



KNEW

STH KINGSVILLE

82-96 NEW STREET, SOUTH KINGSVILLE

Something KNEW is coming to South Kingsville

A City by the Sea. One of the newest lifestyle hubs in the inner west. 10.6km to the CBD, 5.3km to waterfront at Williamstown.

Flowing between the trendy café culture of Yarraville and the beachside fishing havens of Port Phillip Bay, South Kingsville marks the intersection of urban living with waterside freedom



Architecture



ARCHITECTURE

 **Bold Lines**

Contemporary architecture built on bold geometric lines shapes your future with a statement aesthetic. European style terraces invite al fresco ambience into your living space.











Metal Finish

Dark Grey

Woodgrain

Natural Finish

Feature Cladding

Dark Grey

Feature Cladding

Light Grey

Toughened Glass

Aluminium Frames

Dark Grey

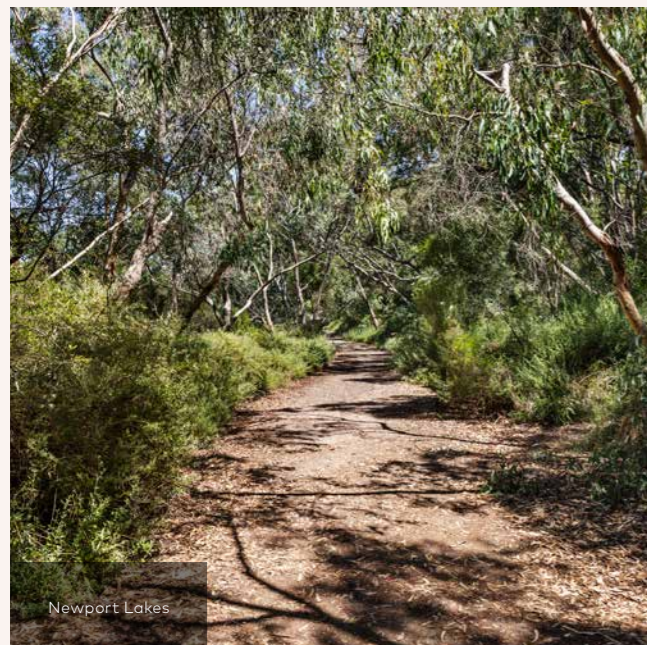
Feature Bricks

Austral Bricks

LIFESTYLE

Bushland Oasis

Transformed from a bluestone quarry to a bushland oasis brimming with 165 species of birdlife, Newport Lakes Reserve offers you 33-hectares of parkland to explore. Perfect for picnics, and nature walks, this precious pocket of native bush is a wonderland for children and adults alike, with dramatic dividing stones between the North and South Lakes, and walking tracks winding their way around this rare natural sanctuary.



Newport Lakes



Newport Lakes



St Margaret Mary's Primary School

Flavours of Life

82-96 New Street, South Kingsville

As a boutique suburb, South Kingsville serves up a melting pot of cuisine, from award winning Middle Eastern restaurant Dukkah, to soul food BBQ at Burn City Smokers, Italian pizza, pasta and gelato at Motorino Pizzeria and great breakfast and coffee spots like go-to BlackSheep.

This exclusive South Kingsville address has you in an education enclave: 11 schools in a 2km radius, with access to top ranking Westbourne Grammar and Heatherdale Christian College which are among Melbourne's top 50 VCE performers, and selective entry for academically gifted students at Suzanne Cory.



Vernon Street Shops -



Vernon Street Shops - Dukkah



Tee off the weekend on the lush greens of Altona Lakes, Westgate and Stony Creek golf courses.

Sea to City

Spectacular city
views from historic
Williamstown.



SOUTH KINGSVILLE

Why 3015 is emerging as the suburb of choice in the inner west?

Westgate Bridge

Yarra River & the Bay



Sunset views

New Street faces west for the prospect of spectacular sunset views

On the property radar

Melbourne saw 26 suburbs join the million-dollar median club in 2021 with South Kingsville recording a median house price of \$1,040,000.

