



PRECINCT

Your space



Your life



Your precinct



Your lifestyle

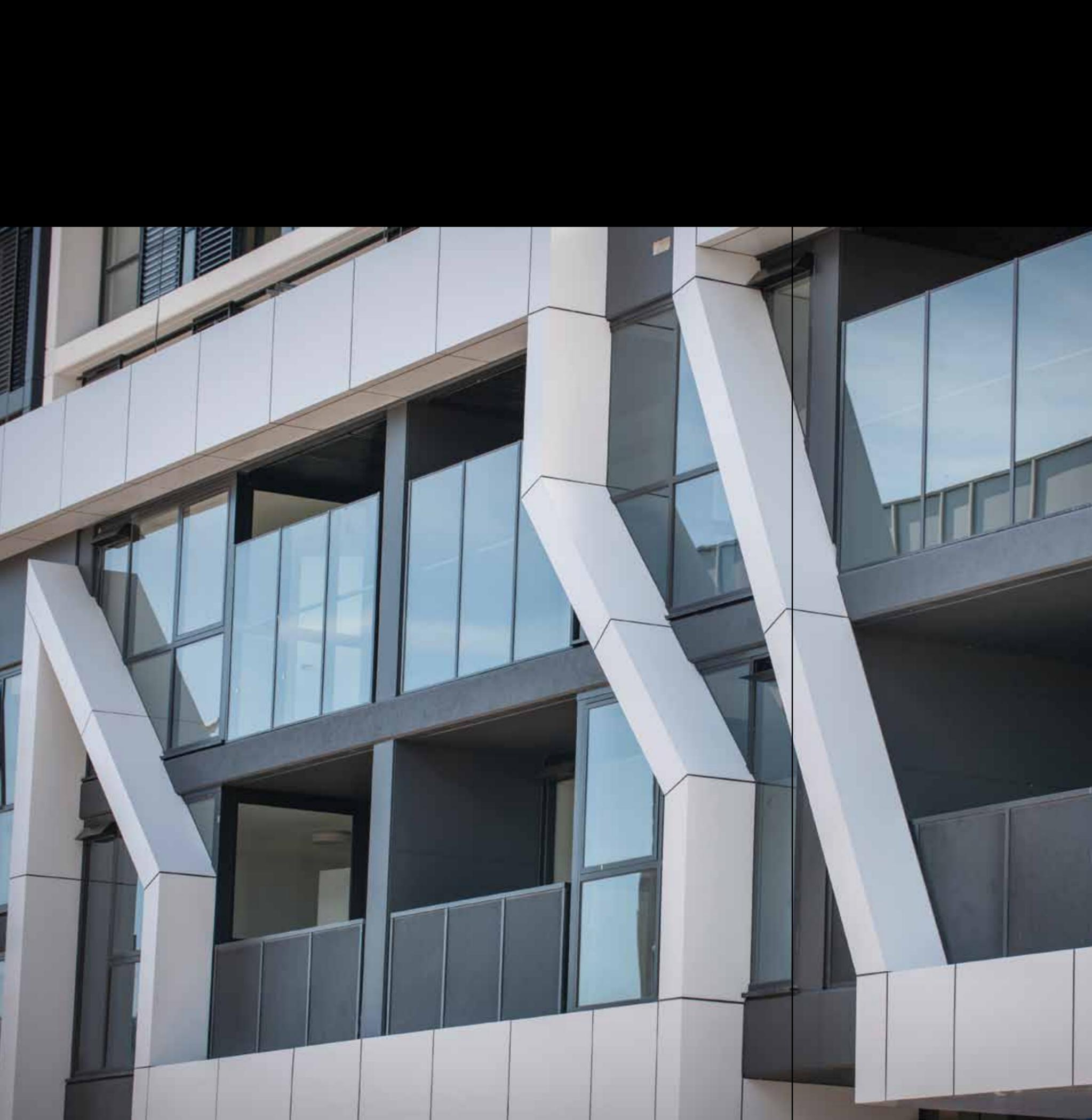


Departing from its humble beginnings as an industrial area, the Richmond Abbotsford area has been reincarnated as one of Melbourne's most sought after suburbs. People from all walks of life gravitate towards the cosmopolitan atmosphere and easy going lifestyle that the area has become known for.

