



## GARDENHILL

### GARDENHILL 5 Elgar Court, Doncaster

**Developer:**

**Fajarbaru-Beulah (Melbourne) Pty Ltd**

Notable investors include:

- a. Fajarbaru Builder Group in Malaysia, a major developer with 40 years of experience in construction and property development. Fajarbaru is listed in the KLSE and have numerous pipeline high rise projects in Malaysia
- b. Beulah International is a Melbourne based development company. A notable development in Australia was Australia 108, where Beulah was involved from acquisition to pre-sales. Beulah sold the project to Aspiat Group for a profit.

Headquarter address: Ground Floor, 379 Collins Street, Melbourne VIC 3000 Australia

**Vendor's Solicitor:**

HWL Ebsworth Lawyers

Contact: Jacelle Butcher/Seamus Gunson/Alex Koidl

Address: Level 26, 530 Collins Street, Melbourne VIC 3000 Australia

Email: [jbutcher@hwle.com.au](mailto:jbutcher@hwle.com.au)

Telephone: +613 8644 3533

Fax: 1300 365 323

DX: 564 (within Australia)

**Architect:**

Woods Bagot – award-winning global architects, largest in Australia

Notable projects:

- a. Garden House, Melbourne Australia
- b. Melbourne Convention Exhibition Centre, Melbourne Australia
- c. Abu Dhabi Airport, United Arab Emirates
- d. Suzhou International Film and Entertainment City, Suzhou, China
- e. European Corporate Headquarters, Europe

**Location &  
Accessibility**

Westfield Shopping Centre (one of the largest shopping centres in Melbourne) – premium boutiques include Hugo Boss, Chanel, Bally, Max Mara, Ralph Lauren, Zara, etc

15-minute drive or 20-minute by public transport to Melbourne CBD

Major supermarkets and department stores across the road

First Class cinema, fitness centre and other amenities across the road

Golf club down the road

Nearby hospitals: St Georges Hospital and Box Hill Hospital

Reputable schools within close proximity, including:

- Birrale Primary School
- Doncaster Primary School
- Doncaster Secondary College
- Mont Albert Primary School
- Carey Grammar School

Tertiary Institutions within close proximity, including:

- Swinburne University
- Box Hill TAFE Institute
- Deakin University

**Public Transportation:**

Bus stop to city – 1 minute walk

Dedicated, uninterrupted bus lane to and from Melbourne CBD (approx. 20 minutes) – more convenient than train or tram services

Park & Ride – major bus hub in Melbourne – 3 minute drive

**Development:**

Gross Development Value: \$76.5 million

1 block, 11-storey building with majority views facing Melbourne city

136 residential units, 137 carpark lots (3-level basement carpark)

Unit	No. of Units	Price Range ('000)	Size (total interior & exterior) (msq)	Estimated Owners Corporation Fee (per annum)	Rental Range (per week)	Stamp Duty (pre-construction estimate)
1 bed 1 bath	13 (10%)	\$360 - \$405	45 - 58	\$1,300 - \$1,500	\$360 - \$380	\$1,250 - \$1,500
2 bed 1 bath	60 (44%)	\$490 - \$575	69 - 82	\$1,900 - \$2,300	\$460 - \$480	\$1,890 - \$2,200
2 bed 2 bath	11 (8%)	\$575 - \$650	86 - 96	\$2,300 - \$2,600	\$540 - \$560	\$2,300 - \$2,600
2 bed 1 study 2 bath	52 (38%)	\$580 - \$745	88 - 126	\$2,400 - \$3,200	\$540 - \$610	\$2,440 - \$3,570
Carpark	137	-	-	\$182	-	-



## GARDENHILL

<i>Expected Completion:</i>	September 2016
<i>Land Tenure:</i>	Freehold – 2,367 sqm
<i>Carpark &amp; Storage:</i>	1 carpark and 1 over-bonnet storage space included in selling price Additional 40 storage units located in the basement level available for sale
<i>Facilities:</i>	Gymnasium Hotel-style lobby with fireplace Landscaped ground level courtyard gardens with patio – designed by award winning landscape designer, Jack Merlo Rooftop gardens with sun lounge and BBQ/teppanyaki facilities – also designed by Jack Merlo Residents Lounge area Disability/wheelchair access
<i>Unique Features:</i>	(a) Majority of the units have unobstructed city views (b) Outstanding exterior design by Australia's largest architect – changing façade with sliding screens (c) Jack Merlo designed landscaping (d) Kitchen layout collaboration with Celebrity Chef, Adam D'Sylva and Woods Bagot (e) Outstanding layout design – no walking through kitchen, natural lighting, square living space with large island (f) Innovative interior sliding panels – enables transformation of home living to entertainment lounge (g) Premium location – across the street from Westfield Shopping Centre (largest shopping centre chain in the world)
<i>Security Services:</i>	CCTV surveillance cameras Video intercom access to each unit connected to the main entrance Remote control access to carpark area
<i>Appliances:</i>	Reverse-cycle heating/cooling split system to living and dining area European fridge and freezer combo, semi-fully integrated (where applicable) European 4-burner gas cooktop, oven & concealed range hood European dishwasher, semi/fully integrated (where applicable) Downlights & wall lighting provided
<i>Fixtures:</i>	Stone benchtops, tiles, splashback, mirrored in-wall cabinets in bathroom, vitreous china pan toilet, wool blend carpet in bedrooms, soft close cabinet, chrome finishes
<i>Upgrades:</i>	Upgrade options available: (1) Timber flooring in bedroom (2) Air conditioning unit in bedroom (3) Roller blinds
<i>Bookings:</i>	Malaysia – RM5,000 payable to Esteem Asia Properties/Fajarbaru Property Group Hong Kong – HKD\$50,000 payable to ANB Properties Ltd Singapore – SGD\$5,000 payable to Propnex International Full 10% deposit payable within 14 days upon signing the Contract of Sale