Golden triangle

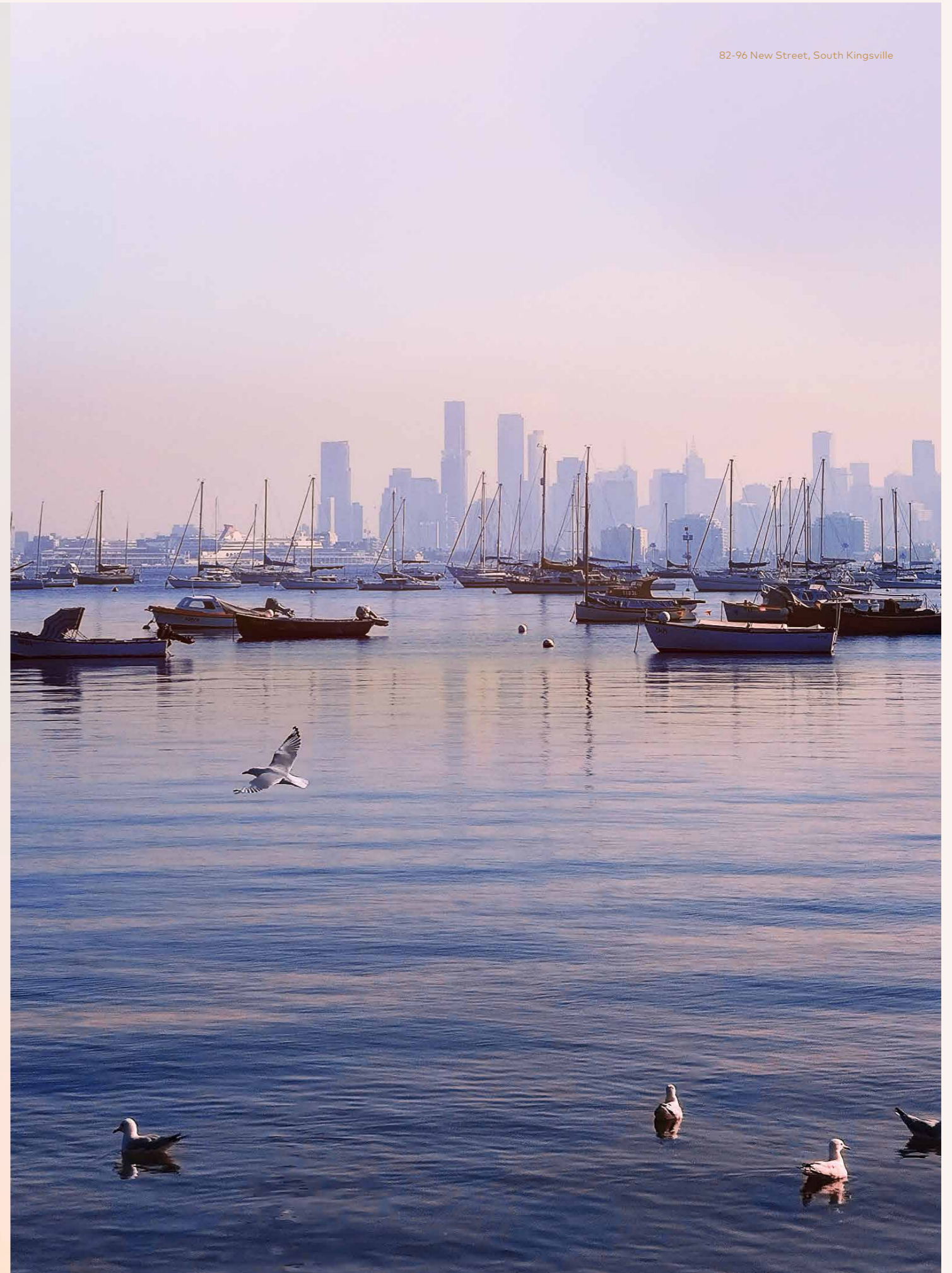
South Kingsville is the golden triangle between the West Gate Freeway, the Yarra River and the Bay. In Feng shui philosophy, that geographic shape represents fire, energy and success in all walks of life.

