



*02/*  
THE MELROSE

*08/*  
LOCATION

*22/*  
RESIDENCES

*40/*  
INCLUSIONS

*54/*  
TEAM



THE VIBRANT PULSE  
OF WODEN VALLEY

EVERY STEP  
AWAKENS  
YOUR SENSES.  
DWELL IN THE  
AROMA OF  
FRESH COFFEE,  
THE COLOURS  
OF BLOOMING  
BOUQUETS, AND  
THE *HARMONIES*  
OF URBAN LIFE.

Rising in a new precinct next to the Woden Town Centre, The Melrose is at the heart of everything. Expect an elevated lifestyle, day and night, right at your doorstep. Moments from Westfield Woden, the Parliamentary Triangle, and open green spaces, welcome to a well-connected, convenient address. Weekend indulgences are a short stroll away, from boutique cafés and eateries to specialty shops and farmers markets, a place that truly has it all.



## NATURALLY SOPHISTICATED

At The Melrose, discover lush urban living in a precinct that breathes, alive with verdant landscaping and deep planted trees. Well-appointed one, two and three-bedroom apartments deliver abundant natural light and oversized balconies, perfectly oriented for spectacular views.

Designed for comfort in every season, The Melrose offers many corner apartments, with maximised floorplans, cross ventilation, and a focus on natural materials.







The architecture features a sophisticated aesthetic. Soft contours integrate into the landscape, embracing the public realm. Textured and detailed brickwork add timeless character, while laneways within the precinct create a journey of discovery.

The Melrose has thought of every detail to deliver an enviable living experience. From the outdoor heated lap pool and sun lounge to the active podium terrace and rooftop sanctuary, be part of a community that appreciates life's pleasures.



EACH DAY BEGINS  
WITH A SENSE OF  
ANTICIPATION. WHAT  
WILL *TANTALISE*  
YOUR TASTE-BUDS?  
WHAT TREASURE  
WILL YOU DISCOVER?  
EVERYTHING YOU  
NEED AND *DESIRE* IS  
WITHIN EASY REACH.





BLACK MOUNTAIN

LAKE BURLEY GRIFFIN

THE MELROSE  
WODEN VALLEY

MOUNT AINSLIE

KINGSTON

2KM CANBERRA  
HOSPITAL

ROYAL CANBERRA  
GOLF COURSE

CALVARY HOSPITAL

CANBERRA CBD

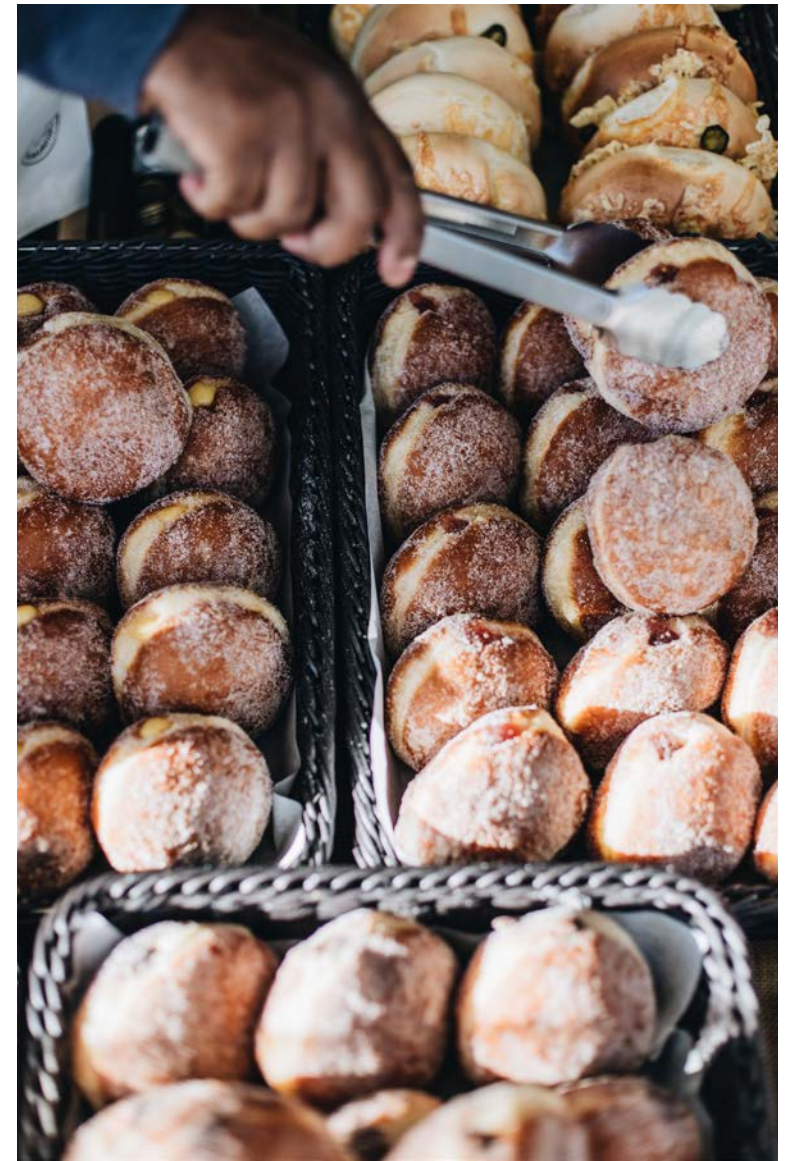
BARTON

WESTFIELD WODEN





THE MELROSE *CONNECTS*  
WITH NATURE AND THE  
*RICH FABRIC* OF WODEN.



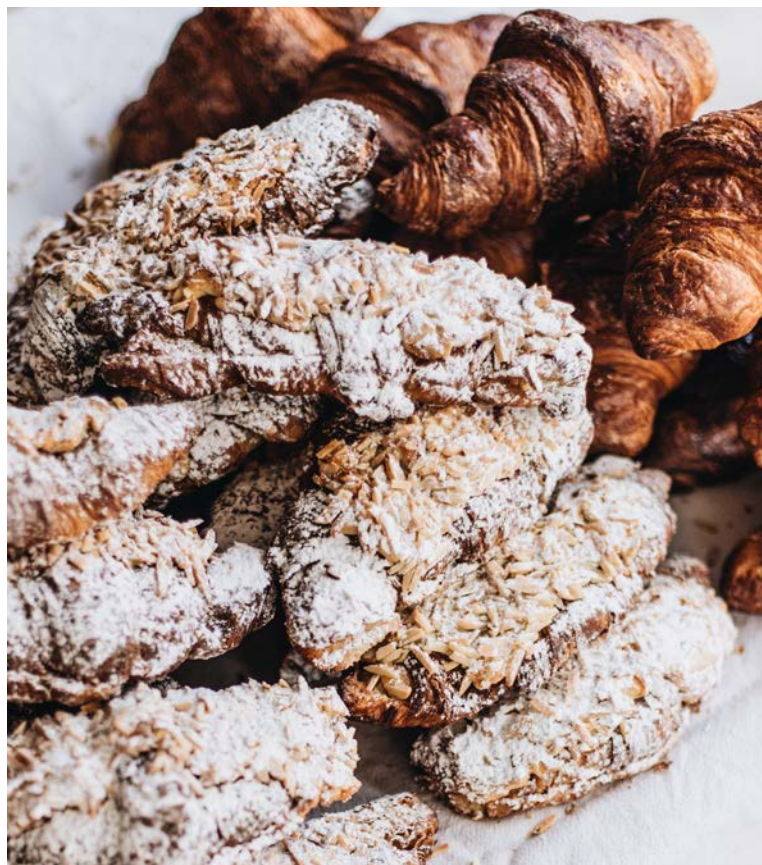
OPPOSITE OAKLEY HILL  
TOP EDDISON PARK  
MIDDLE SOUTHSIDE FARMERS MARKET  
BOTTOM MARIST COLLEGE CANBERRA



