



THE PRINCE

CAULFIELD NORTH

An exclusive access
pass for an esteemed
residential locale,
The Prince presents as
the perfect pathway
into the tightly held
Caulfield North market.

THE PRINCE

CAULFIELD NORTH

ARCHITECTURE & DESIGN

Picture perfect and limited to only 14 residences, The Prince epitomises the rise of convenient, luxury living in Melbourne's superb inner south-east. Presenting with a choice of two or three-bedroom residences, The Prince offers a memorable combination of inspiring internal zones and thriving outdoor spaces.



DESIGNED TO DELIGHT

Featuring discerning architecture spanning three levels, The Prince is designed to be tastefully responsive to its quiet, leafy surrounds whilst standing as a testament to contemporary design. Each residence encompasses two or three bedrooms, as well as two car spaces, with an outstanding level of finish throughout.



UNEARTH AN INNER-CITY SECRET

From the seamless gateway entry into the secure basement carpark, through to the curated timber flooring in the living spaces, delicate consideration has been paid to the overall resident's experience.



STATE-OF-THE-ART FINISHES

The kitchens marry thick, grey stone island feature benches with complementary stone benchtops, smoked grey mirrored glass splashbacks and Miele appliances.









FIRST CLASS LIVING

A lustrous white décor courses through the bathrooms and bedrooms compliment the light-filled interiors, where gorgeous tiling and rustic grey carpet take pride of place.

LOCATION



Deservedly revered for its lush greenery and iconic tree-lined streets, Caulfield North is a study in old-world charm, coupled with inner-city convenience. And The Prince is positioned to extract every advantage.



THE PRINCE
CAULFIELD NORTH

COLES
BALACLAVA
2 km

ST KILDA
BEACH
4 km

ST KILDA STEINER
KINDERGARTEN
800 m

ALMA PARK
WEST
2.5 km

FRANK &
GINGER CAFÉ
350 m

ST MICHAEL'S
GRAMMAR SCHOOL
2.5 km

WOOLWORTHS
METRO
800 m

WINDSOR
STATION
3 km

CHAPEL ST
SHOPPING
4 km

PRAHRAN
STATION
4 km

ALBERT
PARK LAKE
7 km

THE KING
DAVID SCHOOL
1 km

MELBOURNE
CBD
10 km



EDUCATION

- 1. Monash University
- 2. St Michael's Grammar School
- 3. Melbourne Grammar School
- 4. Ripponlea Primary School
- 5. Caulfield Grammar School
- 6. The King David School
- 7. Lauriston Girls' School
- 8. Elwood College

CAFÉS & EATERIES

- 9. Penta Elsternwick Cafe
- 10. Moby
- 11. Mr Sister Cafe
- 12. Cocomama's Juices & Smoothies
- 13. Attica Restaurant
- 14. Ziggy's Eatery
- 15. Toorak Cellars & Wine Bar

SHOPPING

- 16. Chadstone Shopping Centre
- 17. Ripponlea Village
- 18. Elsternwick Village
- 19. Hawksburn Village
- 20. Coles Balaclava
- 21. Woolworths Metro
- 22. Malvern Central

PARKS & RECREATION

- 23. Caulfield Park
- 24. Rippon Lea House & Gardens
- 25. St Kilda Botanical Gardens
- 26. Albert Park Lake
- 27. Malvern Valley Public Golf Course
- 28. Elsternwick Golf Course
- 29. St Kilda Beach

CENTRAL LOCATION

- 550m to Woolworths Metro
- 2km to Balaclava Train Station
- 4km to St Kilda Beach
- 9km to Melbourne CBD

LIFESTYLE

A woman with her hair pulled back, wearing dark sunglasses, a red quilted jacket over a light-colored turtleneck, and a grey skirt. She is holding several shopping bags, including a large white one and a brown paper one. The background is a bright, slightly blurred outdoor setting.

