



PRINCE EDWARD
RESIDENCES



Magnificent McKinnon

Bringing a new level of panache to one of Melbourne's most sought-after inner-suburban locales. Situated within the McKinnon Secondary School Zone, Prince Edward Residences present as the perfect pathway into the tightly-held McKinnon market.



A Stunning Sanctuary

The boutique collection of 17 two-bedroom and three-bedroom residences incorporate a full spectrum of upmarket appointments and styling, with some residences spanning two levels and offering direct basement access.

The majority of two bedroom penthouse apartments include two car parking spaces, large terraces, and distinct views.









Offering that rare combination of modern sophistication and functional livability, Prince Edward Residences stand apart among the suburban crowd. Brilliantly designed and proportioned, the living spaces offer a true retreat, with engineered oak timber flooring and stone kitchen benchtops overlooking stunning, landscaped courtyards and balconies.

Upmarket Miele appliances, chrome tapware and fixtures, smoke mirror splashbacks and ceiling-recessed window furnishings make for a compelling package.



The bathrooms ooze class, courtesy of stone-look and crisp white tiling, a floating timber vanity unit, undermount sink and chrome showerheads and fixtures. The bedrooms exude a similar level of finery, with classic carpeting, wardrobes and many with courtyard or terrace access.







DOG BEACH
BRIGHTON
6.9KM

MCKINNON TRAIN
STATION
500M

ORMOND
PRIMARY SCHOOL
1.1KM

PRINCE EDWARD
RESIDENCES

MCKINNON
SECONDARY COLLEGE
1.1KM

MELBOURNE
CBD
15.5KM

JASPER ROAD
SHOPPING CENTRE
600M

JOYCE PARK
650M

CAULFIELD
RACECOURSE
4.6KM

A Beacon For Families



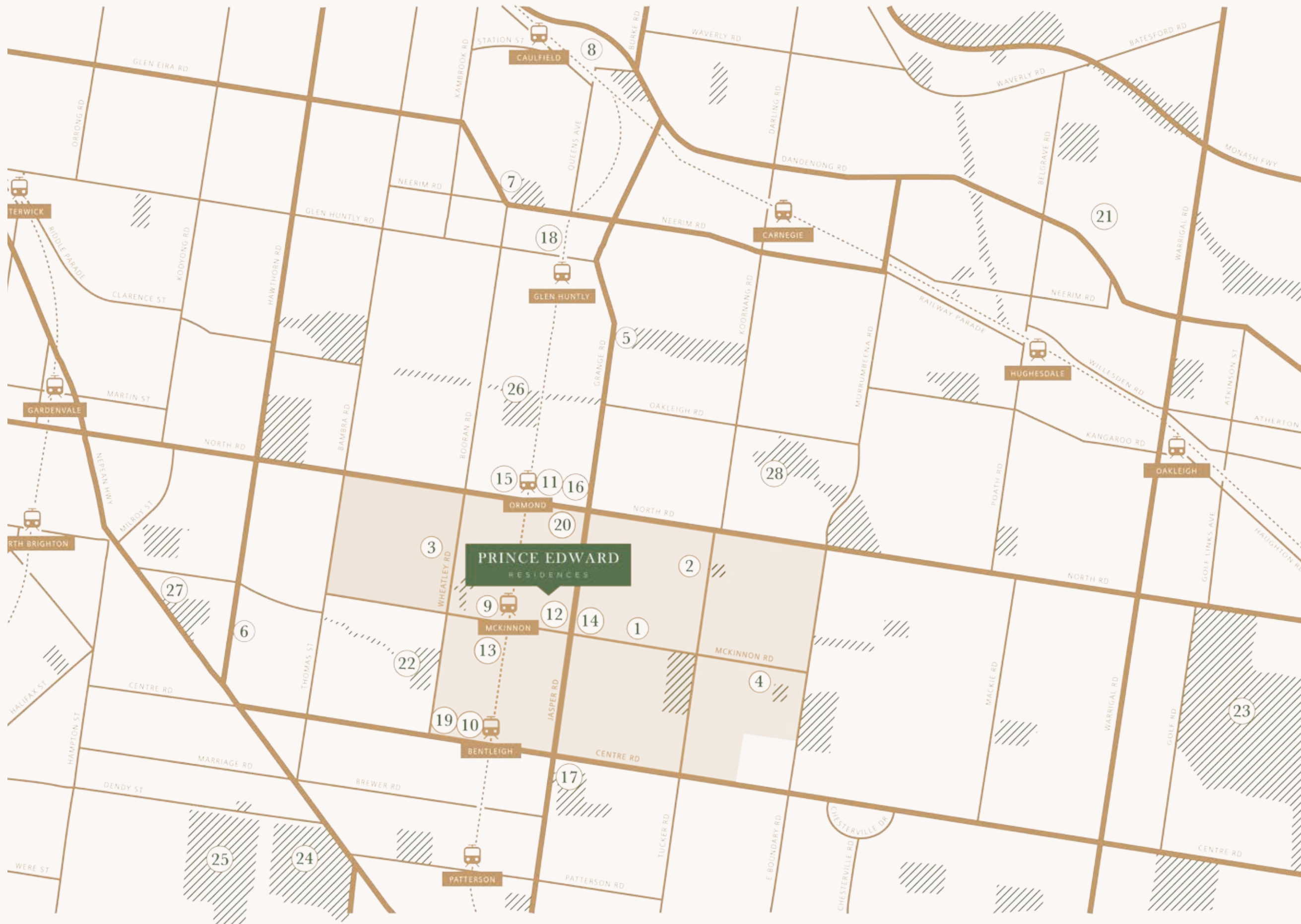
Secure your slice of booming McKinnon

It's all right there. McKinnon's recently upgraded train station is just around the corner, the Glen Eira Sports and Aquatic Centre is a beacon for families and active pursuits, while Bentleigh's Centre Rd retail precinct puts banks, supermarkets and fashion outlets on your doorstep.