Grazeland

A playground for foodies offers an exciting outdoor dining experience with live music every weekend at Spotswood. Walk there in 30 minutes to burn off that Cheesecake on a Stix.

Source: Domain. March quarter, 2022

82-96 New Street, South Kingsville



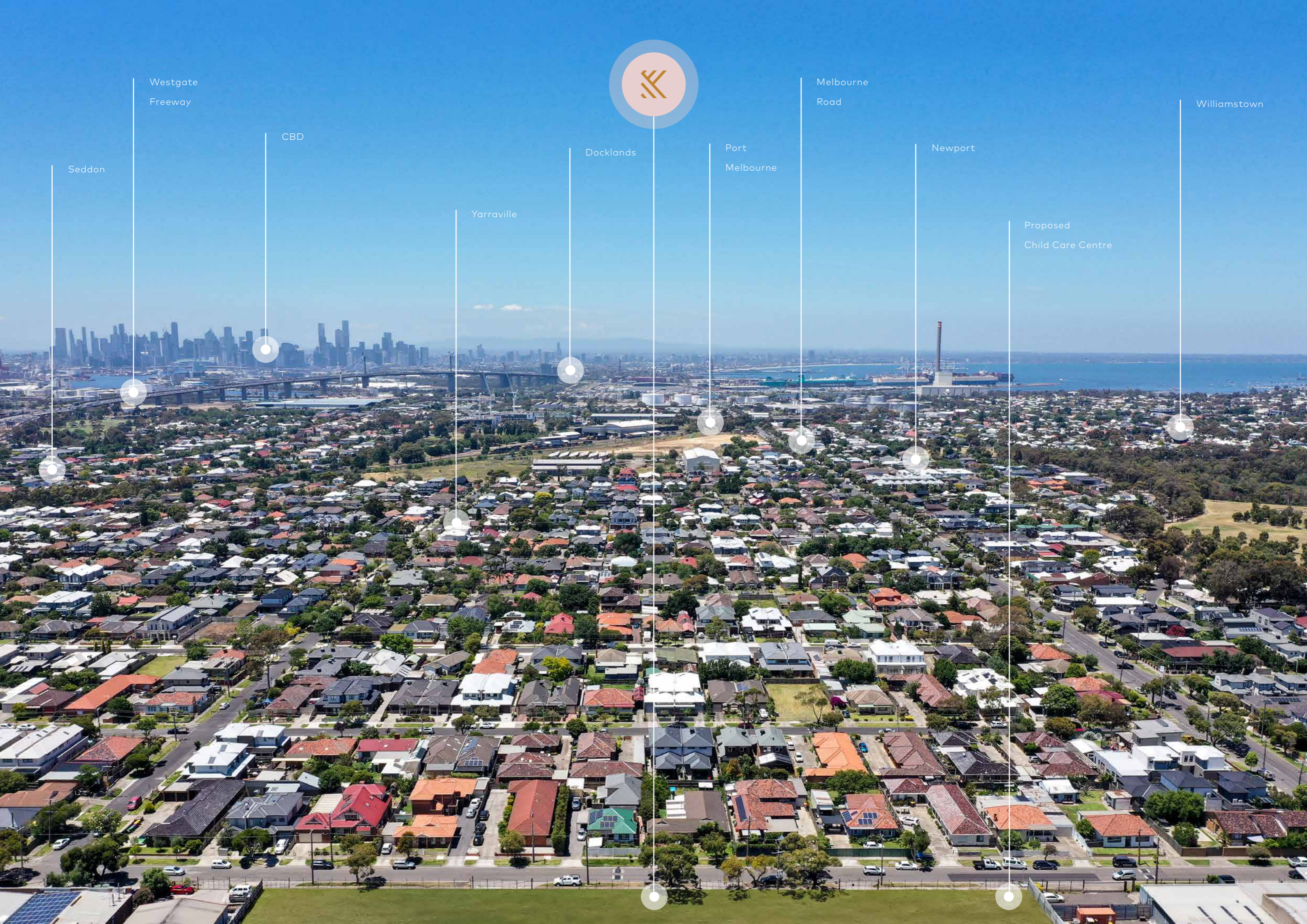


SOUTH KINGSVILLE

It Takes a Village

With 88 childcare places in the proposed on-site childcare centre, KNEW offers you the 'village' we all seek in raising children. The South Kingsville childcare centre allocates space to 5 children's

rooms and a cot room on the ground floor to give working families the assurance of long day care – priority childcare placement in a district poised to double its population to 9,712 people by 2041.