Immerse yourself in the very best lifestyle opportunities that Melbourne's inner southeast has to offer. Luxury shopping is close at hand, with true indulgence awaiting in the form of hundreds of upmarket retail stores at Chadstone Shopping Centre, less than 15 minutes away.

ONLY THE FINEST

The renowned Attica restaurant offers the most elite fine dining only moments from your door, while Ripponlea and Balaclava are at the epicentre of local café culture, with Wall Two 80 and Gattica leading an inspiring list of local eateries.



01



02



03

- 01 – Attica Restaurant
- 02 – Palais Theatre
- 03 – Baker in the Rye



04

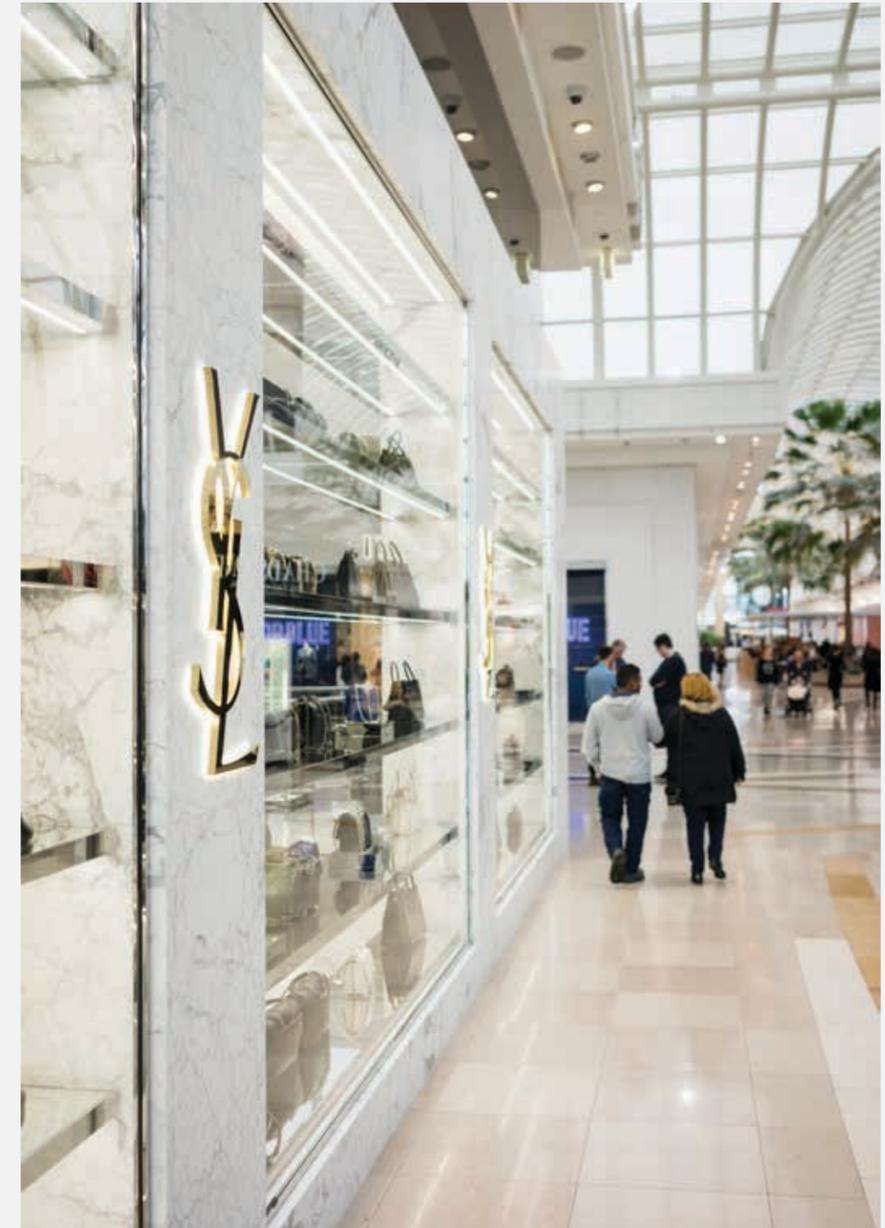
04 – Melbourne Grammar School (Grimwade House)

