

ARNOLD

BOX HILL

YOUR HOME FOR NOW AND THE FUTURE

Arnold Box Hill brings a new level of style and design to Melbourne's premier growth suburb, Box Hill.

These premium residences, in the heart of this budding city, offer comfort, convenience and connection.



Standing proud in the heart of Box Hill, Arnold presents a timeless facade and contains a thoroughly modern living experience. With a premium location it commands views across Melbourne, the Dandenongs ranges to the east and the CBD skyline to the west.

THE STRENGTH OF HISTORY, THE PROMISE OF THE FUTURE

- BOX HILL WAS FIRST SETTLED BY THE SQUATTER ARUNDEL WRIGHTE 1838
- BOX HILL FIRST POST OFFICE OPENED 1861
- BOX HILL TOWNSHIP'S POPULATION WAS 154 1871
- BOX HILL TRAIN STATION BUILT 1882
- BOX HILL'S FIRST SCHOOL OPENED 1887
- A GIRLS' PRIVATE SCHOOL OPENED 1890
- BOX HILL MARKET OPENED NEAR THE RAILWAY STATION 1895
- A GIRLS' TECHNICAL SCHOOL OPENED 1924
- A BOY'S HIGH SCHOOL OPENED 1930
- THE NEW TOWN HALL ON WHITEHORSE ROAD OPENED 1935
- ONE OF FIVE DISTRICT CENTRES FOR METROPOLITAN MELBOURNE 1954
- A DISTRICT HOSPITAL OPENED 1956
- THE VICTORIAN GOVERNMENT DESIGNATES BOX HILL A 'CENTRAL ACTIVITIES AREA' 2007
- ATO OPENS 20-LEVEL OFFICES IN BOX HILL 2015
- 40 MAJOR DEVELOPMENTS WITH PLANNING APPROVAL 2016
- GOVERNMENT STRONGLY SUPPORTS BOX HILL REDEVELOPMENT 2017
- SECOND CBD IN MELBOURNE FUTURE



BOX HILL SHIRE HALL (1889)





NATURAL COLOUR PALETTES WITH SLEEK CONTEMPORARY DESIGNS

Arnold marries natural colour palettes with clean contemporary designs to create seamless living spaces and an uncomplicated path to enjoying life in your home.







Light and spacious on the inside with generous windows and floor-to-ceiling glass exterior entrances, combined with clever positioning and design mean that your vistas can take you away from the intensity of city life. Despite being in the centre of the action, you'll have access to a calm, comforting point of view.



IINCREDIBLE VIEWS ACROSS MELBOURNE CBD



LIGHT SCHEME

Your new kitchen provides the perfect hub for your home. Enjoy smart space savers, quality Bosch appliances and a layout that makes cooking a social experience as well.