Westgate
Freeway

CBD

Seddon

Yarraville

Docklands

Port
Melbourne

Melbourne
Road

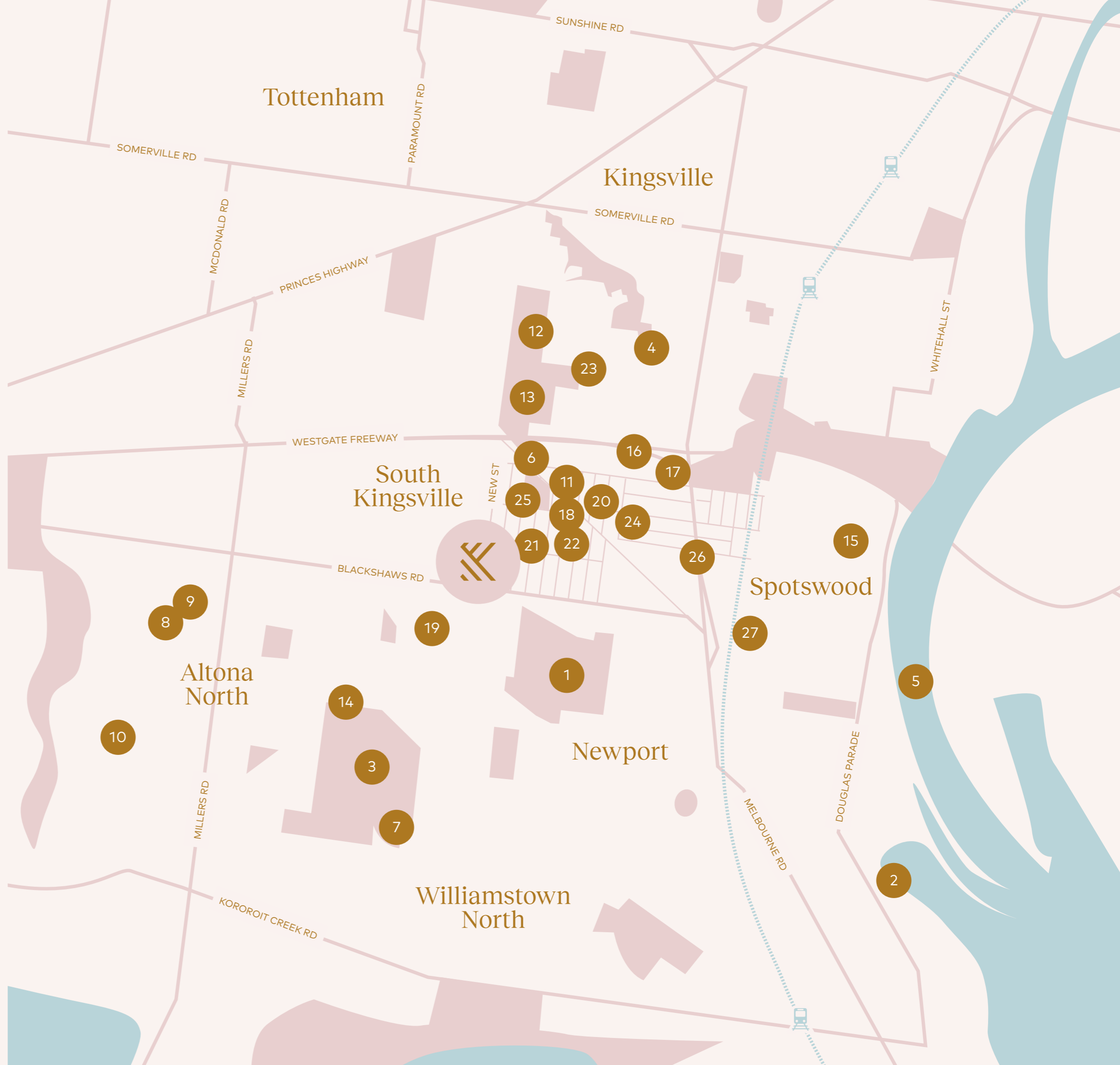