05 – Monash University Caulfield Campus

06 – Chadstone Shopping Centre



05



06

A GREEN DREAM

Just moments from schools and parks, The Prince enjoys easy access to Caulfield Park less than 4 minutes away. Providing access to a wide range of recreational sporting clubs as well as BBQ facilities, children's play areas, off-leash dog areas and various walking tracks. Melbourne's beaches and weekend attractions, including the famed Albert Park Lake, are also less than 10 minutes away.



07



08



09

- 07 – Caulfield Park Sports Club
- 08 – Caulfield Park
- 09 – Caulfield Park



10

- 10 – Hawthorn Rd / Dandenong Rd Tram Stop
- 11 – Malvern Central
- 12 – Malvern Station



11



12



DEMOGRAPHICS

Renowned and well established as a family-friendly haven, Caulfield North's outstanding amenity – which includes 38 schools within close proximity – as well as its exceptional convenience, have entrenched it firmly in buyers' sights, with property values continuing to soar.

BOOMING RETURNS

8.99%

Homes in Caulfield North have enjoyed some of Melbourne's most consistent capital growth in recent years, with average annual increases of almost 9%.

Source: yourinvestmentpropertymag.com.au

RENTAL REWARDS

4.13%

With its proximity to Monash University, public transport and Melbourne's CBD, Caulfield North is a major destination for renters, who are prepared to pay a premium for the lifestyle on offer, which has seen average rental yields grow to 4.13%

Source: yourinvestmentpropertymag.com.au

A CENTRAL HUB

2km

to Monash University Caulfield campus

4km

to Caulfield Racecourse

6km

to Chadstone Shopping Centre

6km

to beach

10km

to Melbourne CBD

EDUCATION OPPORTUNITIES

Thirty-Eight

The City of Glen Eira is incredibly well serviced for schools, with 38 government and private primary schools and secondary schools dotted throughout its suburbs.

A PLACE TO CALL HOME

58.8%

While the area attracts thousands of renters, even more seek Caulfield North as a place to own their own home, with almost 59% of residents currently owning their property.

Source: Australian Bureau of Statistics

A PROSPEROUS POSITION

59.4%

Caulfield North is home to a significant white collar demographic, with almost 60% of working residents employed as managers or professionals - well above the Australian average of 35.2%.

Source: Australian Bureau of Statistics

CONVENIENT TRANSPORT

With Caulfield, Malvern and Armadale railways stations within walking distance, and with no fewer than three tram lines servicing the suburb, Caulfield North is almost unrivalled when it comes to public transport options. Motorists are equally well serviced, with Dandenong Rd, Nepean Highway and the Monash Freeway all within close proximity.

FAMILY FRIENDLY

65.1%

With its idyllic tree-lined streets, abundance of local parks and excellent schools, Caulfield North is an epicentre of family living, with family households making up almost two thirds of homes within the suburb.