DARK SCHEME

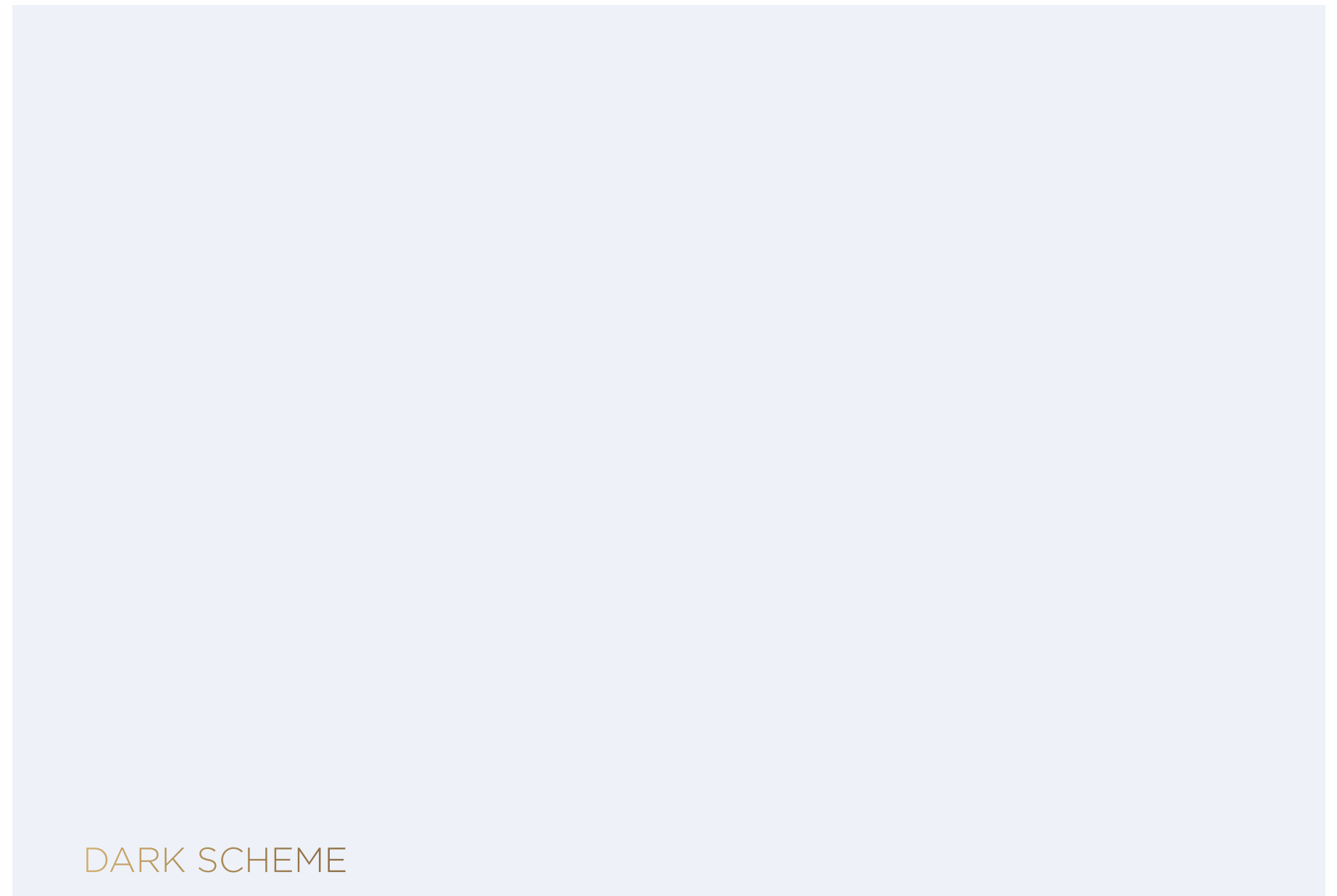




ARTIST'S IMPRESSION

LIGHT SCHEME

As with the rest of your home, the bathroom is simple beauty come to life. Clean lines and brightness combine with quality fixtures and fittings, bringing a gentle sense of luxury to the room.



