



52 Tyler Street

PRESTON 3072

Zoned for Hi-Density Development
Residential Growth Zone. Schedule 3 (RGZ3)

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THE PROPERTY OVERVIEW

Coveted Hi-Density Development Zoning RGZ3

Distinctively designed, flawlessly finished, and ideally situated, this beautiful fresh family home represents a refined approach to enjoying Preston today's way. Sophisticated spaces for formal and informal living and dining are complemented by the evident excellence of the stainless steel and stone-appointed open-plan kitchen. At the same time, four inviting bedrooms are served by two stunning bathrooms, including the main bedroom's ensuite.

Elegant areas for entertaining, featuring integrated seating and brilliant barbeque installation, ensure this is a home where indoors and outdoors form an unforgettable combination of comfort, character and quality - accompanied by the convenience of a secure double garage! Proximity to Sullivan Park, Preston North East Primary School, Summerhill Village, and Northland shopping means the allure of the residence and the address attractions are sensationally in sync.





















SPECIFICATIONS SCHEDULE

GENERAL

- Bosch security alarm system
- BEAU Boston Natural Black Butt flooring to living, dining, kitchen
- New Carpet with extra thick 10 mm Dunlop underlay to all bedrooms
- Split system air conditioning
- Ducted gas heating to all rooms
- Gas hot water system

BATHROOMS AND LAUNDRY

- Designer matt black Phoenix shower wall mixers
- Designer natural stone basins
- Wall mount blackbutt timber vanities with Caesar-stone countertops
- Frameless shower screens with matt black fittings
- Lux Calcatta marble floor & wall tiles to bathroom & ensuite
- Designer Urbane II 180mm wall basin mixers
- Phoenix twin square rain shower - matt black
- Matt black towel rails and toilet roll holders
- White ceramic toilet suites

BEDROOMS

- Built-in /walk-in robes
- New carpet with extra thick 10 mm Dunlop underlay

KITCHEN

- Phoenix matt black flexible hose sink mixer
- Caesar-stone kitchen countertop
- New Fisher & Paykel 900mm dual fuel five burner gas oven
- New dark stainless steel Westinghouse dishwasher
- Designer Urban matt black granite kitchen sink, 221 Onyx
- Custom joinery with built-in oven space and pantry

EXTERNAL

- New built in Matador 6 burner BBQ with floating Merbau hardwood decking
- Bluestone paving outdoor entertaining area
- Landscaped front and rear yards
- Rendered concrete finish
- Tile Roofing
- Colour-bond gutters and fascias
- Aluminium windows with latch locks



WESTINGHOUSE 60CM FREESTANDING
DISHWASHER - DARK STAINLESS STEEL
MODEL WSF6608KXA



FISHER & PAYKEL FREESTANDING
GAS OVEN, DUAL FUEL, 900MM, 5
BURNERS MODEL - OR90SCG1X1



URBAN GRANITE SINK, 221 ONYX
MATT BLACK
MODEL: UBG221ON



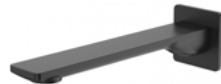
PHOENIX VEZZ FLEXIBLE HOSE
SINK MIXER, MATT BLACK
MODEL: 10373100C