Numerous gourmet restaurants and cafés line the streets offering a plethora of different cuisines and experiences. There are abundant shopping strips to scour through during the day, while at night cosy bars and lounges light the area in a soft glow. Lush parks and gardens dot the landscape and the Yarra River winds gracefully towards the bay creating serene pockets of green in the middle of the city.

The Richmond area brings together modern, classical and natural elements in a way that is completely unique. It is a place as diverse as the people who live there.





Your precinct

Inner-city living. Your way.

Precinct offers community based living options in a vibrant and diverse part of Melbourne. Close to bustling shopping strips, restaurants, bars and green open space, with the CBD only minutes away, Precinct caters to all tastes and personalities.

Comprised of five distinctive buildings surrounding a central avenue of landscaped gardens and communal living areas, Precinct resonates a welcoming, social atmosphere amidst the fast paced urban environment.

Precinct has been conceived as a gathering place. It's a community, a place that brings all sorts of people together – in one precinct.

Innovative, exciting, unique. It's your oasis in the inner city. It's your Precinct.



Your facilities

Encouraging a healthy social culture is a core principle of Precinct. Gather your friends and relax in the expansive communal gardens or get to know your neighbours over lunch at the central café.

When the need arises for you to entertain, having First Choice Liquor right at your door step will spoil you for choice.

While away a peaceful Sunday morning by picking up the newspaper and a coffee and reading under a tree in the manicured courtyard or at the café. At Precinct, you control the pace of the day. Not all of the facilities at Precinct are designed purely for relaxation.

For those with young families the comfort and convenience in knowing your little one is being looked after by Tree House Early Learning Centre - located right in the heart of Precinct

Or greet each morning with an invigorating swim in the 20 metre swimming pool or work up a sweat in the fully equipped gymnasium. Be a part of the action or retreat into your own private world.