DARK SCHEME

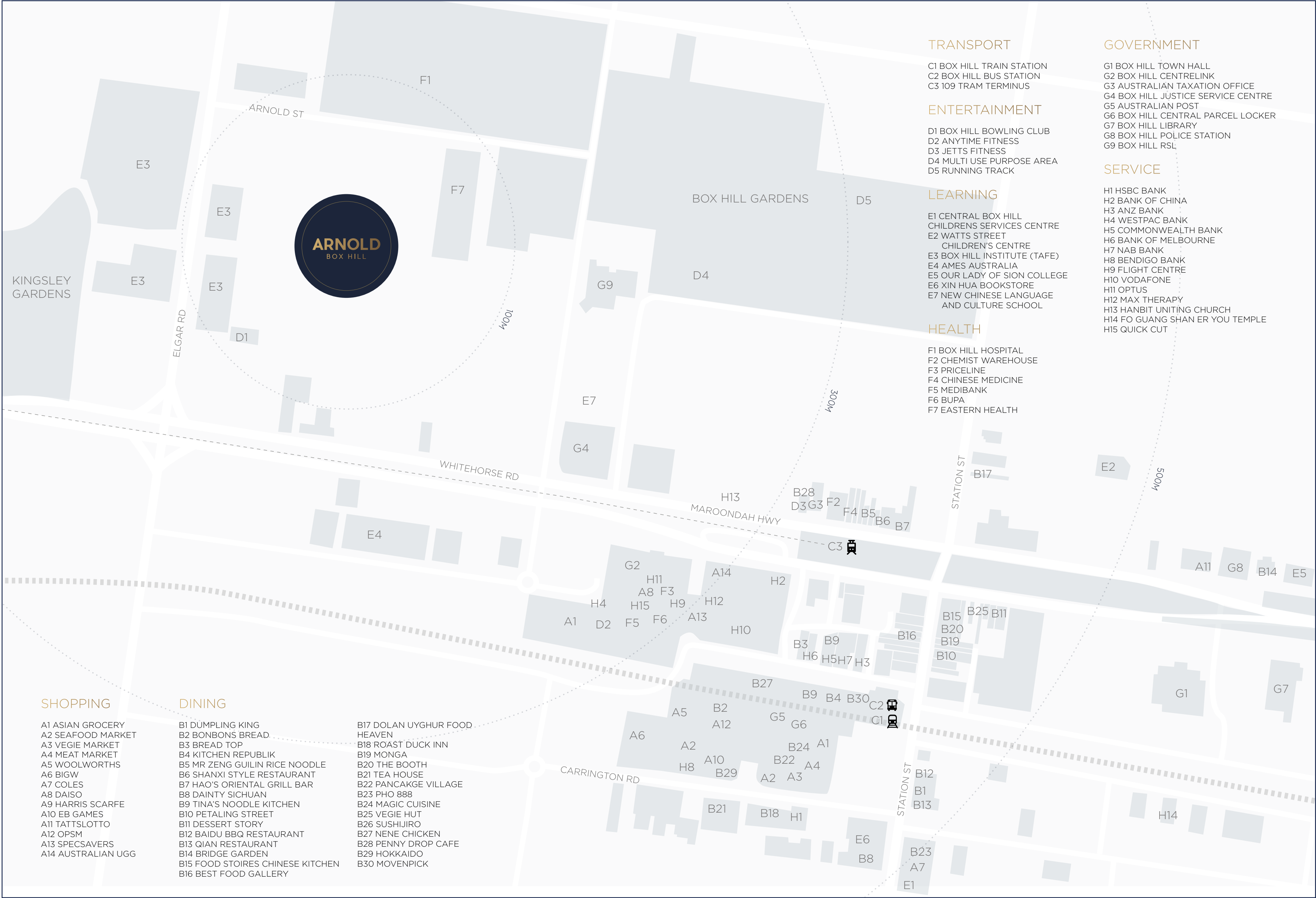


ARTIST'S IMPRESSION

An aerial photograph of Box Hill, Melbourne, taken during the 'golden hour' of sunset. The sun is low on the horizon, creating a warm, orange glow that bathes the entire scene. The landscape is a mix of residential housing, commercial buildings, and green spaces. In the foreground, there are several large, modern commercial buildings with flat roofs. A prominent green space, likely a park or sports field, is visible in the middle ground. The background shows a range of hills under a hazy sky. The overall mood is serene and hopeful, suggesting a bright future for the area.

CITY OF TOMORROW

Set to become Melbourne's next business, retail and lifestyle hub, Box Hill is a home that delivers an amazing array of services now, and will soon enter Australia's consciousness as Melbourne's second CBD.





PARKS AND SPORTING VENUES ABOUND IN BOX HILL

Your high-octane athletic endeavors can be exercised, and so to the more casual outdoor recreation pursuits. Fitness and swimming at Aqualink, team sports, walks in the park ... it's all at your door.



