



BESPOKE DESIGN. LUXURIOUS FINISH.



Designed by award winning designer this new complex consisting of just 8 apartments is an exciting addition to Rivervale.

8 Apartments priced From \$305,000 to \$325,000

OVERVIEW

8 APARTMENTS

PRICED FROM \$305,000 TO \$325,000

PROJECT ADDRESS:

166 BELMONT AVENUE, RIVERVALE

(FOR LIMITED RELEASE DEVELOPMENT APPROVAL GRANTED)

PROJECT DESCRIPTION:

Designed by award winning designer this new complex consisting of just 8 apartments is an exciting addition to Rivervale.

Providing much needed modern, quality apartments for singles and couples they will be sought after by owner-occupiers and tenants alike.

With four one bedroom - one bathroom apartments facing the street and four private one bedroom apartments at the rear.

Fitted out to a very high standard each apartment will be ready to move in to on completion.



INTERIOR

The interior of the apartments has been designed to provide style and quality in a spacious, light environment.

A choice of two modern neutral colour schemes is offered allowing owners or tenants to add their favourite accents. Premium floor coverings have been selected to provide a quiet and comfortable ambience.

European appliances, soft close drawers and cupboards, stone bench tops and high gloss cabinets add to the sense of luxury.

Each apartment has either a large tiled balcony or paved courtyard adjacent to the living area to maximise indoor/ outdoor living.



CONTRACTS

Contract Type:	Off the plan – Settlement on Completion Single off-plan contract
Reservation Form:	Complete a Reservation Form to hold the property
Reservation Deposit:	\$5,000 required within 3 days of completing a Reservation Form
Deposit Held By:	MichaelKeil.com
Interest Bearing Trust Account:	Available for all contracts with over 3 months until settlement occurs
Deposit Bonds Acceptable:	Limited and by negotiation

CONSTRUCTION AND DEVELOPMENT

Builder:	AK Homes RB 13786
Estimated Building Time:	12 months
Note:	DA Approved

ESTIMATED OUTGOINGS

Estimated Strata Levies:	\$1,500 pa	
Estimated Water Rates:	1 bedroom, 1 bathroom	\$1,200 approx per annum
Estimated Council Rates:	1 bedroom, 1 bathroom	\$1,020 approx per annum
	1 bedroom, 1 bathroom	\$1,450 approx per annum

