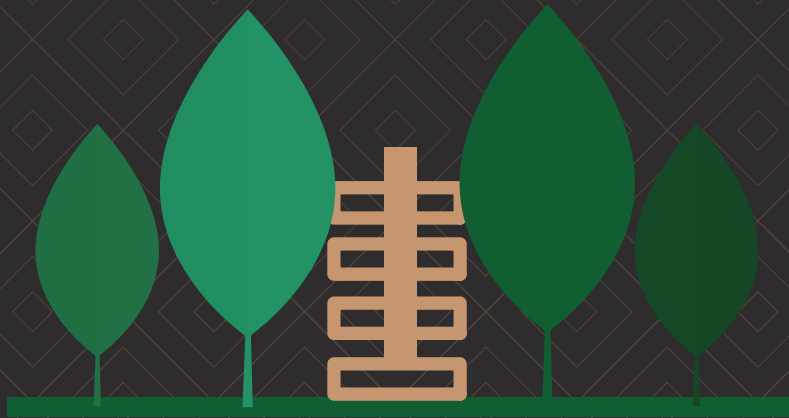




Heide Falls

Inspired by Nature

— “Space is the breath of art.” -- Frank Lloyd Wright —



1 Vine St, Heidelberg

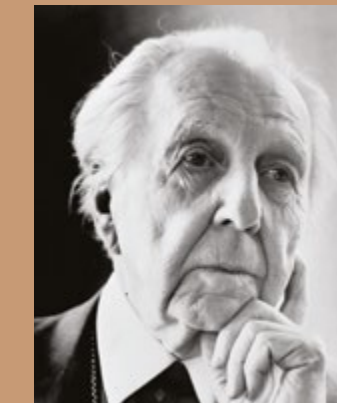
**A COLLECTION OF THIRTEEN SPECTACULAR
2 & 3 BEDROOM APARTMENTS
SET IN THE LEAFY ENCLAVE OF HEIDELBERG**

Inspiration

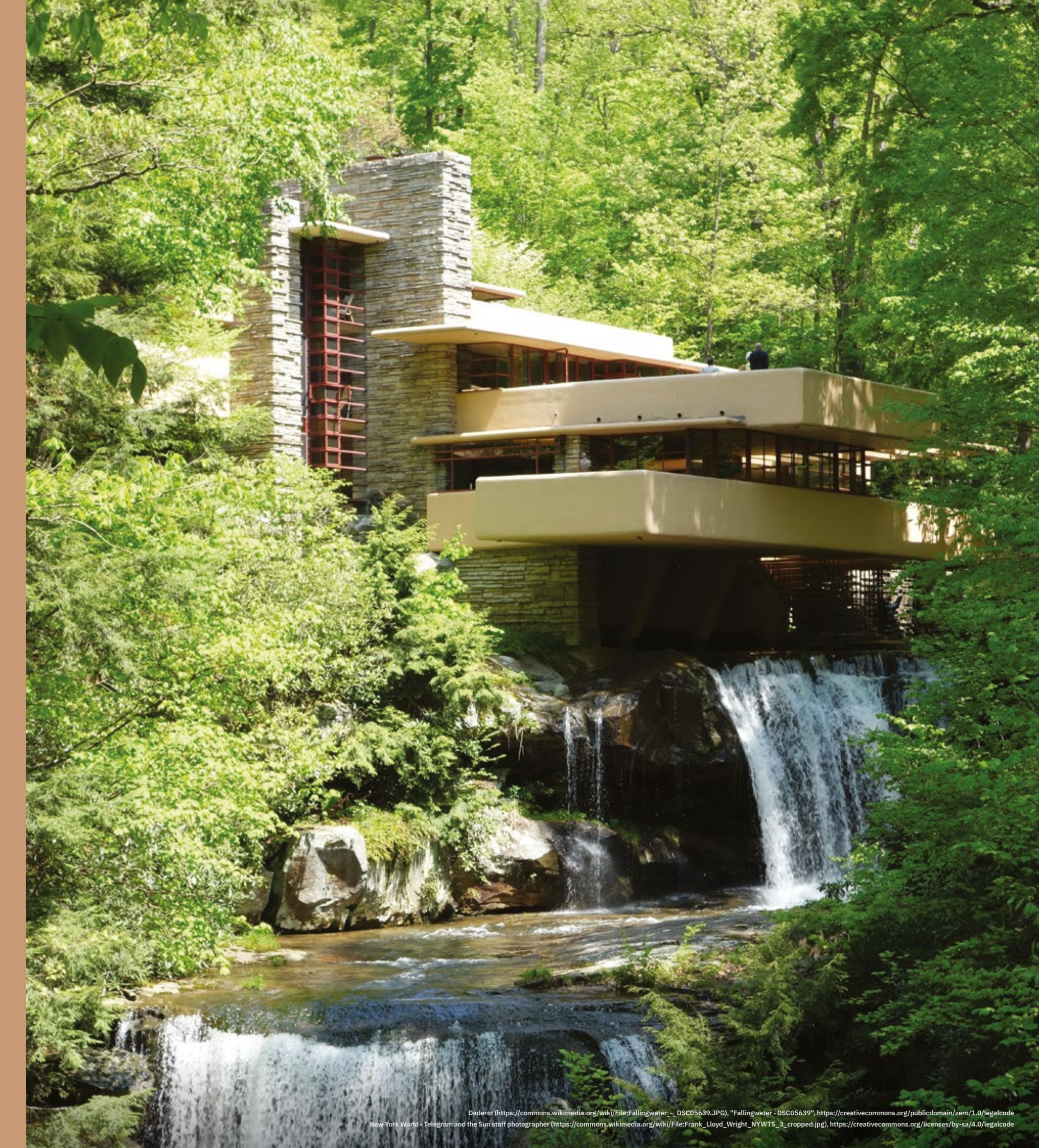
Heide Falls is poised to put Heidelberg on the map for truly landmark architecture. Inspired by the iconic Falling Water residence designed by architectural genius Frank Lloyd Wright, these luxury apartments on the fringe of the Yarra River capture the sense of space, light and sanctuary epitomised by the mountainside masterpiece built by the eminent architect in 1937.

Falling Water stands as one of the most breathtaking architectural creations of the 20th century, with millions of visitors now privileged to tour its precious grounds to take in the towering wonder of this World Heritage listed site.

Heide Falls pays homage to that world class Modernist history with a design aesthetic that fuses art and nature in seamless fashion – a bold interplay of open space and outdoor integration that makes you feel immersed in nature from the comfort of home.



Frank Lloyd Wright
Renowned Architect



Location

Location

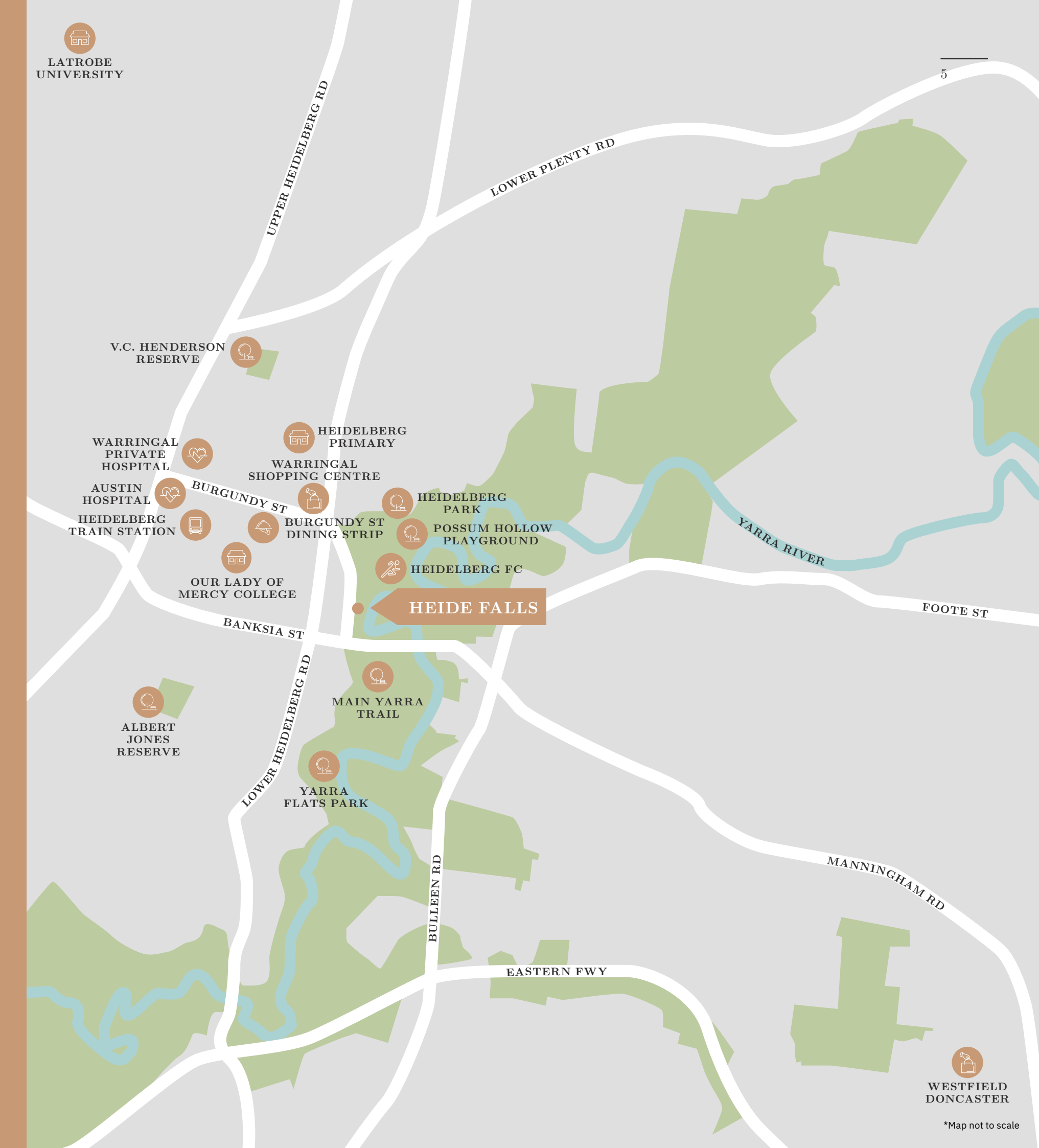
Rising high above the lush green beauty of the Yarra Trail parklands, this elevated corner on Vine St takes everyday living to dramatic new heights. Relish the freedom of being just steps from riverside parks and walking tracks – a swathe of free-flowing parks which have earned Heidelberg a reputation as one of the greenest districts in the inner east.

What freedom to be able to walk to an abundant array of shops, restaurants and services in this cosmopolitan neighbourhood – from the **cosy coffee spots and vibrant cafes along Burgundy St** to the colourful retail hub of Warringal Shopping Centre.

Heidelberg is fast emerging as a coveted locale – rising to attention for its prestigious schools, stunning parkland, and the world-renowned Austin hospital. A gateway to the CBD with ease of access via train, bus and the Eastern freeway.

Retreat to the river's edge to soothe the soul. Walk. Jog. Row. Cycle. Let the children enjoy the social buzz of playgrounds at Possum Hollow and Heidelberg Park. Enrich the mind at the Heide Museum of Modern Art. Take the Heidelberg School Artists Trail to explore the work of famous painters such as Arthur Streeton and Tom Roberts.

This is a location where life comes to you. Where nature is celebrated, lifestyle revered, and work-life balance assured along Melbourne's illustrious eastern corridor.



Areas of Interest



Areas of Interest



The Best Of Two Worlds

Embrace a lifestyle where you can live, work, learn and play from your own neighbourhood.



