

Australian Unity **Select Income Fund**

Toorak, VIC	Syndicate No: 568
	Interest Rate (Net PA)
	8.00%*
	Loan to Value Ratio (LVR)
	67.97%*
	Start Date
	May 2020
	Investment Term
	May 2020 - May 2022*
	Property Type
	Residential Construction

Artists impression of the property at 63 Heyington Place, Toorak VIC

Summary

63 Heyington Place (Heyington) is situated on one of Melbourne's best streets beside the Yarra River. From here it's a short walk to Toorak Village, a quick stroll to the Yarra River and 2 minutes to Heyington train station, a mere 3 stops before the city.

Heyington will comprise a 5-level contemporary style building comprising 12 luxury 3-bedroom apartments and a single level of basement parking. Building amenities will include single private lift access to all levels and private storage rooms on the ground floor. The project has been designed by well-regarded architects, Carr Design, with landscaping by Acre.

Each three-bedroom residence offers two or three aspects, ensuites to most bedrooms, a butler's pantry and several formal and informal areas for living inside and across spacious outdoor zones. Finished with expanses of natural stone, stacked parquet timber floors and joinery, ceiling heights are maximized and extra storage has been discreetly added. Floorplans can be customised to suit.

This Syndicate-Fund will assist with refinance of an existing land debt facility and provide construction funding.

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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, 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.