Building C : Five storey childcare centre



Building C : 20 metre swimming pool



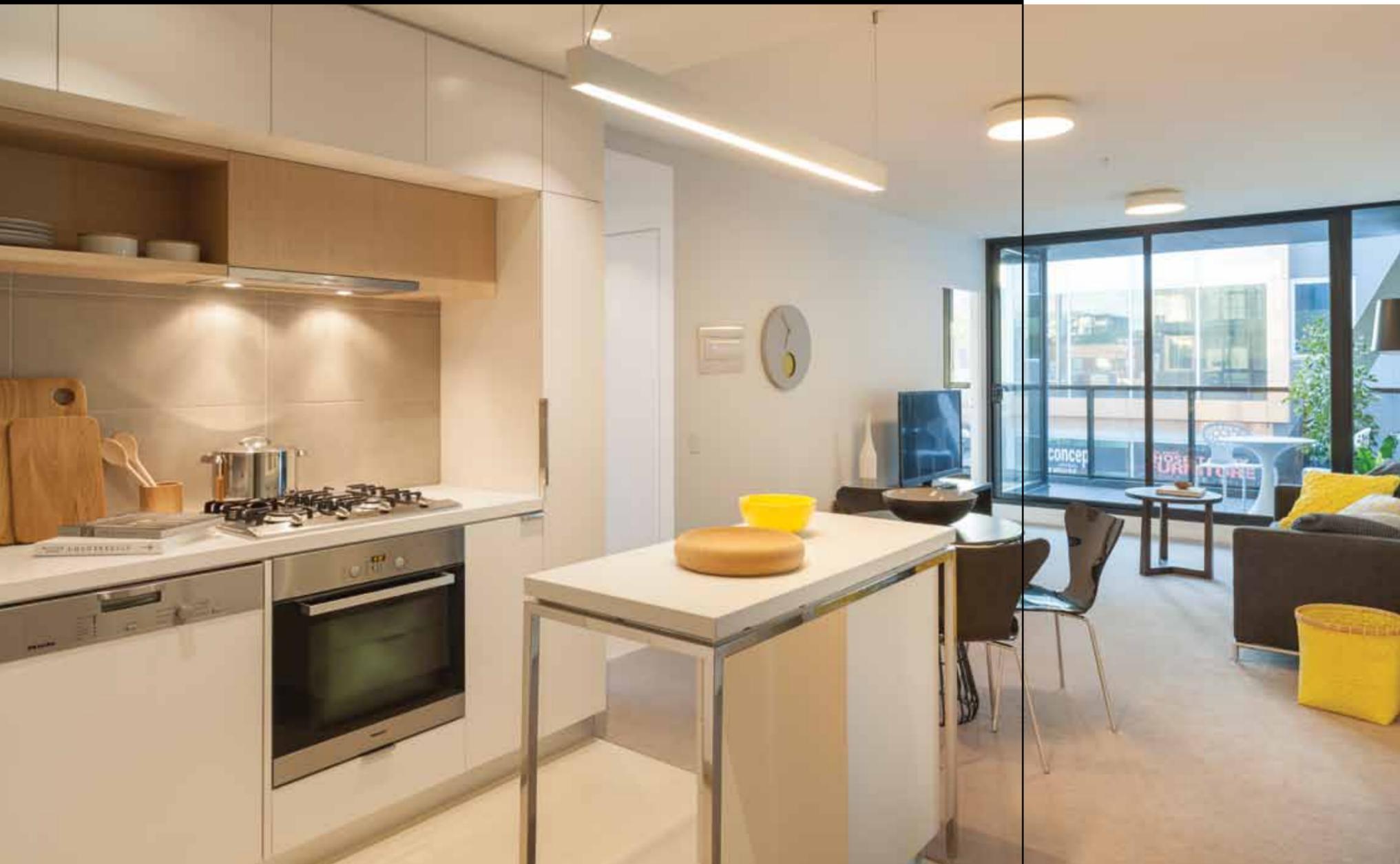
Building C : Fully equipped gymnasium



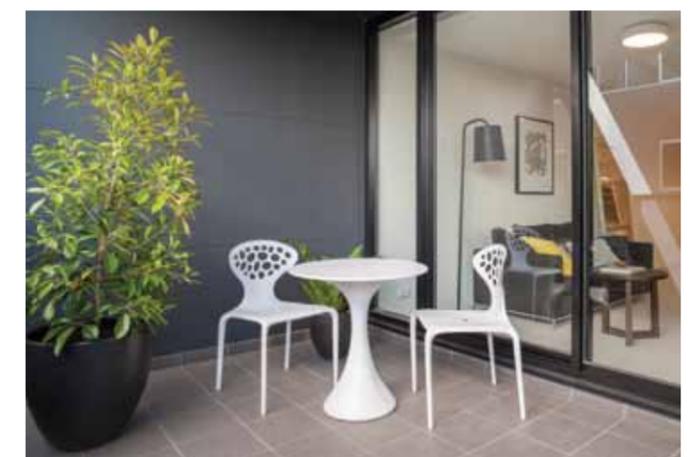
Building C : Onsite cafe



Your apartment



Step inside to your own world of comfort and style. Precinct apartments feature innovative layouts, cutting edge design and quality appliances. With two colour schemes and a wide range of floorplan options to choose from, your Precinct apartment will be your own individual haven you can't wait to come home to.