Lifestyle

Further afield, both Chadstone and Southland shopping centres are eminently accessible, or hop in the car and experience Brighton Beach, just 10 minutes away. The area is also among Melbourne's best-served for parks, with McKinnon Reserve, Dendy Park, Allnutt Reserve, Bentleigh Reserve and Duncan McKinnon Reserve all nearby.



EDUCATION

1. McKinnon Secondary College
2. McKinnon Primary School
3. Ormond Primary School
4. Valkstone Primary School
5. Glen Huntly Primary School
6. Melbourne Montessori School
7. Glen Eira College
8. Monash University



CAFES / EATERIES

9. Mr Burch
10. Two Kings Cafe
11. Gauge Espresso
12. Cielo Gourmet
13. Cinos Pizza
14. McKinnon Hotel
15. Thai Ormond



SHOPPING

16. Sunnybrook Health Store
17. Woolworths Bentleigh
18. Woolworths Glen Huntly
19. Aldi Bentleigh
20. Jasper Road Shopping Centre
21. Chadstone Shopping Centre



PARKS / RECREATION

22. Allnutt Park
23. Huntingdale Golf Club
24. Dendy Park
25. Brighton Public Golf Course
26. Ormond Football Club
27. Fitness First
28. Cycling Track

MCKINNON SCHOOL ZONE

The City Meets The Suburbs



The boutique McKinnon Rd shopping strip is home to local institutions Mr Burch and the McKinnon Village Bakery, while a short stroll puts you on Bentleigh's Centre Rd, with dozens of retail options and eateries, including the upmarket Little Tommy Tucker and Noisette. McKinnon and its surrounding area have experienced a stunning renaissance in recent years, with a well-earned reputation for a thriving local scene and a peerless mix of village atmosphere and café culture.

Complemented By Inner-City Convenience



1. Chadstone Shopping Centre
6.3km | 11 mins drive

2. McKinnon Secondary College
1.1km | 3 mins drive

3. Monash University Caulfield
4 km | 9 mins drive



Positioned at the heart of the coveted McKinnon's Secondary College zone, Prince Edward Residences enjoy an address worth its weight in gold. Only 500m from McKinnon's new refurbished train station, 25 minutes from Melbourne's CBD, it's a true lifestyle offering, with a suburban slant complemented by inner-city convenience.

In The Zone



Prince Edward Residences is situated within the very select and highly desirable McKinnon Secondary College zone. A school with a strict policy of only enrolling students who live in the designated zone surrounding the school. McKinnon Secondary College has earned an outstanding reputation with academic results consistently in the top, non-selective Victorian Government schools for the last decade. With the demand so high, Prince Edward Residences is truly in the zone.

INVESTING IN MCKINNON

CLASS

48.3%

McKinnon has a significant proportion of white collar workers, with almost half of its residents employed as managers or professionals.

Source: .id

UPGRADED



A trio of train stations within 1km of McKinnon have been upgraded as part of the Level Crossing Removal project. McKinnon, Ormond and Bentleigh stations are all now below ground, slashing commute times and improving amenity for residents.

IN THE ZONE

\$305,000

Homes in the McKinnon Secondary College zone are among the most sought after in Melbourne, commanding an average price premium of more than \$300,000 compared with homes outside the zone.

Source: REIV, Domain

HIGH AVERAGE RENT

\$650

Homes in McKinnon generate an impressive \$650 in average rent per week, while units are in even greater demand, with a median rent of \$495 per week.

Source: realestate.com.au

RENT RETURNS

60.6%

McKinnon continues to attract people who want to own property in the suburb. More than 60% of residents either fully own or have a mortgage on their home.

Source: ABS

RENTAL HOTSPOT

44.2%

Need a tenant for your investment property? Look no further. Almost 45% of those who call McKinnon home are aged between 20 and 49 - the prime demographic for renting.

Source: .id

HIGH EARNING

41.9%

McKinnon households are among the highest-earning in Melbourne. Almost 42% of households earn \$2395 or more each week, placing them in the top quartile of households in the state.

Source: .id

POULATION GROWTH

17.52%

McKinnon's population is expected to swell by more than 17% - or 1000 residents - over the next 20 years, placing existing housing in further demand and putting upward pressure on prices.

Source: .id

ON THE UP

8.23% - Units throughout McKinnon are experiencing stunning capital growth. Prices have soared more than 8% over the last 12 months, taking the median price beyond \$700,000.

Source: yourinvestmentpropertymag.com.au

ACCESSIBILITY

- 5.5km to Brighton Beach
- 25 minutes to the Melbourne CBD
- 12 minutes to Chadstone Shopping Centre
- 11 minutes to Southland Shopping Centre
- 4km to Monash University Caulfield

RENTAL YIELDS

3.4% - Apartments and units in McKinnon generate rock solid rental yields of well over 3%, as well as enjoying substantial capital growth.

Source: realestate.com.au

WORK LIFE CONVENIENCE

39.3% - Of the thousands of residents who live in McKinnon and the surrounding area, almost 40% also work in the area.

Source: ABS

**TAYLOR
REYNOLDS**

THREE SIXTY°
PROPERTY GROUP

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