



# LINC

— Essendon —

· 15 Russell Street Essendon ·



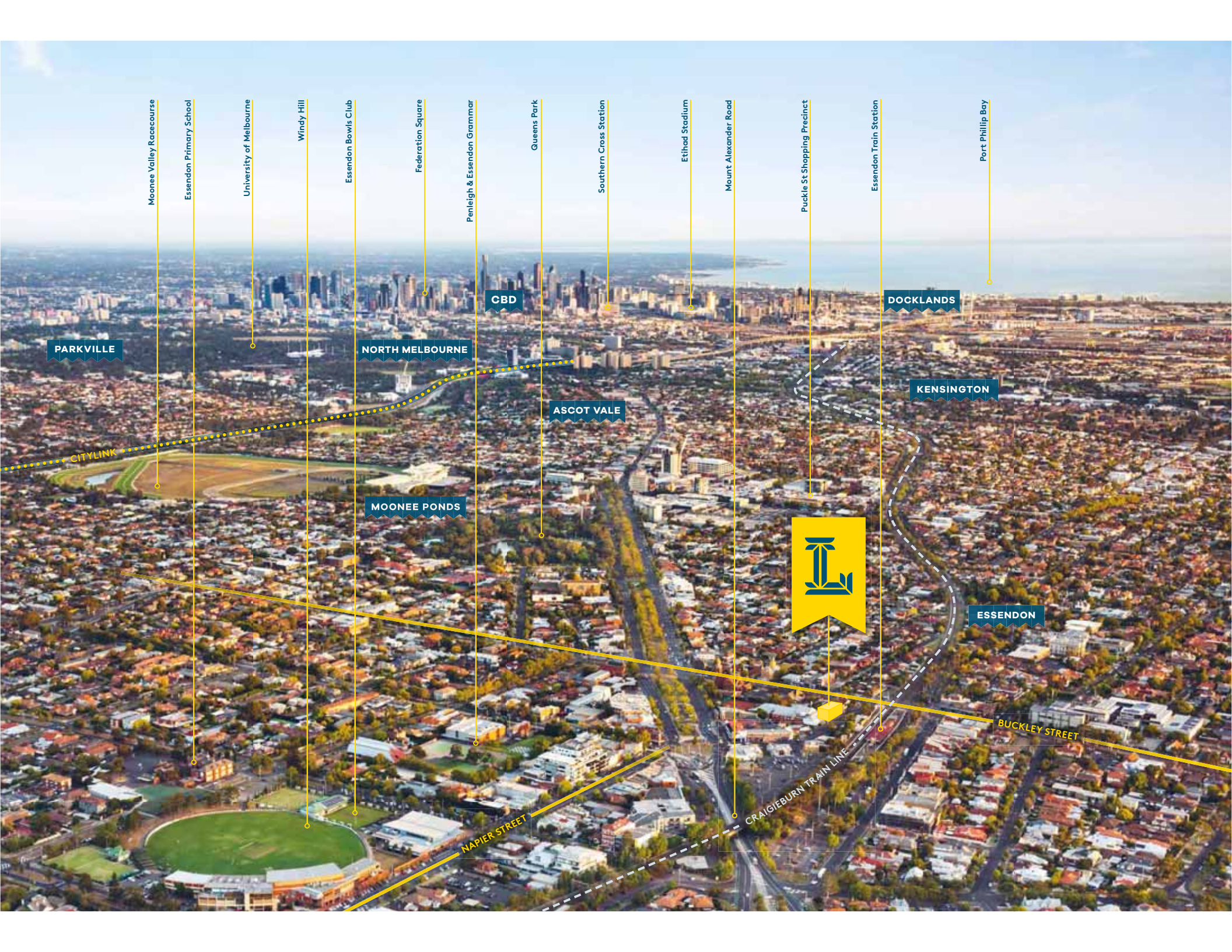
Artist Impression | External View

**A city at  
your fingertips.**

Located less than 15 minutes from the Melbourne CBD, Linc places residents in a truly enviable position for a modern, connected lifestyle.

The best of Essendon village is on your doorstep, while vibrant neighbourhoods like Moonee Ponds and Brunswick are only slightly further afield.