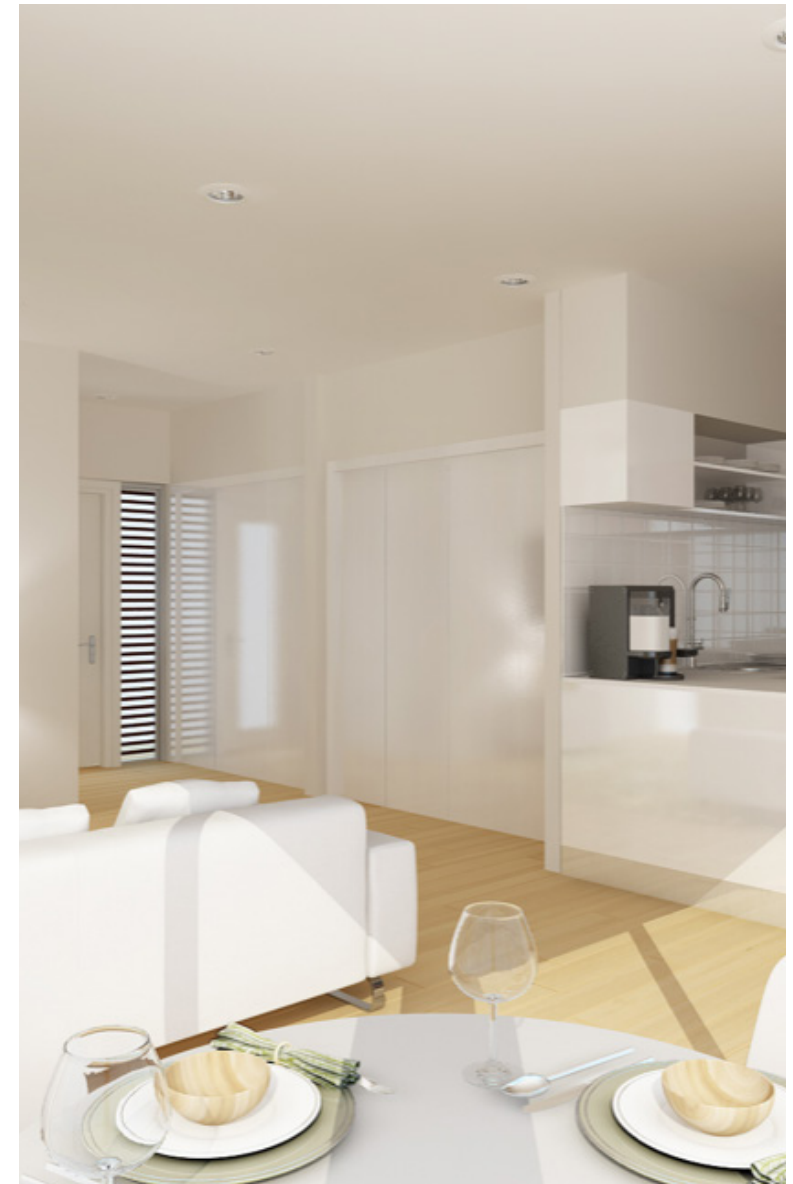
SUMMARY & AVAILABILITY

LOT	TYPE	BED	BATH	INTERNAL M ²	BALCONY/ALFRESCO	Total Size	STORE M ²	FRONT/REAR	SCHEME	LEVEL	POTENTIAL RENT	PRICE
1	A	1	1	43	18	81	4	FRONT	WARM NEUTRAL	GROUND	\$300-320	\$305,000
2	A	1	1	43	19	82	4	FRONT	SOFT GREY	GROUND	\$300-320	\$305,000
3	B	1	1	53	27	98	4	REAR	WARM NEUTRAL	FIRST	\$300-320	\$325,000
4	B	1	1	53	27	98	4	REAR	SOFT GREY	FIRST	\$300-320	\$325,000
5	A	1	1	44	17	81	4	FRONT	WARM NEUTRAL	GROUND	\$300-320	\$305,000
6	A	1	1	44	17	80	4	FRONT	SOFT GREY	GROUND	\$300-320	\$305,000
7	B	1	1	52	11	80	4	REAR	WARM NEUTRAL	FIRST	\$300-320	\$325,000
8	B	1	1	52	11	80	4	REAR	SOFT GREY	FIRST	\$300-320	\$325,000