BOX HILL OFFERS A COMPLETE RANGE OF SERVICES THROUGH PUBLIC TRANSPORT



PT							
Box Hill							
	Bay	Route	To	Bay			
201	Deakin University Ruscom Rd	10	←	733	Oakleigh via Mt Waverley > Monash University	11	↑
270	Mitcham Ruscom Rd	8	↑	735	Nunawading via Burwood East	9	↑
271	Ringwood 4000 Road	8	→	765	Mitcham via Forest Hill	10	↑
279	Templestowe Hill Street	4	→	766	Burwood via Mount Albert > Surrey Hills	10	↑
279	Oncaster Shoppingtown Hill Street	4	→	767	Southland Shopping Centre via Deakin University > Chesedone LDC	10	↑
281	Deakin University Hill Street	14	←	768	Deakin University	14	←



Public transport options give you instant access to the city across all modes, train, tram and bus.

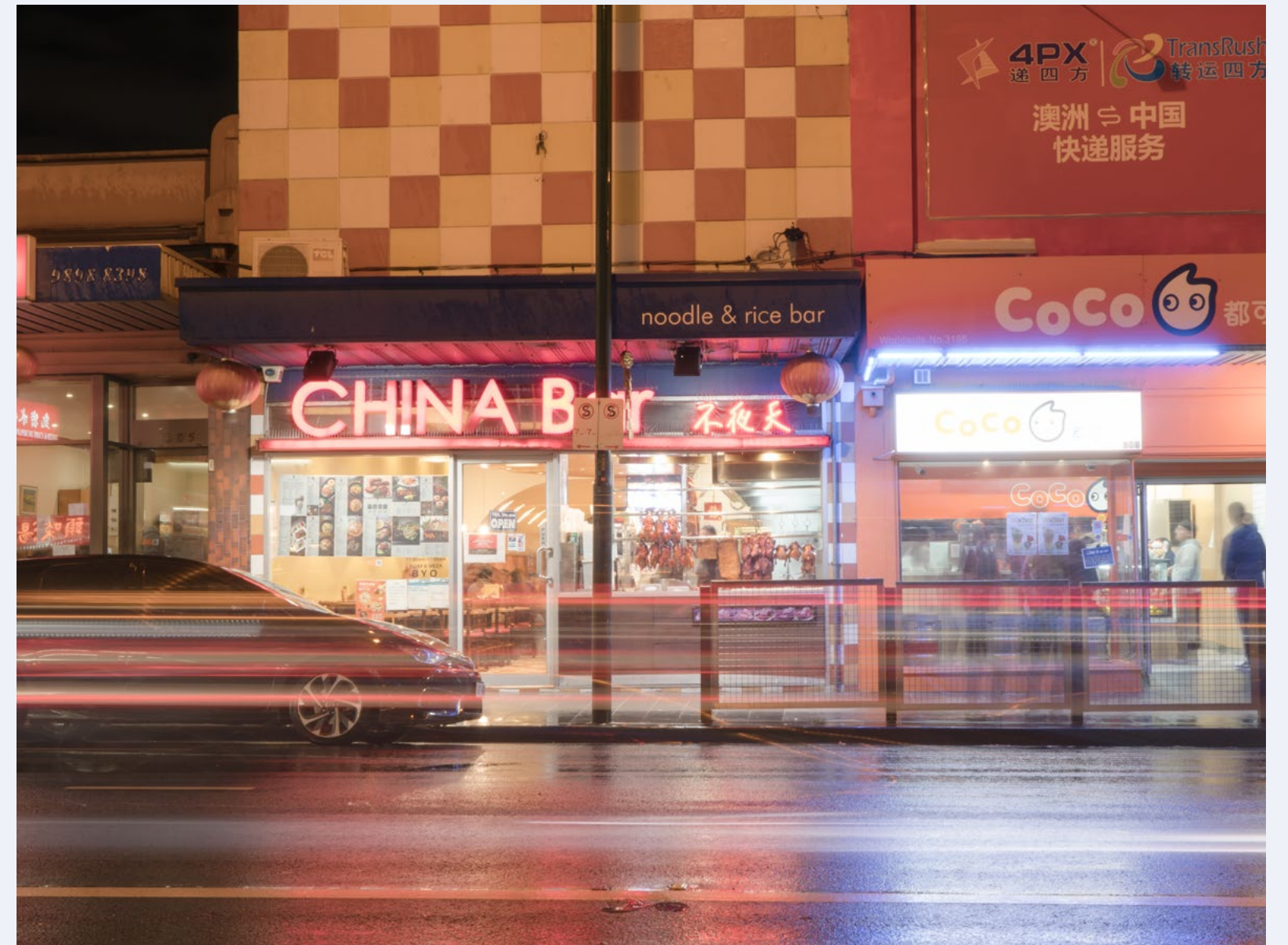
The nearby Eastern Freeway completes the picture, with hassle-free connection to all that Melbourne has to offer.

