



GREEN TOWNHOMES





## GREEN TOWNHOMES

Airport West is a suburb 12 km north-west of Melbourne, Australia. Its local government area is the City of Moonee Valley. Widely known as an industrial hub and an area offering easy access to Tullamarine airport, at the 2016 census, Airport West had a population of 7,564.

A small suburb, Airport West has enjoyed recent residential growth, transforming the area into a yet to be discovered family friendly suburb offering residents excellent shopping, schools and sporting clubs.

Predominantly offering stunning townhomes in a grid layout, Airport West is home to Westfield Shopping town DFO & Homemaker Centre and Essendon Airport. Residents enjoy convenient access to transport, with the 59 tram taking them into the city, whilst another seven different bus routes service Airport West residents directly.

Westfield Airport West is a shopping centre that was built in the northern corner of the suburb. Opening in 1976 and undergoing redevelopments in 1982 and 1999. The entire shopping complex includes major retailers such as Coles, Aldi, Woolworths, Kmart, Target, JB Hi-fi, Priceline, Harris Scarfe, Best and Less and Rebel Sport. Airport West also features a range of designer fashion stores, electronic shops and specialty stores including Sussans, Katies, Strandbags, Roger David, Jeep and Just Jeans, to name but a few. There are also plenty of hair salons, nail bars and massage parlours located here.



For your entertainment, there is a large Village Cinema complex which shows all the latest blockbusters. Airport West also has a number of services including banks, ATM's, Medicare office, post office, news agency, watch repair and homeware stores. There are also fresh fruit and vegetable grocers and butchers. Other shopping areas in the suburb are also located on McNamara Avenue. The suburb contains much light industrial, manufacturing, and freight businesses due to its proximity to Essendon Airport, Melbourne Airport and to the recently built Direct Factory Outlets (DFO). Silver Circus, one of Australia's most popular circus is based in the area for over 40 years, though it often tours around Victoria.

Close to everything Airport West caters for all ages from the new units and townhouses to the family homes close to Sporting clubs, Primary schools, Secondary schools, child care centres, great parklands and ovals and most importantly friendly people.

With the advent of the aviation industry in the early twentieth century, this farming area west of Essendon Airport (hence the name) began to thrive as an aeronautical industry hub adjacent to what was once Melbourne's main airport. Subsequent residential development occurred mainly during the 1950s which is why the area has a distinctive post-war architectural flavour, with pockets around AJ Davis Reserve having a more contemporary feel. Popular with young families and first-home buyers, Airport West is seen as a relatively attainable entry point into Moonee Valley and boasts a broad range of services and amenities. Many of the larger blocks near Matthews Avenue have been redeveloped providing a choice of quality villas and townhouses – popular with investors and downsizers. Public primary and secondary schools are available along with St Christopher's Catholic Primary School plus excellent open spaces including Hanson/Etzel Street Reserves and the acres of parkland along Steele Creek.

Our local parks and playgrounds are such a great way to get out and about with the family, and with so many amazing playgrounds to choose from - the options are endless!

Airport West is the most amazing neighbourhood to live in, friendly neighbours, beautiful shops and very safe and friendly and to top this, a 15 min access to the city, doesn't get sweeter!!



# MELBOURNE

## MOST LIVEABLE CITY IN THE WORLD

Over the last decade, Melbourne has scored a number 1 place consistently in all of the EIU's criteria and achieves perfect scores in the areas of healthcare, education and infrastructure. Ranked in the top ten, Melbourne scored a perfect 100 in healthcare, education and infrastructure and within the culture and environment basket, a perfect 100 on sport. Most liveable city 7 years in a row Melbourne is well-known for its high quality of life, with its vibrant multicultural community, renowned arts scene and world famous food and wine, as well as Australia's best shopping and leisure opportunities. Adding to this vibrant lifestyle, Melbourne is home to some of the world's most prestigious cultural and sporting events - consistently being ranked as one of the world's 'Ultimate Sporting cities' in the biennial Sport Business awards. In 2014, Melbourne was also recognised as the top Major City in Human Capital and Lifestyle in the fDi Intelligence Global Cities of the Future 14/15 report. The city ranked highly in categories such as: number of universities; tertiary students as a percentage of population; labour force as a percentage of population; education expenditure and many more. Melbourne one of the safest countries in the world for investment, Victoria and its capital city, to grow your business. On the cusp of Asia, markets for new products and services. Competitive Melbourne Over the years, Victoria has generated consistent and sustainable economic growth, well above the OECD average, thanks to a dynamic, competitive business environment and broad economic base. Victoria is proud of being the engine room of the Australian economy, occupying just 3 per cent of this vast continent, it is nevertheless responsible for a quarter of the nation's economic activity.