Superior quality

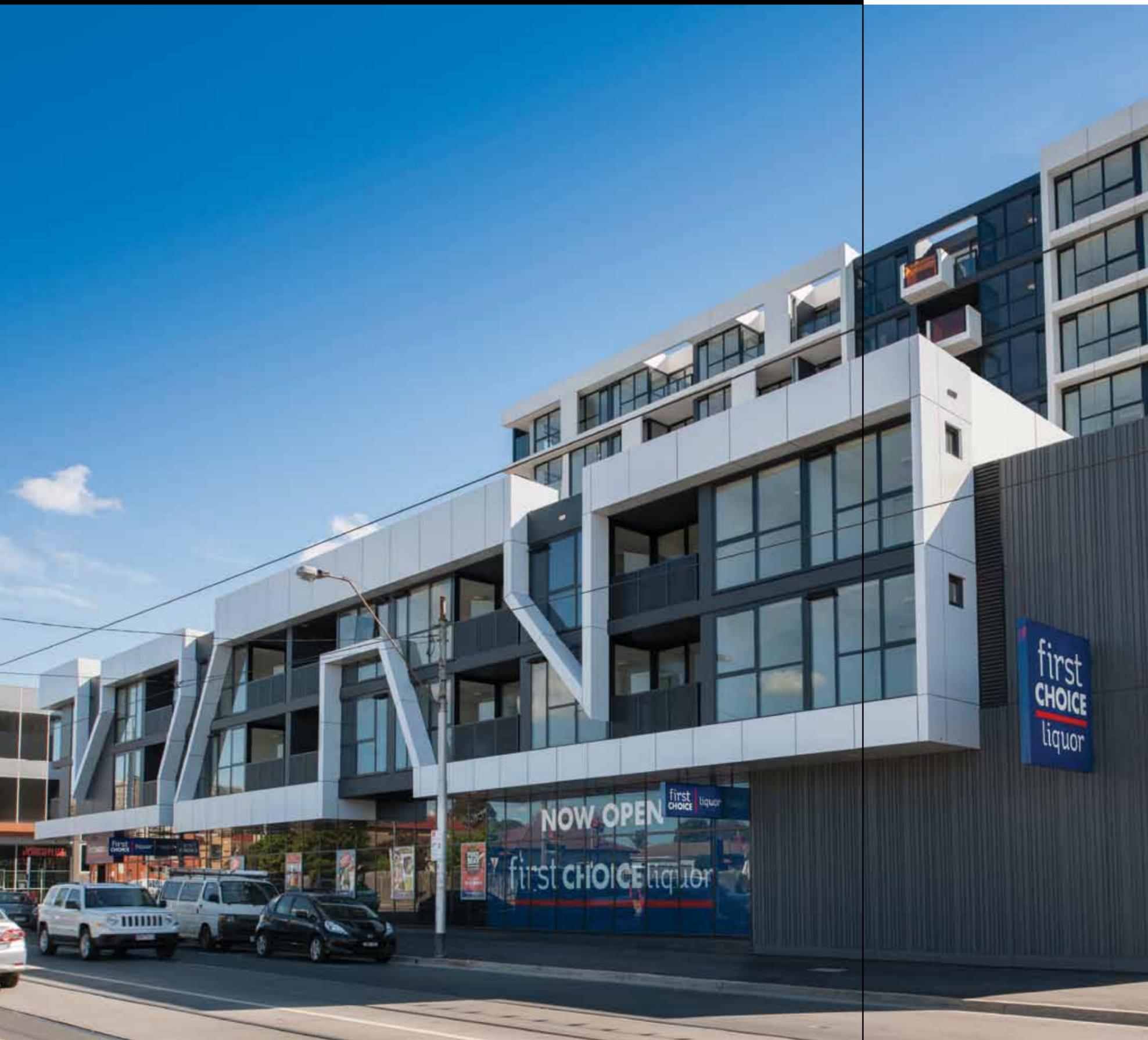


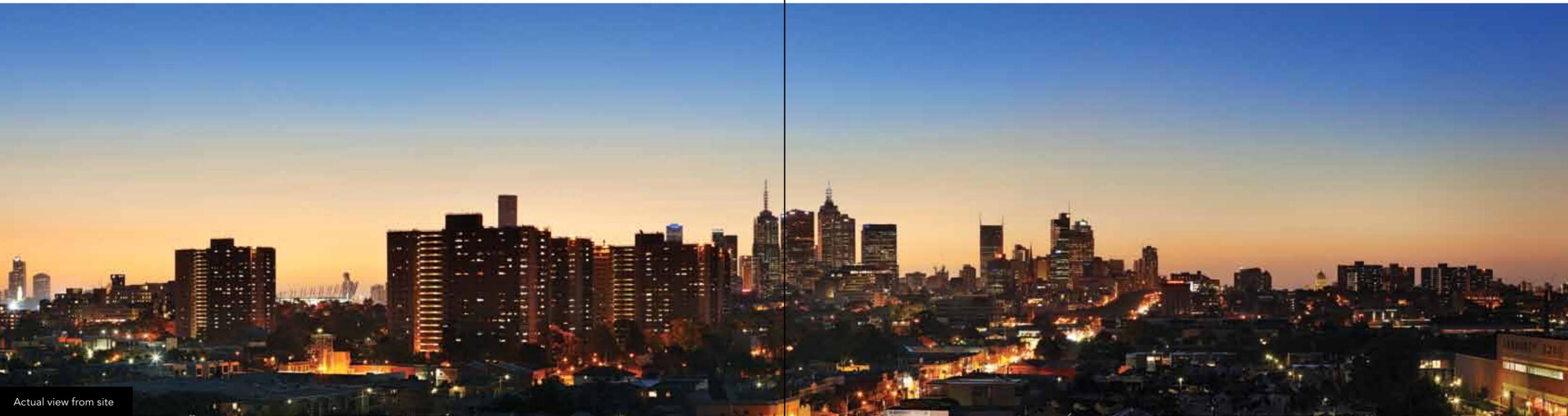
Precinct has been created with a strong focus on quality. With this in mind, each apartment has been designed and constructed of the best fixtures and fittings that surpass current trends.