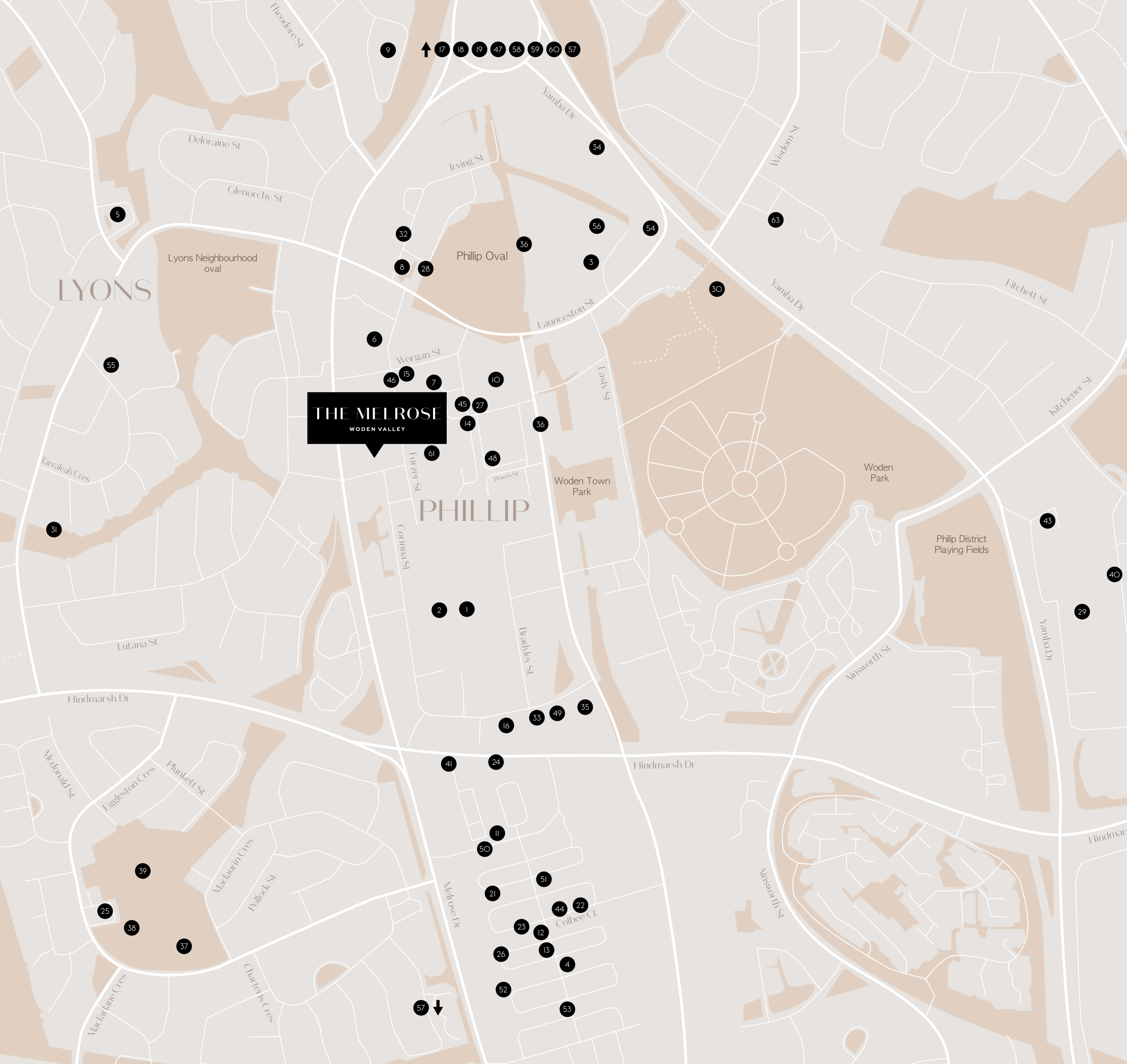


THE MELROSE *ECHOES* THE ENERGY OF WODEN'S TOWN CENTRE AND THE INDUSTRIAL VIBE OF PHILLIP'S HIPSTER ENCLAVE.

OPPOSITE BELLUCI'S  
TOP BRODBURGER  
MIDDLE WESTFIELD WODEN  
BOTTOM SOUTHSIDE FARMERS MARKET







# LOCATION

## RETAIL

- 1 Woden Westfield
- 2 Coles & Woolworths
- 3 Southside Farmers Market
- 4 Spice Market

## FOOD

- 5 Stand By Me Cafe
- 6 Space Kitchen
- 7 Urban Bean Espresso Bar
- 8 Belluci's Italian
- 9 Daana
- 10 Hellenic Club of Canberra
- 11 Manolos on Botany
- 12 Lava Espresso
- 13 Hansel & Gretel Coffee
- 14 The Alby
- 15 Mavi
- 16 Southern Cross Club
- 17 Red Brick Cafe
- 18 My Gourmet Delights
- 19 Homes Ground Cafe
- 20 Little Garran
- 21 Wheat & Oats
- 22 Coffee Cafe
- 23 Lava Espresso
- 24 Grease Monkey
- 25 A Bite To Eat
- 26 Wattle Snack Bar
- 27 No. 10 Bar & Restaurant
- 28 Woden Asian Noodle House

## AMENITIES

- 29 Canberra Hospital
- 30 Canberra Golf Course
- 31 Echo Playground Lyons
- 32 Philip Swimming & Ice Skating Rink
- 33 Pure Zen Flotation
- 34 Stellar Canberra
- 35 Cataldo's Salon
- 36 New Light Rail Stations
- 37 Chifley YMCA
- 38 Chifley Playground
- 39 Chifley Oval
- 40 National Capital Private Hospital
- 41 I-MED Radiology Network
- 42 Ochre Medical Centre
- 43 CALMS
- 44 Philip Medical & Dental Centre
- 45 HIIT Republic
- 46 Club Lime Woden
- 47 Club Lime Curtin
- 48 Fernwood Fitness
- 49 Anytime Fitness
- 50 Club Lime Philip
- 51 Flames Fitness
- 52 Crossfit Woden
- 53 F45 Training Philip
- 54 Canberra Southern Health Club

## EDUCATION

- 55 Lyons Early Childhood School
- 56 Canberra College Woden Campus
- 57 Marist College
- 58 Curtin Primary School
- 59 Pinnochio Early Learning Centre
- 60 Holy Trinity Primary School
- 61 Wonderschool Early Learning Centre
- 62 Garran Primary School
- 63 St Peter & Paul Primary School
- 64 Hughes Primary School



PROJECT TIMELINE  
(TARGET)

THE MELROSE WODEN VALLEY — LOCATION — PAGE 18

JUL  
2021

SALES LAUNCH

OCT  
2021

DA APPROVAL

FEB  
2022

SITE PREPARATION

MAR  
2022

CONSTRUCTION  
COMMENCING

MAR  
2024

CONSTRUCTION  
COMPLETE

MAY  
2024

SETTLEMENT

WHAT TO DO AFTER CHOOSING TO  
*BUY YOUR PROPERTY OFF-THE-PLAN*

After researching the location, inspecting the quality of design and analysing the floor plans, the search is finally over because you've found your new home or investment property – CONGRATULATIONS!

1. INSTRUCTION TO PROCEED & INITIAL DEPOSIT

TO ENSURE THAT NO  
ONE ELSE CAN PURCHASE  
YOUR PROPERTY...

YOU NEED TO



Complete a Sales  
Advice form with  
your Agent.

+



Pay an initial deposit  
of \$1,000.

THIS MEANS



Your property is removed from  
the market for 21 days.



2. YOUR CONTRACT—REVIEW, SIGN & EXCHANGE

THE CONTRACT OF SALE WILL  
BE SENT TO YOU OR YOUR  
SOLICITOR FOR YOU TO SIGN  
AND EXCHANGE WITHIN 21 DAYS.

YOU NEED TO



Exchange contracts  
with the seller.

UPON EXCHANGE



Pay 5% balance of the purchase  
price by 10 December 2021  
(minus \$1,000 deposit). The  
contract is now legally binding.

IF YOU EXCEED 21 DAYS



Let us know if there is likely to  
be a delay, otherwise someone  
else can buy your property.

3. FINANCING YOUR PROPERTY

SPEAK TO YOUR FINANCIER  
PRIOR TO EXCHANGE

You can exchange contracts without  
pre-approved finance, but we encourage  
you to speak with your financier about  
your borrowing capacity.

CONTACT YOUR LENDER



Organise your finances 3  
months prior to settlement.



VALUATION



The bank will let you know  
if the property requires an  
independent valuation.



4. SETTLEMENT

ONCE THE BUILDING IS  
COMPLETED, A CERTIFICATE  
OF OCCUPANCY IS ISSUED AND  
THE TITLES ARE REGISTERED.

WE'LL CONTACT YOU...



To arrange a pre-settlement  
inspection of your property.



To notify you of the settlement  
date (typically 14 days later).

THE LAST STEP



The key to your brand new  
property is yours!