PHOENIX LEXI TWIN SHOWER -
MATTE BLACK



PHOENIX TEEL
SHOWER / WALL MIXER



URBANE II SQUARE 220MM BASIN/
BATH OUTLET MATTE BLACK



GENUINE JONES & JONES BLACKBUTT TIMBER VANITIES



LUSINI THIN EDGE STONE BASINS

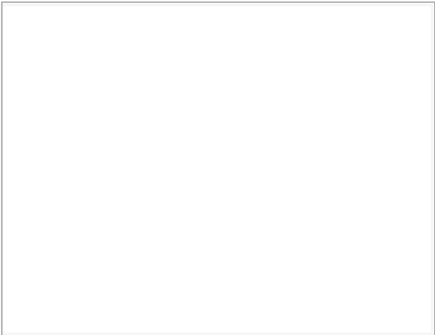


URBANE II 180MM WALL BASIN MIXER
- RECTANGULAR COVER PLATE

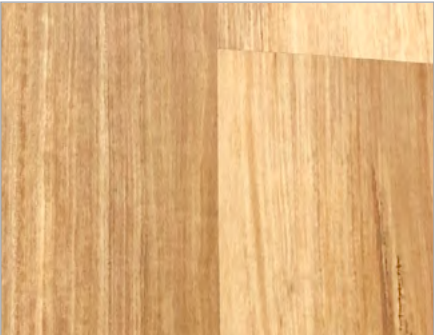


LUNA MATT BLACK TOWEL RAIL
930MM BLACK

FINISHES




PAINT
Walls, ceilings, doors



FLOORING
Beau Hybrid Natural Black Butt
Flooring



KITCHEN BENCH TOPS
Pure White Caesar Stone



FLOORING
Lux Calcatta Matt Marbel Floor &
Wall Tiles



FLOORING
Whitsundays Premium Soft
Carpet

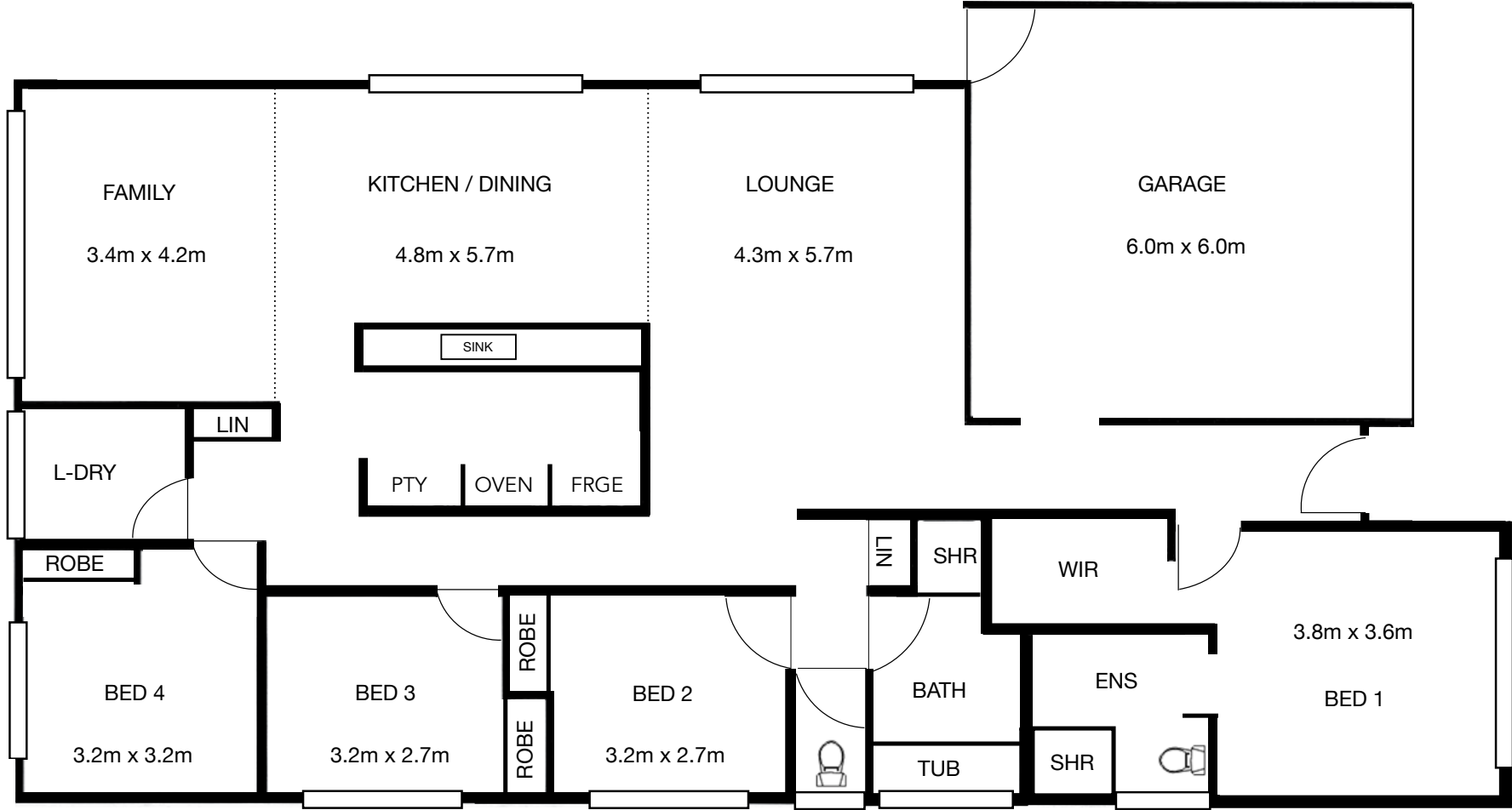
FLOOR PLAN

TOTAL = 205.97 m² - 22.17 Sqr's

 BEDROOM: 4

 BATHROOM: 2

 CARPARK: 2



LOOKING TO THE FUTURE

DAREBIN'S FORECAST POPULATION GROWTH BY 2041 IS

48.5%

Between 2016 and 2041, the population for the City of Darebin is forecast to increase by 75,102 persons. ⁽¹⁾