Each bathroom is finished with high grade tapware, toilet, shower and basin. The stunning fully equipped kitchen is installed with fixtures and fittings synonymous with quality.



Your precinct





Actual view from site

Your outlook

Precinct's innovative design and elevated site ensures that many apartments enjoy an abundance of natural light as well as a range of views. Select apartments offer a sweeping outlook towards the bright lights of the city, while others gaze upon the tranquillity of Yarra Bend Park and the beautifully landscaped gardens.

Change the way you see your city from Precinct.



Your community

Welcome to the neighbourhood.

Precinct is the perfect base to experience all the delights of this exciting area. Stroll across the bridge and you're in Yarra Bend Park. Enjoy a riverside BBQ or a round of golf at Studley Park Golf Course.

Victoria Street offers a range of cheap eateries, perfect for a quick bite on the run. For a more formal dining experience, it's just a short walk to some of Melbourne's hottest cafés, restaurants and pubs. Love to shop? Wander across the road to the Victoria Gardens Shopping Centre or browse hundreds of boutique shops and factory outlets along iconic Bridge Road.

Melbourne's best universities are only a short tram or train trip away, meaning a long, arduous commute will be a thing of the past.

Precinct puts you in the centre.

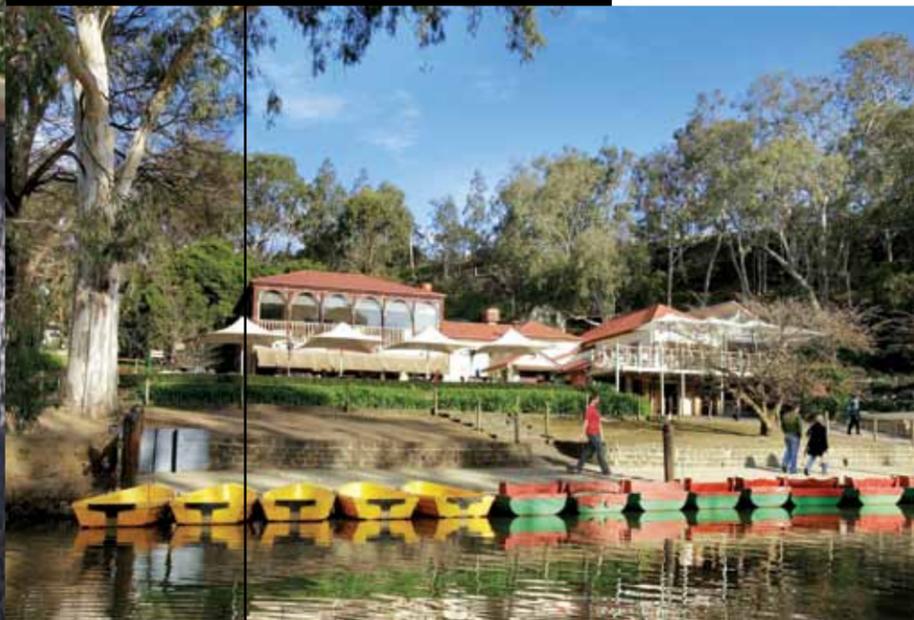




Your backyard

From Precinct it's just a short stroll and you're surrounded by nature. Yarra Bend Park with its BBQ facilities, cycle trail and golf course, Studley Park with its walking trails, sports ovals and famous boathouse, and winding through it all, the delightful Yarra River.

