

# 170 Victoria Street



# Building Overview

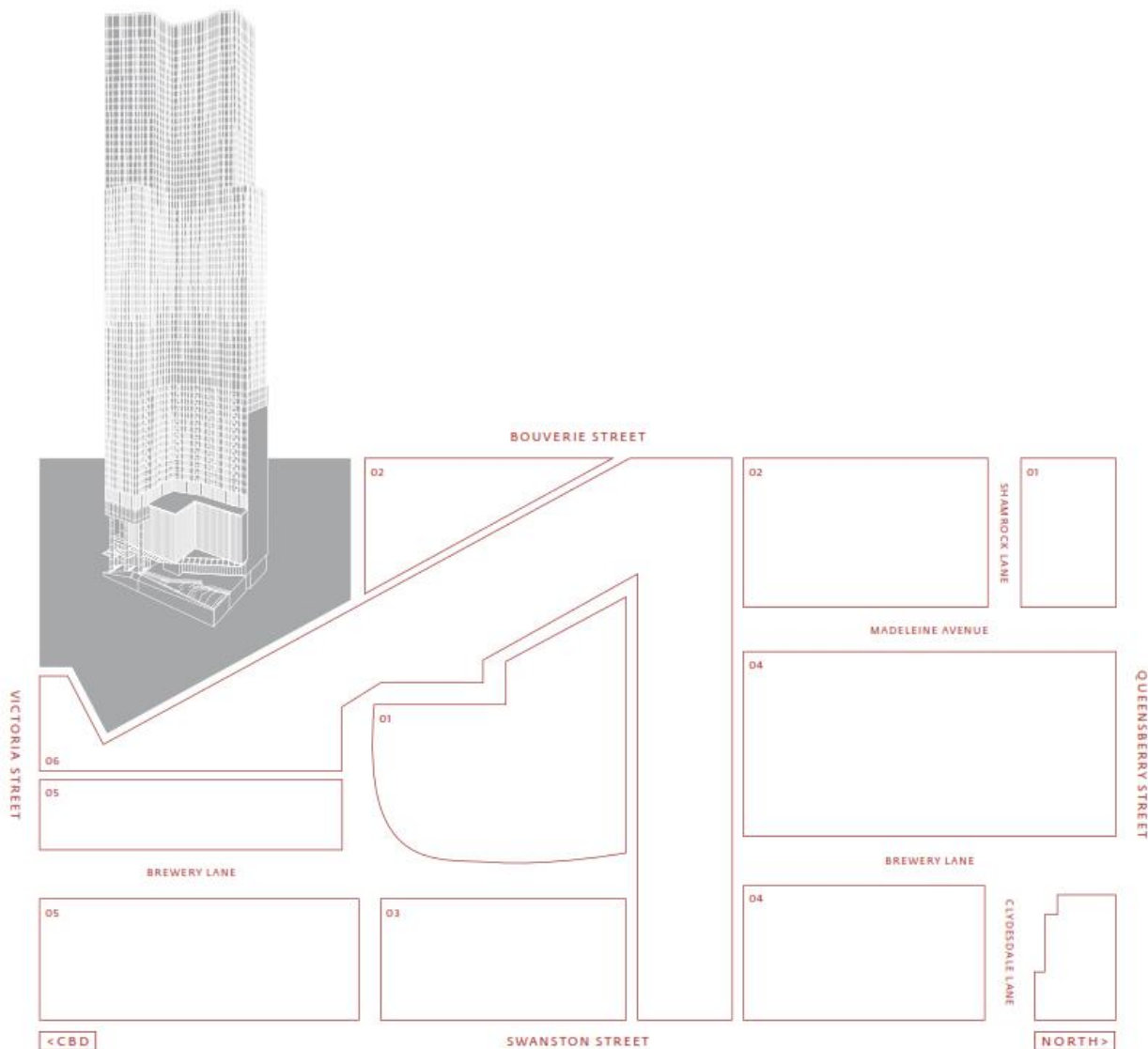
Apartments: 1039  
Levels: 70  
Car Spaces: 216  
Architect: Elenberg Fraser  
Interior Design: K.P.D.O

Developer:  Hengyi



## THE CARLTON BREWERY PRECINCT

Melbourne has a reputation for attractive and dynamic public spaces and the latest addition, the characterful Carlton Brewery precinct, continues the tradition in a vibrant, modern way. With a new super tram stop on the doorstep, several new laneways and enclosed green spaces, it combines city heritage with global style.