THE MELROSE WODEN VALLEY — LOCATION — PAGE 19



WODEN IN FOCUS



\$550,000

MEDIAN APARTMENT PRICE IN THE ACT



230

SPECIALTY STORES AT WESTFIELD WODEN



\$1,327

HIGH AVERAGE HOUSEHOLD WEEKLY INCOME IN WODEN VALLEY



0.9%

VACANCY RATE IN WODEN



55%

OF HOUSEHOLDS IN WODEN ARE RENTED



\$888M

IS BEING SPENT ON WODEN INFRASTRUCTURE INVESTMENT



HEALTH

15 MEDICAL CENTRES, ALLIED HEATH SERVICES AND CANBERRA HOSPITAL



\$494

AVERAGE ASKING RENT FOR UNITS, RISING FROM \$415



6.4%

RENTAL YIELD PER ANNUM, 2.9% HIGHER THAN SYDNEY



34,760

POPULATION IN WODEN



32.6

MEDIAN AGE IN WODEN

CANBERRA HOSPITAL

The Canberra Hospital Expansion will increase the importance of Woden Valley as a hub for health services, making it a more desirable location for ACT's older population and healthcare workers. The new 40,000sqm facility will assist in meeting the needs of a growing city and support the local labour force, creating 500 jobs through construction alone. Completion expected in 2024.

CONNECTED

Urban transformation triggered by the ACT Government's light rail investment will drive the future development and amenity of Woden Valley.

DEMOGRAPHIC OF WODEN VALLEY

75% FAMILIES 20% COUPLES 5% OTHER



# ESCAPE INTO A REALM OF REFINED TRANQUILLITY.

VIEWS OF BLACK MOUNTAIN



The interiors showcase open plan living, with spacious interiors that flow seamlessly into outdoor terraces. Floor-to-ceiling glazing look out to breathtaking views in the horizon, while drenching the space in abundant natural light. A refined, neutral palette is available in two colour schemes, highlighting timber-look flooring as well as stone benchtops and splashbacks. SMEG appliances and generous storage complete the sleek, streamlined kitchen.

















THE MELROSE IS YOUR  
*PRIVATE OASIS OF  
CALM, A SANCTUARY  
CRAFTED TO ELEVATE  
YOUR COMFORT AND  
EVERY EXPERIENCE.*



# IMMERSE YOURSELF IN *RESORT-STYLE* AMENITIES.

Meander through landscaped paths to the 25-metre lap pool on the ground floor. Swim a few laps or soak in some sun. For more active pursuits, enjoy the exercise lawn at the podium level, perfect for yoga and group exercises. A play area, picnic deck and sun lounge offer something for everyone.

Perched above The Melrose, the communal rooftop offers an incredibly lush outdoor space for quiet contemplation or intimate gatherings looking out to the spectacular Brindabella mountains.







DOMA consistently chooses Technogym as it is a world leader in products and digital technologies for fitness, sport, health and wellness. The Technogym ecosystem of connected smart equipment, digital services, on-demand training experiences and apps—allow every user to access a personalised training experience that surpasses any other gym product on the market.

The Melrose gym will house the Skill Line by Technogym, created side by side with research institutes and renowned universities. The Skill Line equipment is designed to help users achieve peak performance and brings the latest developments in biomechanics and training methods for sports precision training in each piece of equipment.





WHERE YOU CAN  
RIDE *FREELY*.

The Melrose's residents will have access to a purpose-built bike room with storage facilities, a wash bay and charging stations.



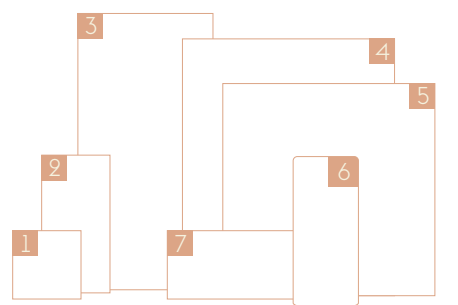
WARM THE HEART  
AND *INDULGE*  
THE SOUL WITH  
ARTISANAL DELIGHTS.  
CELEBRATE THE  
PROVENANCE OF THE  
SEASON. ALWAYS  
FRESH. FOREVER  
*INSPIRING.*





## WARM PALETTE

1. Paint finish – White
2. Metal feature joinery – White
3. Timber laminate floor – Brushed oak natural
4. 2PAC joinery – White
5. Porcelain tile – Terrazzo-look
6. 100% wool carpet – Ghost gum
7. Reconstituted stone – Fresh concrete

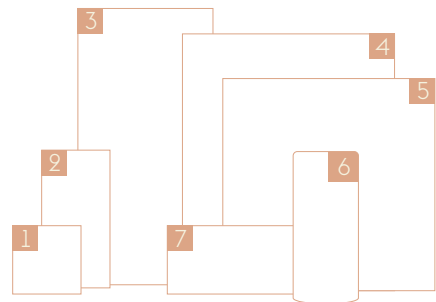






## CALM PALETTE

1. Paint finish – White
2. Metal feature joinery – White
3. Timber laminate floor – Mountain oak black
4. 2PAC joinery – Grey
5. Porcelain tile – Terrazzo-look
6. 100% wool carpet – Ghost gum
7. Reconstituted stone – Fresh concrete





# INCLUSIONS

## COMMON AREAS, FINISHES & BUILDINGS SERVICES

|                        |  |
|------------------------|--|
| STRUCTURE              | Reinforced concrete, pre-cast concrete, masonry, steel   |
| EXTERNAL WALLS/ FAÇADE | Reinforced concrete (off-form and painted finish) / glazing / solid aluminium panel / brickwork (painted and face finish) / render and other finishes to Architect's design  |
| FLOORS                 | Reinforced concrete slab   |
| ROOF                   | Metal roofing, insulation to ceiling of all top floor units as required by the National Construction Code (NCC)  |
| CORRIDORS & LOBBIES    | Floor and wall finish, lighting and features to Architect's detailed design  |
| LANDSCAPING            | To Landscape Architect's detailed design   |
| LIFTS                  | Lifts servicing all floors and basements as shown on Level Plans   |
| LETTER BOXES           | One (1) x lockable letterbox per unit located near building entry<br>On-site secure parcel lockers located near building entry, service fees billed to Body Corporate and apportioned between units according to final unit entitlements |
| FIRE SERVICES          | Common areas and car parking levels as required by the NCC. Fire Sprinklers to NCC requirements. Detection system to residential units comprising smoke alarms and sound alert system as required by the NCC and ACT Fire Brigade        |
| WASTE DISPOSAL         | Garbage chutes for general rubbish and recycling on each floor. Supply of refuse bins and recycling bins to garbage and waste holding rooms and waste management are the responsibility of Body Corporate                                |

## ACCESS CONTROL

|                |  |
|----------------|--|
| ACCESS CONTROL | Access control system including programmable proximity reader for floor-by-floor lift control and access to communal areas |
| VISITOR ACCESS | Audio intercom to unit at ground floor entry lobby   |
| KEYS           | Each unit will be provided with 2 x front door keys  |
| CARPARK ENTRY  | Each unit will be provided with 2 x FOB remotes for carpark entry  |

## GENERAL UNIT INCLUSIONS

|                                |  |
|--------------------------------|--|
| ACOUSTIC                       | Common walls and party walls to NCC requirements   |
| THERMAL/ENERGY EFFICIENCY      | Common walls and party walls to NCC requirements   |
| FIRE RATING                    | Common walls and party walls to NCC requirements   |
| INTERNAL WALLS                 | Plasterboard and paint finish to Architect's detailed design   |
| CEILING FINISH                 | Exposed concrete ceiling to living area only (see list of excluded units in additional notes), suspended plasterboard with square set joints to kitchen, bathrooms and bedrooms, paint finish to Architect's detailed design |
| EXPOSED SERVICES               | Exposed fire services to living (and if required, balcony), finish to Architect's detailed design  |
| WINDOWS/EXTERNAL SLIDING DOORS | Aluminium framed window and sliding door sections. Double glazed windows to meet minimum energy efficiency requirements to NCC requirements  |
| ELECTRICAL SERVICES            | Usage of each unit separately metered by and connected to Supply Authority electricity service with a meter installed  |
| WATER & SEWERAGE               | Water and sewerage supply to each unit by Icon Water   |
| HOT WATER                      | Centralised gas hot water system. Usage billed to Body Corporate and apportioned between units according to final unit entitlements  |
| STORAGE                        | One (1) x non-waterproof storage compartment on car parking levels   |
| AIR-CONDITIONING               | Ducted reverse-cycle system with diffuser to living and bedroom(s) (where shown on plan), condenser on balcony   |
| CAR PARKING                    | Allocated on-site secure car park as per Carparking Allocation Plan  |
| BICYCLE STORE                  | Access to common property bicycle store on ground floor  |