Moonee Valley Racecourse

Essendon Primary School

University of Melbourne

Windy Hill

Essendon Bowls Club

Federation Square

Penleigh & Essendon Grammar

Queens Park

Southern Cross Station

Etihad Stadium

Mount Alexander Road

Puckle St Shopping Precinct

Essendon Train Station

Port Phillip Bay

PARKVILLE

NORTH MELBOURNE

CBD

DOCKLANDS

CITYLINK

ASCOT VALE

KENSINGTON

MOONEE PONDS



ESSENDON

BUCKLEY STREET

NAPIER STREET

CRAIGIEBURN TRAIN LINE





## Taking Essendon living to new heights.

Inspired by an amazingly connected location, Linc is a vibrant collection of designer apartments that are redefining stylish, convenient living in the heart of Essendon.

Linc has been thoughtfully designed to build upon the tradition of premium residential living that has long been associated with Essendon.

The architects have seamlessly combined brickwork with bold modern lines and gleaming expanses of glass to deliver a collection of apartments that feel deeply connected to their environment.





Artist Impression | Street level

# Essendon re-imagined.

Linc will be one of the first steps in evolving and re-activating the Russell Street, Essendon precinct.

The area is already seeing significant change with more and more quality amenity opening up to service the growing population. So while all the vital infrastructure like public transport, education and retail is already in place, it is clear that the both the quantity and quality of this amenity will only continue to improve.



# Interiors



Artist Impression | Living

## Spaces that flow.

The apartments at Linc are available in a luxurious range of floor plans and configurations, but all share a similar dedication to crafting versatile and contemporary spaces.

The open plan nature of the design maximises space, a feeling that is further emphasised through the abundant natural light that floods in through the floor to ceiling windows.

Each apartment is available in two colour schemes, Shell and Stone.

The fixtures and finishes included are of the highest quality, further reinforcing the attention to detail present throughout.

