

# 25-27 Nepean Highway, Aspendale, VIC 3195

## Residential Apartments



### DESCRIPTION

A cutting edge architectural statement in design consisting of 3 levels; 2 levels of apartments and undercroft carpark.

On offer are new 1 bedroom and 1 bedroom plus study and 2 bedroom luxury apartments set in a prime beachside location.

- > Consisting of 3 levels, within 2 levels of apartments and an undercroft car park,
- > 25-27 Nepean Hwy offers 1 bedroom, 1 bedroom plus study, and, 2 bedroom apartments, in a prime beachside location.
- > The 11 apartments range from 7.6 to 12.3 squares,
- > Open plan living with quality fixtures and fittings throughout,
- > Lock up garages, visitors' car spaces, and landscaped garden beds.

### AREA SNAPSHOT



### KEY INVESTMENT FUNDAMENTALS

Capital Growth 24.6% | Yield 3.7% | Vacancy Rate 1%

- > Capital Growth pressure from neighbouring upmarket suburbs
- > Beachside location
- > Infrastructure development promoting easy access to Melbourne CBD

### PROJECT SUMMARY

Property address:	25-27 Nepean Highway Aspendale VIC 3195
Investment type	Apartment
Type of construction	Eco-Block
Name of developer:	Janash Enterprises Pty Ltd/ Quantum 8 Group
Construction:	Near completed
Proposed settlement:	September 2008
Number of building levels:	3; undercover
Title:	Strata
Total number of apartments:	11
Total number of apartments available:	10
Floor area:	70.5 - 114.9 sqm
Car park/s per apartment:	1
Rental appraisal	1bed \$280-\$320 2bed \$350-\$380
Proximity to CBD	25kms
Market price range:	\$395,000 - \$695,000
Council/Municipality:	Kingston City Council