# INCLUSIONS

## COMMUNICATIONS & DATA SERVICES

|                |   |
|----------------|---|
| FIBRE          | The building will be provided with a fibre backbone. Each unit will be provided with a Network Termination Device and active fibre connection for move-in ready internet capabilities |
| FREE TO AIR TV | Pre-wire and connection to Free-to-air TV in Living Room and Master Bedroom   |
| PAY TV         | Buyer/occupant may enable PayTV subscriptions over buyer/occupant's wireless internet connection  |

## BALCONY

|             |   |
|-------------|---|
| FLOOR       | Raised pavers on pad mounts   |
| CEILING     | Finish to Architect's design  |
| LIGHTING    | Surface mounted light fitting to Architect's design   |
| BALUSTRADES | To NCC requirements and Architect's detailed design, which may include framed glass (clear and/or tinted), metal balustrade, concrete upstand with paint finish, brick, or a combination of any |

## LAUNDRY

|                 |   |
|-----------------|---|
| DRYER           | Wall-mounted dryer – white  |
| WASHING MACHINE | Front-loading washing machine – white   |
| JOINERY         | External joinery doors (where shown on Unit Type Plan) to Architect's detailed design |
| LIGHTING        | Lighting to NCC requirements and Architect's detailed design                          |
| FLOOR           | Tiled as per Colour Selection   |
| POWER           | Two (2) x Double GPOs   |
| WALLS           | Plasterboard with paint finish and skirting tile                                      |
| WATER           | One (1) x cold water washing machine cock   |
| SINK            | Single bowl laundry tub & cabinet   |
| LAUNDRY TAPWARE | One (1) x sink mixer  |
| VENTILATION     | Mechanical ventilation to NCC requirements  |

## ENTRY & LIVING/DINING ROOM

|            |  |
|------------|--|
| ENTRY DOOR | Solid core, paint finish to Architect's detailed design      |
| LIGHTING   | Lighting to NCC requirements and Architect's detailed design |
| FLOOR      | Timber-look laminate flooring as per Colour Selection        |
| POWER      | Four (4) x Double GPOs                                       |

## KITCHEN

|                            |   |
|----------------------------|---|
| LIGHTING                   | Lighting to NCC requirements and Architect's detailed design  |
| FLOOR                      | Timber-look laminate flooring as per Colour Selection   |
| POWER                      | Two (2) x Double GPOs<br>One (1) x Single GPO for refrigerator cavity<br>One (1) x Single GPO for microwave cavity<br>Power to kitchen appliances as required |
| BENCHTOP                   | Reconstituted stone benchtop as per Colour Selection  |
| SPLASHBACK                 | Reconstituted stone half-height splashback as per Colour Selection  |
| JOINERY DOORS              | Finishes as per Colour Selection and to Architect's detailed design   |
| JOINERY CARCASS            | Melamine – water resistant board  |
| JOINERY HANDLES & HARDWARE | Handles to Architect's detailed design  |
| SINK                       | One (1) x undermount stainless steel single bowl to 1-Bed units<br>One (1) x undermount stainless steel 1.5 bowl to 2-Bed and 3-Bed units                     |
| TAPWARE                    | One (1) x kitchen sink mixer  |
| OVEN                       | SMEG 60cm Classic Thermoseal Oven 8 Function SFA562X2   |
| COOKTOP                    | SMEG 60cm Touch Control 4-Zone Ceramic Cooktop SE364TDAU  |
| DISHWASHER                 | SMEG 60cm semi-integrated dishwasher DWA16214X2   |
| RANGEHOOD                  | Externally ducted – concealed under cupboard  |



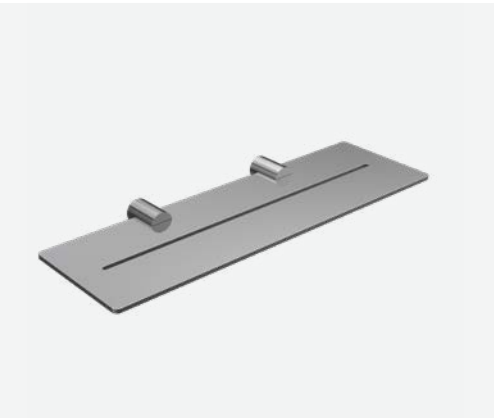


| INCLUSIONS                                  |   |
|---|---|
| BATHROOM / ENSUITE<br>(WHERE SHOWN ON PLAN) |   |
| LIGHTING                                    | Lighting to NCC requirements and Architect's detailed design  |
| FLOOR                                       | Tiled as per Colour Selection   |
| POWER                                       | One (1) x Double GPO  |
| WALLS                                       | Full-height tiles to shower, half height tiles to hob, skirting tile elsewhere to Architect's detailed and as per Colour Selection        |
| TOILET SUITE                                | One (1) x back-to-wall suite with soft close  |
| VANITY BASIN                                | One (1) x wall mounted vanity with integrated basin and single drawer   |
| SHAVING CABINET                             | One (1) x mirrored shaving cabinet above vanity   |
| VANITY TAPWARE                              | One (1) x basin mixer   |
| SHOWER MIXER                                | One (1) x shower mixer  |
| SHOWER HEAD                                 | One (1) x hand-held shower head on sliding rail   |
| TOILET ROLL HOLDER                          | One (1) x toilet roll holder  |
| TOWEL RAILS                                 | Two (2) x single towel rails  |
| ROBE HOOK                                   | One (1) x robe hook   |
| SHOWER SHELF                                | One (1) x shower shelf  |
| SHOWER SCREEN                               | Semi-frameless glazed screen to Architect's detailed design   |
| VENTILATION                                 | To NCC requirements   |
| MASTER BEDROOM                              |   |
| LIGHTING                                    | Lighting to NCC requirements and Architect's detailed design  |
| FLOOR                                       | Carpet as per Colour Selection  |
| POWER                                       | Three (3) x Double GPOs (2 x either side of bed, 1 x opposite end of bed)   |
| WARDROBE (R)                                | To Architect's detailed design and as per Unit Type Plan, including shelves and removable hanging rails (except for walk-in- robes "WIR") |

| BEDROOMS TWO & THREE<br>(WHERE APPLICABLE) |   |
|--|---|
| LIGHTING                                   | Lighting to NCC requirements and Architect's detailed design  |
| FLOOR                                      | Carpet as per Colour Selection  |
| POWER                                      | Two (2) x Double GPOs (2 x either side of bed)  |
| WARDROBE (R)                               | To Architect's detailed design and as per Unit Type Plan, including shelves and removable hanging rails (except for walk-in- robes "WIR") |

ADDITIONAL NOTES

|                     |   |
|---------------------|---|
| CEILING FINISH      | Units 9O2 to 9O5 inclusive, and units 15O1 to 151O inclusive are expressly excluded from having exposed soffits to living room. Units 9O2 to 9O5 inclusive, and units 15O1 to 151O inclusive will have painted plasterboard ceilings with square set joints throughout (including living, dining, kitchen, bathroom, bedroom), paint finish to architect's detailed design. |
| COLOUR SELECTION    | There are two (2) colour schemes the Buyer may select from. If the Buyer does not make a selection within 3O days of the Contract Date, the Seller may make the selection on the Buyer's behalf.  |
| MATERIALS           | Buyers agree and acknowledge that the finishes proposed for use in the units may include materials such as reconstituted stone and timber-look laminate flooring. These materials may display characteristics which vary from the samples shown to the Buyer at any time due to the nature of such materials.   |
| FITTINGS & FIXTURES | Light fittings, GPOs, intercom system, TV/ data outlets, telecommunication outlets and bathroom accessories are subject to detailed Architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design.   |
| SUBSTITUTION        | The Seller reserves the right to substitute any specified inclusions with that of a similar quality.  |





## THE MELROSE PHILOSOPHY

### SUSTAINABILITY

- Rain water tank for irrigation to landscaped areas.
- Double glazing for thermal comfort.
- Energy-efficient appliances and lighting, including:
  - \ Smeg appliances
  - \ Motion sensor lighting in communal areas and lobbies
- Water-efficient tapware and toilets, average 4-star WELS rating.
- Gas central hot water system.
- Min EER 6.