- 01 RESIDENTIAL EXISTING
- 02 RESIDENTIAL PROPOSED
- 03 COMMERCIAL EXISTING
- 04 COMMERCIAL PROPOSED
- 05 RMIT UNIVERSITY
- 06 WINTERGARDEN RETAIL

## THE BEST CONNECTIONS IN THE CITY

See Melbourne from a privileged location. Enjoy Carlton with its parks, landmarks and cosmopolitan atmosphere. Walk into the CBD. Let the city open up to welcome you.

### EDUCATION

- 1 RMIT
- 2 RMIT Design Hub
- 3 University of Melbourne
- 4 State Library of Victoria
- 5 Centre of Adult Education
- 6 Australian Catholic University
- 7 La Trobe University
- 8 Taylors College

### CULTURAL & ENTERTAINMENT

- 9 Owen Casino
- 10 Melbourne Museum & IMAX
- 11 Arts Centre Melbourne
- 12 National Gallery of Victoria
- 13 Federation Square
- 14 Drihaad Stadium
- 15 Melbourne War
- 16 Regent Theatre
- 17 Melbourne Sports and Entertainment Precinct

### TRANSPORT

- 18 Melbourne Central Station
- 19 Parliament Station
- 20 Flinders Street Station
- 21 Southern Cross Station
- 22 Queen Victoria/Elizabeth St Tram Stop
- 23 Victoria/Swanston St Tram Stop

### RETAIL

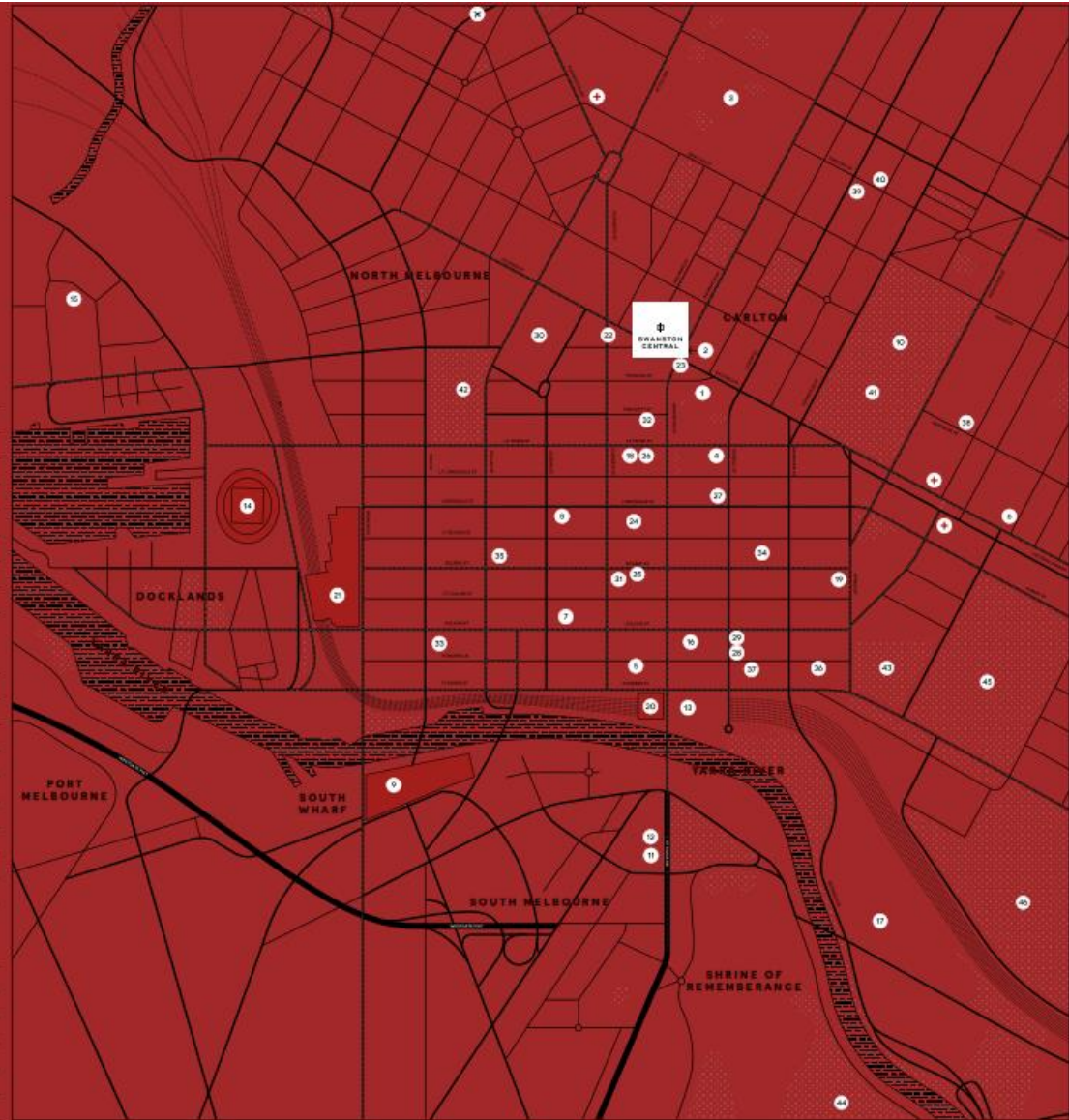
- 24 Emporium
- 25 Bourke Street Mall
- 26 Melbourne Central
- 27 QV
- 28 Chanel
- 29 Louis Vuitton
- 30 Queen Victoria Market
- 31 Royal Arcade