**STORAGE**  
Abundant storage

**FIXTURES & FITTINGS**  
Designer chrome tapware

**APPLIANCES**  
Quality Bosch  
stainless steel appliances

**SPLASHBACK**  
Silver mirror  
splashback

# Quality in every detail.

**FRIDGE**  
Integrated  
fridge space

**RANGEHOOD**  
Concealed rangehood

**KITCHEN BENCHTOP**  
Quality stone benchtops

**FLOORING**  
Timber floor boards



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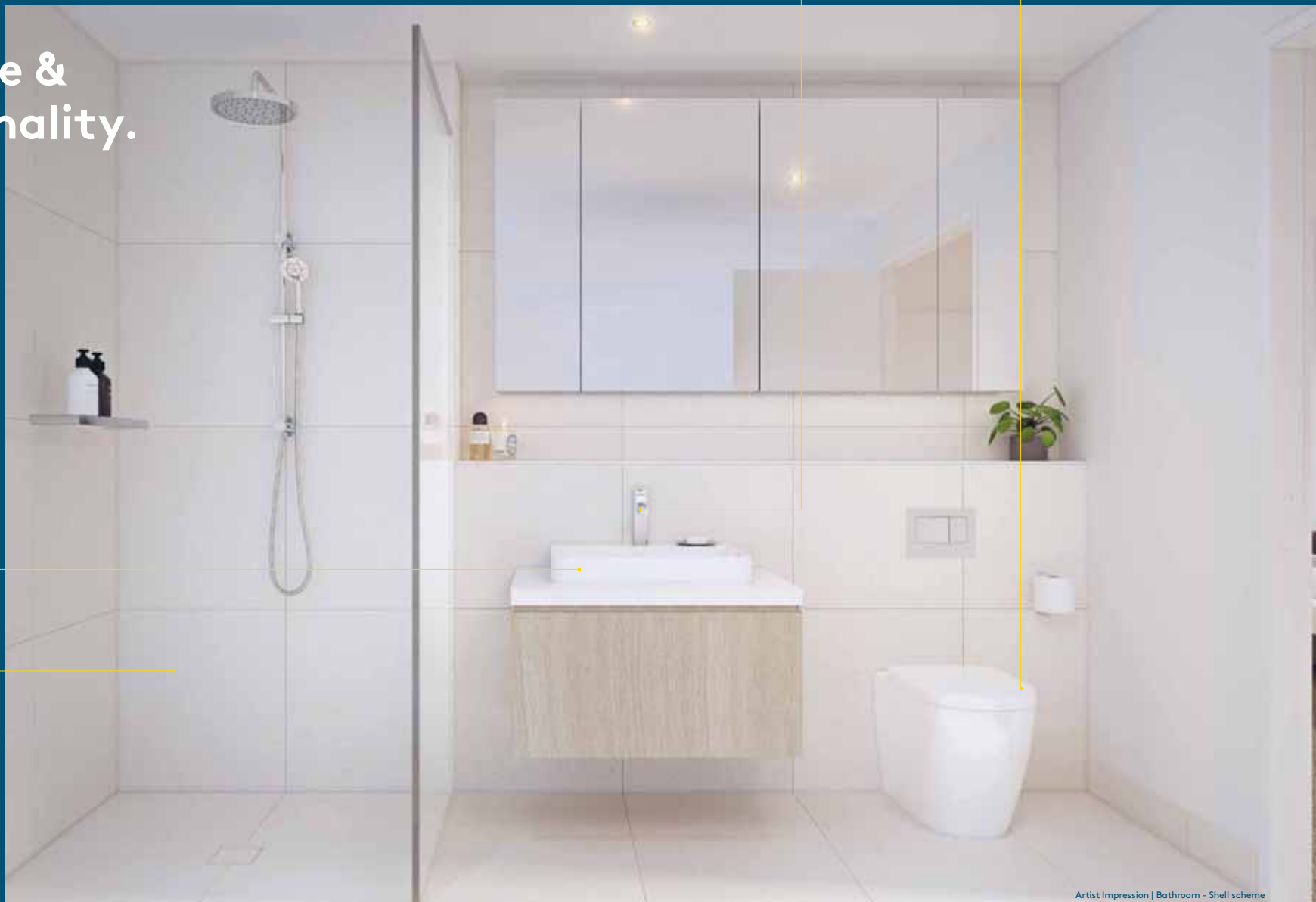
**RANGEHOOD**  
Concealed rangehood

**KITCHEN BENCHTOP**  
Quality stone benchtops

**FLOORING**  
Timber floor boards



# Elegance & functionality.



**WASH BASIN**  
Kohler semi-recessed wash basin

**TILED WALLS**  
Porcelain wall tiles

**TAPWARE**  
Kohler tapware

**TOILET SUITE**  
Designer wall face with concealed cistern





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**“Linc connects expressive architecture and contemporary interiors with a sense of style that perfectly reflects modern Essendon living.”**

—  
Ian Briggs, Director  
Plus Architecture







# Amenity



Artist Impression | Rooftop Teppanyaki Garden

**Relax above it all.**

Connect with your friends, family and even your neighbours with an informal gathering in the rooftop teppanyaki garden.

Sit around the grill and cook up a storm, or relax in one of the many seating pods and take in the stunning uninterrupted views to the city.



## All decked out.

[If you're looking for a more iconic Australian experience, the rooftop barbecue space offers just that.](#)

Spend a lazy afternoon wining, dining and enjoying some great company while the sun slowly sets in the west. The garden spaces at Linc make any day feel like a special occasion.