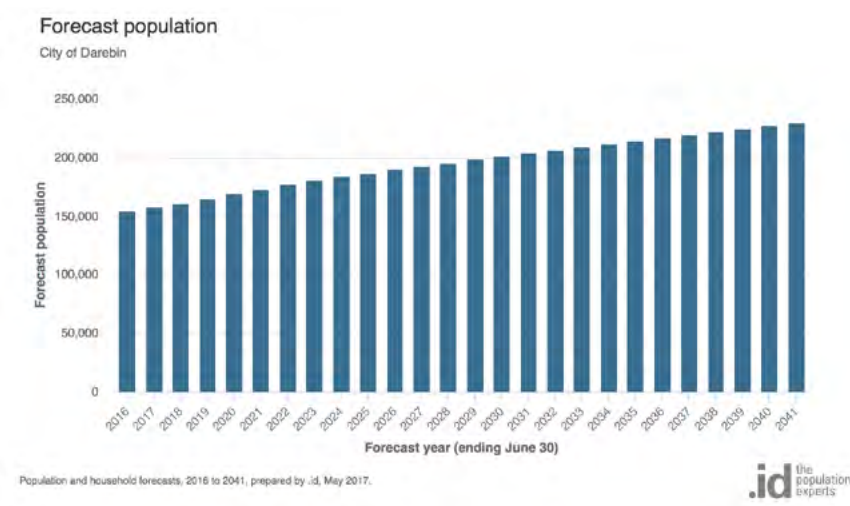
NET OVERSEAS MIGRATION

92%

Melbourne is set to receive an estimated 92% of the state's net overseas migration. ⁽¹⁾

MELBOURNES POPULATION PROJECTIONS

BETWEEN **5.9 million** & **6.2 million** by 2027, which is higher than the average annual growth rate projected for Australia. ⁽¹⁾



REFERENCES

(1) Australian Bureau Of Statistics. (22/11/2018). Population Projections, Australia. Available: <https://www.abs.gov.au/statistics/people/population/population-projections-australia/latest-release#victoria>. Last accessed 20/12/2020

PRESTON CAPITAL GROWTH

PAST 12 MONTH GROWTH IN
PRESTON

12.30 %

Investment properties in Preston have performed exceptionally well for investors over the last 12 months when compared to the country as a whole, with an increase in the median house price of 12.30%

Source: Monthly data update for Mar 2021 as supplied by CoreLogic. Data is reported to the period ending Dec 2020.