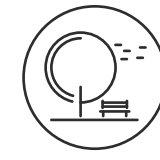
Play – Give children a reason to explore and exercise in the great outdoors with a choice of wonderful play spaces like Possum Hollow Playground



Eat – Savour the superb array of cafes and restaurants along Burgundy St's bustling dining strip



Shop – Buy all your essential groceries and more from 40 retailers at Warringal Shopping Centre



Walk – *Main Yarra Trail* Get your step count up by bushwalking through the ancient gums of this 22km walking track



Heal – One of Melbourne's most respected hospitals, The Austin offers you 24-hour medical care



Travel – The historic Heidelberg Train Station opened in 1888 and now includes a second rail tunnel



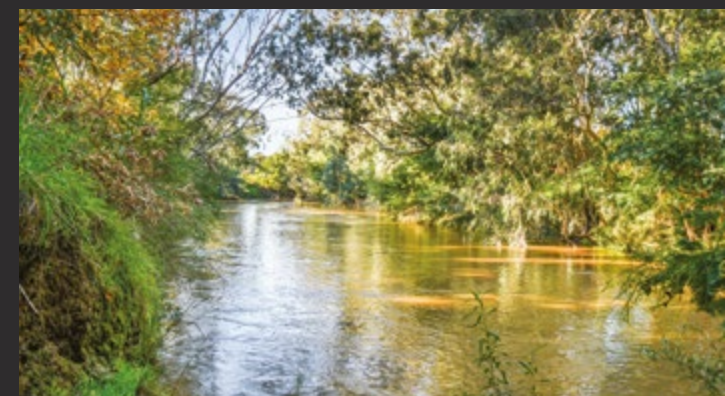
Learn – Choose from a selection of public and private schools including Heidelberg Primary and Our Lady of Mercy College



Study – Further your education at the flagship campus of LaTrobe University which is ranked in the world's top 100 tertiary institutions

1. Possum Hollow Playground
2. Burgundy Street Dining
3. Possum Hollow Playground
4. Austin Hospital
5. Our Lady of Mercy College

6. Main Yarra Trail
7. LaTrobe University
8. Heidelberg Primary
9. Heidelberg Train Station



- 1. Yarra Flats Park
- 2. Heide Museum of Modern Art
- 3. Yarra River
- 4. The Alleyway
- 5. Warrigal Parklands
- 6. Yarra Valley Country Club
- 7. Warrigal Parklands
- 8. Heide Museum of Modern Art
- 9. The Train Yard Cafe
- 10. Leo's Food and Wine
- 11. Westfield Doncaster
- 12. Warrigal Shopping Centre
- 13. Heidelberg Gardens
- 14. Stills Bend Warrigal Parkland

Heide Falls

Landmark Project

Falling Water – Frank Lloyd Wright’s monument to world class design – lends its landmark influence to Heide Falls on 1 Vine St, Heidelberg.

A choice of 13 luxury apartments – all designed to offer single level freedom – are set to rise up on this sweeping corner fronting the Yarra River’s Bend.

The lavish sized apartments overlook a swathe of idyllic green space, bringing a sense of sanctuary and quiet reflection away from the daily grind.

Drawing natural light into their open plan grandeur, these beautifully designed spaces ready you for a life of new imagining – crafted with absolute attention to detail for a home that serves as a stunning showcase of contemporary elegance.

Spectacular balcony views capture the essence of the Modernist design philosophy – a harmony of the inside and outside worlds; an invitation to draw on nature’s soothing elements – the gentle flow of the meandering river, married with the tranquil bushland backdrop of this stunning green wedge.

Set amid private landscape gardens, the exclusive apartment tower at Heide Falls offers the promise of panoramic wonder at the beating heart of Heidelberg.





Spaces

Grand picture windows infuse your living space with abundant natural light for a feeling warmth and energy. A seamless open plan design encourages easy flow between the generous proportions of the living space and the balconies gazing over the parklands, enhancing the harmony of building and nature showcased by Frank Lloyd Wright's globally acclaimed house, Falling Water.

- 1. Kitchen
- 2. Living area
- 3. Bathroom
- 4. Balcony

Artist impression

Artist impression

Artist impression

Artist impression



Luxury Finishes

Step into light-filled living finished in absolute finery – from golden Oak chevron floors under foot to curved marble inspired Caesarstone benches and glamorous brushed brass tapware – an abode worthy of art gallery elegance, taking its style cues from the neighbouring Heide Museum of Modern Art.

- 1. Bathroom
- 2. Bedroom
- 3. Kitchen and dining



Interior Finishes

KITCHEN

- 1. **Floor:** Engineered Hardwood/Timber Floor Chevron Light Brown*
- 2. **Shelves:** Timber Veneer Oak Natural Stain
- 3. **Benchtop:** Caesar Stone white/Marble grains*
- 4. **Cabinets:** White Gloss

BATHROOM

- 5. **Floor & Walls:** White tiles
- 3. **Vanity top:** Timber Veneer Oak Natural Stain/Caesar Stone White
- 2. **Vanity:** Timber Veneer Oak Natural Stain

LIVING

- 1. **Floor:** Engineered Hardwood/Timber Floor Chevron Light Brown*

BEDROOM

- 6. **Carpet:** Moose

GENERAL

- 7. **Walls & Ceiling Paint:** Vivid White



Interior Fixtures and Fittings

KITCHEN

- 1. **Oven:** Miele White Oven*/ Blanco Oven
- 2. **Gas Cooktop:** Miele 5 Burners*/ Blanco 4 Burner
- 3. **Rangehood:** Miele Built In Rangehood*/ Blanco

RANGEHOOD

- 4. **Dishwasher:** Miele Fully Integrated Dishwasher*/Omega freestanding Dishwasher

LIVING

- 5. **Fireplace:** where applicable*

BATHROOM

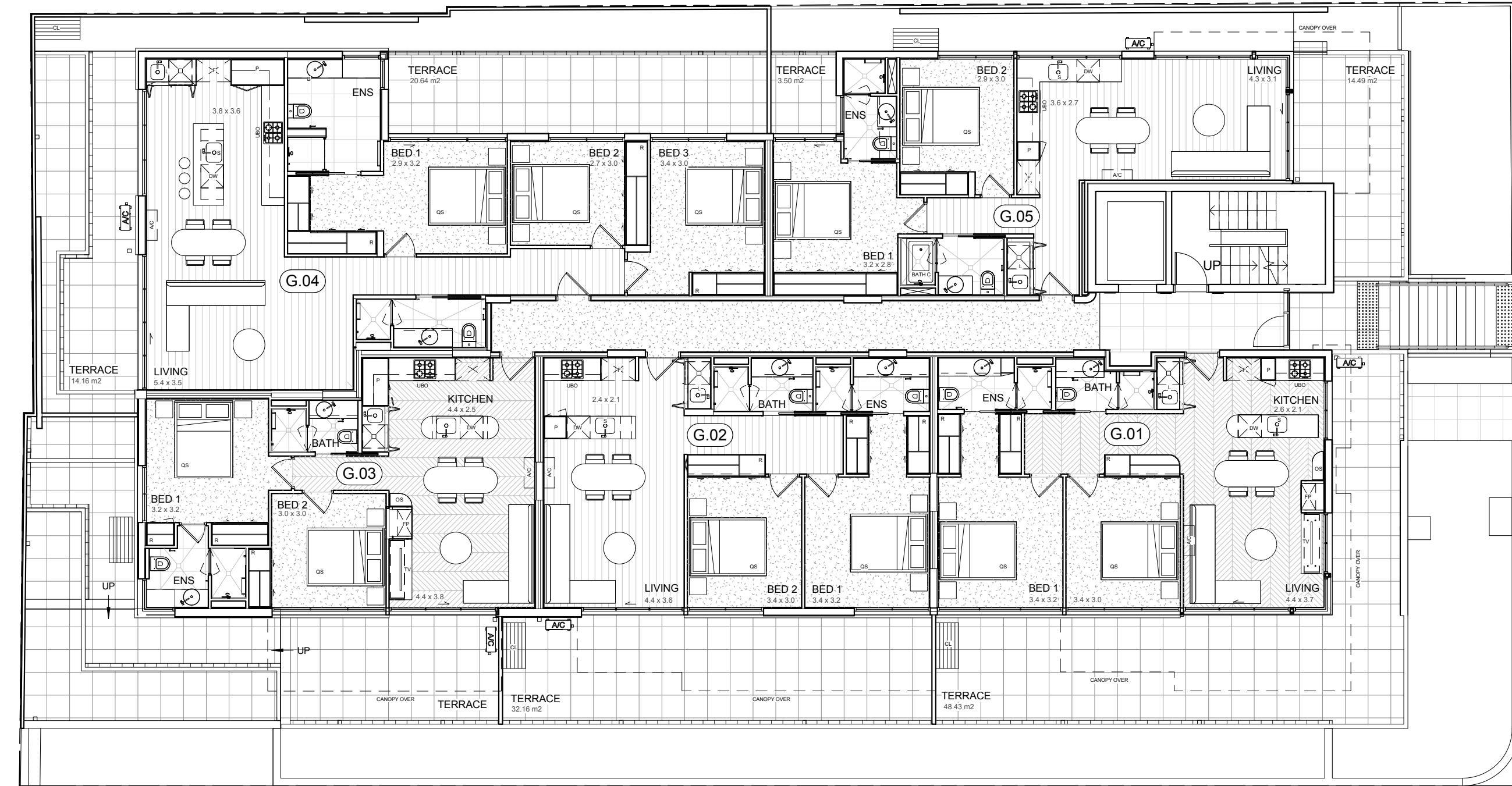
- 6. **Mirror:** Silver Mirror
- 7. **Basin:** Over Counter Basin
- 8. **Mixer Set:** brushed brass
- 9. **Toilet:** Wall hung toilet*/Wall flush toilet
- 10. **Bath:** 1700 Freestanding Bath
- 11. **Roller Holder:** Toilet Roll Holder
- 12. **Shower:** Rail Shower. Brushed brass
- 13. **Shower/Bath Mixer:** brushed brass
- 14. **Towel Bar:** Single Towel Rail.



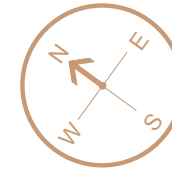
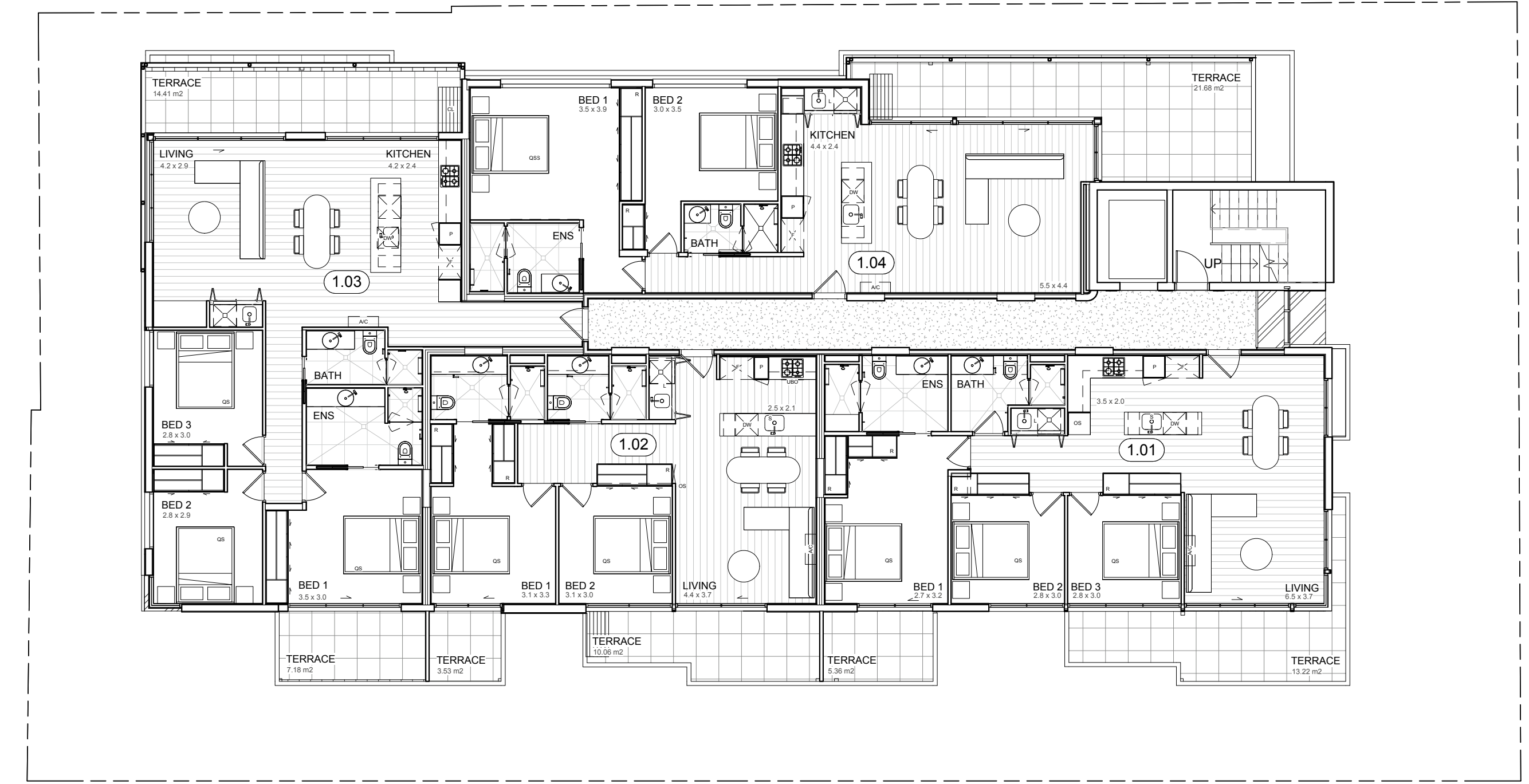