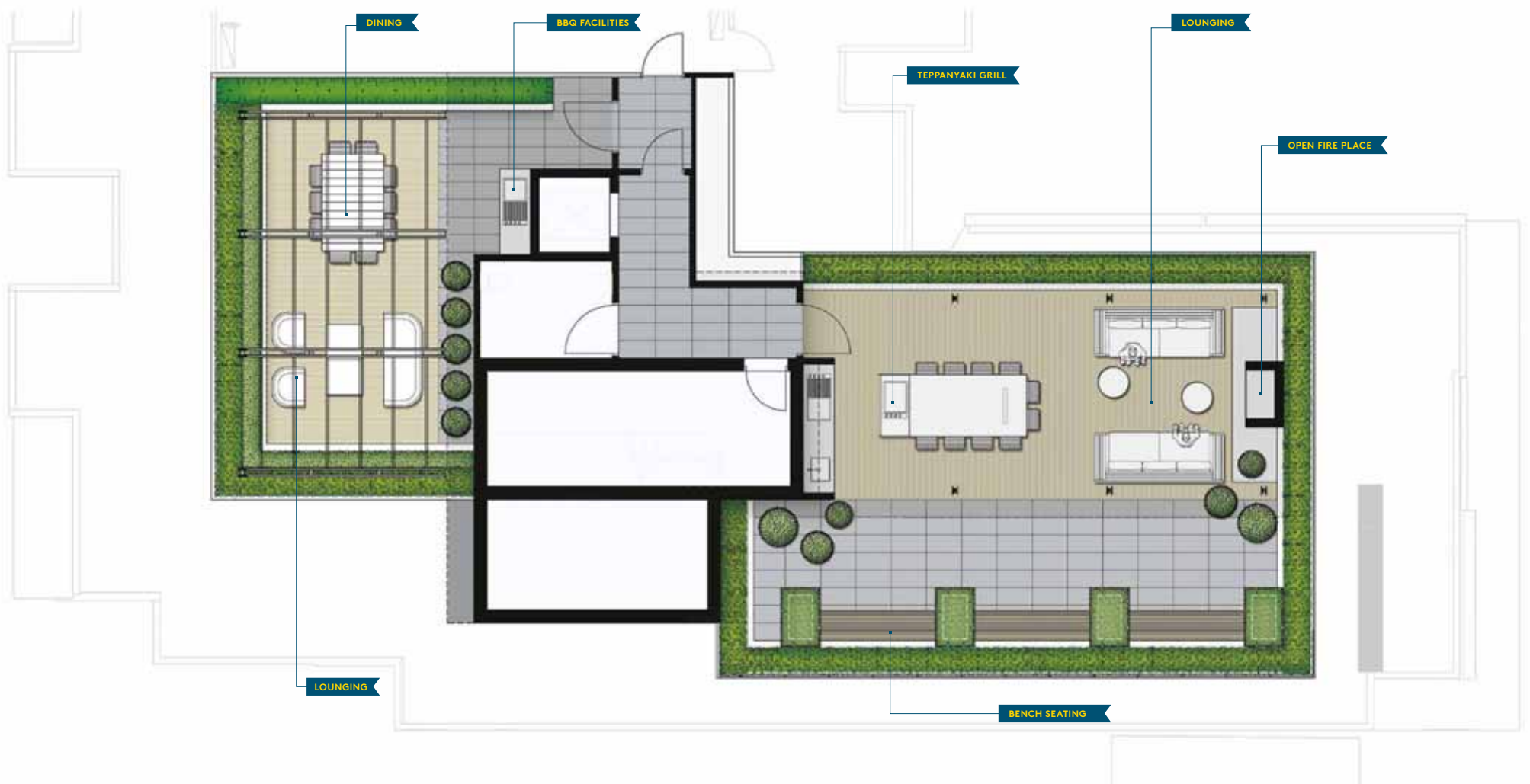
Artist Impression | Courtyard

## A serene environment.

Located on level one, this spectacular inset courtyard garden brings nature right into the heart of the building.

Unlike the rooftop gardens, the courtyard is more a space for rest and relaxation than entertaining friends.

Indulge in a good book or perhaps kick the morning off right with a little yoga. Whatever you like to do, the courtyard provides the perfect, natural environment in which to do it.



## A unique rooftop garden.

The innovative, two zone design of the Linc rooftop maximises the space and creates two distinctive destinations for entertaining and enjoying the sweeping views across Essendon and towards the CBD.





# Location



Johnny Pump

## Taste & Charm.



Intrigue & Rose



St Rose Coffee



Johnny Pump



Coffee in Common

Thanks largely to its rich, multicultural community, Essendon boasts an amazing selection of cafés and restaurants, offering a wide variety of different cuisines.

Whether you feel like oversized American burgers, quick, easy sushi or just a really great cup of coffee, you're sure to find your new favourite in Essendon.

Like most of Melbourne's older suburbs, the heart of Essendon's retail scene is not found in large shopping centres, but is instead along the major boulevards of the area, in traditional retail shopping strips. Everything you need is there, with a diverse mix of established family businesses, modern chain stores and independent boutiques.