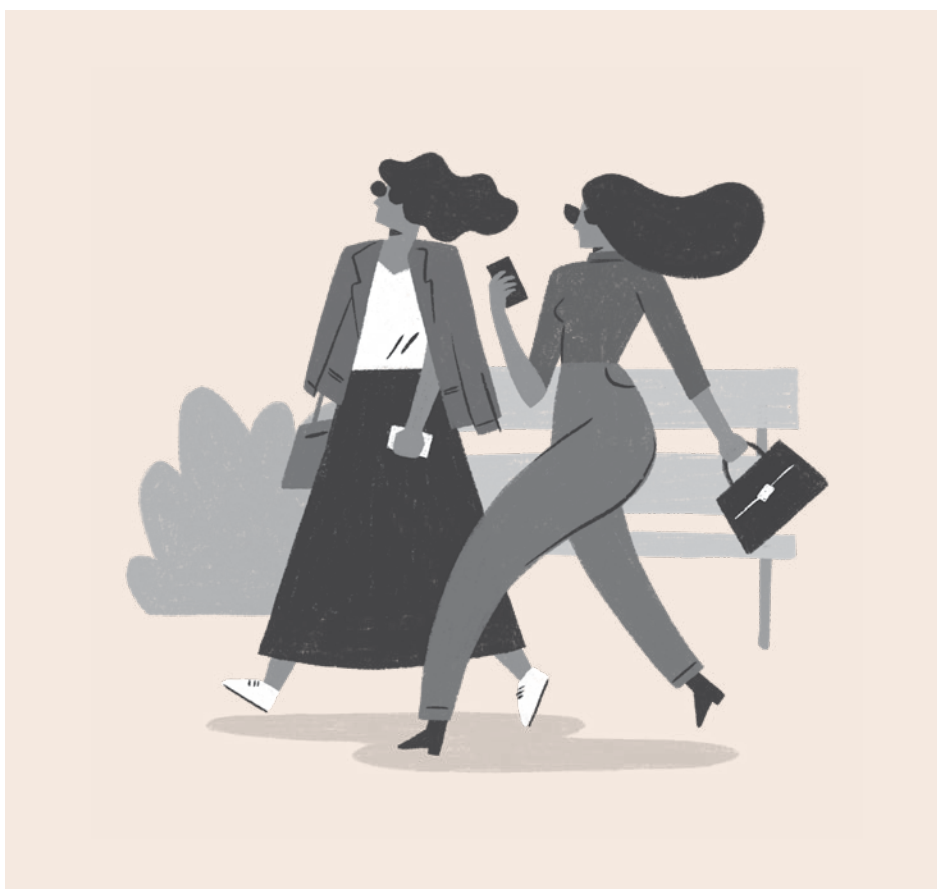
### AMENITY & COMMUNITY

- Natural light and ventilation.
- Communal Space: each resident will have access to a 25m lap pool, bike workshop/ storage/wash bay, recreational podium, rooftop gym and rooftop eatery.
- Proactive Owners Corp: We care about our building beyond settlement and handover. We will continue to treat it and its residents with the respect they deserve.
- Pet friendly: Pets are a wonderful addition to any home. As such, OC Rules have been prepared with pet ownership in mind and we have invested in durable surfaces.



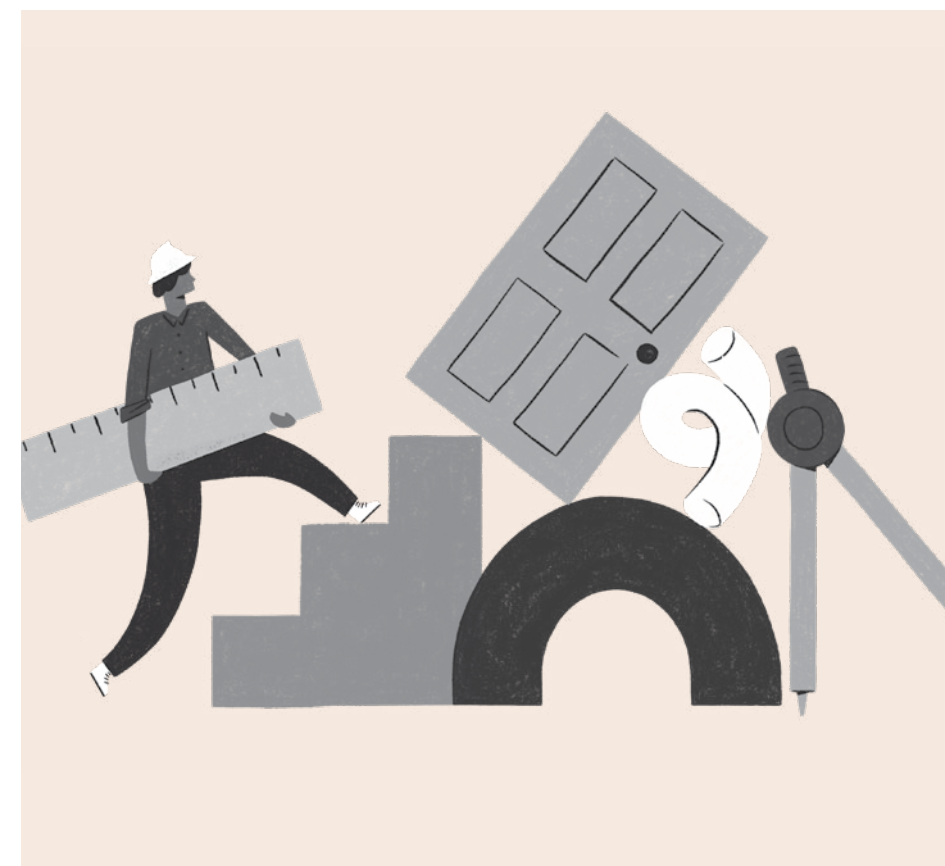
### LIVEABILITY

- High ceilings: With exposed soffits in living areas, apartments will always feel spacious and inviting.
- Glazing: Extensive glazing and large openings onto terraces and balconies help connect you to the outdoors, increasing the liveability of the space.
- Storage: All apartments have secure and accessible storage cages.
- Orientation: the masterplan shows each of the proposed buildings on the site being situated on each of the corners to maximises building separation giving all residents extra privacy and space.
- Layouts: each apartment layout is carefully considered to ensure the apartment is functional, liveable and comfortable even when personalised with multiple types of furniture configurations.



### QUALITY & DETAILS

- Structure: Prior to construction, we commission an independent engineering review of the structural design to ensure structural integrity and quality in design which at a minimum complies with the National Construction Code and the relevant Australian Standards.
- Fire Separation: During construction, we require our builder to commission independent inspections of all passive fire separation elements in the building.
- Waterproofing: During construction, we require our builder to complete site water pressure and flood tests of façade, balcony and all wet areas throughout the building to ensure the initial success of all waterproofed areas.
- Acoustics: Prior to completion we require our builder to commission acoustic testing of noise transfer between apartments and the outside to ensure the success of the acoustic treatments applied to internal floors, walls and glazing elements.





## THE MELROSE INCLUSION PARTNERS



### SMEG

SMEG is an Italian home appliance manufacturer based in Guastalla, of northern Italy. For over 60 years, SMEG appliances have come to be seen as tasteful and elegant solutions to the demands of contemporary living as a result of the company's partnerships with world famous architects.

Style, for SMEG, is a distinct concept—the way a product communicates with its surroundings and enables users to interact with it. Attention to detail and design solutions bring to life homes that reflect the image of their occupants. SMEG's internal design studio, which carries out painstaking research into aesthetics and style, has the support of internationally renowned architects such as Guido Canali, Mario Bellini, the Piano Design studio, Marc Newson and Giancarlo Piretti.

Knowing how to combine technology with style is the key for SMEG in creating products which become truly iconic, and is consequently known all over the globe as one of the key representatives of "Made in Italy" standards.

[smeg.com](http://smeg.com)



### PARISI

DOMA are pleased to partner with Parisi once again for the provision of bathware for The Foothills. This follows the positive feedback received from many purchasers of apartments developed recently by DOMA in Newcastle and Canberra.

For over 25 years, Parisi has been providing high quality inclusions for prestigious residential developments, hotels and luxury resorts across Australia and the Asia-Pacific region.

Parisi bathware products are manufactured to the highest possible quality standards. They incorporate the best available componentry and are also supported by lengthy warranties. As a result for end users, ease of use, durability and ultimately peace of mind are assured.

[parisi.com.au](http://parisi.com.au)



A PLACE  
TO BELONG,  
A HOME  
TO LOVE.



# DOMA

At DOMA, we help create beautiful spaces you love to be in. We focus on the most sought-after locations and a design philosophy that is unmistakably original, innovative and human-centred. We think with vision, design with imagination and deliver with quality, collaborating with award-winning local or international architects and design studios.

With over 40 years in residential, hotel and commercial development, we create homes, hotels and workplaces that put people at their core. Today, DOMA is one of the largest private developers in Australia, with a current project pipeline valued at over \$1billion.