“If you invest
in beauty, it will
remain with you all
the days of your life.”
-- **Frank Lloyd Wright**

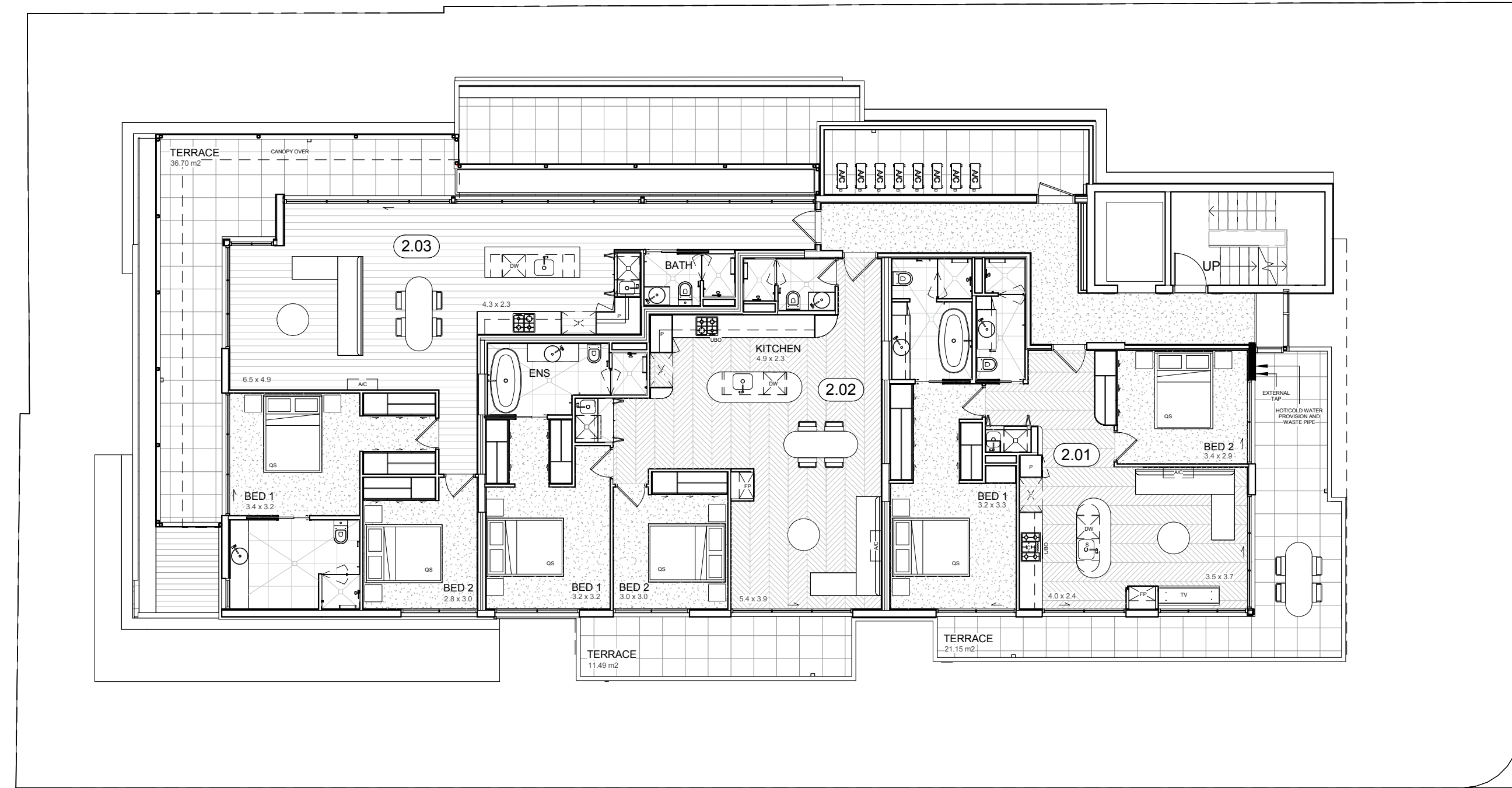
Ground floor



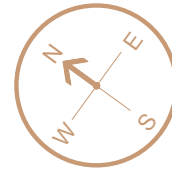
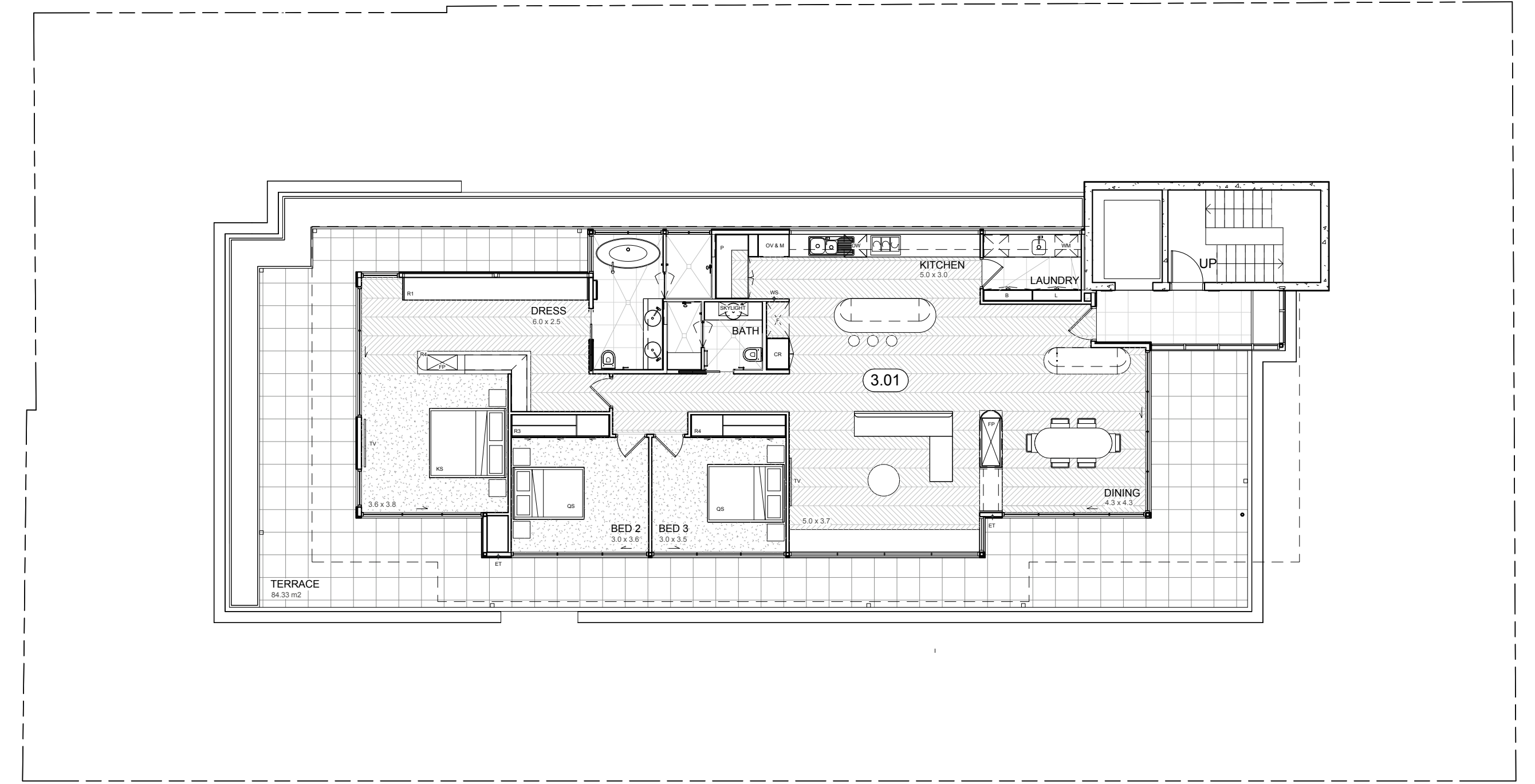
First floor



Second floor



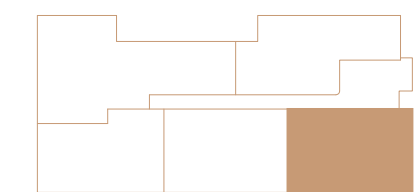
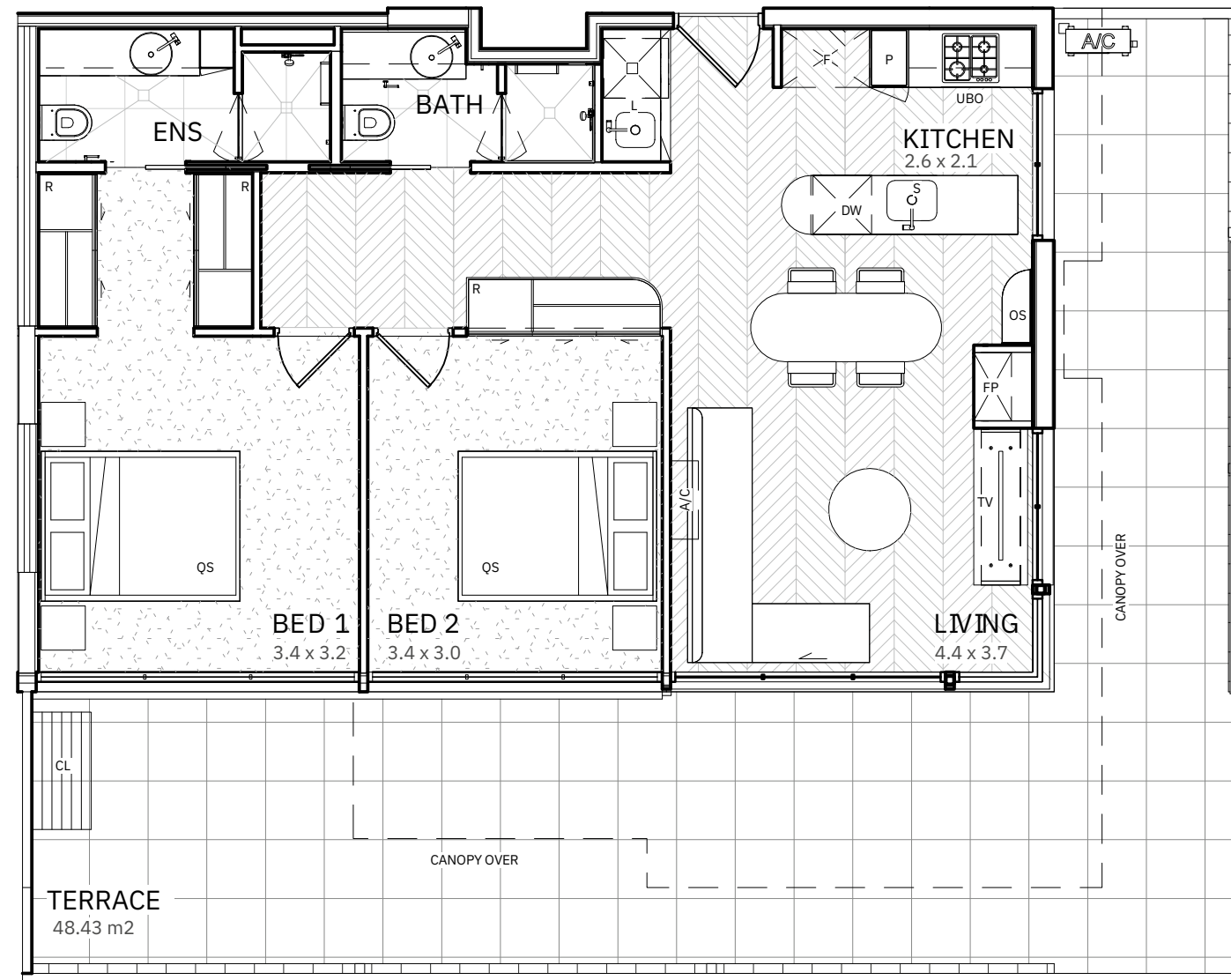
Third floor