Queens Park



Queens Park

# Green with envy.

The Essendon landscape is a delicate balance of urban and natural environments. Lines of homes are softened by the presence of lush, expansive parklands and open green space.

Some of these parks are purpose built for exercise and recreation, like nearby Windy Hill which houses a football oval and bowls club, and is ideal for promoting a healthy, active lifestyle.

Only slightly further afield are Aberfeldie and Maribyrnong Parks, which both run along the banks of the beautiful Maribyrnong River, and are ideal for rowers, walkers and cyclists, with paths winding all the way into the city.



Windy Hill



Maribyrnong Park Tennis Club



# A smart move.



Penleigh & Essendon Grammar



Penleigh & Essendon Grammar

As its name implies, Linc is a development that is connected to its surrounds.

This is in no small part due to the fact that the Essendon train station is only metres from the front door, allowing residents quick, efficient transit into the heart of the CBD. Buses run past the development on a regular basis and the tram stop is just a short stroll away on Mt Alexander Road.

Essendon is also home to some of the state's best private and public schools including Essendon Primary School and Penleigh & Essendon Grammar School. For those looking for a higher education both the University of Melbourne and RMIT University are less than 7.5 km from Linc and easily accessible via car or public transport.



Essendon Station



59 Tram, Mt Alexander Rd



Essendon Station

# Linked in.

## EAT AND DRINK

1. Alice
2. Form
3. Friends of Ours
4. Johnny Pump
5. Parisian Patisserie Boulangerie
6. St Martha's Café
7. Stonz
8. The Corner Café on Woodlands
9. Austen Tea Room
10. Demazzi's
11. Great Expectations
12. Il Caminetto Pizza
13. Mexicali Cantina
14. Sapori d'Abruzzo 861
15. Squires Loft
16. Topsy Joes
17. Tookaiya
18. Woodstock Pizzeria

## SHOPPING

19. Coles Supermarket
20. Essendon DFO
21. Essendon Fields Shopping Centre
22. Highpoint Shopping Centre
23. Moonee Ponds Shopping Centre
24. Harper & Bhlom Cheese Shop