It's your peaceful, green haven in the heart of the city. It's your Precinct.



Your gateway

Precinct is well connected.

Precinct is nearby to a multitude of facilities and amenities, but if you want to explore other parts of Melbourne they are only minutes away via the many public transport options available right on your doorstep.

Melbourne's iconic tram system services the inner city allowing for quick access to the CBD, schools, universities, sporting venues, St Kilda beach and the famous Chapel Street shopping district. A tram stop is located right on the doorstep of Precinct, making it the most convenient way to get around town.

If you are looking to travel further or faster, the train is your best bet. Richmond Station is one of Melbourne's main train hubs with services departing in all directions. Wherever you need to go, there is a train that can take you there quickly and efficiently.

The Yarra Trail is a bicycle path that runs along the famous river from the outer eastern suburbs right into the CBD. It is perfect for a leisurely weekend ride in the sun.

Precinct also offers communal cars for residents' use; perfect for a day out with the family.



Victoria Gardens Shopping Centre	400m	MCG	2.4km	RMIT	3.8km
Yarra River	450m	University of Melbourne	4.3km	Melbourne CBD	4km
Yarra Bend Park	500m	Melbourne Park	2.7km	Federation Square	3.5km
Bridge Road shopping precinct	800m	Royal Botanic Gardens	3.3km	Queen Victoria Market	4.2km
Studley Park	1km	Southbank	3.8km	Etihad Stadium	5.2km
North Richmond Station	1.4km	National Gallery of Victoria	3.5km	Docklands	5.4km



Your investment

According to experts lower interest rates are having a positive impact on affordability which is now better than it has been for years. Together with the latest fall in the Australian dollar investment fundamentals in Australia remain strong.

ANZ expert David Cannington commented recently, "...auction clearance rates are climbing and house prices are rising solidly again. House prices are starting to stabilise at around the rate of growth of household income, likely resulting in sustained house price growth with some divergence across states. This represents good news for the Australian Property sector."

Melbourne Takes off

In the wake of a consolidation in 2011- 2012, the Melbourne unit market growth is re-bounding to highs not seen since 2009. Compared to Sydney where according to Residex unit prices are anticipated to grow by 0% over the next 3 years, pockets of Melbourne are projected to experience double digit growth of 10-12% over 2 years.

Benefiting from re-development and re-zoning of the city fringe, upcoming areas such as Richmond and Abbotsford are becoming new residential hotspots. Based on the expected rate of growth within these suburbs the median value of Units in postcode 3067 will be in the order of \$797,000.

Alex Zoumboulis of Ray White said buyers looking to take advantage of growth need to respond quickly to market conditions. "While buying off the plan provides an opportunity for investors to take a longer term view of the property market, recently finished stock can deliver immediate access to market swings. As the market is hotting up developer incentives are likely to disappear – investors looking to take advantage of niche markets and developer competition should get in early."



Predicted Unit Statistics for Postcode 3067

Predicted
Capital Growth

PERIOD	POSTCODE AREA GROWTH
Next 5 Years*	6% p.a
Next 8 Years*	4%p.a

Your team

Precinct is brought to you by the Salvo Property Group. Very simply, Salvo is a successful Australian property developer proudly committed to creating quality landmark buildings that add an exciting feel to the promenades of Australia's thriving capital cities and neighbourhood centres.

Salvo's passion for affordable luxury permeates every development and is a philosophy inspired by the founder's humble beginnings.

A self-made man, Mario Salvo was awarded National Australia Bank Ethnic Business Man of the Year in 2000. Mario is a serial entrepreneur - among numerous successes, he engineered the dynamic growth of the small Delta Car Rentals business into the international Asia-Pacific Europcar premium operator it is today, generating more than \$120m per annum. Mario's understanding of investment potential is visible in all his undertakings.

