

Australian Unity **Select Income Fund**

 <p>Kew, VIC</p> <p>Artists impression of the property at 4 & 4a Fenwick Street, Kew VIC</p>	Syndicate No: 569
	Interest Rate (Net PA)
	7.75%*
	Loan to Value Ratio (LVR)
	66.60%*
	Start Date
	June 2020
	Investment Term
	June 2020 - April 2022*
	Property Type
	Residential Construction

Summary

Situated in the suburb of Kew, just 4.3km east of the Melbourne CBD, the Rondure House development is within a well-regarded residential pocket known as the 'Studley Park' precinct and is adjacent to the Kew Junction retail amenities.

The three-level building contains 14 apartments, including a penthouse, over a single level of basement parking. Apartments will be two and three-bedroom configurations finished with luxury quality – including engineered timber flooring, limestone benchtops and cabinetry, Gaggenau appliances, natural stone floors and sculptured fireplaces.

The interior design and internal finishes are a result of a collaboration between Cera Stribley and Tom Dixon, whilst landscape design is being undertaken by Eckesley Gardens Architecture.

The purpose of this Syndicate-fund is to assist with the purchase of the security property and provide construction funding for the development.

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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.