

## Australian Unity **Select Income Fund**

<b>Elwood, VIC</b>	<b>Syndicate No: 564</b>
	<b>Interest Rate (Net PA)</b> 8.00%*
	<b>Loan to Value Ratio (LVR)</b> 66.66%*
	<b>Start Date</b> March 2020
	<b>Investment Term</b> March 2020 - July 2021*
	<b>Property Type</b> Residential Construction

Artists impression of the property at 114-166 Tennyson Street, Elwood VIC

### Summary

Comprising of fifteen spacious residences across three floors, 'Ensemble' is located in the heart of Elwood, one of Melbourne's most celebrated locales, just 7.5kms from Melbourne CBD and within close proximity to the services, facilities and amenities of Elwood Village.

This three-level development will demonstrate award-winning KUD Architects commitment to conscientious environmental design with premium two and three-bedroom apartments. Each apartment will include an external balcony offering the perfect view across the leafy treetops and tranquil surrounds.

With high quality joinery, each apartment will reflect sophisticated detailing and premium finishes. The kitchen will be fit with the finest Miele appliances and a striking marble finish will adorn the benchtops and splash back, instilling these spaces with a genuine wow factor. Each resident can enjoy open, light-filled living spacious, a generous courtyard or terrace, landscaped garden surrounds, a ground floor lobby and service lift to all levels, and access to a shared basement carpark.

This Syndicate-Loan has been established to repay existing Syndicate-Fund number 506 and to finance the development at 114 – 116 Tennyson Street, Elwood.

### Contact Details

**W** <http://www.australianunity.com.au/wealth/sif>  
**E** [investments@australianunity.com.au](mailto:investments@australianunity.com.au)

**Investor services**  
**T** 13 29 39

**Adviser services**  
**T** 1800 649 033

**New investors** to download a Product Disclosure Statement to invest.

**Existing investors** contact us to request a Supplementary Product Disclosure Statement of this investment.

### Important information

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This is not an offer document and should not be relied upon solely in making an investment decision. The information is an edited version of the independent valuation report for the Syndicate-Fund property. You can view the full valuation report by contacting us on the details above.

Information on this financial investment product can be obtained from our website, [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif), including the Product Disclosure Statement (PDS). Contact us to receive a Supplementary Product Disclosure Statement (SPDS), which contains further details of this investment opportunity.

\* Interest rates, loan to value ratios and investment terms are subject to a number of assumptions and risk that are detailed in the PDS and SPDS. Interest rates quoted are not guaranteed.