Source: Australian Bureau of Statistics

FUNDING FOR THE FUTURE

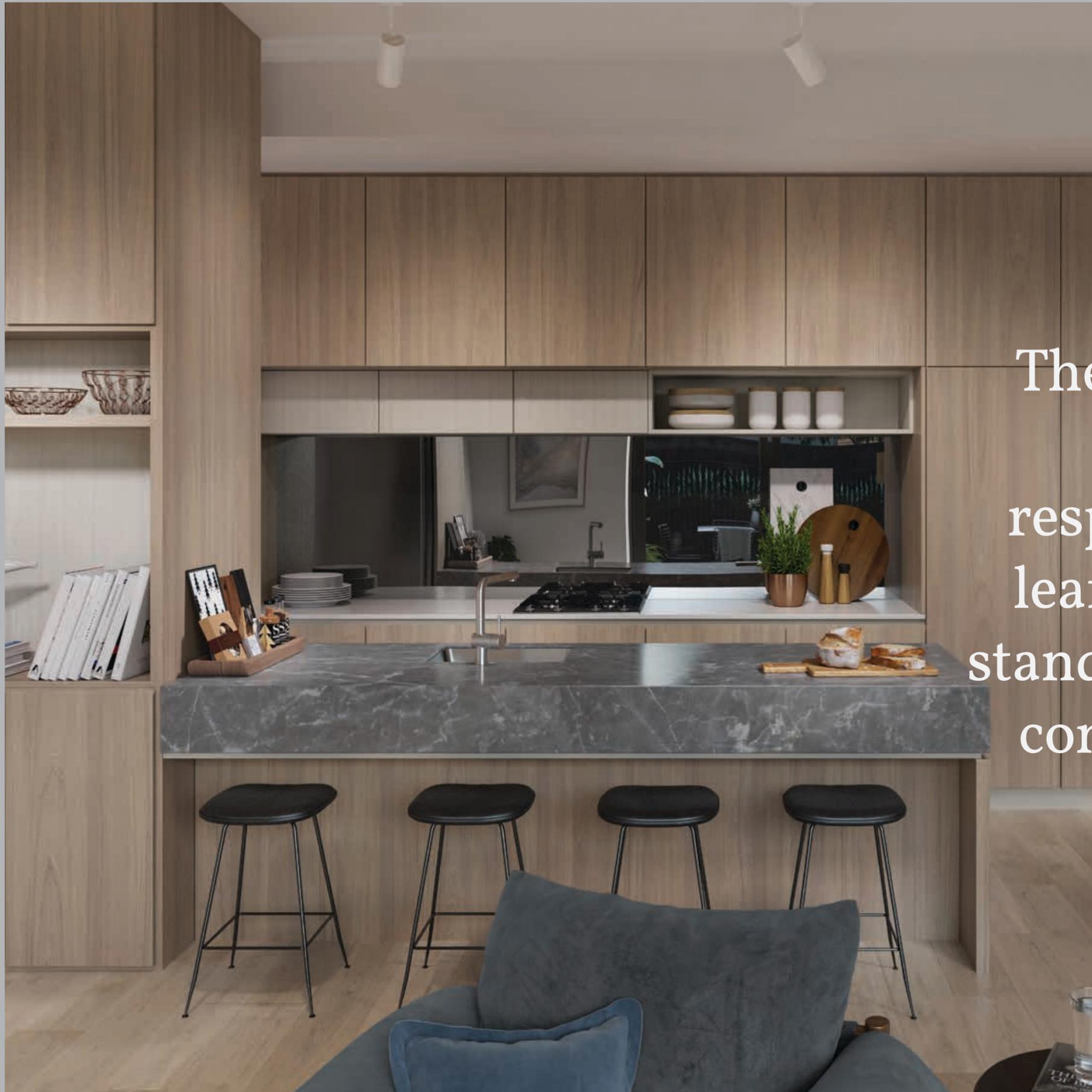
The City of Glen Eira is experiencing considerable investment and renewal, including a major upgrade of Duncan Mackinnon Reserve, multiple level crossing removals throughout the municipality, multi-million-dollar investments in Glen Eira College and a \$10.8 million playground investment at Booran Reserve.

GROWING DEMAND

51.98%

The population of Caulfield North and neighbouring Caulfield East is expect to swell by almost 52% to more than 28,000 between now and 2036, putting further upward pressure on house prices.

Source: id.com.au



The Prince is designed to be tastefully responsive to its quiet, leafy surrounds whilst standing as a testament to contemporary design.

**TAYLOR
REYNOLDS**

THREE SIXTY°
PROPERTY GROUP

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