Please note that property sales data is routinely updated, so it may change retrospectively. ⁽²⁾

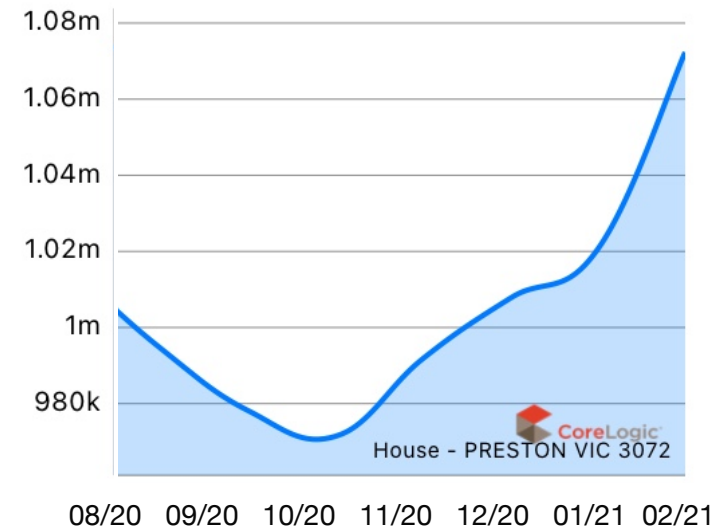
AVERAGE ANNUAL GROWTH
RATE IN PRESTON

7.27 %

Based on five years of house sales, Preston has seen a capital growth rate of 36.36% equating to 7.27% per year ⁽³⁾

PRESTON 3072 - 6 MONTH CAPITAL GROWTH CHART

DATA SOURCE CORE LOGIC RP DATA
AUGUST 2020 TO FEBRUARY 2021




REFERENCES

- (2) Your investment Property. (2021). Suburb Profile Report For Preston VIC (3072). Available: <https://www.yourinvestmentpropertymag.com.au/top-suburbs/vic-3072-Preston.aspx>. Last accessed 2nd April 2021.
 (3) Smart Property Investment. (2021). PRESTON - SUBURB PROFILE REPORT. Available: <https://www.smartpropertyinvestment.com.au/data/vic/3072/preston>. Last accessed 3/4/21.

Preston Market Performance - 4 Bedroom Houses

View median property prices in Preston to get a better understanding of local market trends.

BEDROOMS	TYPE	MEDIAN PRICE	AVG DAYS ON MARKET	CLEARANCE RATE	SOLD THIS YEAR
 4	House	\$1.258m	32 days	65%	40

Market performance

Sales price range

MEDIAN PRICE

\$1.258m

ENTRY LEVEL

\$890k

HIGH END

\$1.707m

Sold this year

40

Rental median price

\$650

Auction clearance

65%

Average days on market

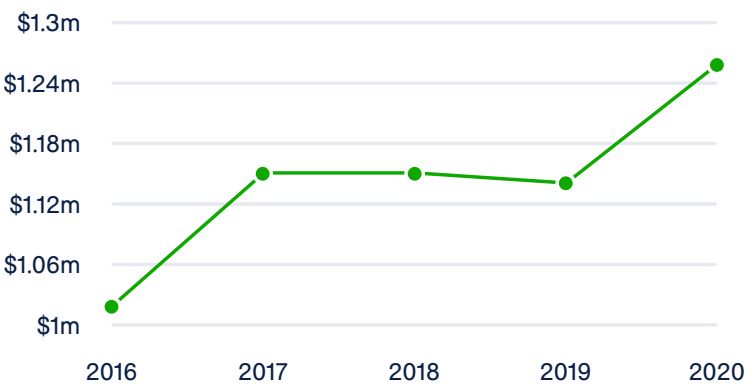
32

Higher = more competition

Lower = more competition

Sales and growth

YEAR	MEDIAN	GROWTH	# OF SALES
2020	\$1.258m	10.4%	40



REFERENCES

Domain . (2021). Suburb Profile Report For Preston VIC (3072). Available: <https://www.domain.com.au/suburbprofile/preston-vic-3072>. Last accessed 3rd April 2021.