## EXPERTISE & OFFER

INVESTMENT & ASSET  
MANAGEMENT

HOSPITALITY & BRAND  
MANAGEMENT

PROPERTY ACQUISITION  
& SITE IDENTIFICATION

PROJECT & DEVELOPMENT  
MANAGEMENT

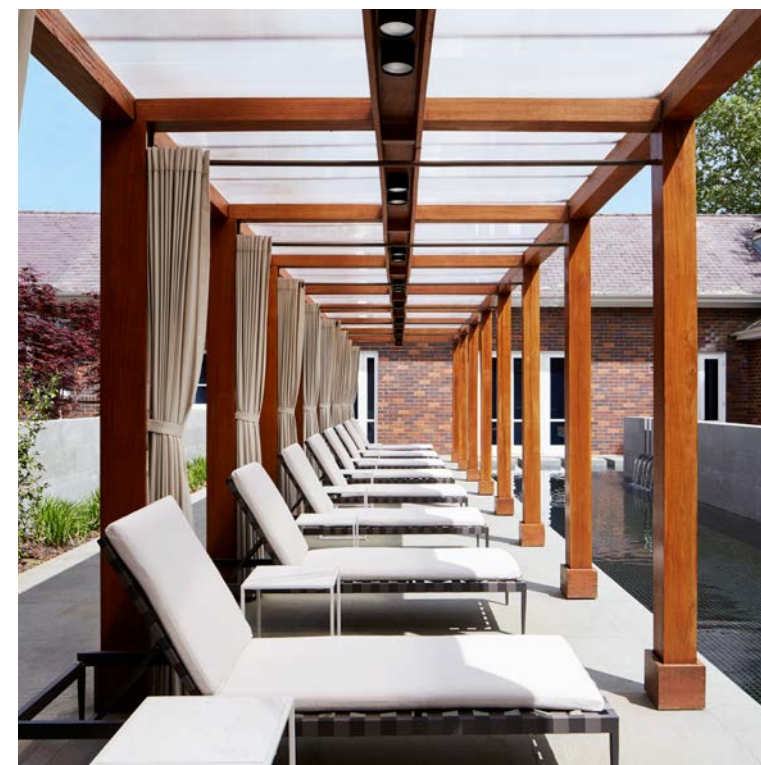
SIGNATURE DESIGN  
INTERIOR DESIGN

HOTEL OPERATIONS



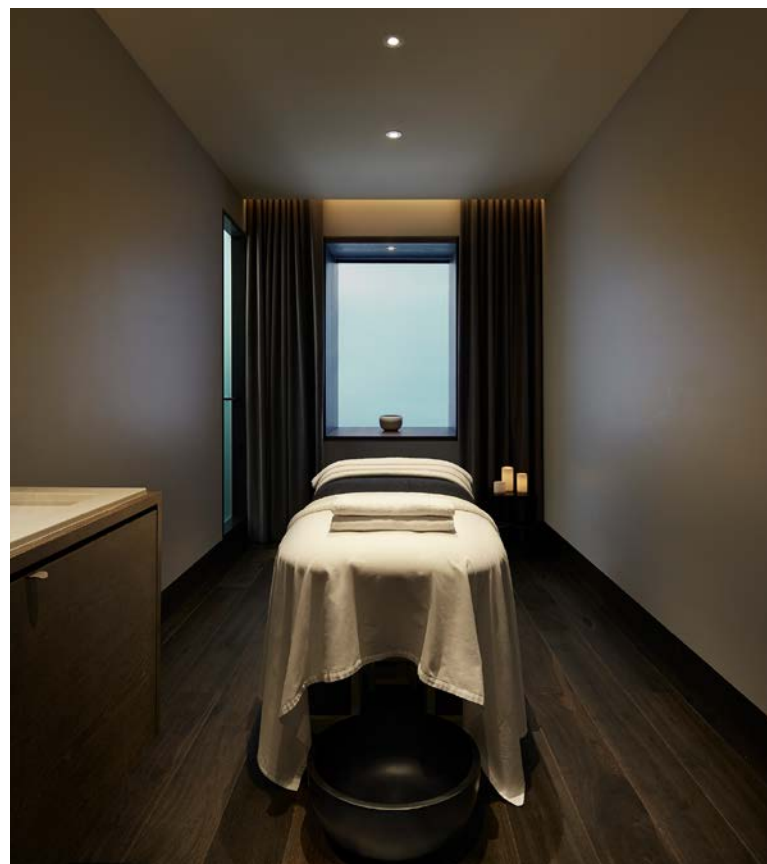


DOMA HAS A LEGACY OF CREATING *LASTING PLACES*, DELIVERING UNPARALLELED, *GLOBALLY AWARD-WINNING* HOTEL, WELLNESS AND RESTAURANT AMENITIES.



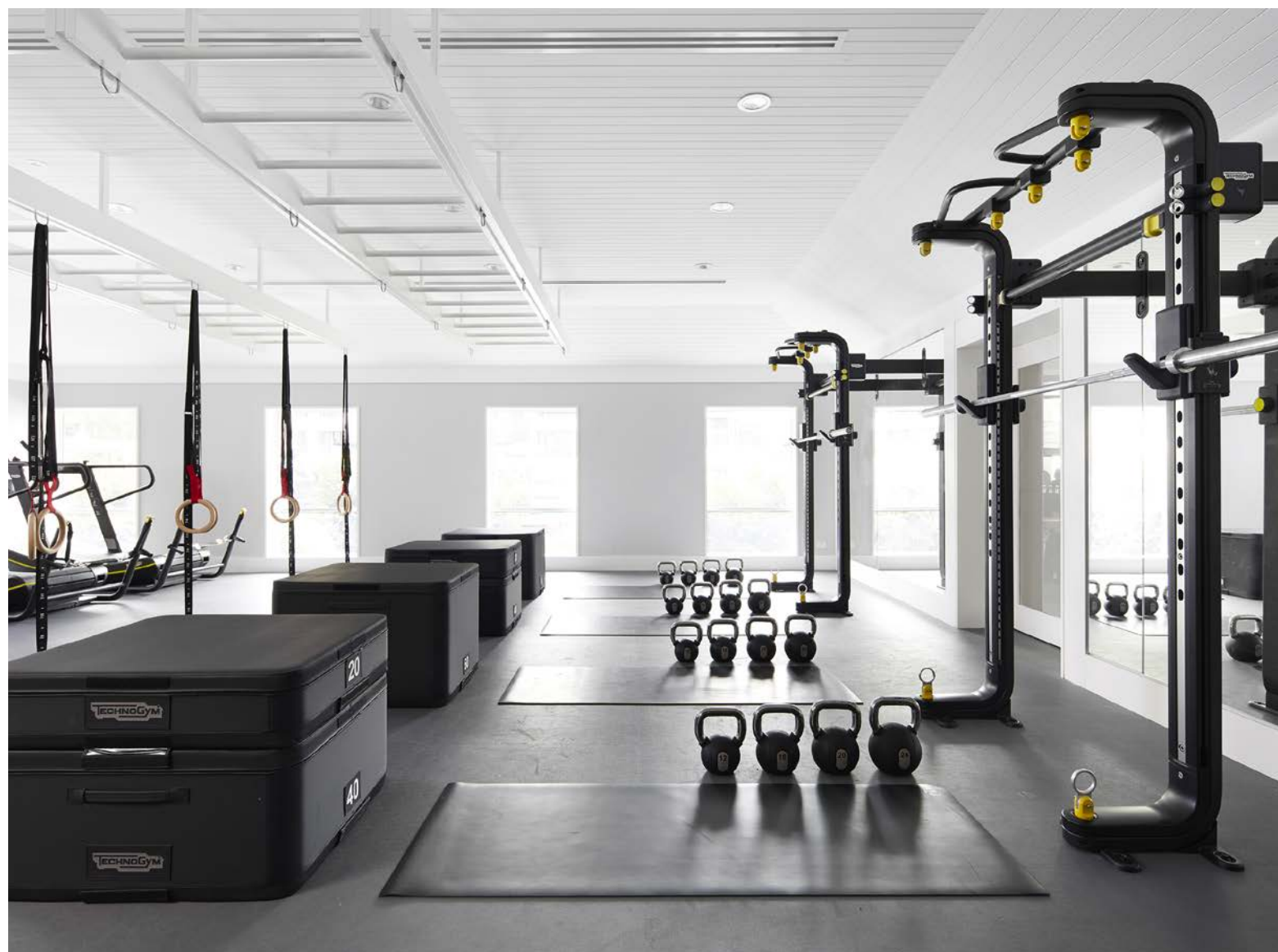
OPPOSITE HOTEL REALM  
TOP LITTLE NATIONAL HOTEL  
MIDDLE BURBURY HOTEL  
BOTTOM BRASSEY HOTEL