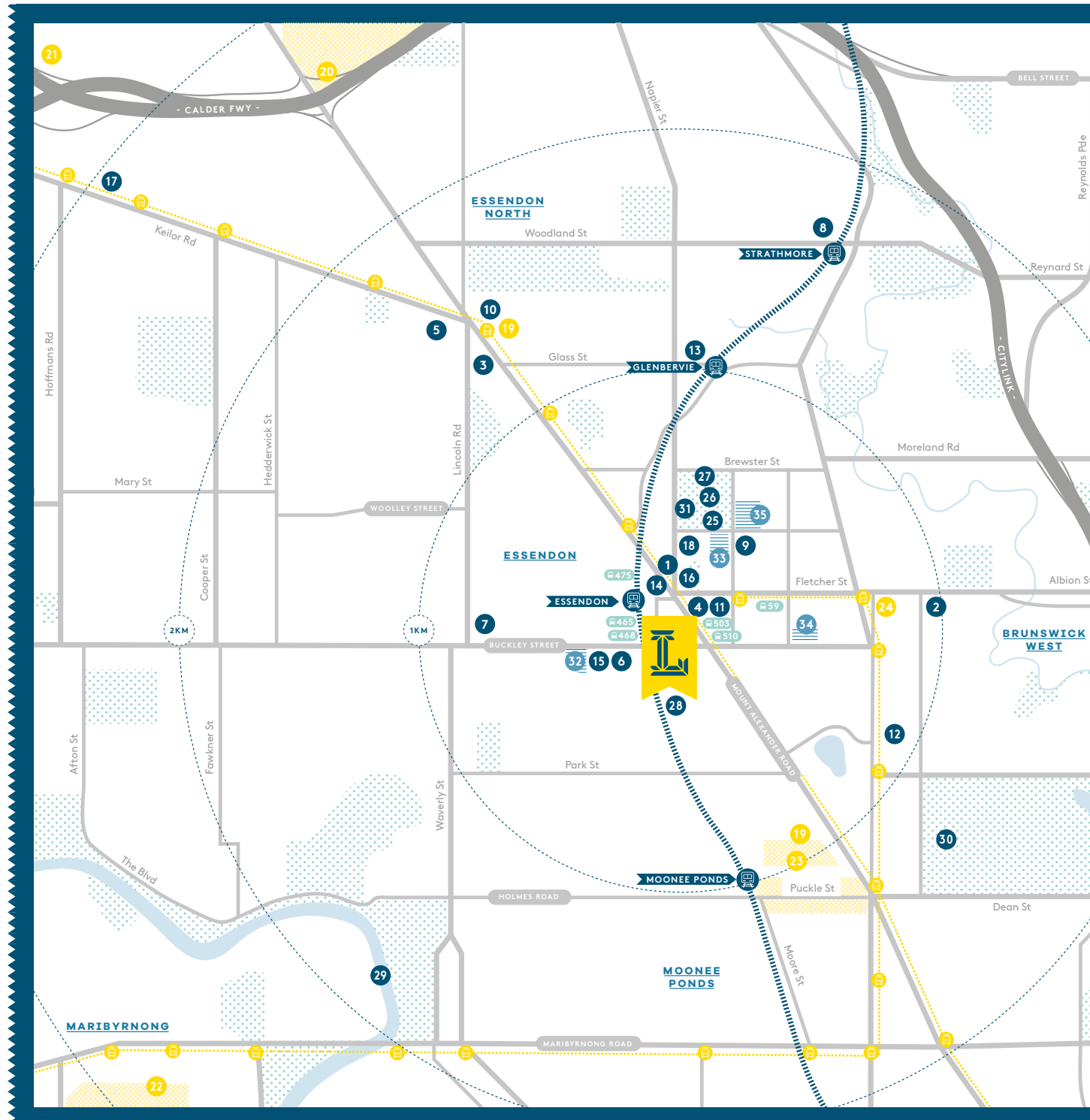
## RECREATION

25. Essendon Bowls
26. Essendon Cricket Ground
27. Essendon Football Club
28. Essendon Squash
29. Maribyrnong River
30. Moonee Valley Racing Club
31. Windy Hill Fitness Centre

## EDUCATION

32. St Columba's College
33. Penleigh & Essendon Grammar School
34. Kangan Institute
35. Essendon Primary School

-  Linc Apartments
-  Train lines/stations
-  Tram lines/stops
-  Bus stops





# Investment



# Investing in Essendon.

## AN ESSENDON SUBURB SNAPSHOT

Ideally situated on the northern edge of Melbourne, Essendon is a premium residential suburb with a wealth of established amenity.

Known primarily for its large homes, many of which boast beautiful heritage style architecture, recent times have seen significant apartment development in the area, moving with the demands of the market as Melbourne's urban footprint expands.

Linc occupies an enviable position directly opposite Essendon train station, in the heart of an existing retail precinct. The ability to walk to everything you need for daily life, as well as having the ability to easily commute around the metro Melbourne area delivers residents a level of connectivity and convenience that is peerless, making it an ideal location for apartment living.

Sources: realestate.com.au - Suburb Profiles; realestate.com.au - Invest; profileid.com.au; walkscore.com.au.



Melbourne has been voted the world's most liveable city

5 YEARS RUNNING

53%  
classified as singles or couples without dependents

Rated 89 out of 100  
**Very Walkable**  
walkscore.com.au

Local population:

18,845



31.9%

of Essendon's residents have a Bachelor Degree or higher



Median unit price:

\$512,000



32%

of Essendon households are rented

Essendon units:

5.46%

Average annual growth



Median house price:

\$1,130,000

# Investing in Linc.

There are many great reasons to consider investing in Linc Essendon. Among the most compelling are:

Three spectacular communal gardens spaces created by award-winning Jack Merlo Landscape Design.

High rental demand and median rents.

A central location amongst great, existing Essendon amenities.