RESIDENTIAL GROWTH ZONE OVERLAY

The following schedule to the zone information demonstrates three significant advantages of owning land zoned for hi-density development (RGZ3)

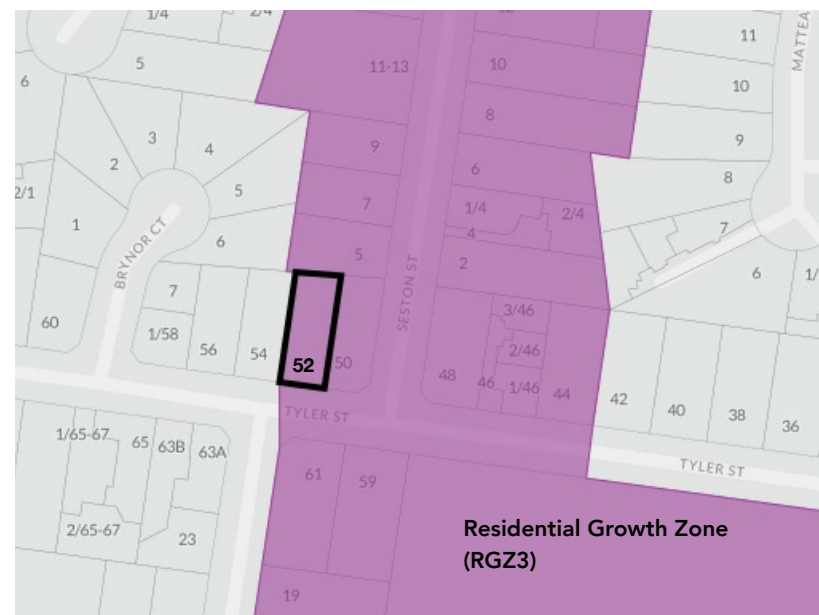
Schedule to the Zone Comparison Table

	General Residential Zoned land (GRZ1)	Development Growth Zoned land (RGZ3)
Maximum allowable site cover for construction	50%	80%
Darebin Councils preferred build form	Single House	Multi Unit Development (Apartments)
Maximum allowable building height restriction	Single House (Generally 1 or 2 Story)	Multi Unit Development (4 Storeys (13.5 metres)

Disclaimer

Town planning is a complex formula, we recommend seeking advice from a suitably qualified expert regarding any future development plans

Planning Overlay



80 TYLER STREET



NEIGHBOURING PROPERTY AT 50 TYLER STREET CONSTRUCTION SET TO COMMENCE SOON

PERMIT APPROVED



50 TYLER STREET





35-37 CLINGIN ST, RESERVOIR

Nine - Three level
residences on both
properties | Planning
approved | 900
meter from subject
site



80 TYLER ST, PRESTON

Sixty Three - Two
level
residences |
Construction
complete | 650
metres from subject
site



30-32 CLINGIN ST, RESERVOIR

Nine - Three level
residences on both
properties | Planning
approved | 900
meter from subject
site



830 PLENTY ROAD, RESERVOIR

Three Hundred
& Nineteen -
Residences | 17
Offices | 10 Cafes |
Distance to Subject
Site 1.5Km



80 TYLER ST, PRESTON

Forty Four - Four
Level Residences
| Currently Under
Construction |
Completion Due
June 2022 | Distance
to Subject Site 600M