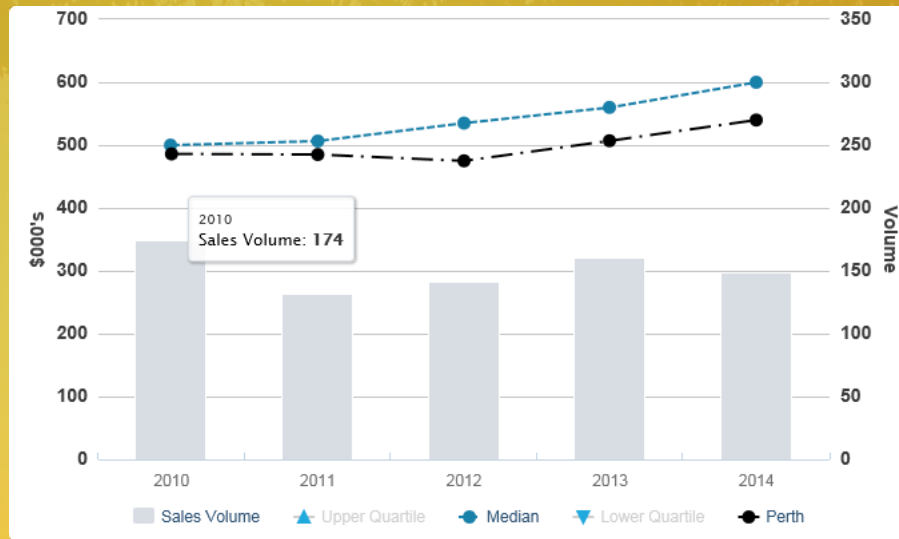


INCLUSIONS – SUMMARY

» Windows / Sliding Doors	Aluminium frames and keyed security locks
» Fly screens	To all windows and sliding doors
» Front Door Hardware	Traditional lever entrance lockset
» Landscaping	Water wise shrubs and plants with mulch and automatic reticulation
» Balconies	300mm x 600mm non slip tiles
» Security	Remote controlled automatic security gate
» Light Fittings	Down lights to living areas
» Window Treatments	Holland blinds throughout
» Flooring to Living / Dining Area	Timber look flooring on insulation
» Flooring to Kitchen	Timber look flooring on insulation
» Flooring to Bedrooms	Carpet on underlay
» Ceiling Height to Living Rooms	30 course high ceilings to living and bedroom areas
» Air Conditioning	2.5HP inverter reverse cycle split system to Living Area
» Hot Water System	Instantaneous hot water system
» GPO's	Double GPO's throughout with RCD protection
» Smoke Alarms	Hard wired smoke detectors
» TV Points	Digital High Definition points to Living Area
» Telephone Points	Included to Kitchen
» Intercom	Security intercom to each apartment
» Electric Hotplate	Stainless Steel gas hotplate
» Electric Oven	Stainless Steel electric multi function oven
» Range Hood	Inbuilt Rangehood
» Dishwasher	Space for unit to be connected
» Bench Top	Engineered Stone square edged bench top
» Splashback	Tiled
» Cupboard Doors	High Gloss with soft closers to all cupboards
» Overhead Cupboards	As per plan with soft closers to all cupboards
» Fridge Recess	Min. 800mm to cater for up to 700L fridge (not side by side)
» Shower Screen	Semi Framed glass shower enclosure with pivot doors
» Vanity Basin	Vitreous china with Chrome Mixer Tap
» Vanity Bench Top	Engineered Stone square edged bench top
» Vanity Cupboards	High Gloss with soft closers to all cupboards
» Mirror	Mirrored Cabinets over vanity cupboards
» Toilet Suite	Vitreous china suite with soft close seat and lid



RIVERVALE 10 YEAR MEDIAN UNIT PRICE GROWTH



PROJECT RATIONALE

As with all property investment purchases the aim is to maximise the opportunity for the property to achieve sustained capital growth and at the same time maintain an upward pressure on rents.

To achieve these outcomes with reduced risk, investment property must be located in established suburbs that already contain property that has performed in this way over many years.

Rivervale is one such Perth suburb displaying an annual average growth in the median unit price of 16.3% (source REIWA) over the past 10 years.

RIVERVALE

WHY RENT OR BUY IN RIVERVALE?

Located 5kms from the Perth CBD, Rivervale was established in the late 1800's as a market garden area but began to develop as a residential area in the late 1940's and 50's.

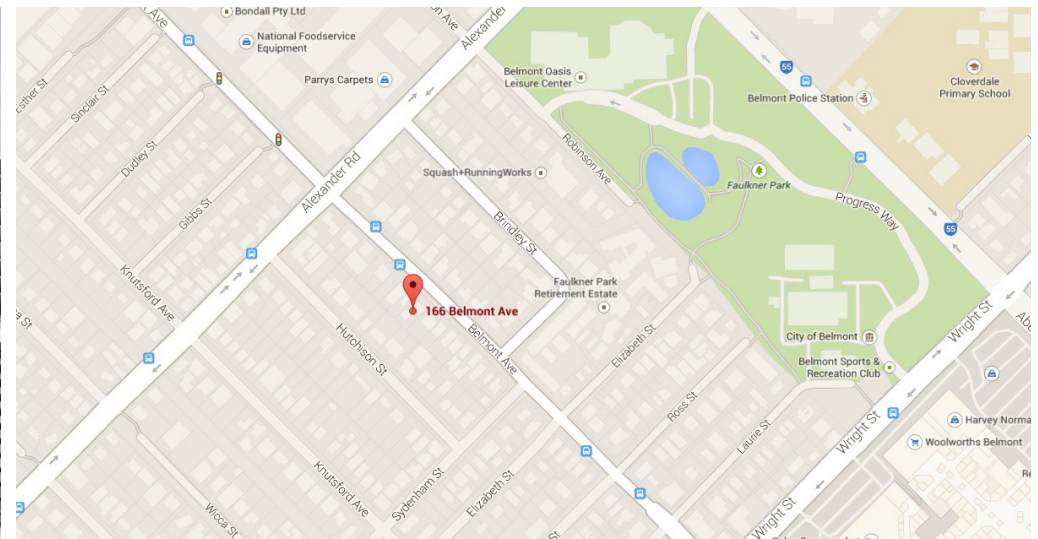
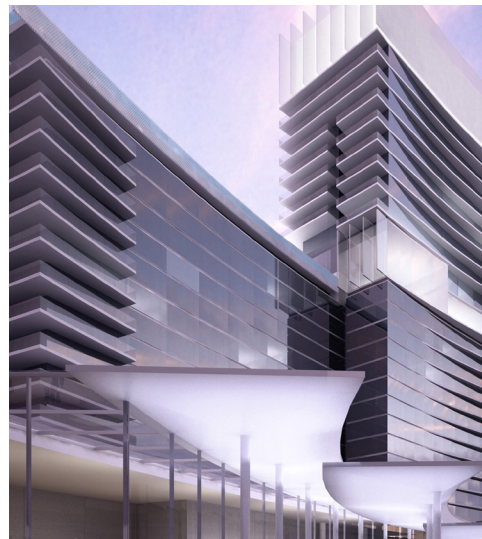
Due to its strategic location to the Perth CBD, Swan River, airport, employment centres, recreation and entertainment precincts and major road transport routes, Rivervale has remained a popular area for both owner occupiers and tenants. As an example a strengthening attraction of Rivervale is its location in relation to Perth Airport.