### CAFES & RESTAURANTS

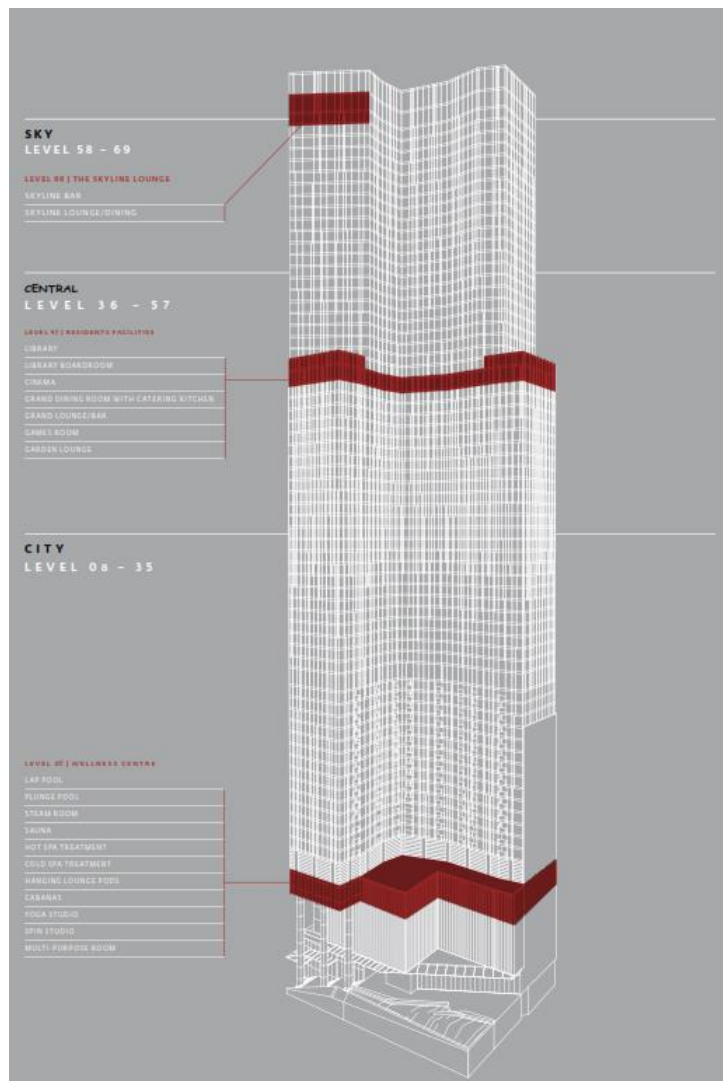
- 32 Wondrich
- 33 Vue de Monde
- 34 Flower Drum
- 35 McAlister's
- 36 Cumulus Inc
- 37 Chin Chin
- 38 Cutler & Co.
- 39 D.O.C. Delicatessen
- 40 Baker D'Chico

### PARKS & GARDENS

- 41 Carlton Gardens & Royal Exhibition Building
- 42 Flagstaff Gardens
- 43 Treasury Gardens
- 44 Royal Botanic Gardens
- 45 Fitzroy Gardens
- 46 Larra Park







## Level 6 (Accessible for ALL Residents)

- Pool - 25m lap pool with waterfall edges.
- Luxurious day beds for relaxation adjacent to the pool edge.
- Hot Spa, Cold Spa and Plunge Pool - with luxurious daybeds adjacent.
- Individual Sauna & Steam Rooms - with hanging lounge pods.
- Cabanas - generously proportioned cabanas with magnificent views, incorporating discreet, private spaces.