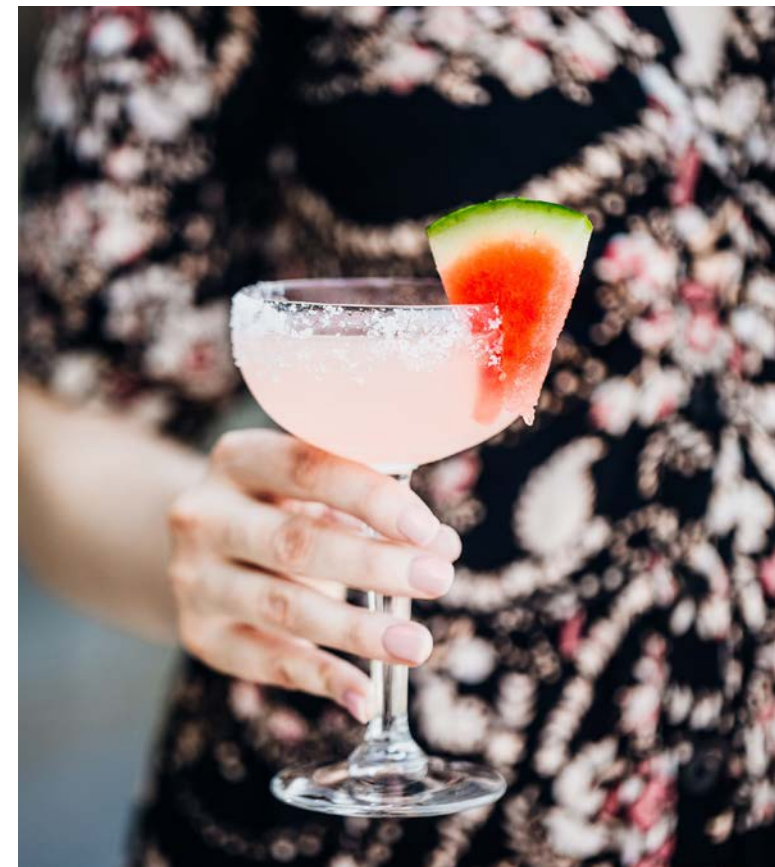


HEALTH AND WELL-BEING  
ARE AT *THE VERY CORE* OF  
DOMA'S ETHOS. CREATING  
OFFERS THAT *NURTURE*  
THE *MIND, BODY AND SPIRIT*.

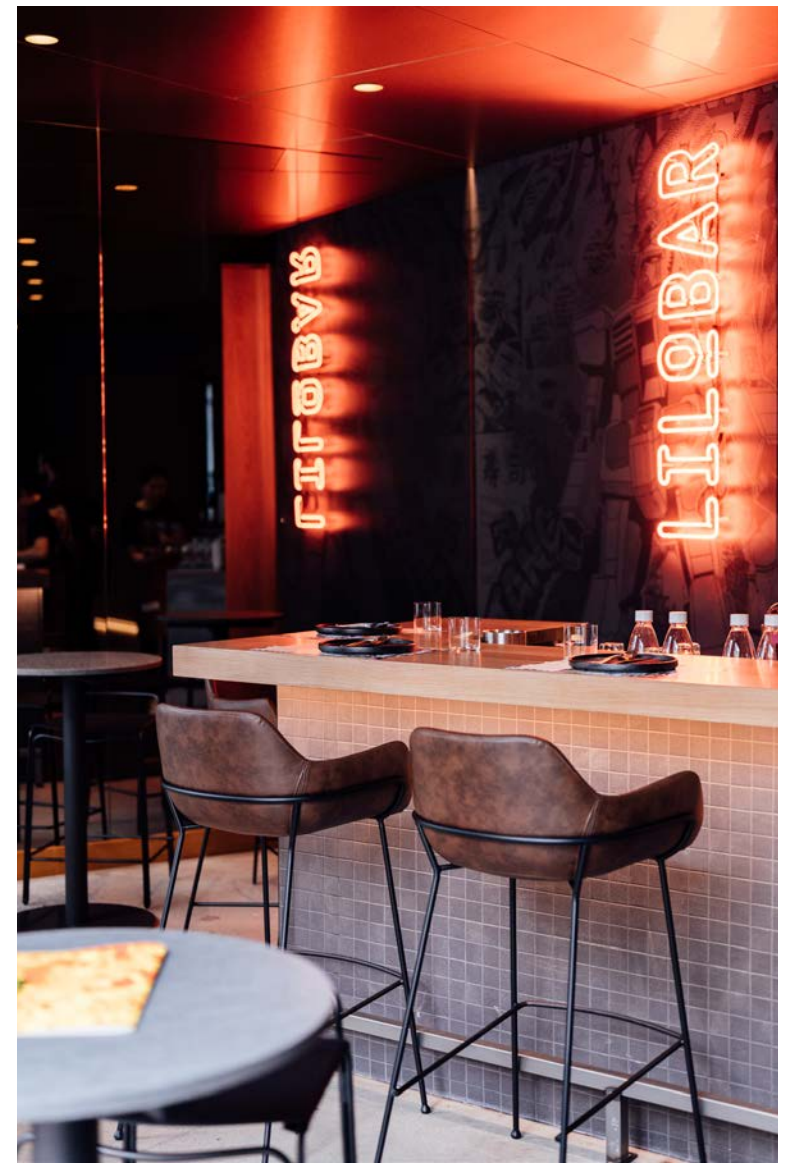
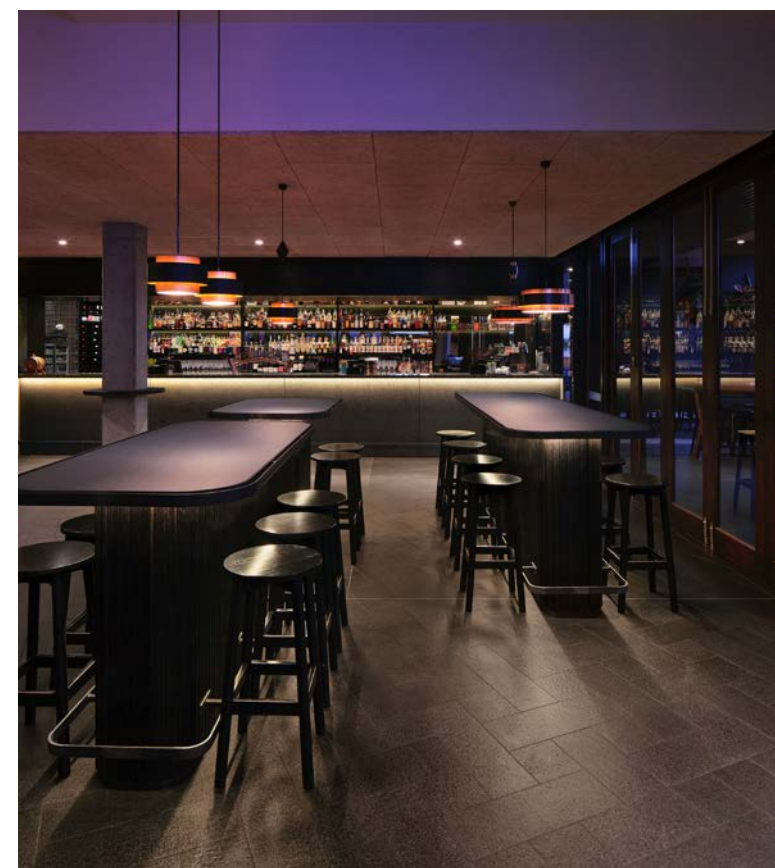
OPPOSITE HALE SPA PLUNGE POOL  
TOP HALE SPA  
BOTTOM HALE GYM







OPPOSITE BUVETTE BISTRO  
TOP OSTANI  
MIDDLE LILOTANG  
BOTTOM OSTANI



DOMA CURATES AND OPERATES SOME OF CANBERRA'S MOST EXCITING CULINARY DESTINATIONS, FROM HIGH-END EATERIES TO *BURGERS AND BEER*.





OPPOSITE A&A WODEN  
TOP DOCKSIDE KINGSTON  
BOTTOM BRIDGE POINT

DOMA PRIDES ITSELF IN  
DEVELOPING *CONSIDERED*  
*RESIDENCES* THAT  
CAPTURE THE *ESSENCE*  
OF EACH PLACE.