“Study nature, love nature, stay close to nature. It will never fail you.”
 -- Frank Lloyd Wright

G.01

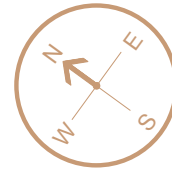
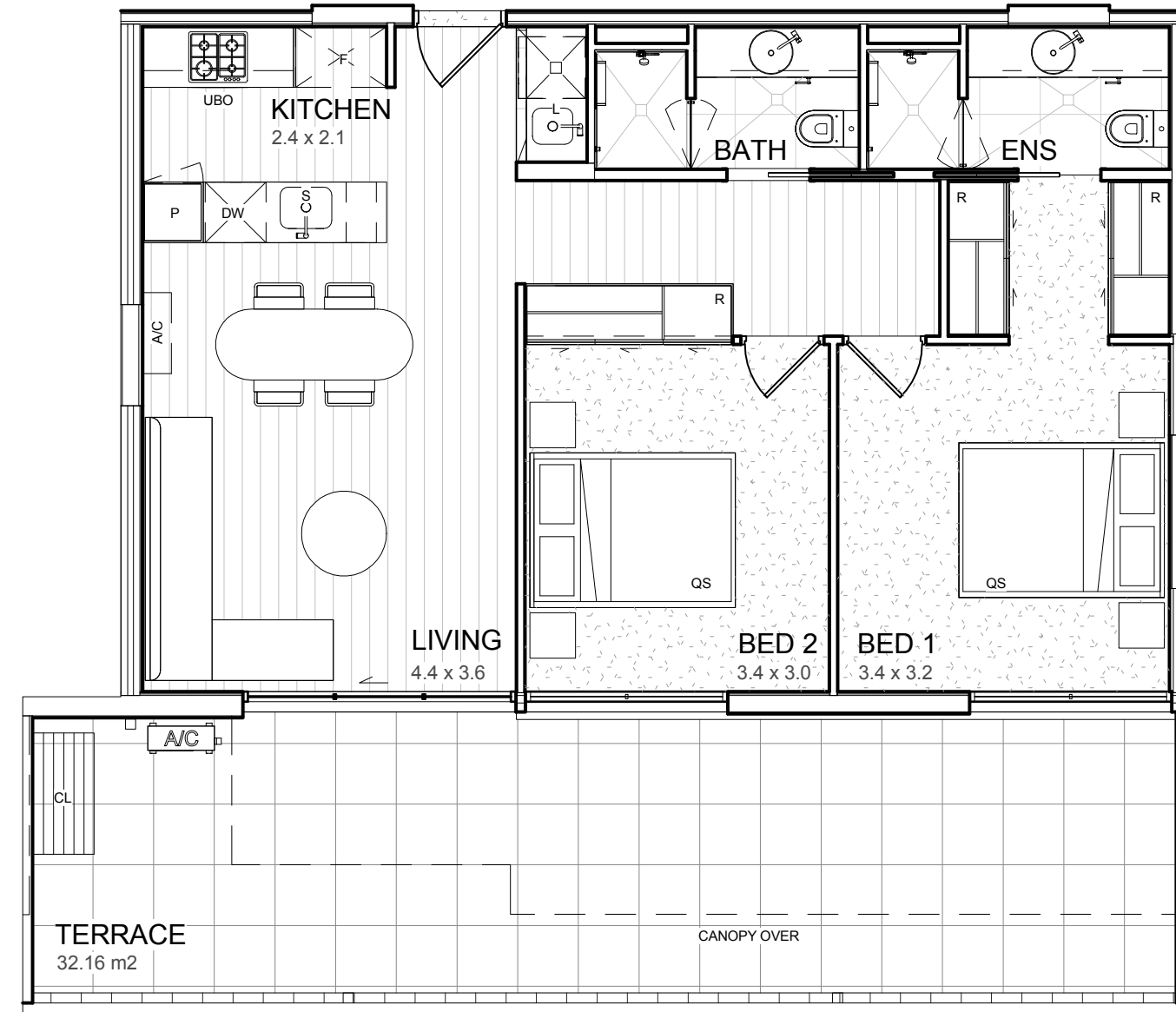
 2 bed	Area	73 m ²
 2 bath	Terrace	51 m ²
 1 parking	Total	124 m ²



- F Fridge
- P Pantry
- DW Dishwasher
- UBO Under Bench Oven
- L Laundry
- QS Queen Size Bed
- KS King Size Bed
- CL Clothes Line
- A/C Air Conditioner Unit
- FP Fire Place (Optional)
- D Desk (Optional)
- S Sink
- R Robe
- B Bath
- TV TV Unit (Optional)
- OS Open shelves

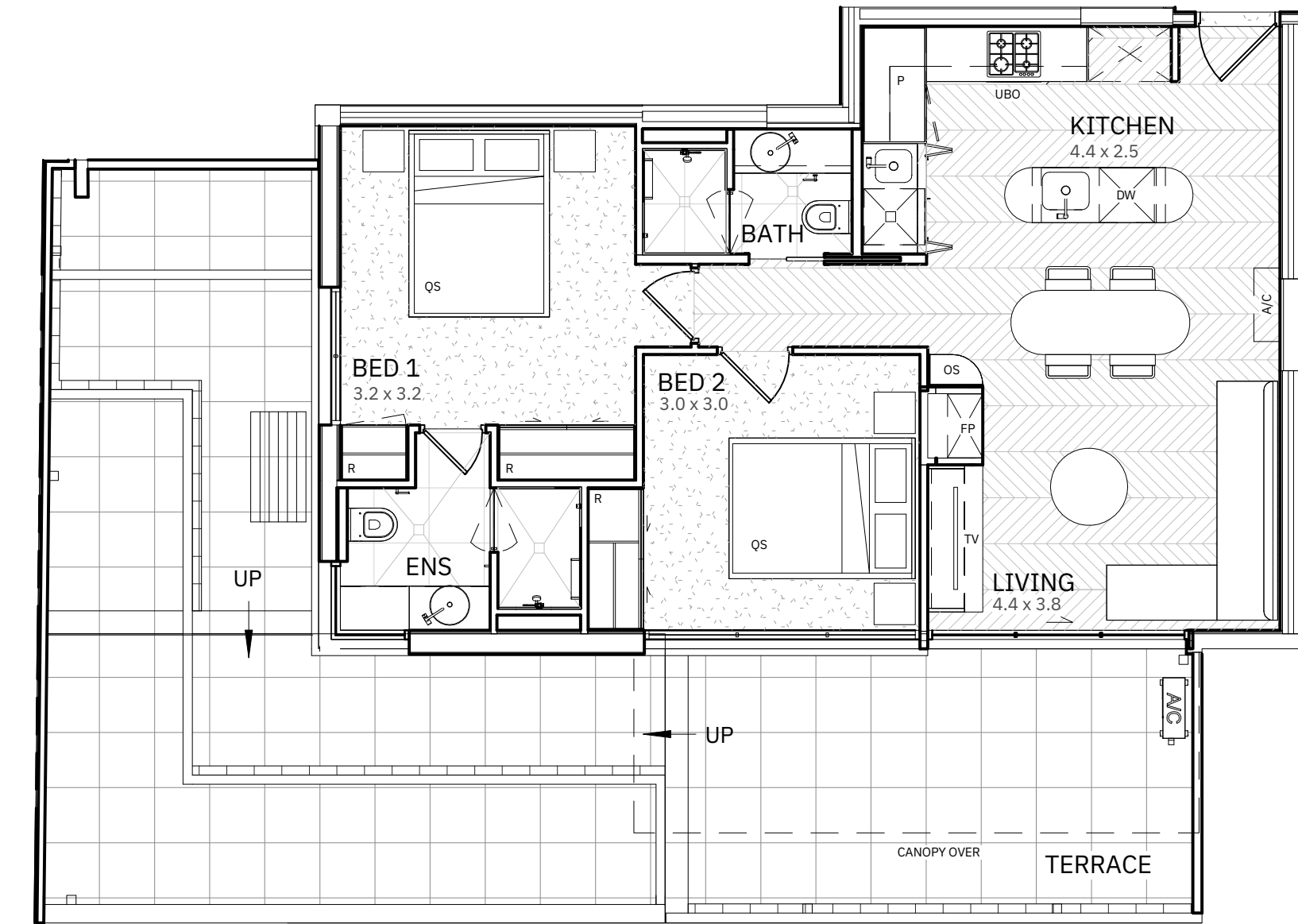
G.02

 2 bed	Area	73 m ²
 2 bath	Terrace	34 m ²
 1 parking	Total	107 m ²

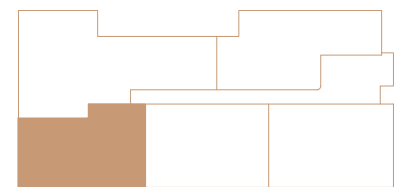
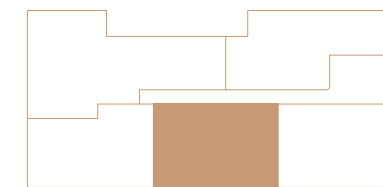


