

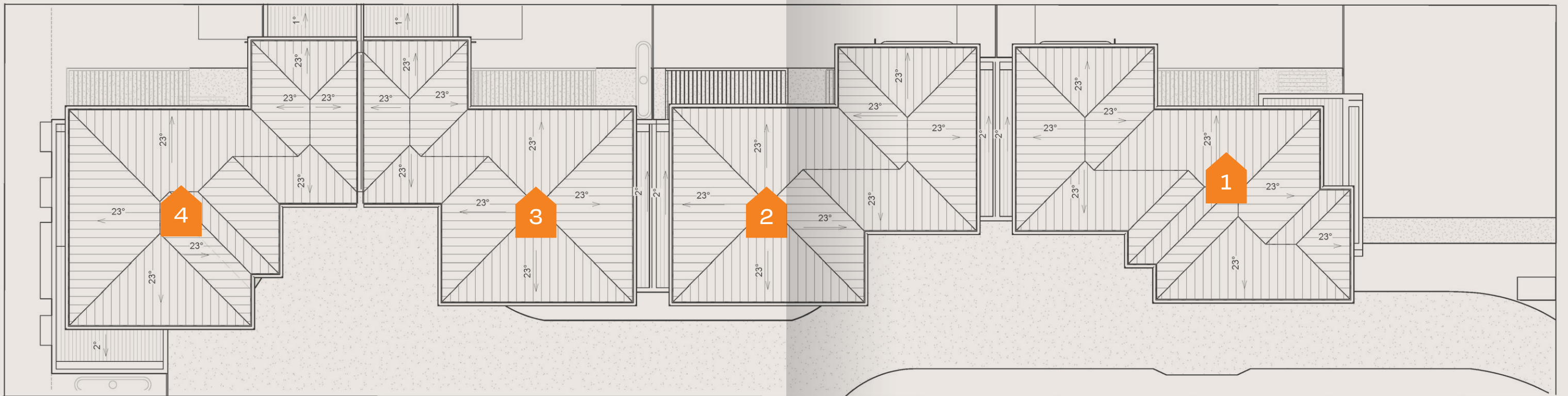


75 Northumberland Rd,
Pascoe Vale

Collection of four 3 bedroom
Townhomes in fabulous
Pascoe Vale.



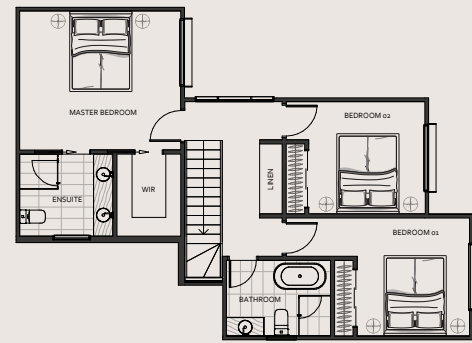
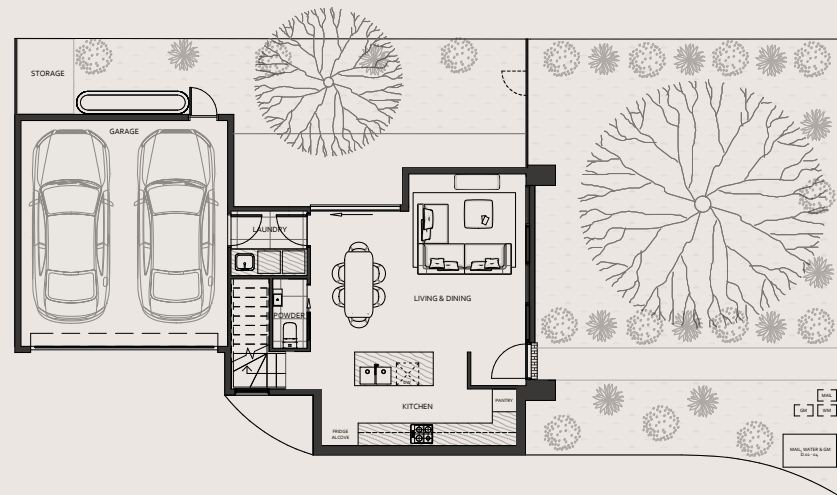
Masterplan