The Salvo Property Group has delivered more than \$1b in property development over the past decade.

www.salvo.net.au

SALVO PROPERTY GROUP



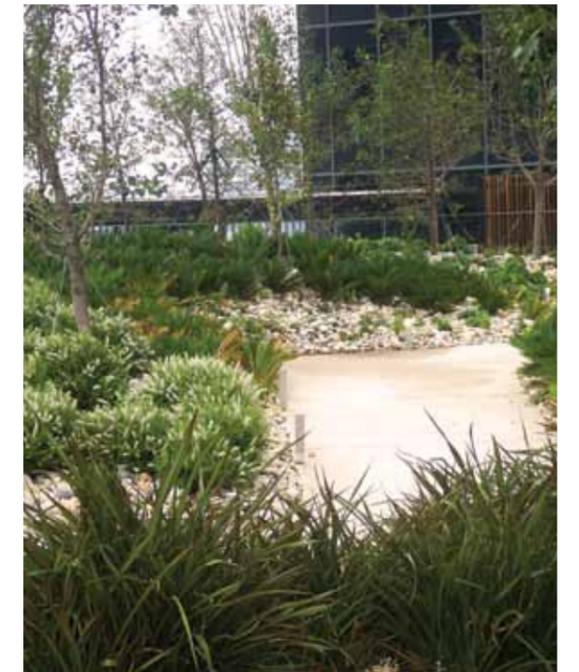
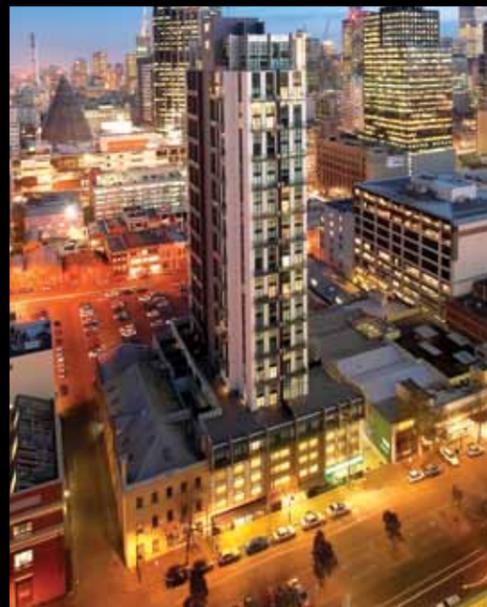
dKO architecture is one of Australia's leading innovative design practices specialising in Urban Design, Architecture and Interior Design. Established in 2000, the practice, with offices in Melbourne and Sydney, has developed its reputation from extensive experience in the exploration of residential design. Undertaking projects throughout Australia, New Zealand and South East Asia, dKO architecture is highly regarded and awarded in all areas of architecture.

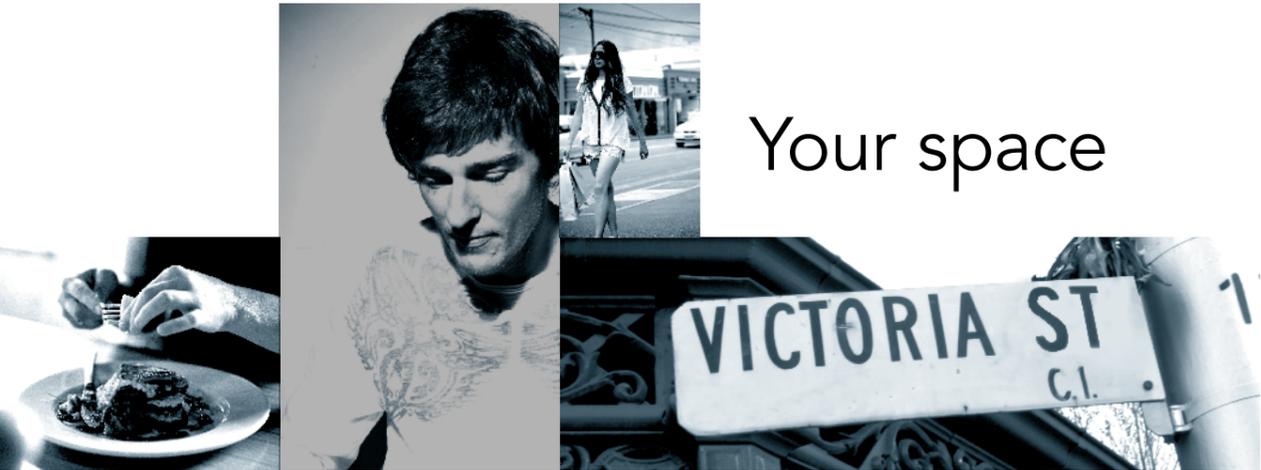
- Projects include:
- Victoria Point
 - The Melburnian HBA
 - Yarra's Edge Building 1 HBA