G.03

 2 bed	Area	67 m ²
 2 bath	Terrace	53 m ²
 1 parking	Total	120 m ²

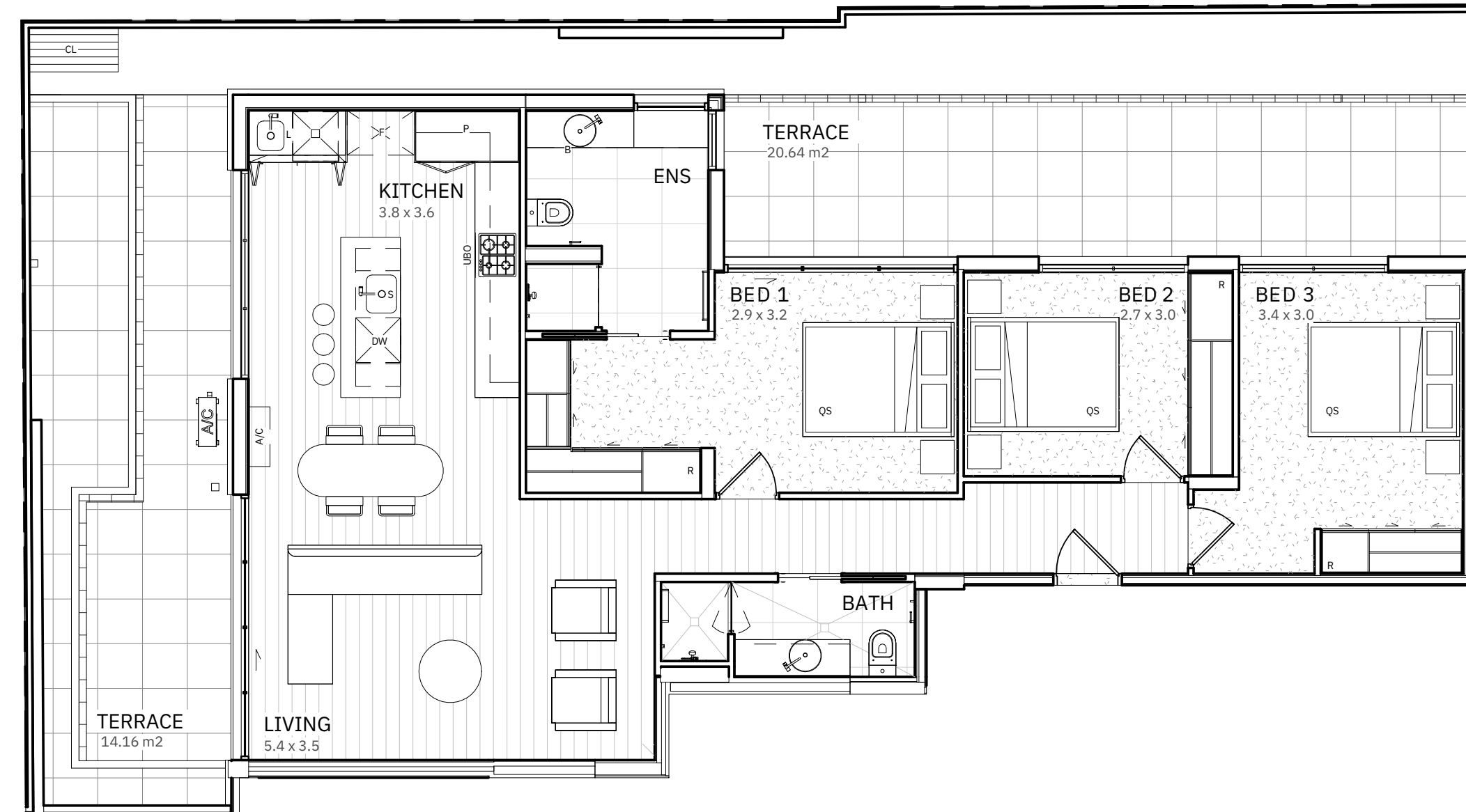


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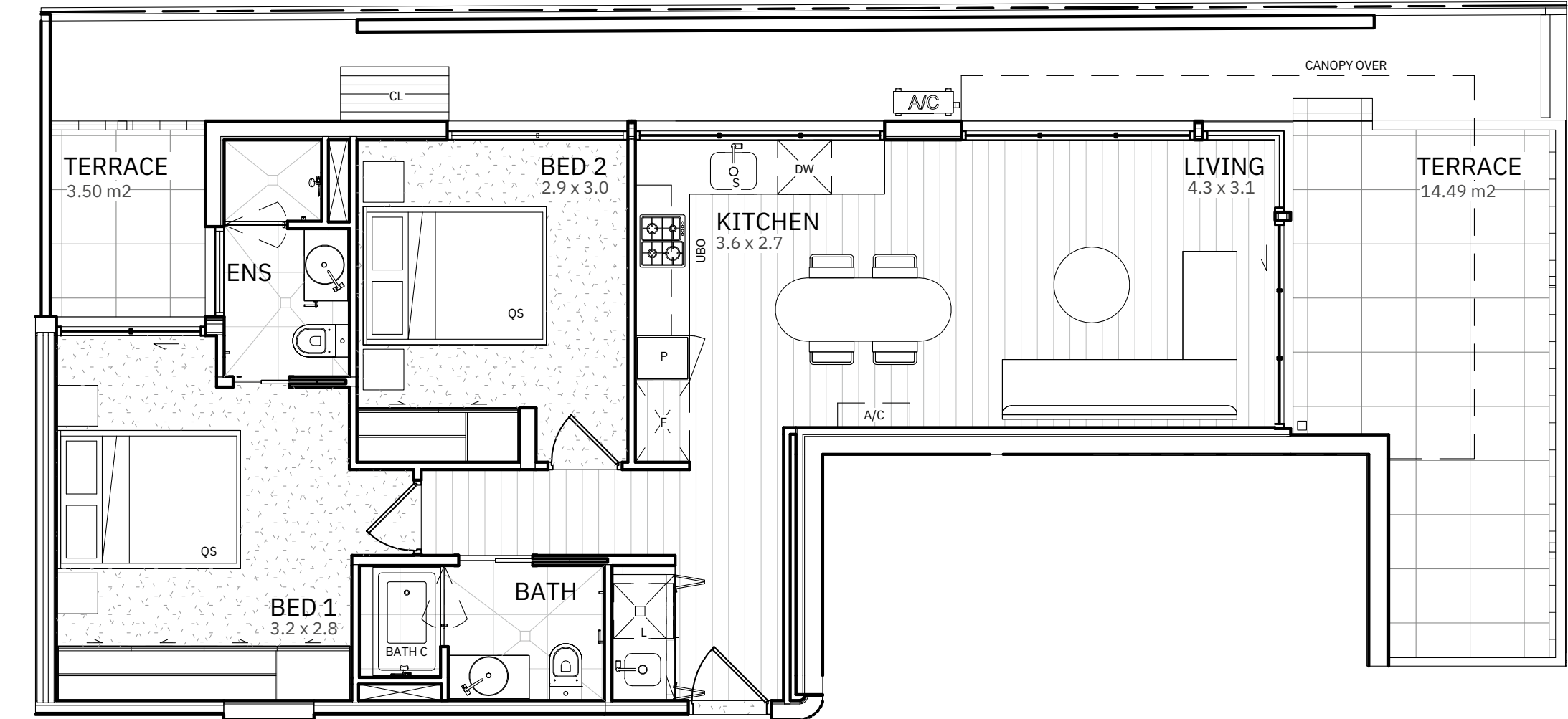
G.04

	3 bed	Area	107 m ²
	2 bath	Terrace	69 m ²
	2 parking	Total	176 m ²

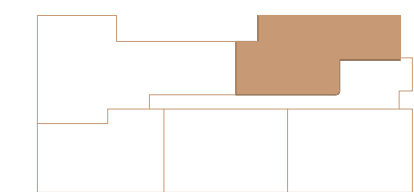
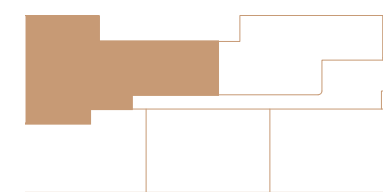


G.05

	2 bed	Area	71 m ²
	2 bath	Terrace	40 m ²
	1 parking	Total	111 m ²

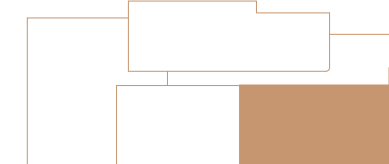
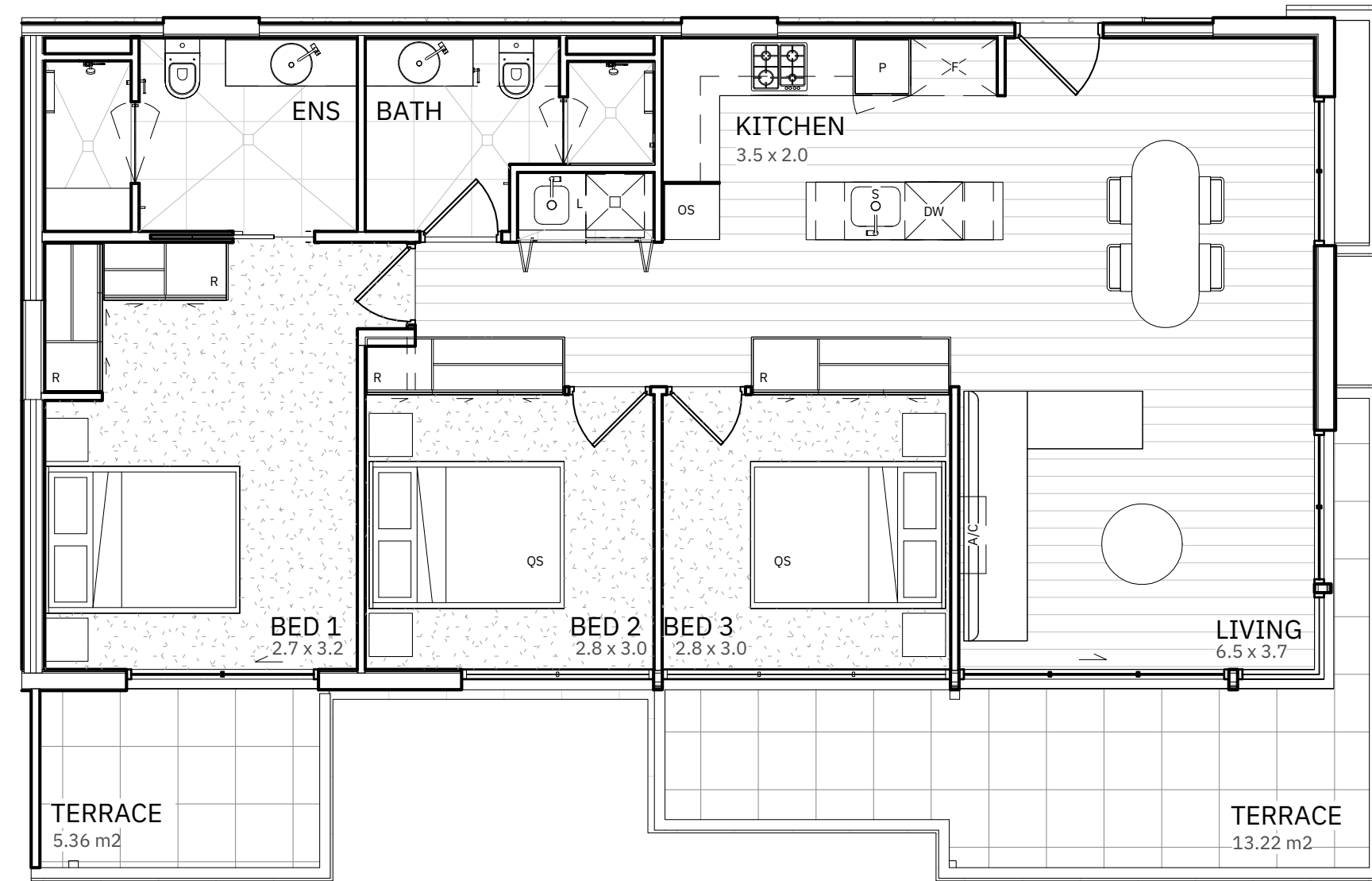


- F Fridge
- P Pantry
- W Dishwasher
- O Under Bench Oven
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1.01

