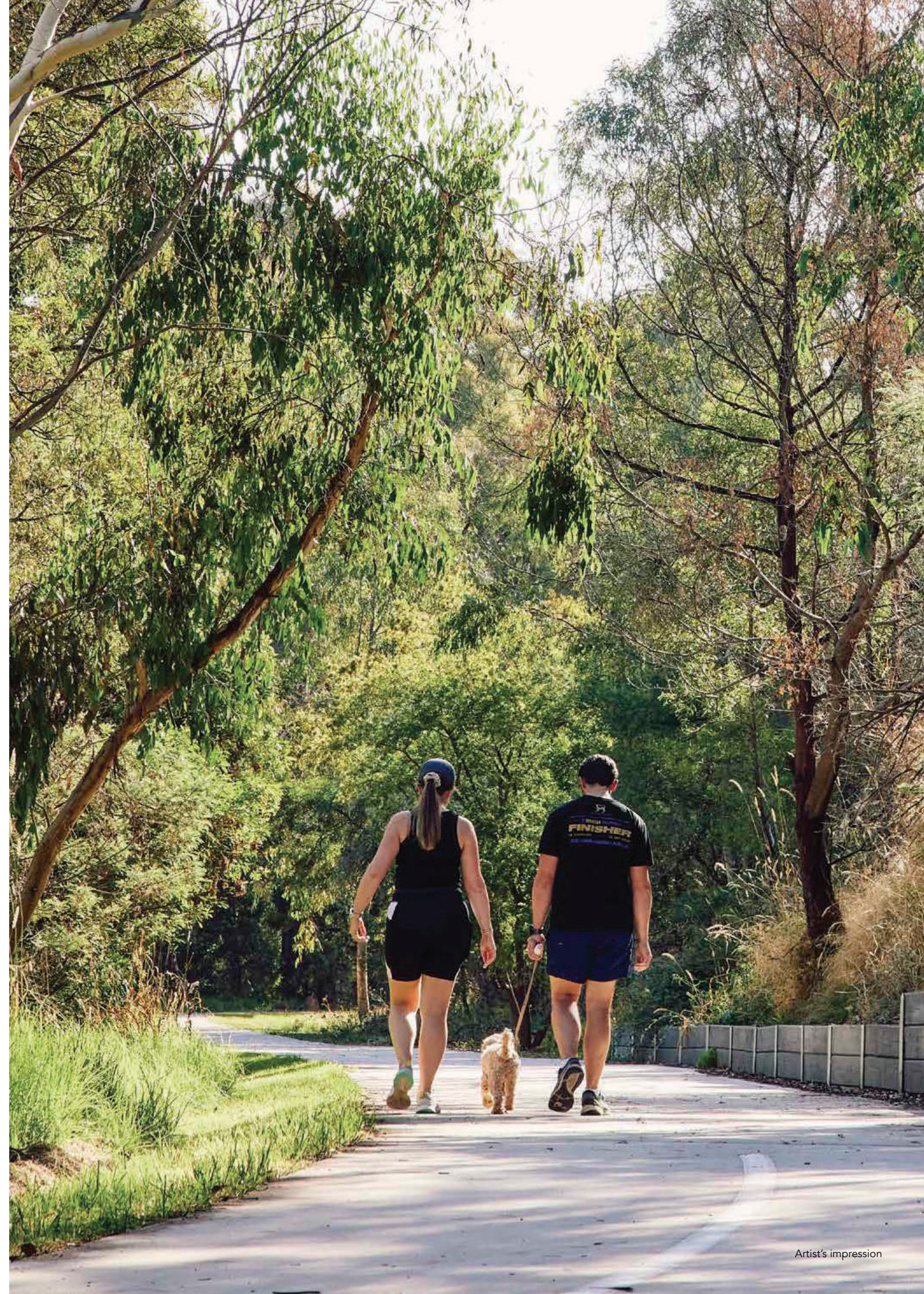
from Melbourne's Airport

1.3km

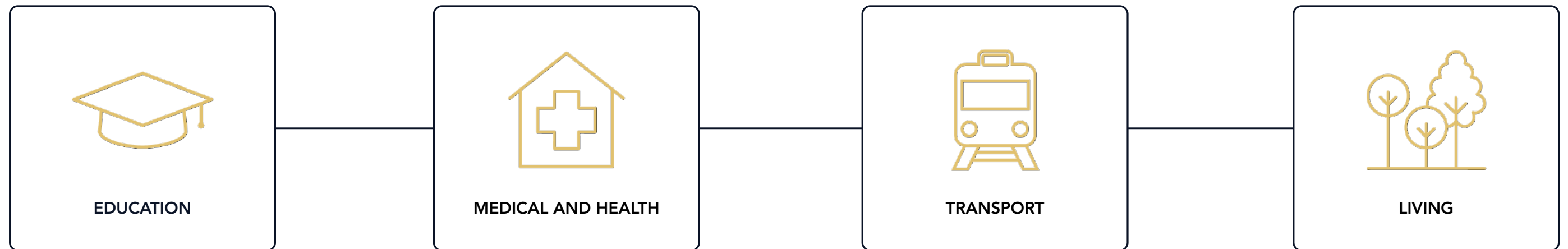
from La Trobe University

2km

from Austin Hospital



A suburb on the move



Prime education zone

La Trobe University has received \$75M in investment funding towards reaching sustainability goals. The campus offers a unique setting for learning, research and employment, all within an environmental oasis. 235ha of land covers the campus, including waterways, walking trails and a wildlife sanctuary. Driving 40,000+ staff and students to Heidelberg Heights and surrounding suburbs. With RMIT University also nearby to offer a variety of tertiary education options, Heidelberg Heights is an education hub. Quality primary and secondary schools can also be found nearby.

9,000 employees in health precinct

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. With 9,000 employees throughout the Austin Hospital, this precinct draws health workers to Heidelberg Heights and surrounding suburbs.

Four train stations nearby

Heidelberg Heights is a strongly connected inner city suburb, with 4 train stations, the number 86 tram, and multiple bus routes travelling directly to the city on a regular basis. As part of Victoria's Big Build the government is delivering the Suburban Rail Loop – a 90km rail line that stretches around Melbourne from the Frankston Line to Werribee line, via Melbourne Airport. A station is planned for nearby Heidelberg, connecting the area directly to the airport and other outer suburbs of Melbourne. While already extensive, this makes transport in the area even stronger.

Innovation and employment cluster

The Victorian Planning Authority has established Employment and Innovation Clusters across Victoria. These areas are clusters of employment and business activity centred around medical, research and tertiary institutions across Melbourne. The La Trobe cluster is made up of the Northland Employment Precinct, La Trobe University Precinct, the Heidelberg Activity Centre and the Heidelberg West Industrial Precinct. With \$5 billion in funding, the La Trobe Cluster area will become a higher density mixed-use precinct offering modern offices, hotel and conference facilities, public open spaces, dining and café destinations and business services, harnessing technology and repurposing industrial buildings.



3

Heidelberg Heights is highly sought after

Heidelberg Heights boasts a low vacancy rate of 1.34%, with 62.7% of residents being families. This is a well connected and growing community with a population of 7,158, the most popular age range are those aged 30-39.



5

A connected and supportive community

With the Austin Hospital, Heidelberg train station and Burgundy Street nearby, Heidelberg Heights is a bustling hub of activity. From gyms to pubs, nail bars to supermarkets, cafes to florists, it is your go-to for all your needs. There's no wonder why people who move to Heidelberg Heights are those who have already been living here.