LBA (Laurence Blyton and Associates) is a prominent practice that prides itself on high quality design in the fields of landscape architecture and urban design. We have had the privilege of involvement in many large projects, nationally and internationally, working with some of Melbourne's most prestigious architects. LBA are dedicated to the seamless integration of architecture and the exterior environment.

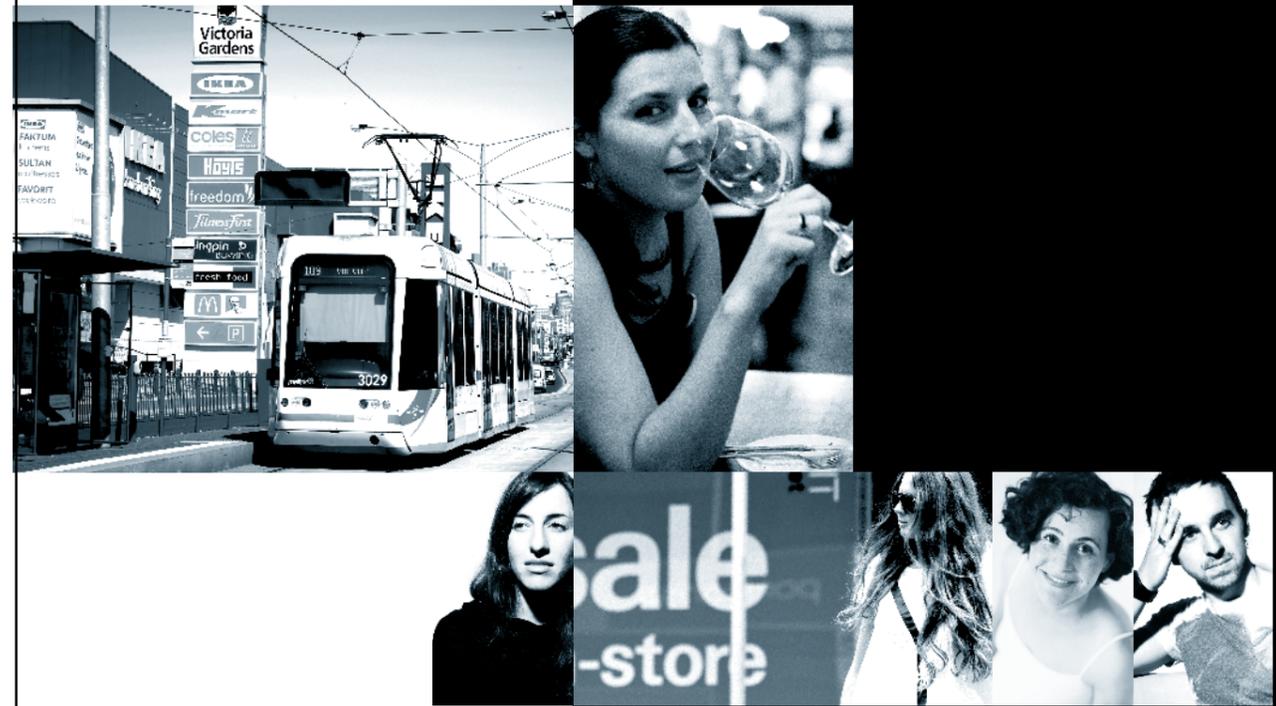
- Projects include:
- Crown Casino
 - Freshwater Place





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