Townhouse 1



GROUND FLOOR	89.30m ²
FIRST FLOOR	72.50m ²
EXTERNAL	121.64m ²
TOTAL	283.49m ²

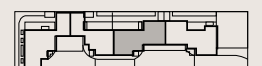
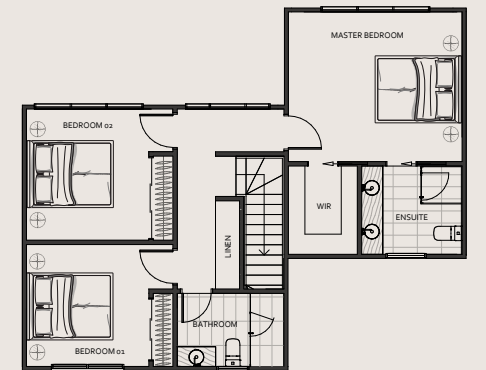
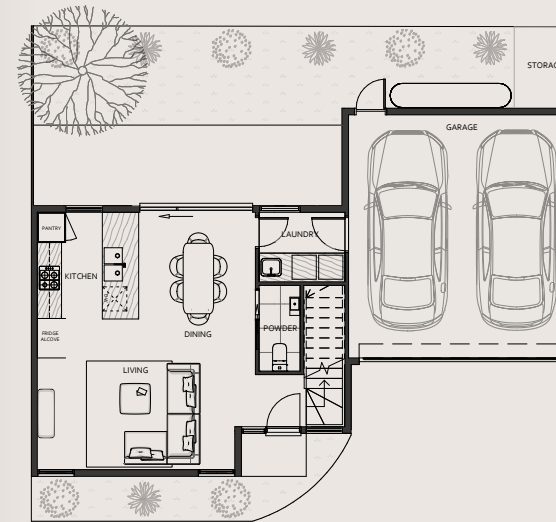


Disclaimer: Please note that architectural drawings were produced prior to completion of construction. Images, artist's impressions, layouts, dimensions, finishes and specifications are indicative only and are subject to change in accordance with the Contract of Sale. Furniture is indicative only and is not supplied. Changes may occur during construction and the final product may differ from that described.

Townhouse 2



GROUND FLOOR	86.40m ²
FIRST FLOOR	70.80m ²
EXTERNAL	55.73m ²
TOTAL	211.91m ²

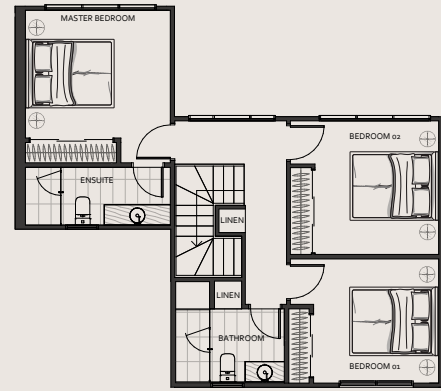
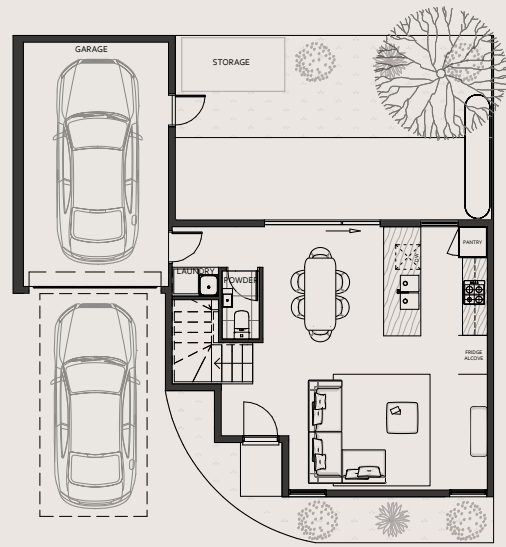