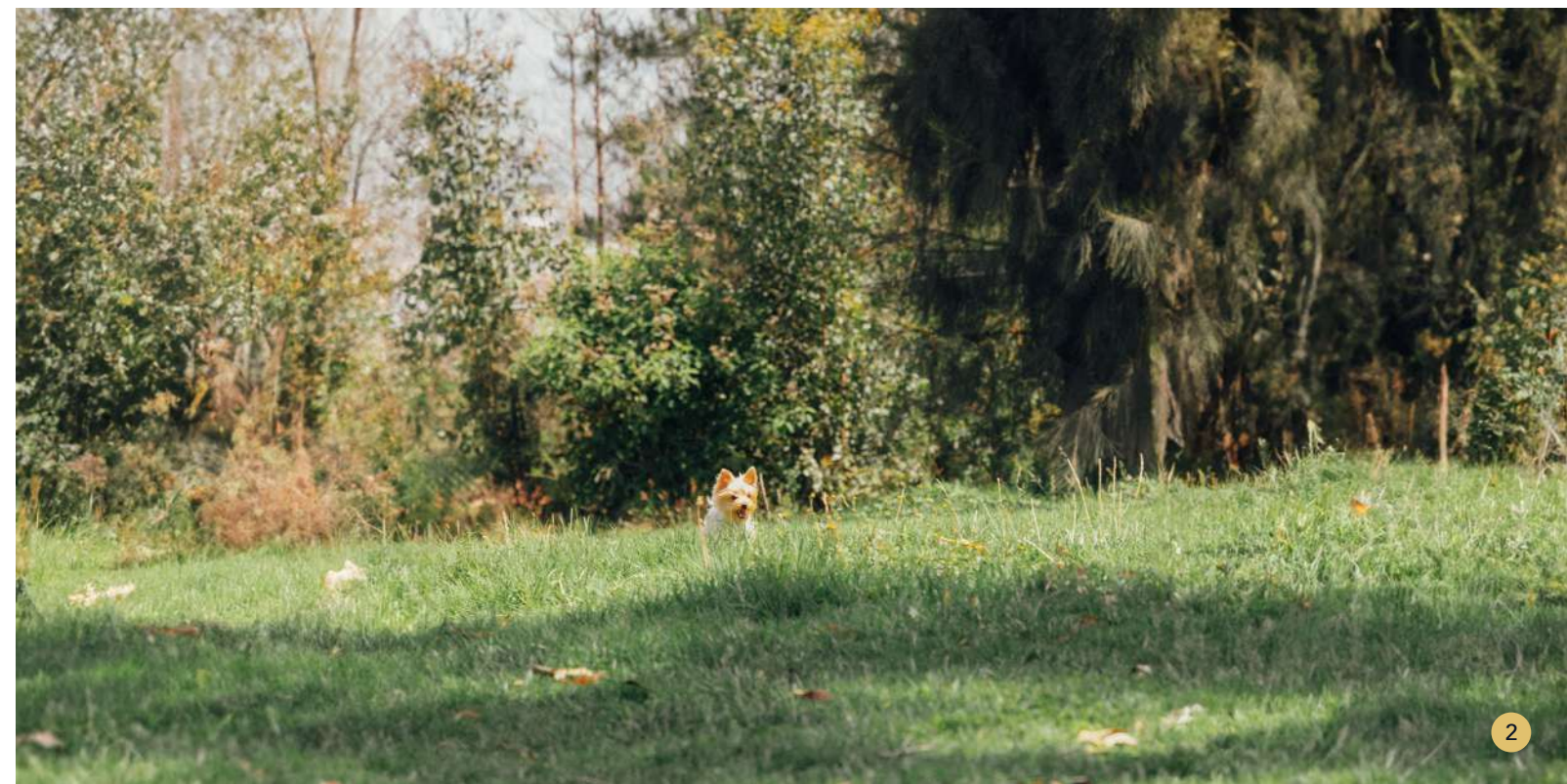
1. Crate Coffee Specialty
2. Malahang Reserve
3. Northland Shopping Centre
4. Heidelberg Railway Station
5. Austin Hospital