 3 bed	Area	95 m ²
 2 bath	Terrace	19 m ²
 2 parking	Total	114 m ²



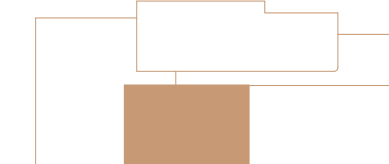
1.02

 2 bed	Area	73 m ²
 2 bath	Terrace	14 m ²
 1 parking	Total	87 m ²



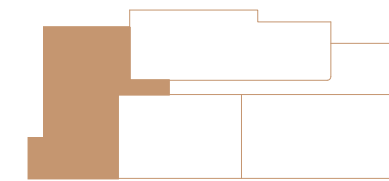
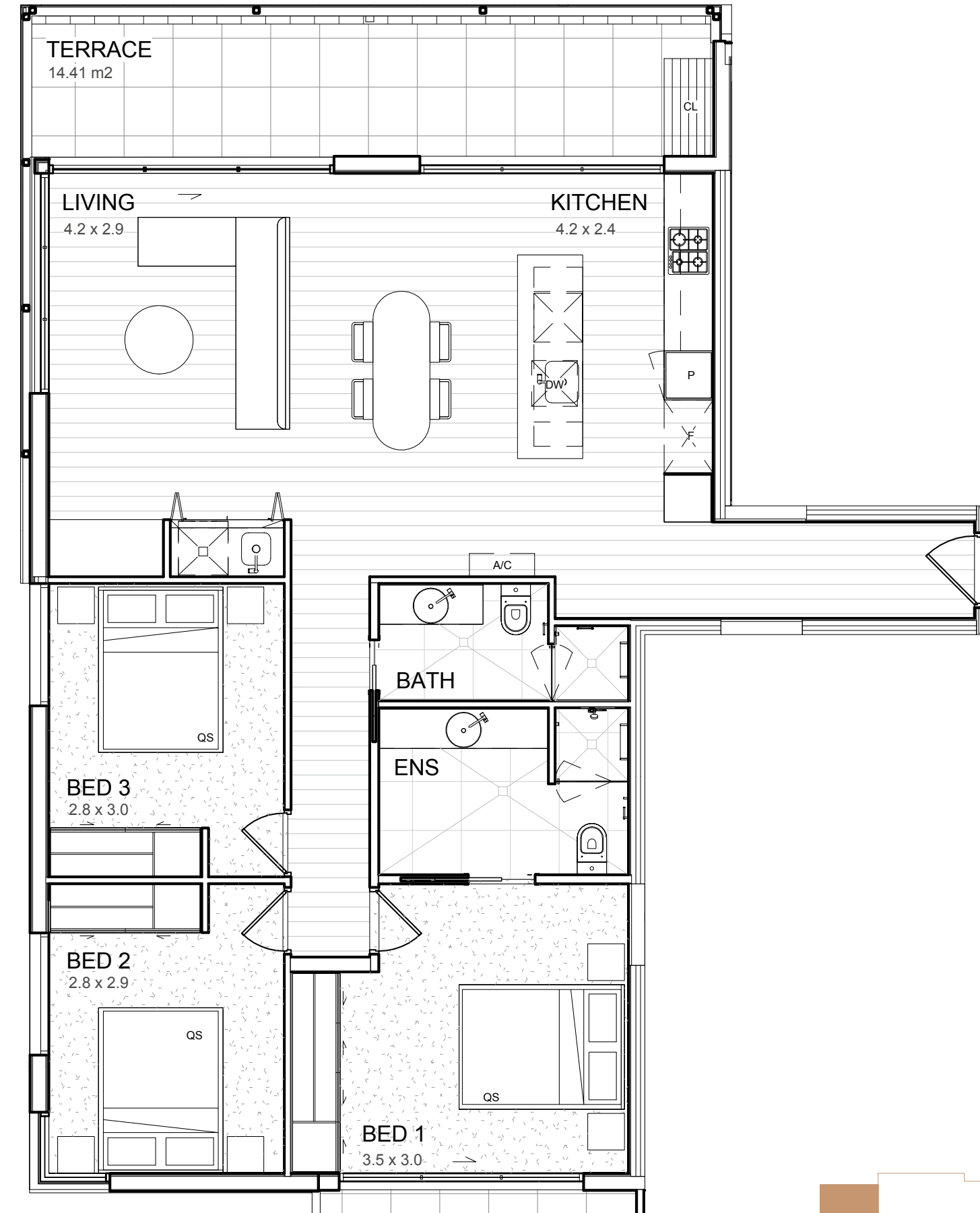
- 3
- 2
- 1
- GF

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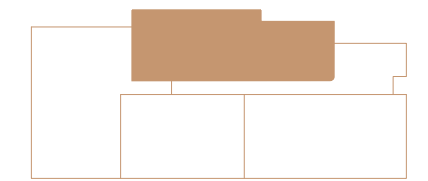
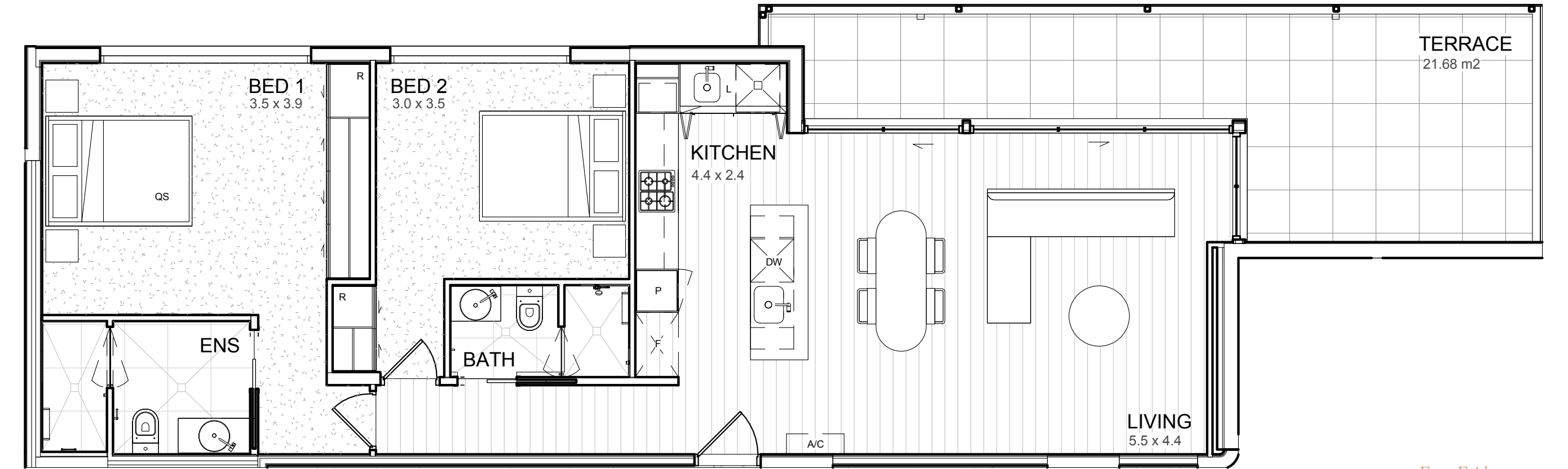
1.03

	3 bed	Area	106 m ²
	2 bath	Terrace	22 m ²
	2 parking	Total	128 m ²



1.04

	2 bed	Area	92 m ²
	2 bath	Terrace	21 m ²
	1 parking	Total	113 m ²

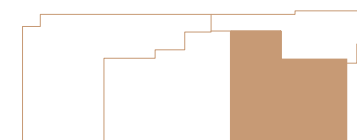
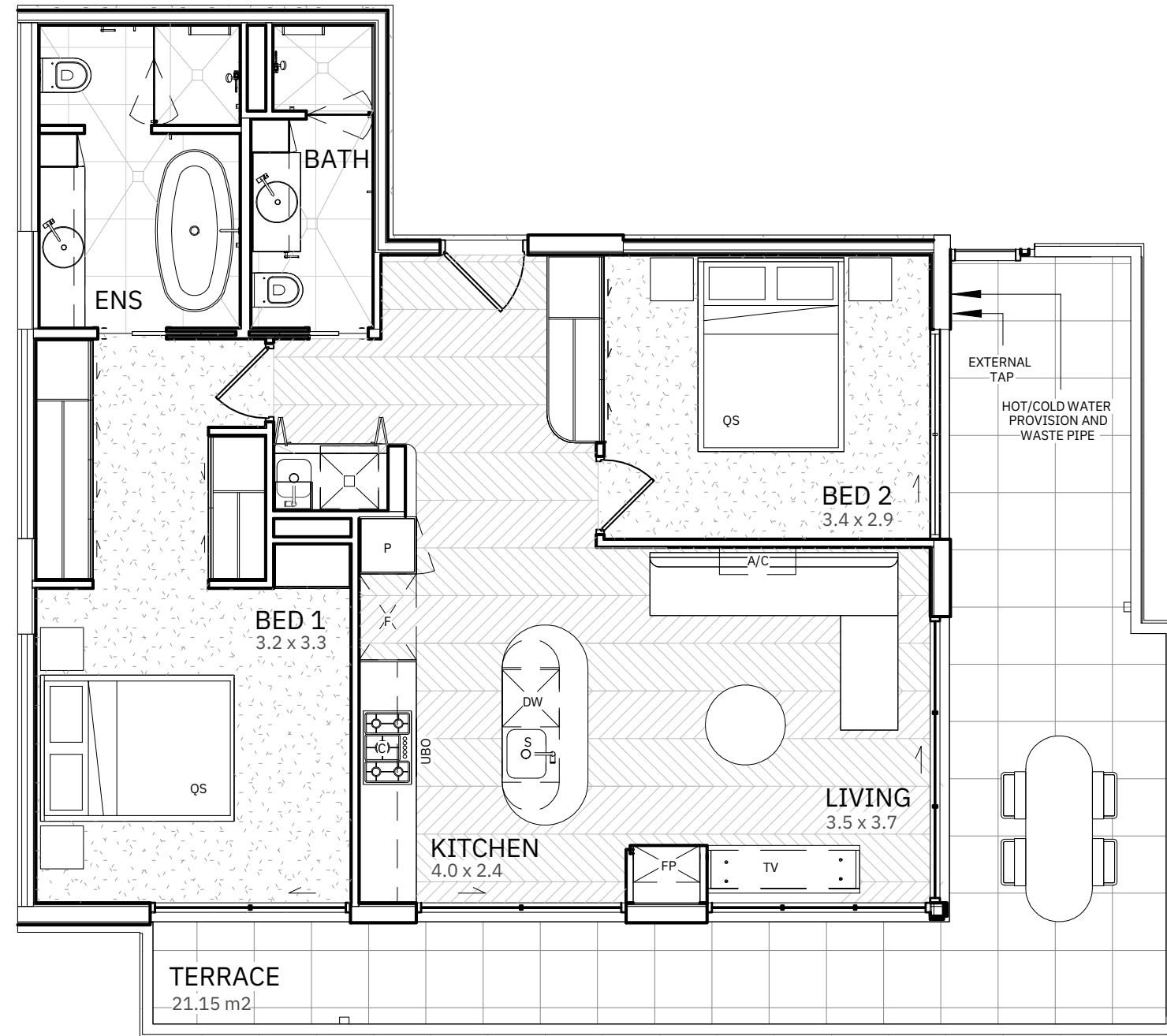