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Townhouse 3

 3
  2.5
  1+1

GROUND FLOOR	72.50m ²
FIRST FLOOR	62.80m ²
EXTERNAL	44.27m ²
TOTAL	180.20m ²

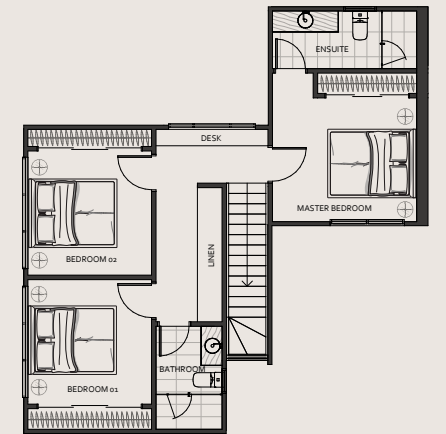
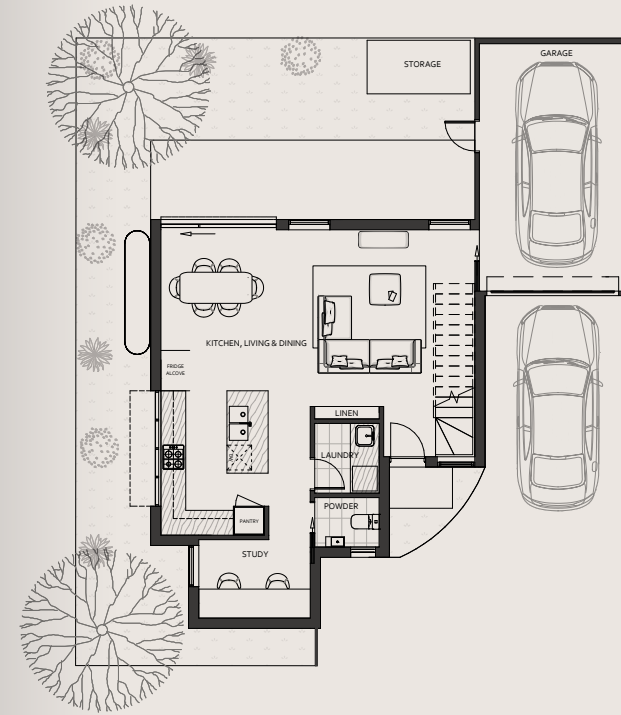


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Townhouse 4

 3
  2.5
  1+1

GROUND FLOOR	89.50m ²
FIRST FLOOR	62.90m ²
EXTERNAL	69.80m ²
TOTAL	222.20m ²



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Light and bright,
perfectly located

BEAUTIFULLY CRAFTED

Each townhouse has been designed with luxury day-to-day living in mind, featuring high-quality appliances and finishes for an elevated lifestyle experience.



AWARD WINNING DESIGN

Designed by a leading architecture firm to maximise open space and natural light, each townhome has been crafted to perfection.

JUST COMPLETE PAST PROJECT



Why Pascoe Vale?



Pascoe Vale is a vibrant and diverse community with a unique blend of urban amenities and natural beauty.

Known for its tree-lined streets, spacious parks, and thriving local businesses, it offers residents a relaxed suburban lifestyle while still being conveniently close to the heart of the city.





Top 6 Reasons To Invest

1

Proximity

9km to CBD.
14km to Melbourne Airport.
8km from Royal Melbourne
and Royal Children's Hospital.

2

Education

From preschools to renowned high schools,
located near Strathmore Secondary,
Penleigh and Essendon Grammar and
Ava Maria College.

3

Rental Demand

Strong rental demand with a
low vacancy rate at just 1.27%.

4

Employment

The Royal Melbourne & Royal Children's
Hospital are home to over 17,000 jobs alone.

5

Connectivity

Strong transit links with train,
bus and cycling links. With a Suburban
Rail Loop North interchange station currently
under planning, connecting directly to
Melbourne Airport

6

Lifestyle

Surrounded by Restaurants, Bars and
Cafes for every taste.
Not to mention shopping at DFO Essendon,
Lamanna Supermarket, North Essendon
and Coburg Village all within 9min.