## Level 47 (Accessible for Central and Sky Residents)

- Winter-garden - double height garden with magnificent views, integrated garden lounges and Wi-Fi enabled study pods.
- Library Boardroom – generous Wi-Fi enabled group and private reading/study zones.
- Cinemas – relaxed, bookable, private video entertainment spaces with casual lounge seating.
- Games Rooms - incorporating table and board games and a golf driving range
- Grand Dining Room - discrete, private, bookable room with kitchen and entertainment facilities for large groups.
- Grand Lounge Bar - discrete, private, bookable room with entertainment facilities for large groups.

## Level 69 (Accessible for Sky Residents)

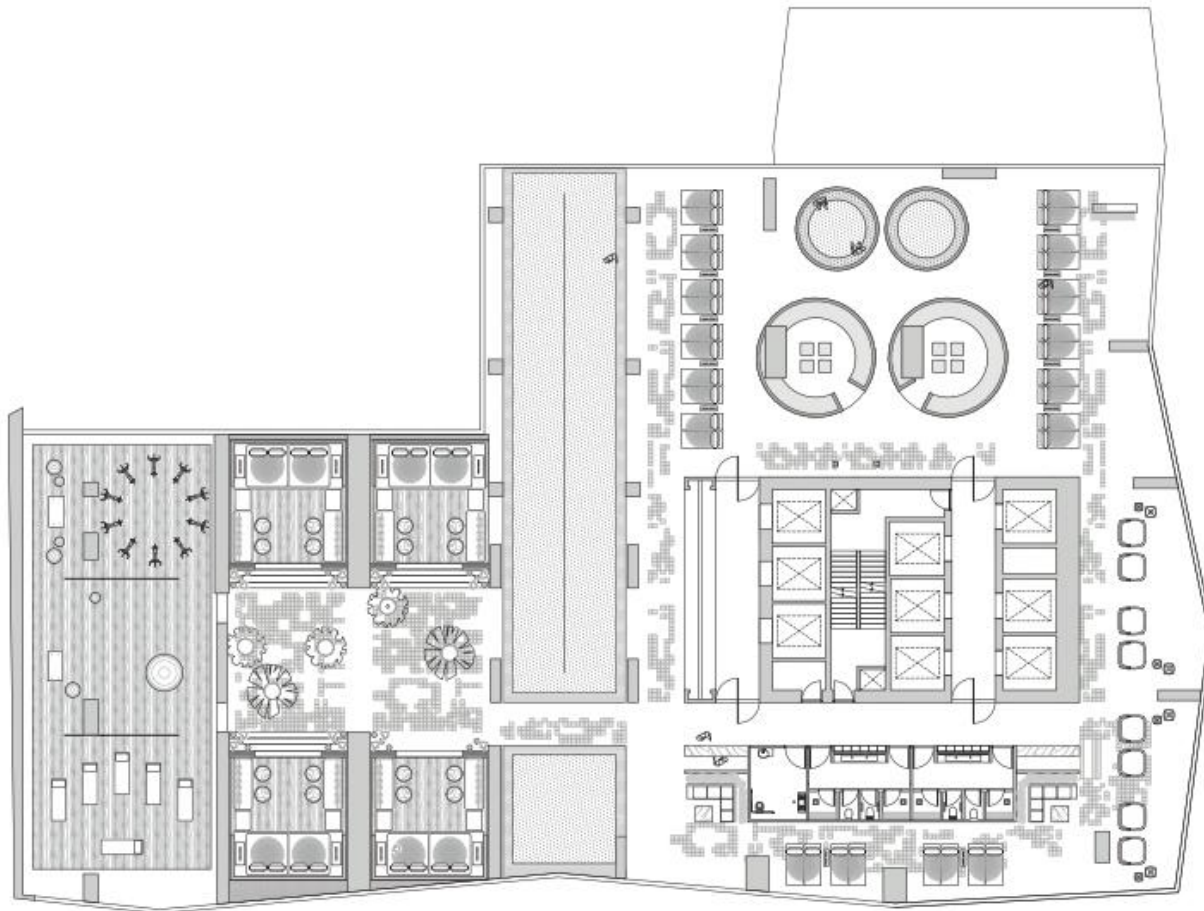
- Sky Lounge
- Sky Bar

# Ground Floor Lobby

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# Level 6 – Residents Facilities