The state's economic staying power helped make Australia the only OECD country on the planet to record positive growth during the global financial crisis. In fact Victoria has maintained its AAA ratings (Standard & Poor's and Moody's) throughout and beyond the crisis. With an economy larger than Singapore, Hong Kong or New Zealand, Victoria punches above its weight regionally, making it a logical springboard to Asia. There is a growing list of top international companies who call Melbourne home. Melbourne Connects Melbourne connects your business with Australia, the Asia Pacific, and the world. Melbourne International Airport is the gateway linking the world to south-eastern Australia, with over 32 million passengers each year boarding almost 650 international flights a week, around the clock. It is also home to Australia's largest and busiest container port. Melbourne is Australia's technological heart. It was chosen as the home to the largest telecommunications infrastructure rollout in the world - the National Broadband Network. Melbourne Works There are more than five million reasons to base your business in Victoria: the unique fusion of energy, creativity and ability of its people. Melbourne speaks your language. More than half of all Victorians were born overseas (or have a parent who was) and a quarter of the population speaks a language other than English. As well as being Australia's education capital, Victoria educates the region. The state has ten world-class universities, eight of them with campuses in Melbourne's central business district. Victoria produces the largest number of engineering and information technology graduates in Australia each year. But its education base is broader than that; nearly 60 per cent hold a post-secondary school qualification, and one third hold university qualifications.04





Hansen and Etzel Reserve

Airport West Club  
Airport West tennis Club

Western Hospital

Ratcliffe Community Centre

Airport West Swimming Academy

Agora Markets

Saccas fine foods

Airport West Westfield

Village Cinemas

Airport West Green Spine Linea Park

Keilor Heights Primary school

My Health Airport West

Growers Outlet

Fish Hook

Penleigh & Essendon Grammar

Niddrie Primary school

Essendon Keilor College

A.J Reserve

Footscray Hospital

St. Christophers Primary School

Etzel Reserve

Womens & Royal Melbourne Hospital

Tullamarine airport 7.3km

Essendon airport 1.2km

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# SPECIFICATIONS

## SITE CONNECTIONS AND CIVIL WORK

- Property Service Connections
- Electricity, Gas, Water, Sewer & Storm Water Connections.
- Provide single phase underground power from pit to the meter box
- Provide electrical pit in accordance with electrical Authority
- Water tapping
- Sewer & storm water to legal point of discharge within property boundary.
- Provide & install civil works & retention system as per engineering plan
- Building Permit
- Construction of new cross overs as per plan
- Building permit fee
- Home warranty insurance fee

## DESIGN WORK:

- Supplied by owner
- Working drawings as per planning permit
- Soil test report
- Energy Report
- Engineering drawings

## SITE COST & FOUNDATIONS

- Termite protection (If local Council requires in Property Information)
- Site cost allowance
- Site cut and removal of soil

## OH & REQUIREMENTS:

- Temporary fencing
- Site Toilet
- Void Protection
- Traffic management (if required)
- Roof Fall protection and Scaffoldings

## GENERAL

- 7-year Structural Guarantee

## DETAIL

- Brick Veneer construction (Similar brick to town planning)
- Prefab Trusses as drawings provided
- Colorbond roof as per Town Planning
- Powder coated windows as per town planning and energy report
- Hume Range Classic Front Entry Door
- Builders range trilock to front entry door
- Entrance Set to garage & laundry
- Garage Door (Unit 1&2 Only As per Town planning)
- Colorbond Fascia, Gutter & Downpipes as per Town Planning
- Rain Water Tank connected to Toilets
- Instantaneous HWS
- Insulation to walls and ceiling as per energy report
- Door seal to front entry door
- Structural Steel lintels as per engineering drawings
- 5kw Split systems to Living Room and 2kw to each Bedrooms (Rinnai or similar brand)