# WHAT WE KNOW FROM THE A&A DEVELOPMENT

## THE BUYER

Statistics for Phillip (26O6) below as sourced from SQM Research:

|                             | June 2019 | June 2020 | June 2021 |                             |
|-----------------------------|-----------|-----------|-----------|-----------------------------|
| Sale price – 2 bed units    | \$444,000 | \$497,000 | \$502,000 | (13% INCREASE OVER 2 YEARS) |
| Sale price – All units      | \$396,000 | \$472,000 | \$436,000 | (10% INCREASE OVER 2 YEARS) |
| Weekly rents – 2 bed units  | \$449     | \$569     | \$545     | (21% INCREASE OVER 2 YEARS) |
| Weekly rents – all units    | \$449     | \$479     | \$521     | (16% INCREASE OVER 2 YEARS) |
| Rental yields – 2 bed units | 5.4%      | 5.45%     | 5.6%      |                             |
| Rental yields – all units   | 6.0%      | 5.2%      | 6.4%      |                             |
| Rental vacancy rate         | 1.6%      | 1.2%      | 0.9%      |                             |

MEDIAN AGE 35 YEARS (SAME AS CBR)  
OCCUPANT TYPE 47% RENTERS 53% OWNER OCCUPIERS  
WEEKLY INCOME \$2,424 COMPARED TO \$2,445 FOR CBR





FAQS

WHICH BUILDING IS THE MELROSE?

The Melrose is the first stage of the Section I8O Phillip development by DOMA. The site will include three residential buildings and one commercial office building.

WHEN WILL THE MELROSE COMMENCE AND COMPLETE CONSTRUCTION?

The Melrose is due to commence construction in 2022 and be completed in early 2024.

WHAT CAR SPACES ARE AVAILABLE FOR RESIDENTS?

All apartments at The Melrose will be allocated 1, 2 or 3 car spaces. Please refer to the unit schedule for exact car space details.

DOES THE MELROSE HAVE VIEWS?

The Melrose enjoys incredible views of Black Mountain and the Telstra Tower to the north, great vistas to the the west over the tree tops of Lyons and Curtin, and views of Mount Taylor and the Brindabella mountains to the south.

WHAT ARE THE LIKELY BODY CORPORATE FEES?

The appointed strata managers, Vantage Strata has provided estimates of the outgoing expenses for each apartment at The Melrose. Available on request.

DO YOU OFFER PROPERTY MANAGEMENT OR REFER A PROPERTY MANAGER?

Properties are managed by Canberra Property Partners.

DO YOU OFFER FINANCIAL LENDING ADVICE OR REFER A BROKER?

Martin and Tim from Nectar Mortgages can assist buyers further with lending advice. nectarmortgages.com.au

WILL PURCHASING THIS PROPERTY ASSIST WITH PERMANENT RESIDENCY IN AUSTRALIA?

Yes. By purchasing a property at The Melrose in Canberra, the applicant will receive points towards their permanent Australian Residency. For further advice, contact your immigration agent and advisor.

ARE THERE RECREATIONAL ACTIVITIES CLOSE BY THAT AN OWNER WILL HAVE ACCESS TO?

The Melrose will have an onsite gym by Technogym and a 25m lap pool. In addition , Canberra Southern Health Club, Club Lime, and HiiT Republic are all within close walking distance.

HOW CLOSE IS THE MELROSE TO THE CANBERRA CBD?

11 kilometres.

NEAREST PUBLIC TRANSPORT?

The Melrose is located within 200m from the Woden Bus Interchange and the soon-to-be-built Woden Light Rail Terminal.

WHICH SCHOOLS ARE IN THE CATCHMENT FOR THE MELROSE?

Marist College, Sts Peter and Paul Primary School, Sacred Heart Primary School, Curtin Primary, Hughes Primary, Alfred Deakin High, Canberra College, and Melrose High School.

NEAREST HOSPITAL?

Canberra Hospital is located 2.4km from The Melrose.

NEAREST CHILD CARE?

The Wonderschool Child Care is across the road from The Melrose.

NEAREST RESTAURANTS/CAFÉS?

The Melrose enjoys a range of great restaurants nearby such as EightySix, Chinese Kitchen Dumplings, Hellenic Club, Flavours of India, Hog's Breath Café, Canberra Southern Cross Club, The Bavarian, Fenway Public House, Sushi Mara, Grill'd and Turkish Pide House. In addition, The Alby pub and a new exciting restaurant will be opening soon in the A&A Development across the road.

WHAT GOVERNMENT GRANTS ARE AVAILABLE TO THE MELROSE BUYERS?

The following ACT Government concession applies to contracts exchanged on or after 1 July 2021: No stamp duty on off-the-plan unit (unit-titled apartment and townhouses) purchases up to \$500,000. Buying 'off-the-plan' is when you sign a contract to buy a unit in a units plan before the plan has been registered.

WHY INVEST IN CANBERRA

INFRASTRUCTURE

- \$3bn spent by the ACT on physical and digital infrastructure.
- Future expansion of metro light rail connecting Woden with the Parliamentary Triangle, CBD and northern suburbs.
- Quick and easy commute to Canberra International Airport from all parts of the city.
- A higher percentage of people use the bicycle as the main form of transport in Canberra compared to other Australian capital cities.
- The Canberran average commute is just 25 minutes. Canberra is a car-friendly city, with great public transport. Cycle-ways link each of the town centres. The new light rail system between Civic and Gungahlin will soon be expanded to the Parliamentary Triangle and Woden.

EDUCATION

- In Canberra, we have Australia's highest educated population, highest number of bachelor's degrees per capita, and highest number of patents per capita.
- Australian National University (ANU) ranked No.1 in Australia and No.31 globally.
- There are 5 university campuses in Canberra. The ANU is ranked 22nd in the world and first in Australia. Of our population, 16% are international students, who contribute \$750 million annually to the ACT economy.
- The Canberra Innovation Network provides access to a range of world-class universities and organisations. With our highly educated workforce and top graduates, our currency is our intellectual capital.

ENVIRONMENT

- Canberra is known as the bush capital, as more than 70% of it is open green space.
- Canberra averages at least 7.2 hours of sunlight each day, higher than Melbourne and Sydney.
- Canberra is set in beautiful surrounds with the National Park across 50% of the ACT. Our air quality is amongst the clearest in the world and we have strong environment and biodiversity protection.
- Canberra region has the best of all worlds. We're only a couple of hours' drive from stunning beaches on the south coast of New South Wales, pristine ski fields in the Snowy Mountains and even Sydney for a day trip.
- There are more than 30 wineries and breweries within 35 minutes' drive from the city.

- The Canberra climate is a great reason to live here with four distinct seasons. We have warm dry summers, with an average temperature of 27 degrees Celsius. Autumn is stunning, and we celebrate with big outdoor festivals and hot air balloons. Winter's average temperature is 12 degrees Celsius, but the days are crisp and sunny. Spring is all about flower festivals and getting outside to the parks and open spaces.

MARKET

- No shortage of tenants with 69% of Canberrans renting vs. 31% who are owner occupiers.
- Rental vacancy across Canberra is extremely tight at 0.7% for all property types as at July 2021.

POPULATION

- ACT population growth is second highest in Australia at 0.8%, second only to Queensland and forecast to grow further.

CULTURE

- National Gallery of Australia in Canberra is home to annual major blockbuster events.
- The ACT is Australia's most inclusive, progressive and diverse city. We have great cultural diversity in our community with more than 26% of our population from overseas.
- Canberra was voted the world's 3rd best city to visit in Lonely Planet's Best in Travel 2018. It was the OECD World's most liveable city in 2014.
- Canberra had the highest participation rate in support of marriage equality and is the only Australian state or territory to be a refugee welcome zone.

ECONOMY

- The Canberra economy is strong with a solid AAA credit rating, and a 30% increase in the Professional, Scientific and Technical Services sectors.
- Of the Eastern states, the ACT has the highest Gross State Product (GSP) per capita and Gross Household Disposable Income per capita. Our unemployment rate is the lowest of any city in Australia.





ARCHITECT

## STEWART ARCHITECTS

Stewart Architects is a multi-disciplinary team of innovative architectural and urban strategists dedicated to outstanding urban, social, cultural, environmental and economic outcomes. Its inventive and strategic approach to architecture engages an in-depth process of research and design for each project, and how they foster well-being, community and a strong sense of place.



INTERIOR DESIGNER

## CAPEZIO COPELAND

Capezio Copeland offers a complete range of design services from concept ideation through to full design development, documentation and design management. With a holistic, multi-disciplinary approach, each project is unique. Its designers excel at providing specific attention to detail to create beautiful, functional and inspiring solutions.



ENQUIRE NOW — 1300 789 609 — THEMELROSE.COM.AU



5 CORINNA STREET, WODEN ACT 2606