BOULEVARD ST

VICTORIA ST

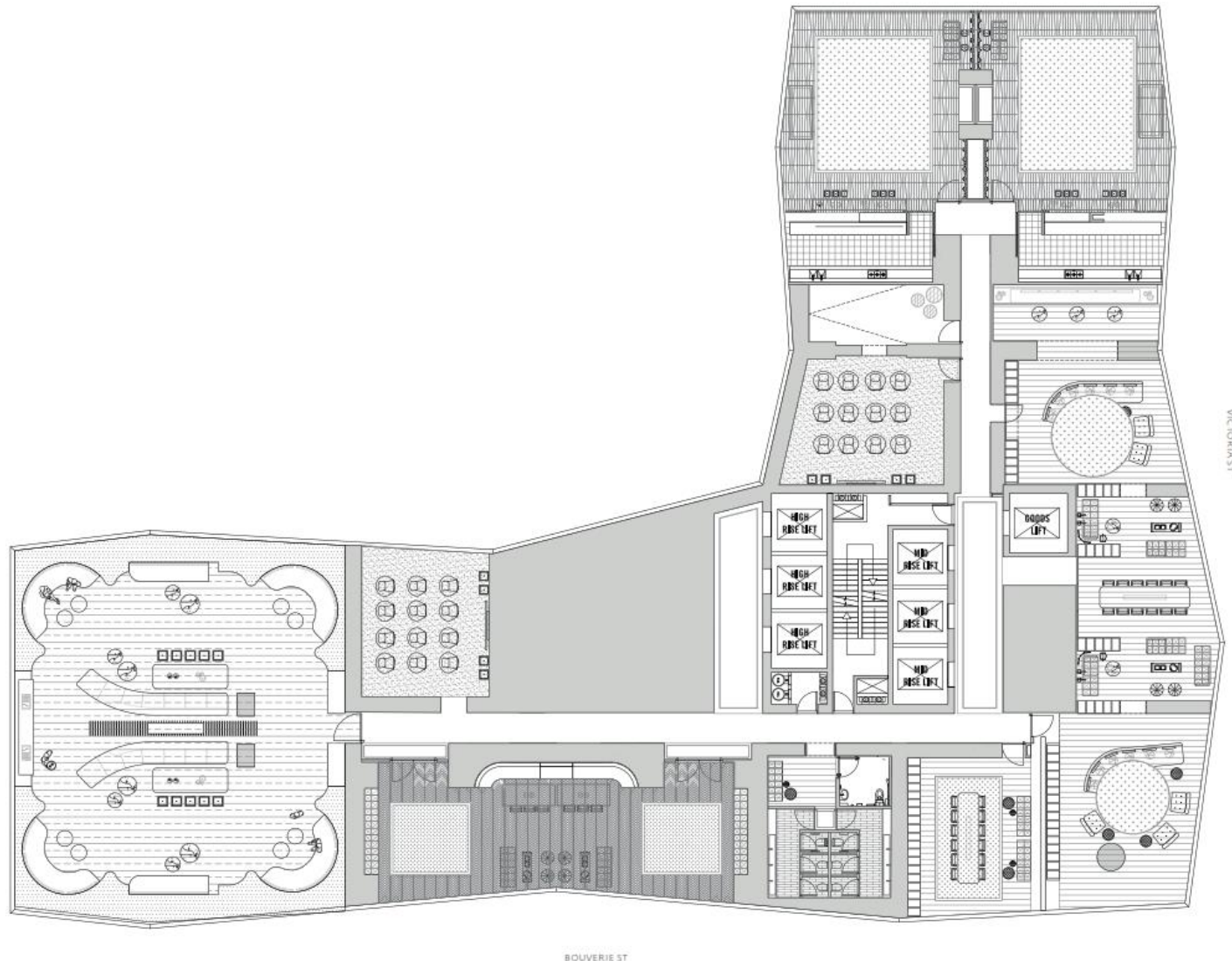
# Lap Pool – Level 6



# Hot and Cold Spa – Level 6



# Level 47 – Central and Sky Residents Facilities



# Wintergarden – Level 47



# Private Dining – Level 47



# Library – Level 47



# Level 69 – Sky Residents Lounge



# Kitchen and Living

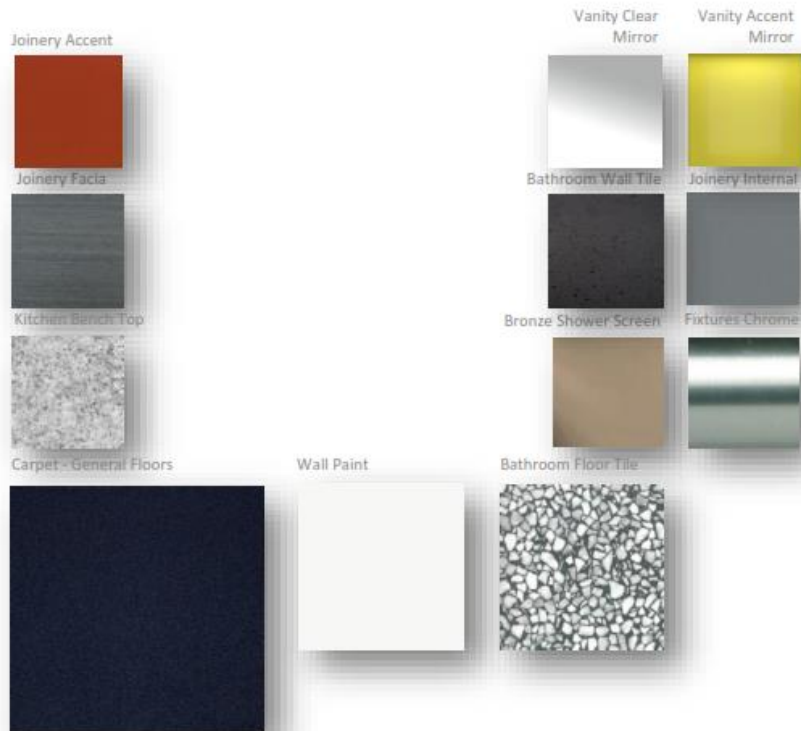


# Bedroom & Bathroom

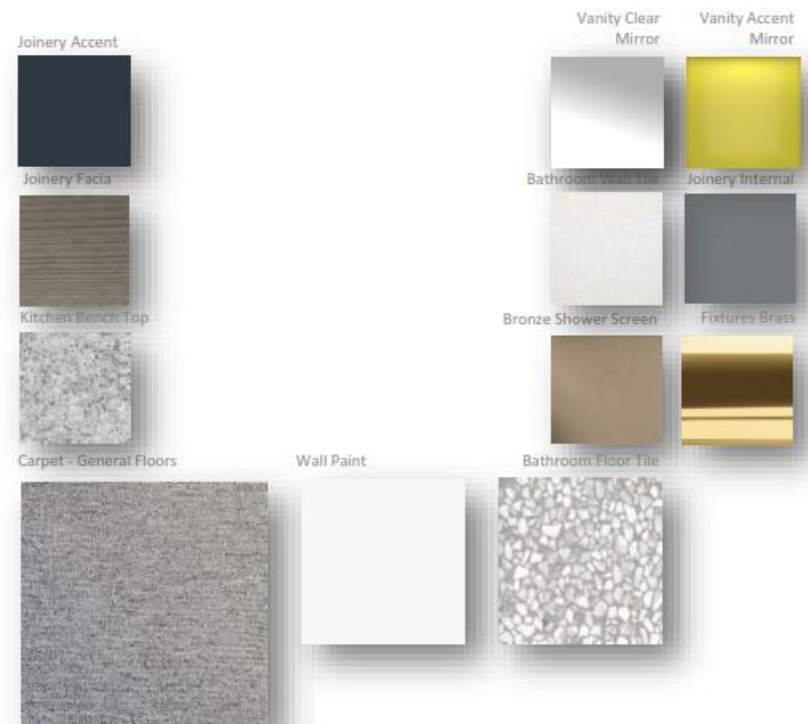


# Specifications

## City Apartments Modern

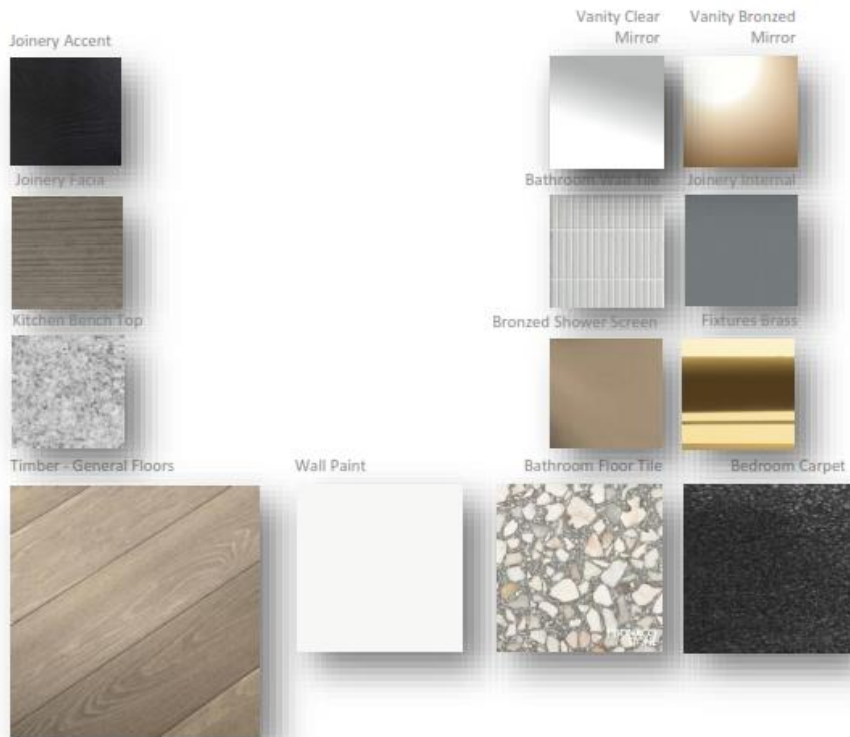