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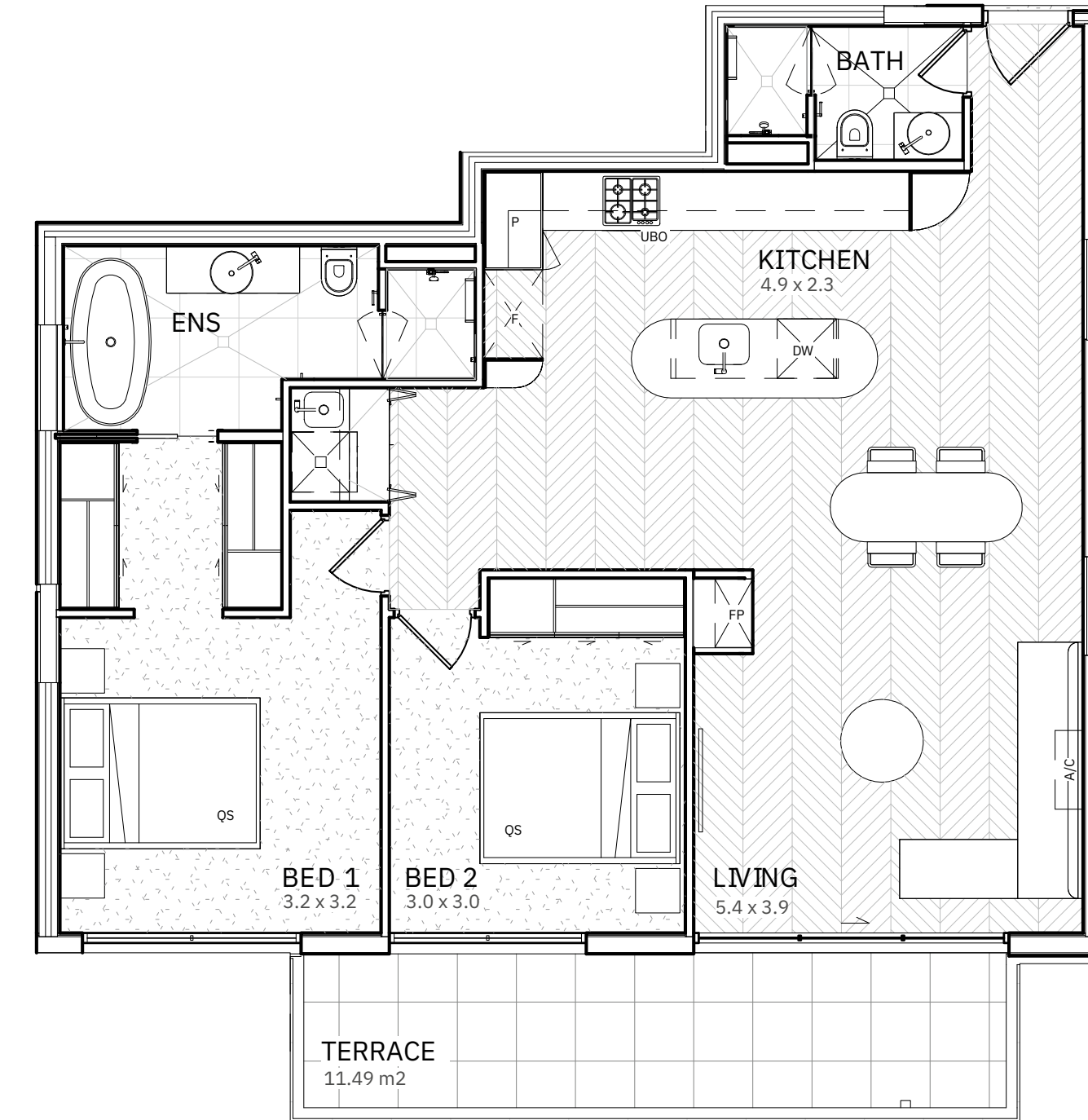
2.01

 2 bed	Area	79 m ²
 2 bath	Terrace	26 m ²
 1 parking	Total	105 m ²

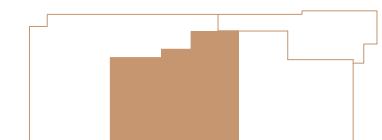


2.02

 2 bed	Area	88 m ²
 2 bath	Terrace	11 m ²
 1 parking	Total	99 m ²

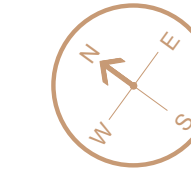
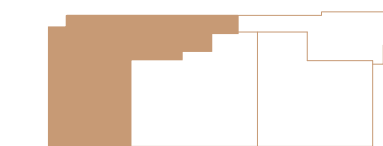
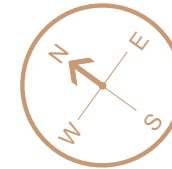
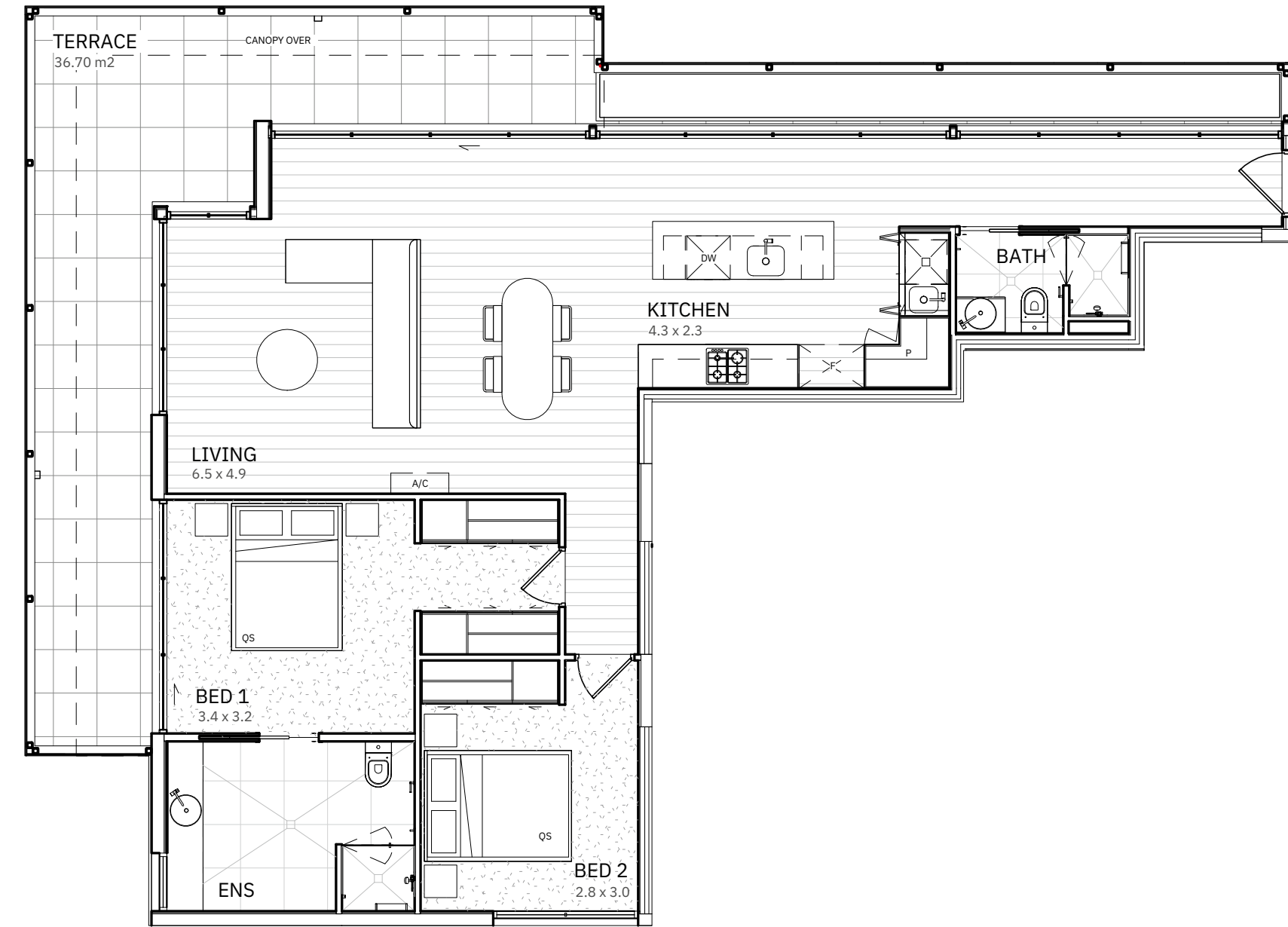


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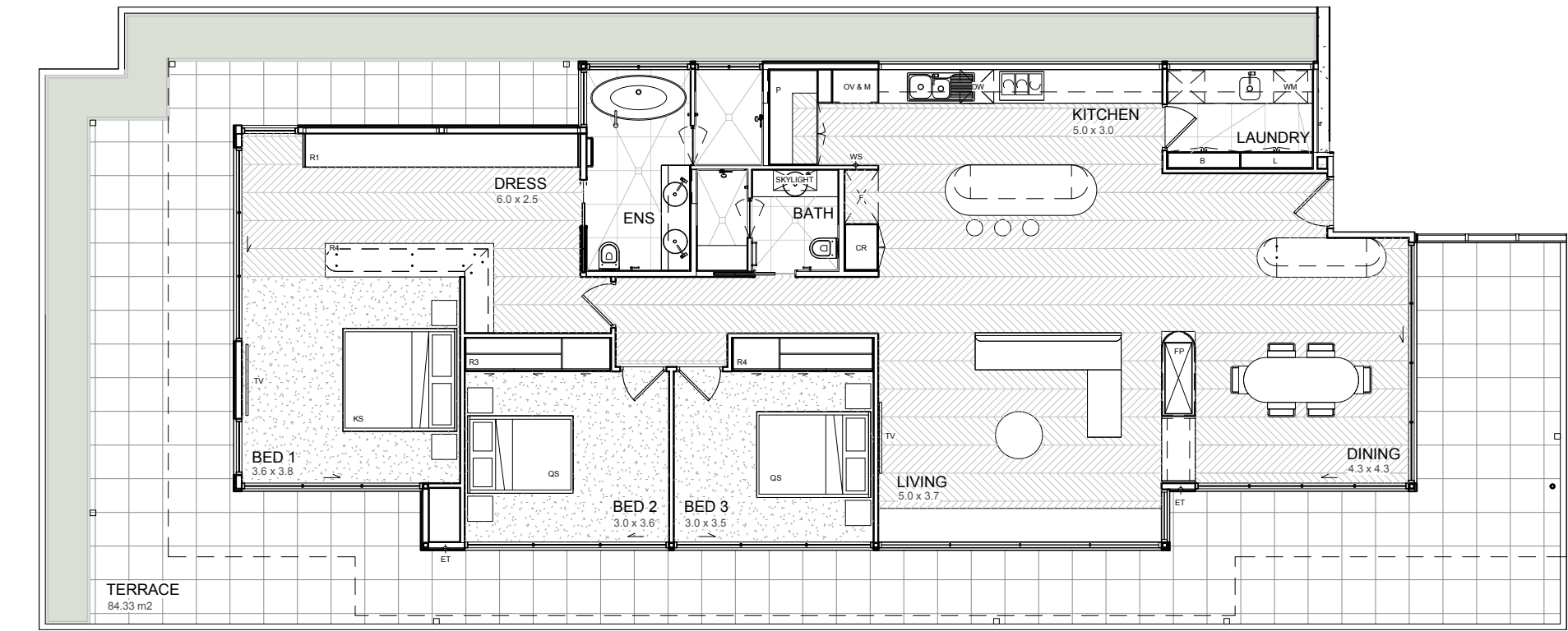
2.03

	2 bed	Area	100 m ²
	2 bath	Terrace	35 m ²
	1 parking	Total	135 m ²



3.01

	3 bed	Area	162 m ²
	2 bath	Terrace	113 m ²
	2 parking	Total	275 m ²



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- OS Open shelves



- 3
- 2
- 1
- GF

- 3
- 2
- 1
- GF

Investment

Price Growth

Median House Price

\$1.22 million

Annual Price Growth

12.2%

Based on five years of sales, Heidelberg has seen a compound growth rate of 7.5% for houses and 3.6% for units.