TRAIN: BELGRAVE LINE, LILYDALE LINE
TRAM: 109
BUS: 270, 271, 279, 284, 293, 302, 612, 732, 733, 735, 766, 767, 768, 903

RETAIL, DINING AND STREET LIFE COME TOGETHER TO MAKE SOCIAL PLEASURES AN EVERYDAY EVENT

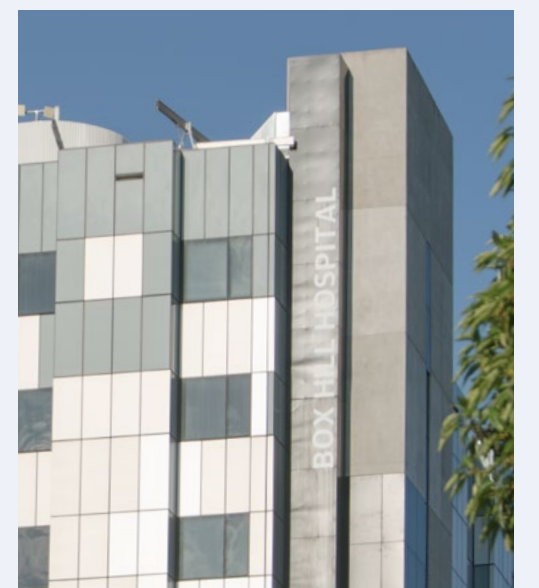
A large Asian community powers an incredible dining scene, and Melbourne's classic café culture is well represented.

Box Hill Central provides a complete retail experience with hundreds of specialty stores in and around the complex.



EDUCATIONAL OPPORTUNITIES ABOUND

When it comes to education, primary through to tertiary, there's a learning institution to meet your or your family's needs. And with myriad transport options, schools and universities further afield are just as convenient



LIVING MADE EASY IN BOX HILL

With a spectacular central location, Arnold has shopping, entertainment, medical and welfare services right on the doorstep.

INVEST IN BOX HILL

A quick look through the facts and figures below and Arnold’s investment opportunity becomes clear. Its Box Hill location means a high perceived value, demonstrated capital growth and a thriving, educated and professional community that continues to expand.

DEMOGRAPHIC

64,770

STUDENTS STUDY IN BOX HILL INSTITUTE
6,080 OVERSEAS STUDENTS

16,000

CIVIL SERVICE POSITIONS

6.2M

PASSENGERS TRANSFERRED IN BOX HILL (2013/2014)