Newport

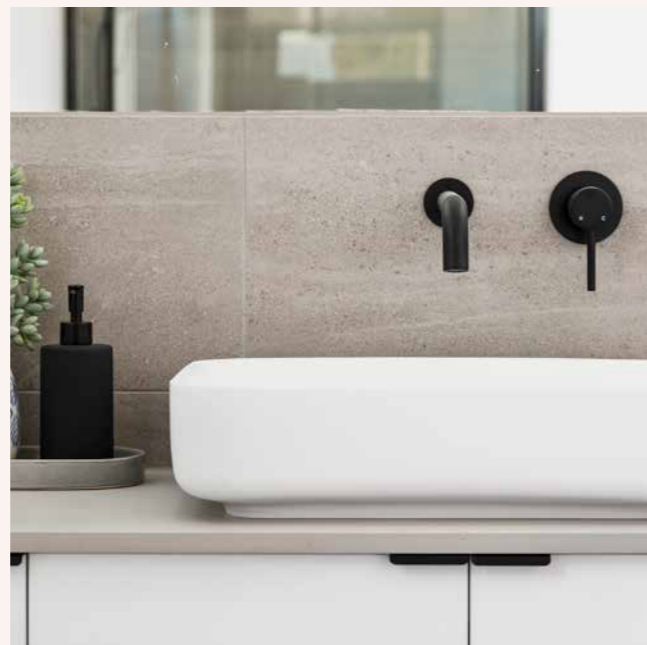
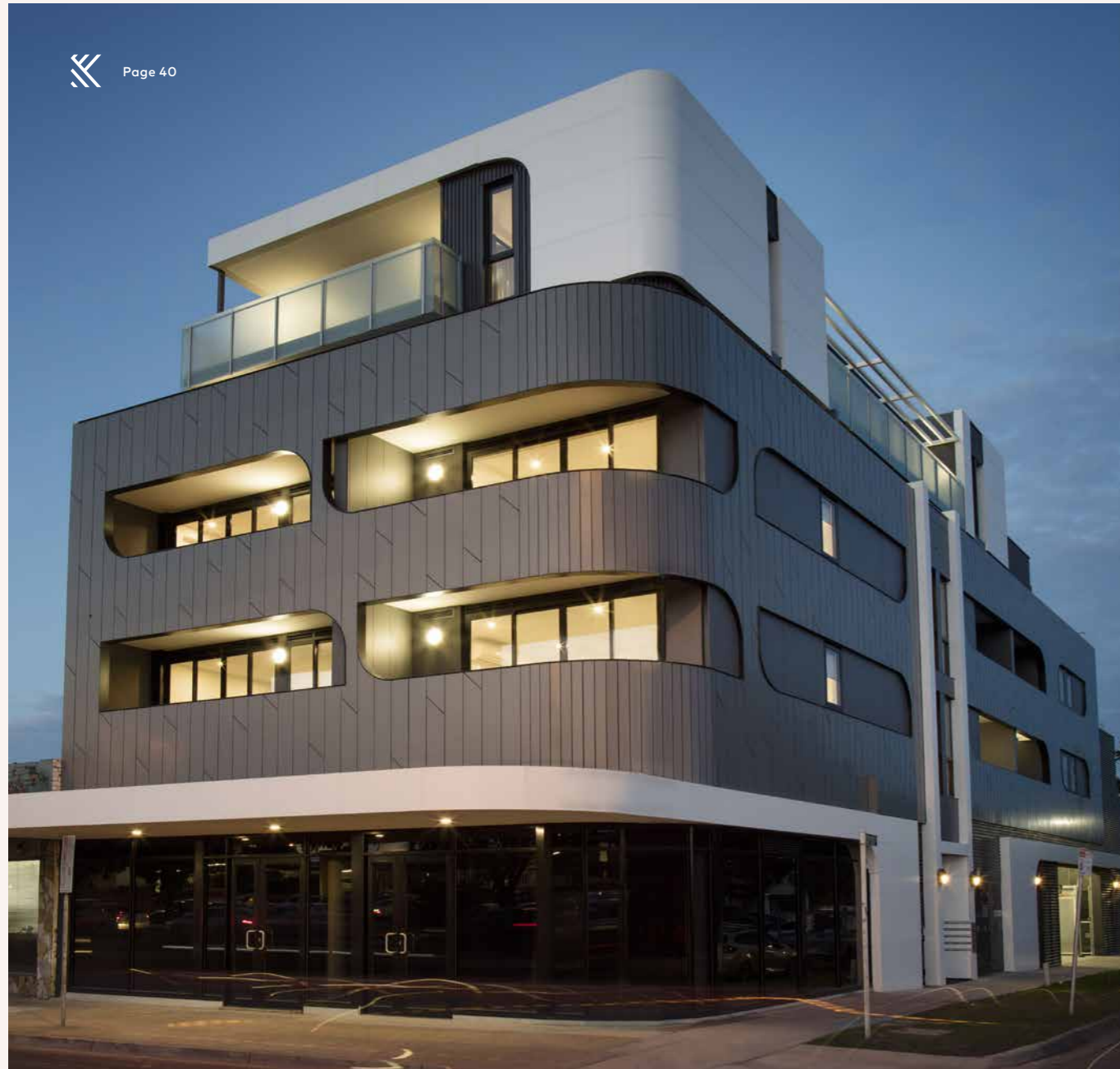
Proposed
Child Care Centre