*Source: REIV, Market Insights, May 2020

Rental Appraisals

2 Bedroom

\$525 to \$575 (per week)

3 Bedroom

\$650 to \$700 (per week)

Vacancy rate

1.7%

*Source: SQM Research, Feb 2020

Heidelberg Snapshot

People

6,225

Male

48.5%

Female

51.5%

Median age

37

Families

1,616

Average people per household

2.4

Average motor vehicles per dwelling

1.5

Highest sold price \$5.38 million, April 2019
'Banyule' 60-74 Buckingham Dve, Heidelberg

Median weekly household income

\$1,753

All private dwellings

2,917

Bachelor Degree and above

43.5%

Owner's Corporation

Lot #	Lot Liability	Quarterly Fee	Yearly Fee
G01	566	\$395.90	\$1583.61
G02	549	\$382.61	\$1530.45
G03	509	\$356.03	\$1424.13
G04	918	\$642.12	\$2568.47
G05	538	\$376.32	\$1505.27
101	799	\$558.88	\$2234.52
102	585	\$409.19	\$1636.77
103	890	\$622.53	\$2490.13
104	785	\$549.09	\$2196.35
201	685	\$479.14	\$1916.56
202	704	\$492.43	\$1969.72
203	856	\$598.75	\$2395.00
301	1618	\$1,131.75	

Budget Exclusions

The budget has been based on the information supplied and its subject to change if any documentation changes. The following items have been excluded from the budget:

- *Insurance valuation
- *Gutter cleaning
- *Insurance contingency excess
- *Car Stacker Maintenance Agreements

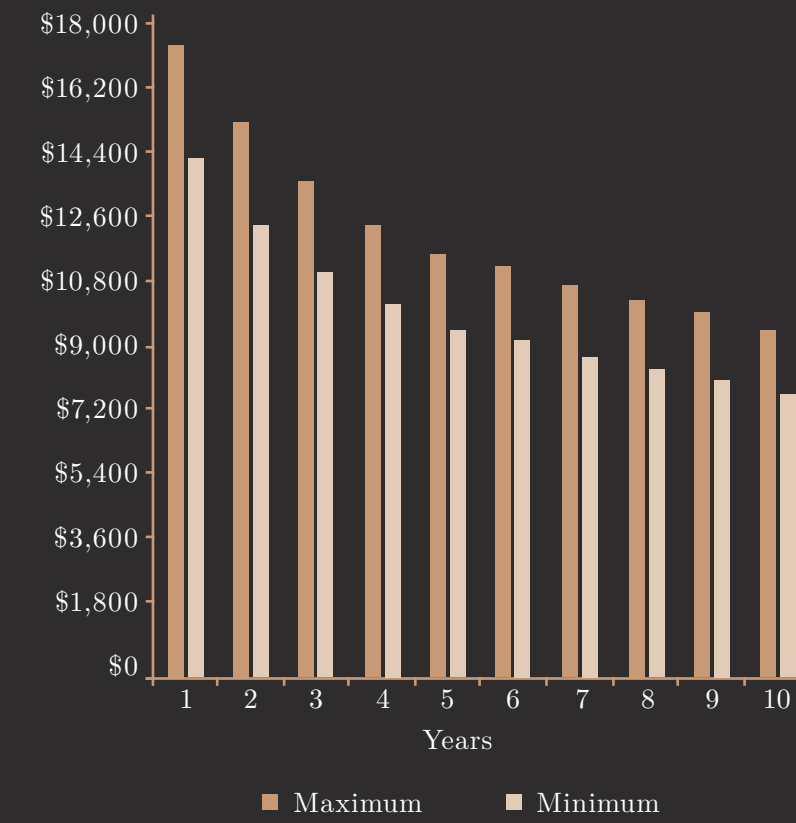
Estimate of Depreciation Claimable Typical 2 Bedroom Apartment 1 Vine Street, Heidelberg VIC 3084

Maximum

Year	Plant & Equipment	Division 43	Total
1	9,292	8,031	17,323
2	7,161	8,031	15,192
3	5,539	8,031	13,570
4	4,370	8,031	12,401
5	3,510	8,031	11,541
6	3,191	8,031	11,222
7	2,665	8,031	10,696
8	2,306	8,031	10,337
9	1,966	8,031	9,997
10	1,480	8,031	9,511
11 +	8,977	240,900	249,877
Total	\$50,457	\$321,210	\$371,667

* assumes settlement on 1 July in any given year.

Comparison Yr 1-10 (Max & Min)

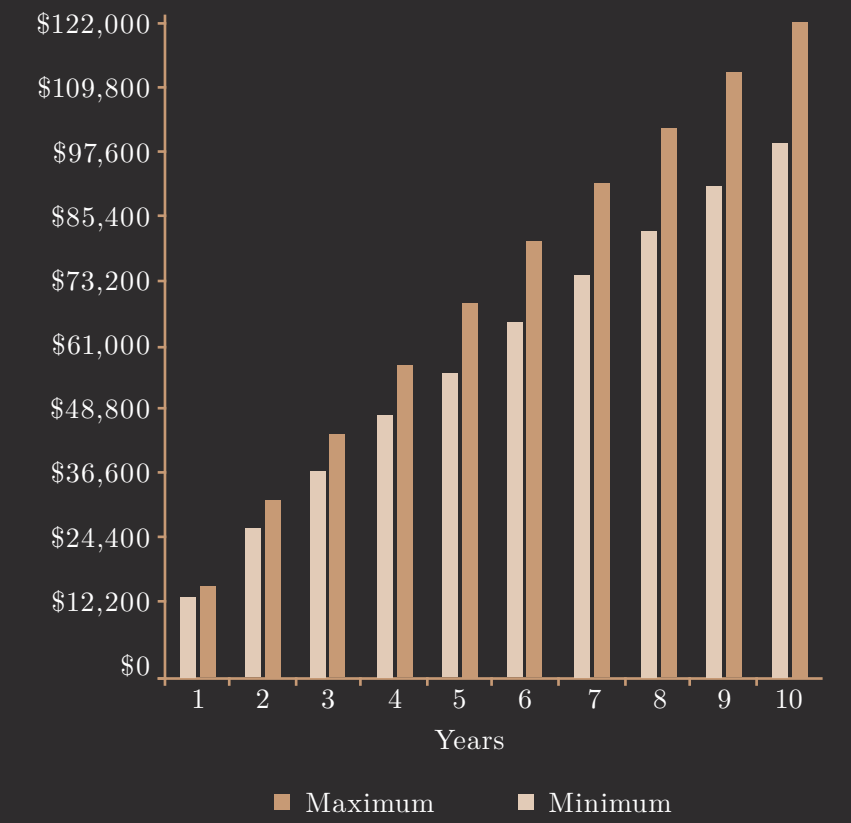


Minimum

Year	Plant & Equipment	Division 43	Total
1	7,602	6,571	14,173
2	5,859	6,571	12,430
3	4,532	6,571	11,103
4	3,576	6,571	10,147
5	2,872	6,571	9,443
6	2,611	6,571	9,182
7	2,181	6,571	8,752
8	1,886	6,571	8,457
9	1,608	6,571	8,179
10	1,211	6,571	7,782
11 +	7,345	197,100	204,445
Total	\$41,283	\$262,810	\$304,093

* assumes settlement on 1 July in any given year.

Cumulative Yr 1-10 (Min & Max)



This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

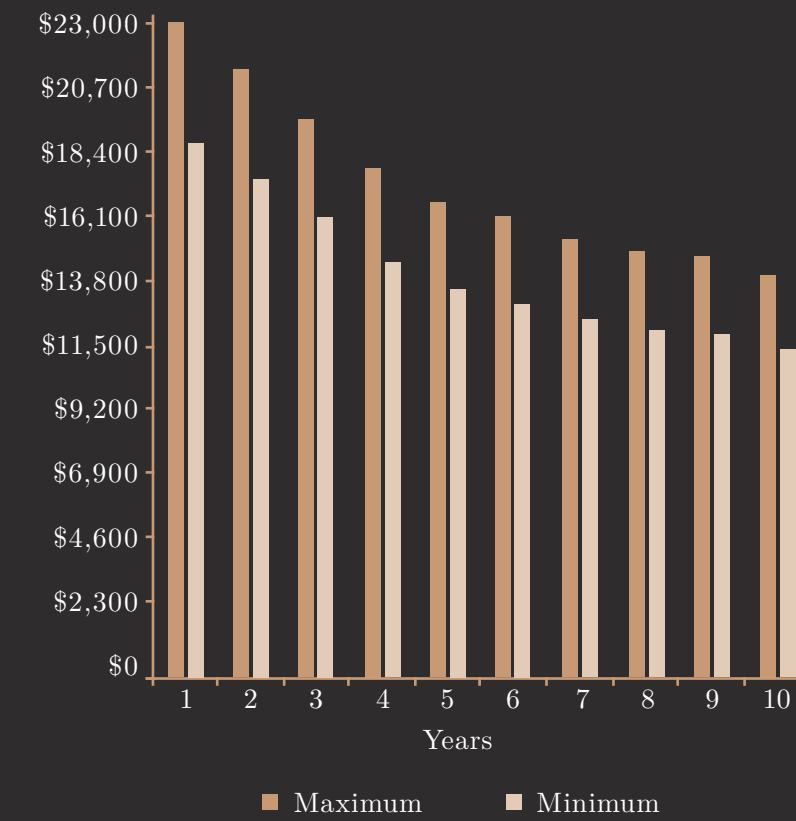
Estimate of Depreciation Claimable Typical 3 Bedroom Apartment 1 Vine Street, Heidelberg VIC 3084

Maximum

Year	Plant & Equipment	Division 43	Total
1	10,813	12,086	22,899
2	9,170	12,086	21,256
3	7,365	12,086	19,451
4	5,727	12,086	17,813
5	4,545	12,086	16,631
6	4,004	12,086	16,090
7	3,158	12,086	15,244
8	2,781	12,086	14,867
9	2,572	12,086	14,658
10	1,955	12,086	14,041
11 +	12,386	362,574	374,960
Total	\$64,476	\$483,434	\$547,910

* assumes settlement on 1 July in any given year.

Comparison Yr 1-10 (Max & Min)

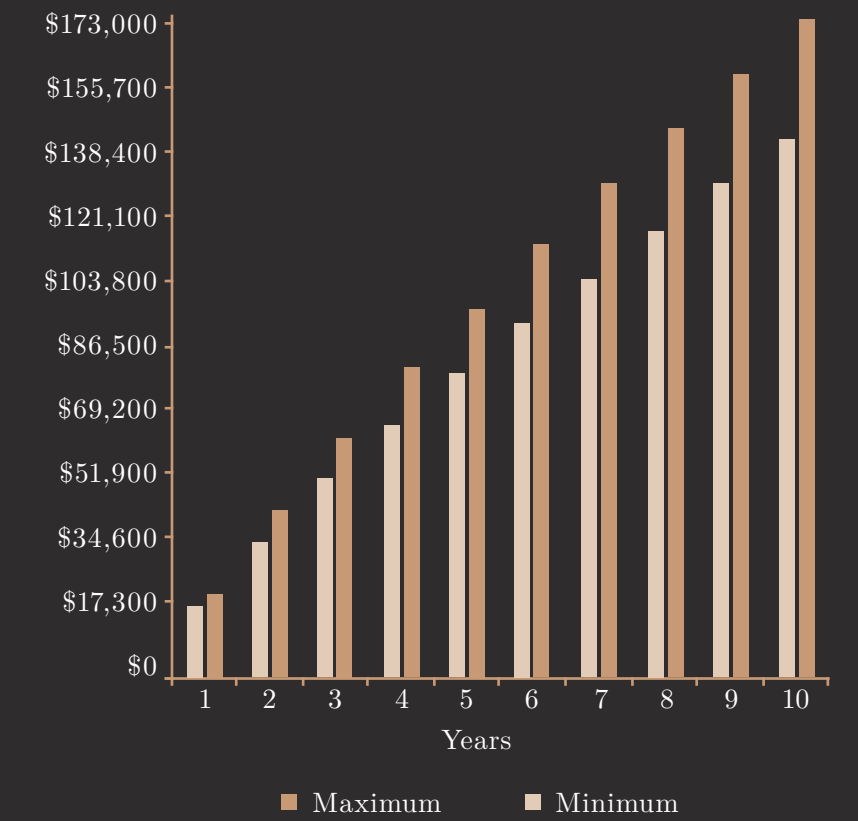


Minimum

Year	Plant & Equipment	Division 43	Total
1	8,847	9,888	18,735
2	7,502	9,888	17,390
3	6,026	9,888	15,914
4	4,685	9,888	14,573
5	3,719	9,888	13,607
6	3,276	9,888	13,164
7	2,584	9,888	12,472
8	2,275	9,888	12,163
9	2,104	9,888	11,992
10	1,599	9,888	11,487
11 +	10,134	296,652	306,786
Total	\$52,751	\$395,532	\$448,283

* assumes settlement on 1 July in any given year.

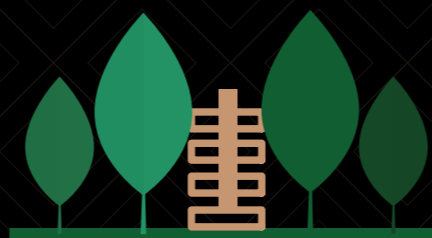
Cumulative Yr 1-10 (Min & Max)



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