



RENTAL APPRAISAL FOR ELVIRA APARTMENTS

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Preamble

The Elvera Apartments situated at Lygon Street Brunswick East is the latest project from Bensons Property Group the people behind the critically acclaimed Travancore On The Park project. Elvera is a cutting edged avant-garde development at the heart of the “New Melbourne” in bustling Lygon Street.

Elvera will give residents an environment that is rich in street life and cultural diversity as Brunswick East lies only 6 km north of the Melbourne CBD and is home to an increasing diversity of restaurants and cafes offering a variety of cuisines including: Italian, Greek, Lebanese, Vietnamese, Japanese, Indian, Thai, and Malaysian foods. The Brunswick East strip of Lygon Street is a neighbourhood strip with a mixture of community, retail and entertainment venues all within walking distance as well as even more facilities in Carlton, Fitzroy and the CBD being just a short tram ride away.

For the outdoors types there is plenty on offer, with parklands, bicycle tracks, sporting venues, golf course, swimming centres and gymnasiums just minutes away.

Elvera is a 10 storey sculptured building featuring a distinct two-part design that maximises natural light, ventilation and space throughout. This advanced architectural design boutique building consists of 100 apartments of 1 and 2 bedrooms with spacious living areas, large windows opening to generous balconies with panoramic views.

Due to Elvera’s close proximity to the Melbourne CBD, the universities and the hospital districts, it is envisaged that Elvera will attract great interest from young professionals and corporate tenants on interstate and overseas transfers.

Apartments

1 bedroom – 52.2m²

The one bedroom 52m² apartments in the Elvera complex have an internal floor space of 52.2m² and feature one bedroom, one bathroom, lounge room, kitchen, New York style laundry and balcony. All fittings such as stone bench tops in kitchen and bathroom are high quality. In our opinion, it would be expected that these apartments would yield in the vicinity of \$370-\$380 per week.

2 bedroom – 70m²

The two bedroom 70m² apartments are characterized by the generous size of the two double sized bedrooms. With ample internal floor space there is certainly room to stretch out and appreciate the ambience created by the sun drenched rooms with sliding glass doors inviting the occupants to wander outside onto their sunny balcony. A New York style laundry and other mod cons allow a flexible lifestyle. All fittings such as stone bench tops in kitchen and bathroom are high quality. In our opinion, it would be expected that these apartments would yield in the vicinity of \$440-\$460 per week.

2 bedroom – 83m2 2 Bedroom 83 sqm with 2 bathroom - \$530,000

The two bedroom 83m2 apartments at Elvera make a statement in style, comfort and amenities that are frequently missing from most complexes. A spacious interior floor plan is both flexible and practical in every sense. This configuration also features a gourmet kitchen with stone bench tops and stainless steel appliances, two glorious bathrooms with stone bench tops, New York style laundry and a sunny lounge with sliding doors leading out to a sumptuous balcony. In our opinion, it would be expected that these apartments would yield in the vicinity of \$490-\$510 per week.



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