Williamstown

Location Map

- 1 Newport Lakes Reserve
- 2 John Morley Reserve
- 3 Altona Lakes Golf Course
- 4 McNish 'Dinosaur Park' Reserve
- 5 Yarra River
- 6 Edwards Reserve
- 7 Altona East Soccer Club
- 8 Woolworths Altona
- 9 Altona Shopping Complex
- 10 Reading Cinemas Millers Junction
- 11 South Kingsville Community Centre
- 12 Yarraville-Footscray Bowling Club
- 13 Footscray Hockey Club
- 14 Bayfit Leisure Centre
- 15 Scienceworks
- 16 West Gate bridge
- 17 Slow Food Melbourne Farmers Market
- 18 Tandoori Flames Restaurant
- 19 The Circle Lebanese Pizza
- 20 Blacksheep
- 21 Dusta Bakery
- 22 Dukkah
- 23 Wembley Primary School
- 24 St Margaret Mary's Catholic Primary School
- 25 South Kingsville Preschool
- 26 Spotswood Primary School
- 27 Spotswood Train Station





ABOUT US

The Developer

Based in Melbourne with more than two decades of experience, Frater Group is an established property development firm that focuses on exceeding expectations.

With a collaboration team comprising of industry leading professionals, Frater Group draws on its expertise in construction consulting, and project management to deliver landmark projects on time.

HISTORY OF DELIVERING,
TIME AND TIME AGAIN

Cramer St, Preston

21 Dwellings
Building commencement: Jun 2019
Building completion: Apr 2020

Gilbert Rd, Preston

14 Dwellings
Building commencement: Jan 2020
Building completion: Nov 2021

Dryburgh St, North Melbourne

12 Dwellings above a basement
Building commencement: Nov 2019
Building completion: Mar 2021

Heidelberg Rd, Ivanhoe

15 Dwellings above a basement
Building commencement: Dec 2020
Building completion: Nov 2021

Jersey Pde, Carnegie

10 Dwellings
Building commencement: Aug 2021
Building completion: May 2022