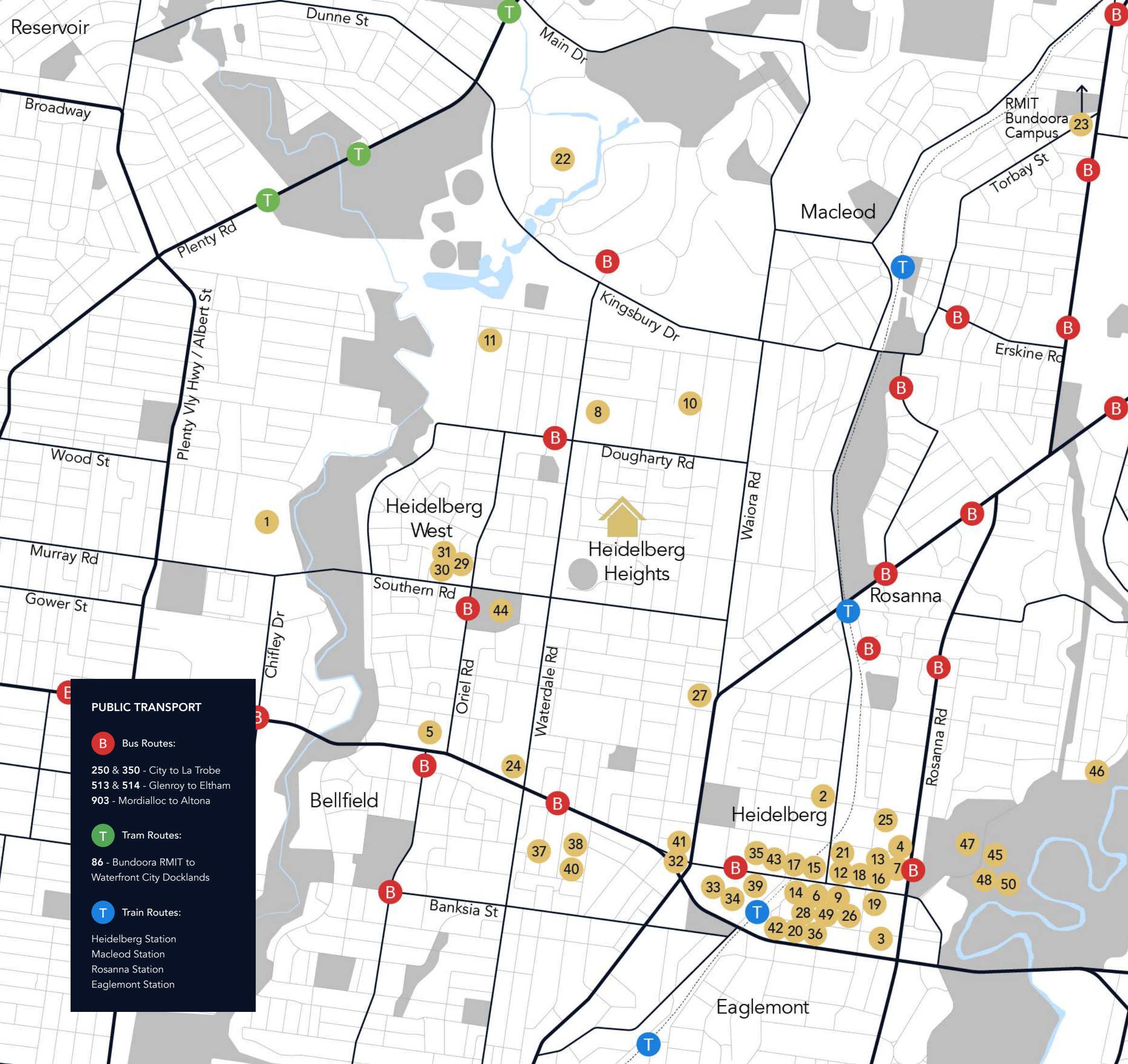
1



4



2



- 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



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