Proximity

9km

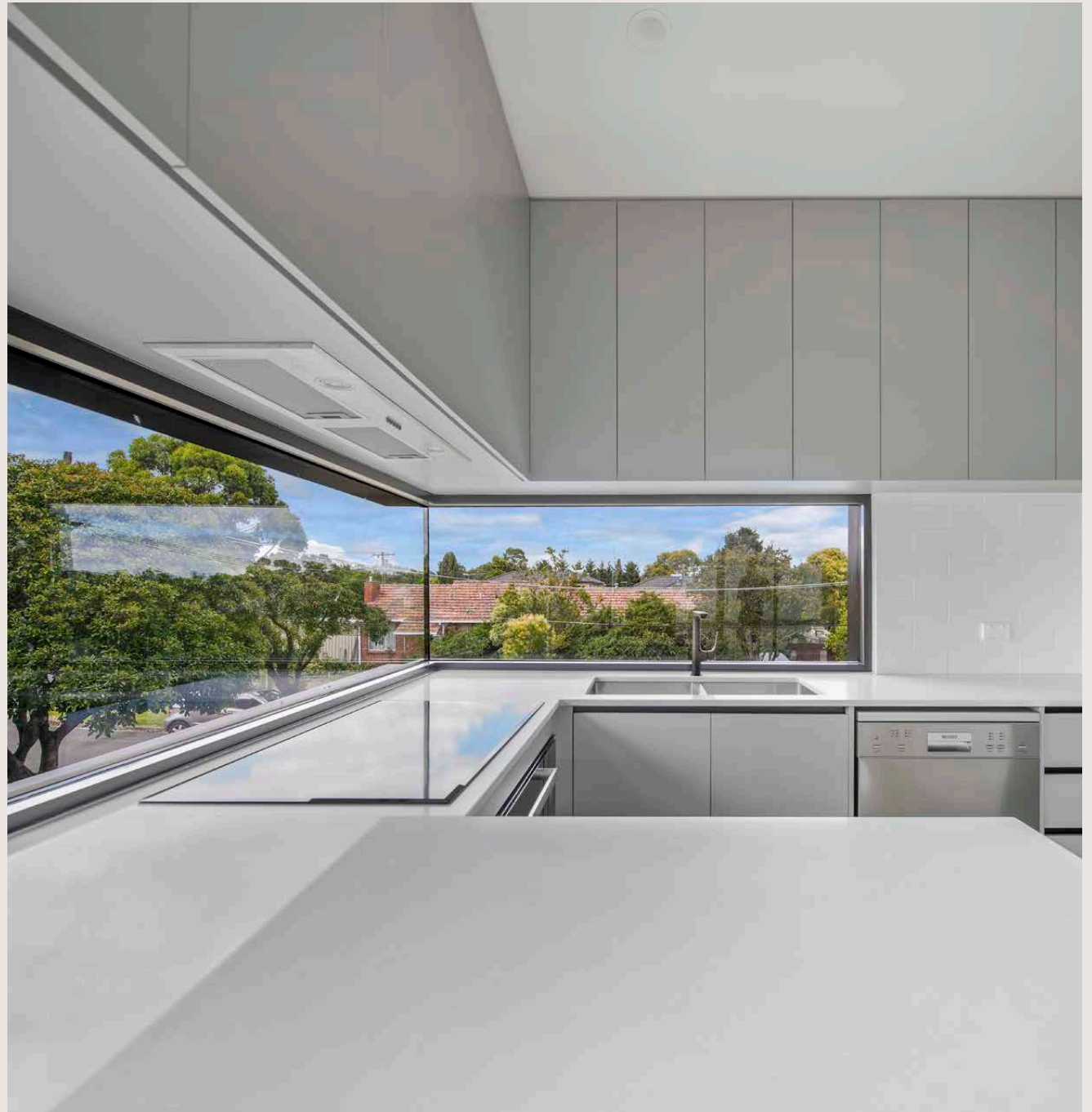
to Melbourne CBD.

14km

to Melbourne Airport.

8km

from Royal Melbourne Hospital, Royal
Womens Hospital, Royal Children's Hospital



Education

Homes located within the boundaries of reputable public schools consistently experience higher-than-average price appreciation, often exceeding the suburb's median by 10-20%.

Some standouts are:

- Strathmore North Primary School
- Strathmore Secondary College
- Penleigh and Essendon Grammar School
- St Bernard's College
- Westbreen Primary School



Strathmore Secondary College



Penleigh and Essendon Grammar School

Investment funding, towards reaching sustainability goals.

Rental Demand



VACANCY RATE

1.27%

With an extremely low vacancy rate, Pascoe Vale is a highly sought after suburb for a wide range of people. Including young professionals, empty nesters and families with children. With Essendon Fields and CBD so close there is high demand for rental housing within the suburb.





Royal Melbourne & Royal Children's Hospital

Both stand as prominent pillars of healthcare excellence, serving the community with unwavering dedication and compassion.



17,000

Employees in Royal Melbourne & Royal Children's Hospital

Cancer specialists

Peter MacCallum Cancer Center

Public & Private

Care available.

Connectivity



TRAIN STATION

TRAM LINES

BUS STOPS

Suburban Rail Loop North

90km of rail that will intersect all train main train lines connecting suburbs to jobs, education, health services and Melbourne Airport

Melbourne Airport Rail Link - \$13b project
A new train line (as a part of Suburban Rail Loop) that will connect Melbourne with Sunshine Station and into the Metro tunnel



Lifestyle

17,000

POPULATION

46%

FAMILY OCCUPIED
DWELLINGS

19%

RESIDENTS AGED 30-39

Boasting an abundance of picturesque parks, offering residents serene green spaces for leisurely walks, family picnics, and recreational activities amidst the bustling cityscape including Coburg Lakes Reserve and Brearley Reserve all within 10min.

Pascoe Vale offers a variety of cafes and shops, catering to residents' needs and desires including DFO Essendon, Lamanna Supermarket, Ferrovia Cafe and Pizzicotto Restaurant within 9 min from home.

Whether enjoying a relaxing weekend brunch, exploring the local markets, or unwinding in the natural beauty of nearby parks, Pascoe Vale offers a welcoming and vibrant community atmosphere that appeals to residents of all ages.