Local sales agents and property managers have noted the popularity of the suburb to the "fly in fly out" work force that is involved in driving the dynamic Western Australian economy.

In recent times the amenity of Rivervale has steadily improved to further capitalise on its excellent location and add to the drawing power of the suburb. The Belmont Forum shopping complex has developed into a major shopping and service hub for the area. It now contains a cinema complex and an expanding restaurant sector.

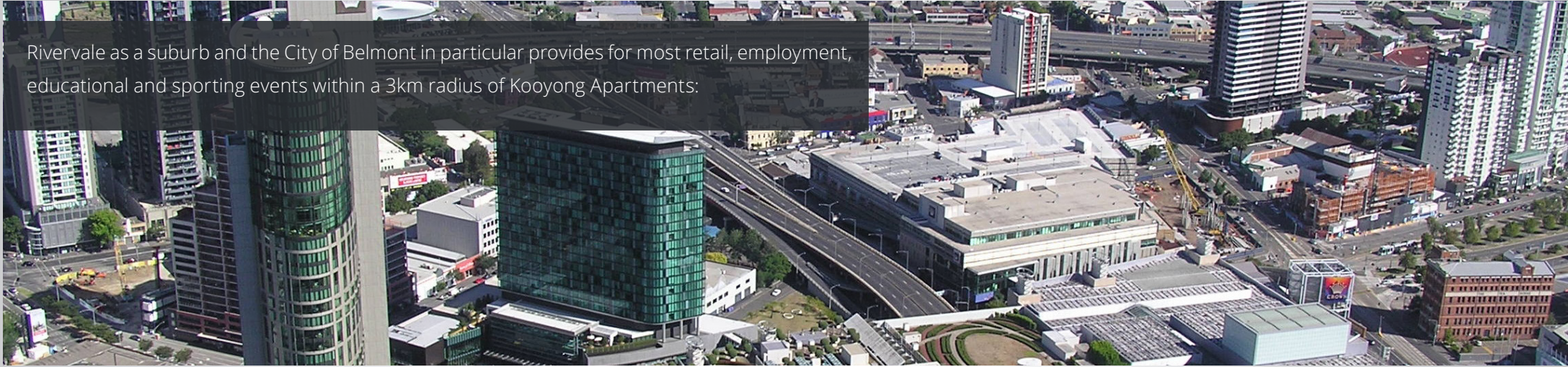
Rivervale has close proximity to the well developed Victoria Park and East Victoria Park restaurant and café strips. The adjacent Burswood casino, hotel and golf complex is continuing to develop into an all-round entertainment area. This will be further boosted by the construction of the new football stadium.

The opening of the Graham Farmer Freeway some years back proved a catalyst for growth and change, further enhancing the "connectedness" of Rivervale to the rest of the Perth metro area by road.