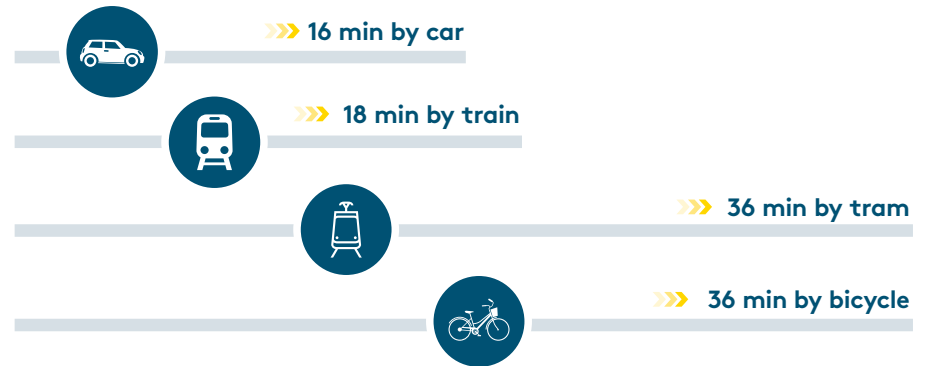
Outstanding quality fixtures and fittings.

Dynamic architecture and interior styling by Plus Architecture.

Located opposite Essendon train station with buses at door and tram just a short walk away, just 18 min to the CBD.

Only 6.3 km to University of Melbourne and 7.4 km to RMIT University.

## Linked to the CBD



## Linked to education



## Linked to what you need



# Frequently Asked Questions.

## Internal

### 1. What are the typical ceiling heights?

A typical living room height is approximately 2500mm.  
A typical bedroom height is approximately 2400mm.

### 2. What are the dividing walls between the apartments?

Double stud fire rated & acoustic wall to Building Code Australia (BCA) requirements.

### 3. What type of air conditioning system? Where will the condenser be located?

Split system with the condenser located on the balcony.

### 4. What is the hot water system, is it individually metered?

Centralised gas boosted, individually metered. Gas consumption is calculated using the hot water usage per living unit.

### 5. Are there smoke detectors installed in the apartment?

Hard wired smoke alarms are provided to all living units in accordance with AS3786.

### 6. How is the water metered?

Apartments are individually metered.

### 7. Is there gas? How is it metered?

For heating of hot water only. Gas consumption for each living unit is individually metered, based on usage of hot water.

Gas cooktops are provided, but gas usage is charged at a fixed monthly rate.

### 8. Are the bedroom robes fitted?

Yes, the robes are fitted with adjustable shelves, the rest will be hanging rail with shelf above.

### 9. What are the internal colour options?

There are two colour options available being Shell and Stone.

### 10. Is there cabling for internet and pay television?

Pay television, internet and telephone points to master bedroom & living.

## External

### 1. Do the balconies have drains?

Yes.

### 2. Are BBQs allowed on the balcony?

Yes.

### 3. Where is the pedestrian access to buildings?

From Russell Street.

### 4. Is there bike storage?

Yes.

### 5. How is rubbish disposed of?

Rubbish chutes and recycling disposal areas to each floor. Owners corporation to arrange disposal.

### 6. How many lifts are there?

Two, to all apartment levels and single lift to roof garden.

### 7. What is the height of the partition/privacy screens between the apartments?

Approximately 1800mm.

## Car Parking and Basement

### 1. How many levels of car parking are there?

Currently three basement levels.

### 2. What type of car parking is there?

Single and tandem.

### 3. What is the size of the car space?

Standard size as approved by a traffic engineer and in compliance with Australian Standards.

### 4. Is the car space on the same title as apartment?

Yes.

### 5. Is there storage?

Yes, to apartments with car park allocations.

### 6. What is the storage?

Over bonnet car space cage storage & on-ground type storage.

### 7. What are the approximate dimensions of the car space storage?

Approximate dimensions (over bonnet type) are:

- › Length 2400–2500mm
- › Depth 1000mm
- › Height 600mm

### 8. Can I buy extra storage?

Yes.

### 9. Where do vehicles enter the car parks?

From Russell Street and via the rear laneway off Buckley Street.

### 10. Is there visitor parking?

Yes, 4 spaces.

### 11. What is the height of the underground parking?

Approximately 2100mm.

## Security

### 1. Is the car parking secure?

Yes, it is a secure car parking facility with Closed Circuit Television (CCTV) throughout, sensor lights and emergency panic alarms to individual car park levels.