50,000

STUDENTS STUDY IN DEAKIN UNIVERSITY
7,024 OVERSEAS STUDENTS

26,000

CAREERS, AND JOB OPPORTUNITIES ARE INCREASING

2.1M

PEOPLE WERE IN BOX HILL SHOPPING CENTRE

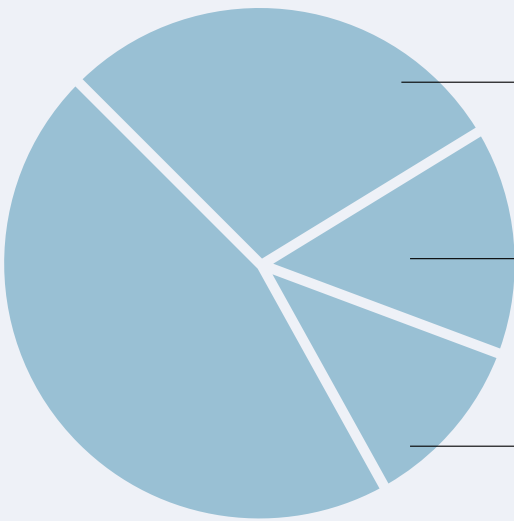
5,000

MEDICAL SERVICE PERSONNEL

26%

POPULATION GROWTH WITHIN 5 YEARS

OCCUPATION



28.8%

PROFESSIONALS

14.9%

CLERICAL & ADMINISTRATIVE WORKERS

11.1%

MANAGERS

In general people in Box Hill work in a Professional occupation. 28.8% Professionals, 14.9% Clerical & administrative workers, 12.4% Technicians & trades workers, 11.1% Managers, 10.1% Sales workers, 10.0% Community & personal service workers, 7.2% Labourers, 2.8% Occupation inadequately described/ Not stated, 2.7% Machinery operators & drivers.

SOURCE: BOX HILL DEMOGRAPHICS (VIC) LOCAL STATS 2016

ECONOMICS

60,000SQM

RETAIL AREA
300 SHOPS AND 120 FOOD STORES

\$30M

AQUALINK HAS REFURBISHED TO BE AUSTRALIA'S MOST FASHIONABLE AND CREATIVE WATER SPORTS AND LEISURE CENTRE

7,700SQM

BOX HILL RETAIL STRATEGY (MACROPLAN) TO DETERMINE BOX HILL WILL BE EXPANDED THE CURRENT RETAIL AREA

\$188M

THE GOVERNMENT WILL RECOVER \$ 188 MILLION TO UPGRADE BOX HILL'S TRANSPORTATION HUB, IT IS EXPECTED TO BRING \$3 BILLION IN REVENUE TO BOX HILL

\$120M

\$120 MILLION WERE SPENT TO BUILD THE AUSTRALIAN TAXATION BUILDING

\$60M

EPWORTH EASTERN PRIVATE HOSPITAL FIRST STAGE COMPLETED WITH \$60 MILLION EXPENSES

\$447.5M

BOX HILL HOSPITAL REDEVELOPMENT COMPLETED WITH \$447.5 MILLION EXPENSES

STRONGEST PRICE GROWTH

1995-2015

1	BOX HILL	927%
2	WILLIAMSTOWN NORTH	855%
3	BALWYN	852%
4	CLAYTON	823%
5	ASHBURTON	808%
6	CLAYTON NORTH	776%
7	MCKINNON	771%
8	ASHWOOD	760%
9	MOUNT WAVERLEY	760%
10	HUNTINGDALE	715%

SOURCE: VALUER-GENERAL VICTORIA

PROJECT MANAGEMENT

PDSGROUP

PDS Group has a breadth of experience covering large and small scale projects. The team is made up of strong individuals that together make an exceptional resource. Their remarkable client base and repeat business pattern are testament to their effective business practice.



LEAD ARCHITECT

desynedevelopments

Established in 2009, Desyne Developments is located in one of Melbourne CBD's most vibrant and creative district - Flinders Lane. It draws its strength from its team of dedicated individuals as well as its wide network of property and building professionals.

Director Jason Wong, is a registered architect and a REIV affiliated member with an extensive portfolio encompassing over 15 years industry experience with a number of prominent architects and developers including Peddle Thorp and MAB Corporation.



CONSULTING ARCHITECT

PTW

PTW Architects (formerly Peddle Thorp & Walker) was established in Sydney by James Peddle in 1889. In the mid-1950's the massive growth of Australia's built environment saw PTW grow under the leadership of the late Graham Thorp to dominate the commercial building market, for which it is still renowned. The 120 metre high AMP Tower at Circular Quay built in Sydney in 1962 was the first office building to break the 50 metre-height limit imposed in 1912. Since then, PTW has been responsible for more than 50 commercial office buildings in Sydney and more than 150 throughout Australia, New Zealand and South-East Asia.



DEVELOPER



Grand Land Development believes in uncompromising qualities and rigid standards. The company of experienced professionals share a passion to create the crème de la crème sanctuary for many to call home. By blending architectural excellence with profound knowledge in project management and quality control, Grand Land delivers value, growth and luxurious living to the clients.



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