## KITCHEN

- Gloss Laminex doors with square edge (White or any light color)
- Laminex overhead cabinets
- 40mm Sparkling White Stone Benchtop
- Internals of cabinets and shelving melamine
- Set of 4 easy close draws
- Builders range kitchen sink 1 · bowl sink with drainer
- Builders range Flick mixer to sink
- Dishwasher connection provision
- Tiled Splash back \$30 per m allowance

## FLOORING

- Laminate flooring to entry, living kitchen, bedrooms and meals \$40 per sqm allowance

## APPLIANCES

- 600mm Dilusso or Similar brand Appliances pack (Oven-Dish Washer-Cook Top and Range Hood)



# SPECIFICATIONS

## BATHROOM, ENSUITE

- Builders range aluminum shower frame with door and clear glass
- Polly marble Shower base as per plan
- Mirror, polished edge, 900mm high to whole width above vanity
- Builders range toilet, dual flush, white
- Builders range basin
- 20 mm Stone benchtop with square edge & laminate doors
- Internals of cabinets and shelving melamine
- Builders range Tapware

## INTERNAL

- Square set cornice
- 76mm Skirting and Architrave
- Doors Flush Panel 2040mm high
- Bedroom Robe doors flush panel
- Linen/broom doors flush panel
- Robes with top shelf and hanging rod
- Linen and pantry with 4 melamine shelves
- Broom with top melamine shelf
- Chrome door furniture with lever handles
- Ceiling height as per town planning

## ELECTRICAL

- Single phase Underground Power
- RCD safety switch with circuit breaker to meter box
- Hardwired smoke detectors with battery backup as per plan
- 240volt flush mounted down lights as per working drawing
- Standard globe light to garage, bedrooms, laundry and powder rooms
- 2 heat light fan' unit to ensuite and bathroom
- White double power points and switches
- TV point with antenna to living room
- Telephone point to living area
- Light point to porch, Para flood light to rear
- Weatherproof power point for HWS
- Mounted external wall lights to front and back yards

## PAINTING

- 3 coat system from 3 coat coverage range (Chock Dust or similar color)
- Internals Walls: Low Sheen acrylic
- Internals Ceilings: Super cover plastic
- Internal Woodwork: Gloss enamel

## TILING

- Cat 1 (\$30 per sqm) Ceramic floor tiles to: -
- Bath Ensuite, WC & Laundry
- Bath and ensuite full wall tiling
- WC & Laundry skirting tiles 100mm only
- Tiling to wet areas required by building code only

## LAUNDRY

- Builders range 45lt stainless steel sink with Laminex cabinet 20mm White Sparkling stone
- Builders range Tapware & WM stops

## OTHER INCLUSIONS:

- Property internal dividing paling fencing
- Landscaping to front and rear yards as per landscape plans
- Garage Automate Opener with 2 handsets
- Concrete Paving as per drawings
- Crossover(plain), Driveway (plain) and walkways (plain)
- Letterbox
- Clothesline as per Town Planning
- MDF Staircase with carpet

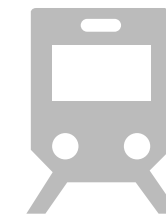




Walking distance to Airport West train station, bus stops, local markets, shops, cafes and shopping centres



Easy access - 7.3kms to Melbourne Airport  
1.2km to Essendon Airport



Approx 16kms to Melbourne CBD (in the city within 19 minutes by train/tram)



Airport West is a suburb 12 km north-west of Melbourne, Australia. Its local government area is the City of Moonee Valley. At the 2016 census, Airport West had a population of 7,564.



Myhealth Airport West, Footscray Hospital, Western Health, Western Hospital, Joan Kirner Women's & Children's Hospital and The Royal Melbourne Hospital



Median property prices over the last year range from \$889,500 for houses to \$638,000 for units. If you are looking for an investment property, consider houses in Airport West rent out for \$400 PW with an annual rental yield of 2.3% and units rent for \$430 PW with a rental yield of 3.5%. Based on five years of sales, Airport West has seen a compound growth rate of 6.0% for houses and 4.4% for units.