### 2. How is access to the building granted for visitors?

There is a video intercom in all apartments with an entrance lobby door release.

### 3. Are there security cameras in place?

Yes, there is Closed Circuit Television (CCTV) throughout basement levels, entry lobby and lifts.

### 4. Are there any other security features?

Zoned access and security controlled lifts.

## Owners Corporation

### 1. Is there an owners' corporation?

Yes. The owners' corporation management will be appointed prior to settlement.

### 2. What does the owners' corporation fee include?

- › Common area power
- › Building maintenance
- › Insurance (building)
- › Common area water
- › Landscaping maintenance
- › Rubbish and recycling chutes to each floor
- › Owners' corporation to arrange rubbish disposal
- › Car park cleaning
- › External window cleaning where required
- › Common area building cleaning
- › Building compliance
- › Annual testing
- › Public liability

### 3. What are the estimated owners' corporation fees per annum?

- 1 Bed 1 Bath \$1,501–\$2,030 - approximately.
- 2 Bed 2 Bath \$2,560–\$2,957 - approximately.
- 3 Bed 2 Bath \$3,664–\$3,708 - approximately.

## General

### 1. Is the price of an apartment inclusive of goods and services tax (GST)?

Yes.

### 2. Do I need Foreign Investment Review Board (FIRB) approval to purchase if I am a foreign buyer?

Yes.





# Team

# Revel Development Group

[www.reveldg.com.au](http://www.reveldg.com.au)



Reflections, North Melbourne - 142 apartments



Alyssia, Brunswick - 42 apartments, 6 retail



Foundry, Sunshine - 125 apartments, 20 retail

Revel Development Group is a company built around the combined knowledge, experience and passion for property of its talented directors.

Boasting in excess of 20 years industry experience each, they are able to bring unique insight to every project they undertake.

Revel work with the best architects, designers and builders to create quality outcomes without compromise, from concept right through to completion. They are meticulous in choosing

only the finest locations to develop, ensuring security, future growth and value for their purchasers.

To date, Revel have produced well over 1,500 apartments across Melbourne, continuing to grow and build upon their already impressive reputation of creating quality development with a customer focus.



Albert, Brunswick East - 150 apartments, 9 retail



# Plus Architecture

[www.reveldg.com.au](http://www.reveldg.com.au)



Plus Architecture is an award-winning, integrated architecture and interior design practice founded in 1997.

Through its thoughtful, well-considered approach, the team's capabilities extend to multi residential, master-planned, commercial, aged care and mixed use developments. It is this intersection between design innovation and commercial success that defines the firm, and its architects are constantly striving for design excellence that also adds significant value for the client.

Plus prides itself on the ability to create projects, which not only contribute positively to the urban landscapes in which they sit, but that also deliver great commercial outcomes for clients. With offices in Melbourne, Sydney, Brisbane and New Zealand, Plus is led by its seven directors and a team of associates who drive design ingenuity with efficiency and focus, while playing a key role in the constant evolution of our major cities.

# Jack Merlo Design

[www.jackmerlodesign.com](http://www.jackmerlodesign.com)



Jack Merlo Design is a boutique firm employing a small team of eight qualified and experienced staff.

We have vast experience working on high-end residential and commercial developments with some of Australia's leading architects and developers, for example SJB architects, Jackson Clements Burrows Architects, Rob Mills Architects, Salta Properties, Fridcorp and BPM Construction and Development Group.

JMD have earned a reputation in the industry as a leading landscape design firm and I believe that this can be

largely attributed to the fact that I am personally involved in every project we undertake, from concept to completion. Whilst I am supported by a small team of qualified landscape architects, designers and draftspersons, the design process is tightly controlled by me personally. My personal involvement ensures clients that every JMD project ends up with its own individual look or signature. Our design approach is customized to each project ensuring that our designs are recognizable but never repeated.



# Level Views



Acutal view from Level 3



Acutal view from Level 5



Acutal view from Level 7



Acutal view from Level 9





# Level Plans

LEVEL PLANS TO GO HERE



# Apartment Plans



APT PLANS TO GO HERE

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