LOCATION, LOCATION LOCATION

Rivervale as a suburb and the City of Belmont in particular provides for most retail, employment, educational and sporting events within a 3km radius of Kooyong Apartments:



SHOPPING/RETAIL

Belmont Village	970m
Belmont Forum Shopping Centre	1.2km
Belmont Tavern	990m
Fast Food/convenience	520m
Westfield Carousel	5.5km
Park Centre Shopping Centre	2.5km
Garden City Shopping Centre	10.8km

RECREATION

Squash Works Belmont	1.3km
Belmont Oasis Leisure Centre	1.4km
Reading Cinemas	1.1km
Aqualife Centre	2.2km
Collier Park Golf Course	5.1km
Royal Perth Golf Club	6.5km
Perth Cricket Club	760m
Carlisle-Lathlain Bowling Club	1.3km
Local park	200m
Tennis Courts	540m

TRANSPORT

Bus	330m
Train Station	1.6km

EDUCATION

Carlisle Tafe	2.1km
Carlisle Primary School	3.8km
Tranby Primary School	1.2km
Lathlain Primary School	1.2km
Perth Montessori School	1.4km
Belmont City College	1.7km
Kent Street Senior High School	3.3km
St Augustine's	1.8km
Ursula Frayne Catholic College Secondary	2.1km

HOSPITALS / MEDICAL CENTRES

Lathlain Doctors Surgery	1.2km
Bentley Health Service	4.1km
Mercy Hospital	5.1km
Royal Perth Hospital	5.4km
South Perth Hospital	5.9km
St John of God Hospital	9.5km

MAJOR EMPLOYMENT CENTRES

Welshpool Commercial/LIA	1.9km
Belmont Commercial/LIA	1.2km
Osborne Park	11.9km
Perth CBD	5.0km
International & Domestic Airports	3.4km

RESTRICTED SUPPLY OF NEW PROPERTY IN RIVERVALE

Rivervale is an attractive location for residents for a variety of reasons. Demand for property consistently outstrips the available supply. We know this by the historical long term capital growth figures for the suburb. There are severe limitations on the creation of new properties in Rivervale. As with other established inner suburban locations there are only a very small number of vacant lots and the main way to create new housing in the suburb is to demolish existing property and rebuild to a higher density (old houses are demolished and apartments and town houses are built) in precincts where the zoning allows this to happen.

This restricted supply but with a continual demand for property is the positive circumstance we seek as investors. As the population continues to grow, demand in this location will increase and the continuing limited housing supply will maintain upward pressure on capital values and rents over time.

HOUSEHOLD STRUCTURE

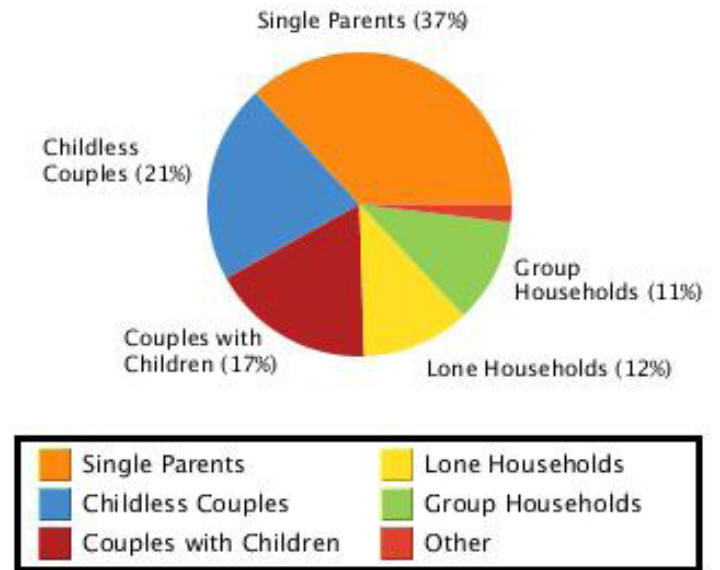
166 Belmont Apartments are designed to cater for the small household demographic which is a large proportion of the households within the suburb. Figures sourced from recent census results tell us that 33% of the households in Rivervale are:

Lone person households -12%

Childless couples -21%

A further 37% are single parent households. Although we cannot break this figure down further a number of these single parent households would also be just 2 person households.

From these figures we know demand for affordable 1 and 2 bedroom apartments exists in Rivervale but there is a lack of new and affordable property to cater for this need.



GROWTH & VALUES

Median Property Price:

Land: No land sales in 2011
 Houses: \$511,000
 Units/t/houses: \$413,000

Source: REIWA Mar 2012

Of Note:

It should be noted that Rivervale has the highest Capital Growth for Units across all suburbs over the past 10 years in Perth.