## Classic

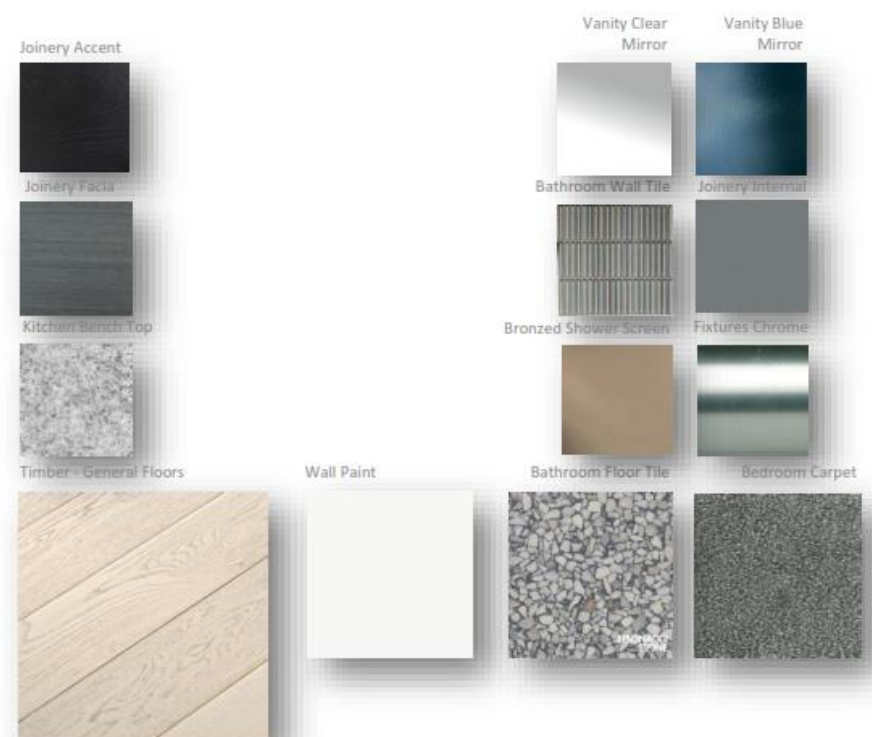


# Specifications

## Central Apartments Modern

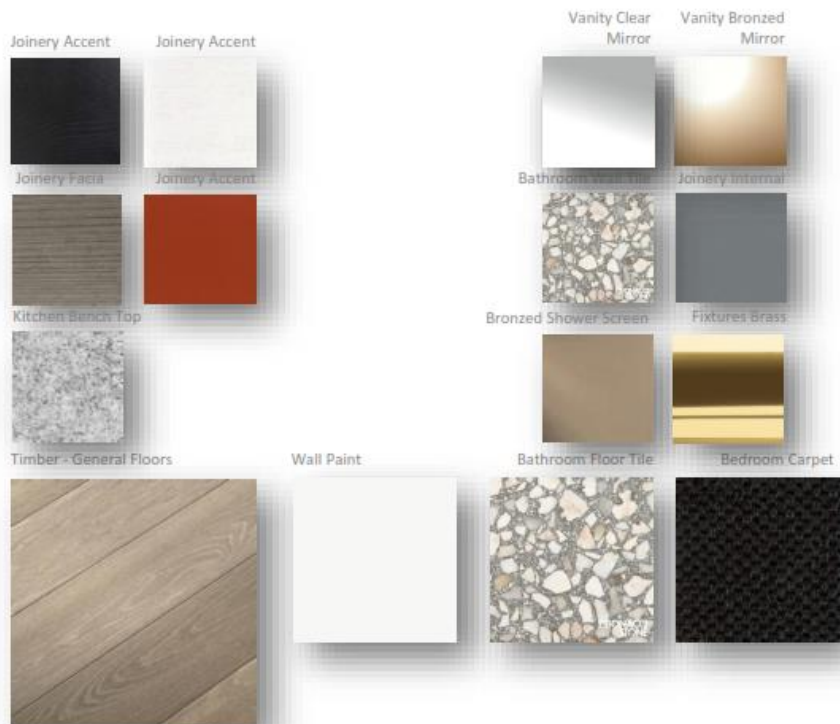


## Classic

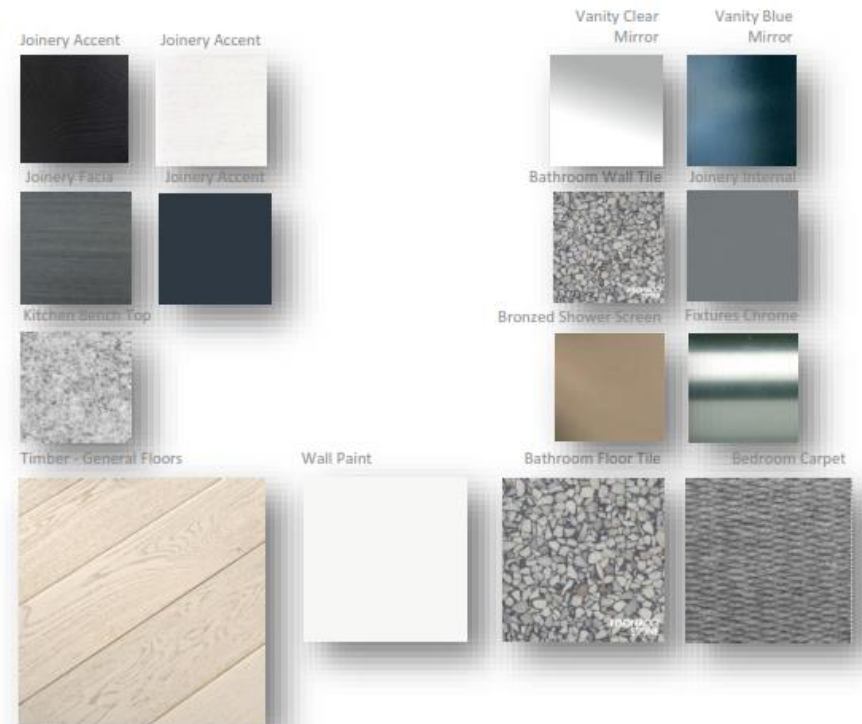


# Specifications

## Sky Apartments Modern



## Classic



# Typical Floor Plate City Residences (Level 8 – 35)



# Typical Floor Plate Central Residences (Level 36 – 57)



# Typical Floor Plate Sky Residences (Level 58 – 69)



# Pricing Summary



Overall Configuration							Net M2				
Apartment Type	No.Apt	Product Mix	Price Range		Average Price	Total GR	Size		Average Size	Total	Average \$/m2