Close to many exclusive markets, cafes and restaurants including, Westfield Airport West, Sacca's Fine Foods, The Grower's Outlet, Fish Hook, Agora Markets, LaManna, Ratcliff Community Centre and Village Cinemas Airport West



St Christopher's Primary School, Niddrie Primary School, Keilor Heights Primary School, Essendon Keilor College, Penleigh and Essendon Grammar School



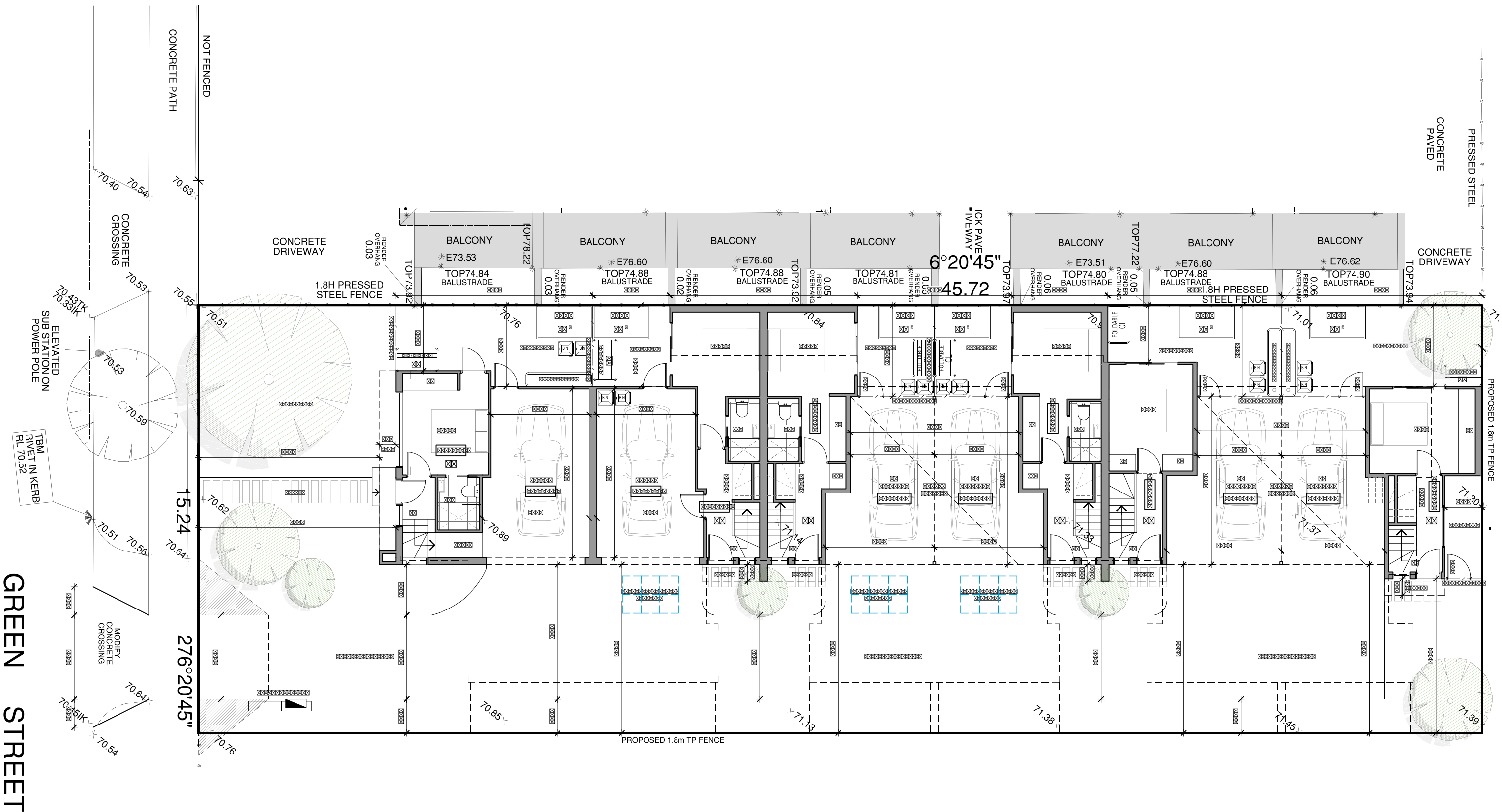
Walking Distance to many great parks including, Hansen and Etzel Reserve, A J Davis Reserve, Airport West Green Spine Linea Park, Airport West Tennis Club, Aircraft Viewing Area, Boyles Golf course and Airport West Swimming Academy







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