Some of this can be explained by the construction of new riverside apartments in the past 5 years.

However even many of the older blocks of apartments have performed exceptionally strongly.

Capital growth - Units:

1 year 2.0%
 5 Year 8.1%
 10 year 16.3%

Source: REIWA Mar 2012

Capital growth - Houses:

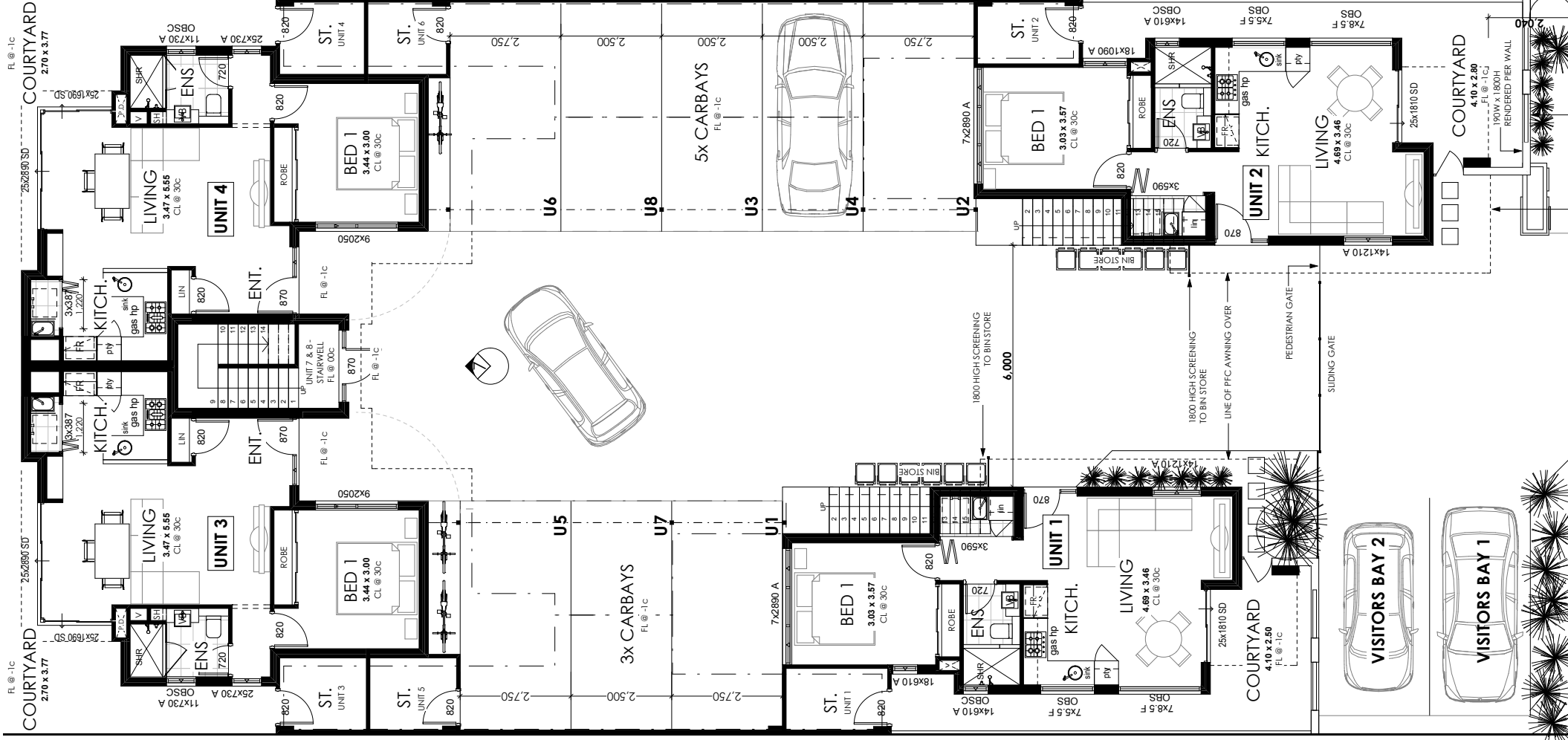
1 year 0.2%
 5 Year 2.6%
 10 year 10.3%