			Min	Max			Min	Max			
1 BED 1 BATH	157	15%	\$ 416,000	\$ 549,600	\$ 472,697	\$ 74,213,400	46.4	48.2	47.3	7431.6	\$ 9,986
1 BED 1 BATH + STUDY	185	18%	\$ 466,000	\$ 1,185,500	\$ 531,828	\$ 98,388,200	50.0	100.0	54.3	10044.4	\$ 9,795
1 BED 2 BATH + STUDY	22	2%	\$ 571,000	\$ 606,000	\$ 582,136	\$ 12,807,000	69.0	69.0	69.0	1518.0	\$ 8,437
2 BED 1 BATH	101	10%	\$ 541,000	\$ 688,000	\$ 606,356	\$ 61,242,000	59.0	60.0	59.2	5984.0	\$ 10,234
2 BED 2 BATH	521	50%	\$ 591,000	\$ 1,534,000	\$ 754,516	\$ 393,103,000	60.0	108.0	66.8	34798.0	\$ 11,297
2 BED 2 BATH + STUDY	22	2%	\$ 882,500	\$ 1,771,500	\$ 959,227	\$ 21,103,000	77.0	154.0	81.9	1801.0	\$ 11,717
3 BED 2 BATH	31	3%	\$ 889,000	\$ 1,902,000	\$ 1,164,306	\$ 36,093,500	80.0	166.0	88.5	2742.0	\$ 13,163
<b>Total</b>	<b>1039</b>	<b>100%</b>	<b>\$ 416,000</b>	<b>\$ 1,902,000</b>	<b>\$ 670,789</b>	<b>\$ 696,950,100</b>	<b>46.4</b>	<b>166.0</b>	<b>66.7</b>	<b>64319.0</b>	<b>\$ 10,836</b>

Car Spaces available for purchase at \$90,000 on selected apartments



Thankyou