Source: REIWA Mar 2012

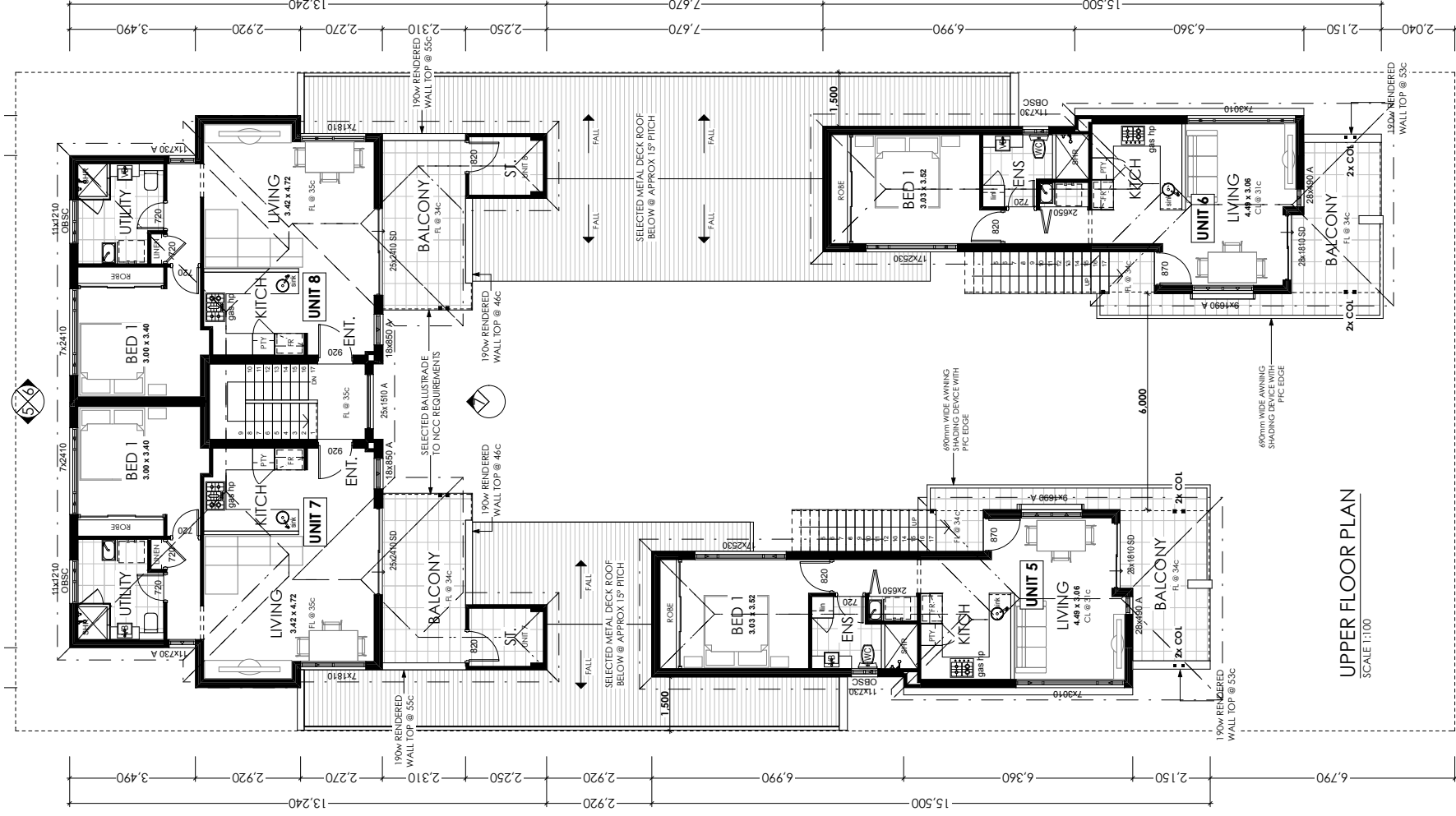
OTHER DOCUMENTS AVAILABLE

- » Plans
- » Schedule of Inclusions
- » Property Investment Analysis
- » Availability and Pricing
- » Market Commentary
- » Rental Appraisal
- » Reservation Form
- » Contracts
- » Newsletter

GROUND FLOOR



UPPER FLOOR



UPPER FLOOR PLAN
SCALE 1:100

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