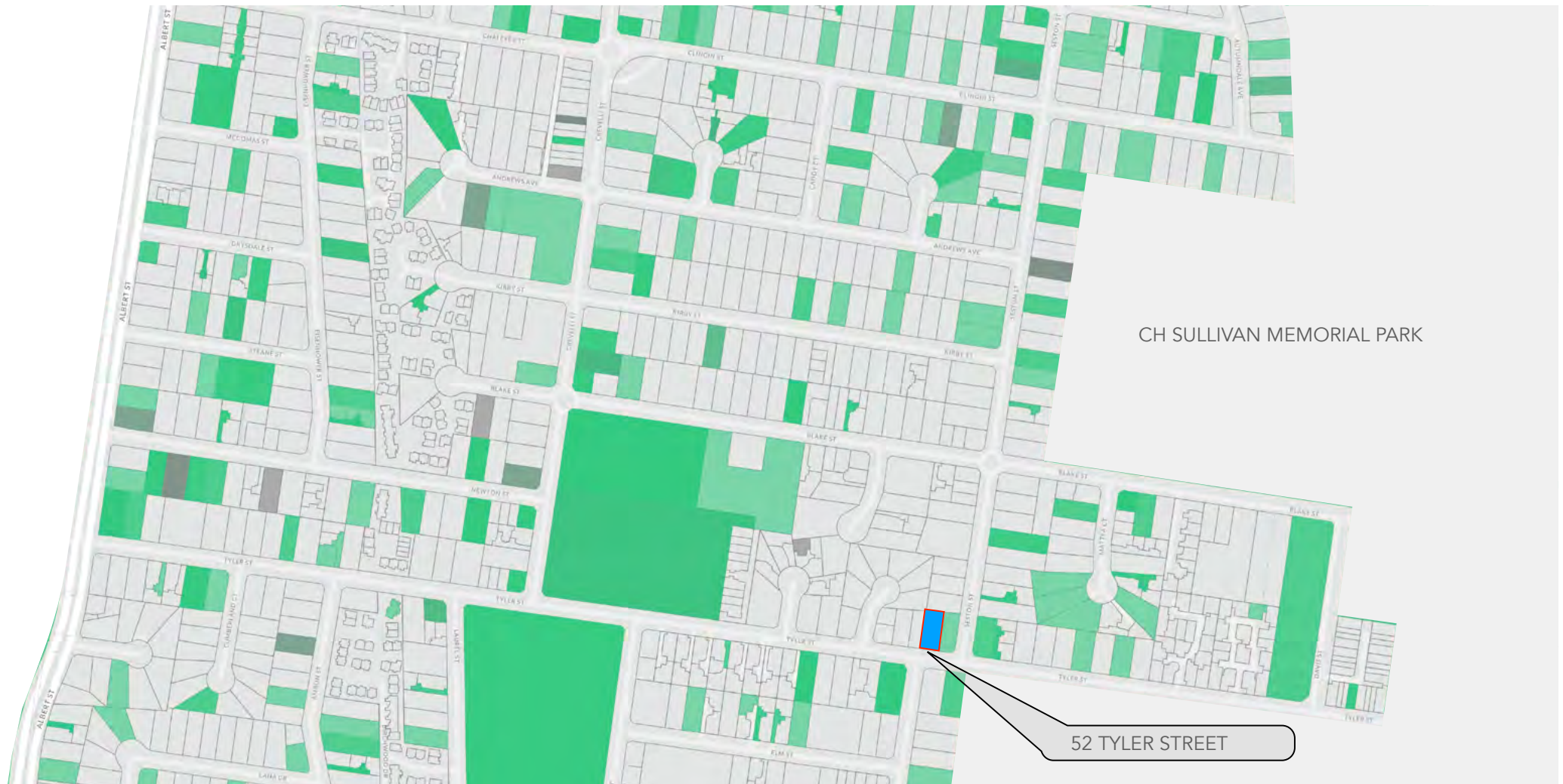
63 SUMMERHILL ROAD, RESERVOIR

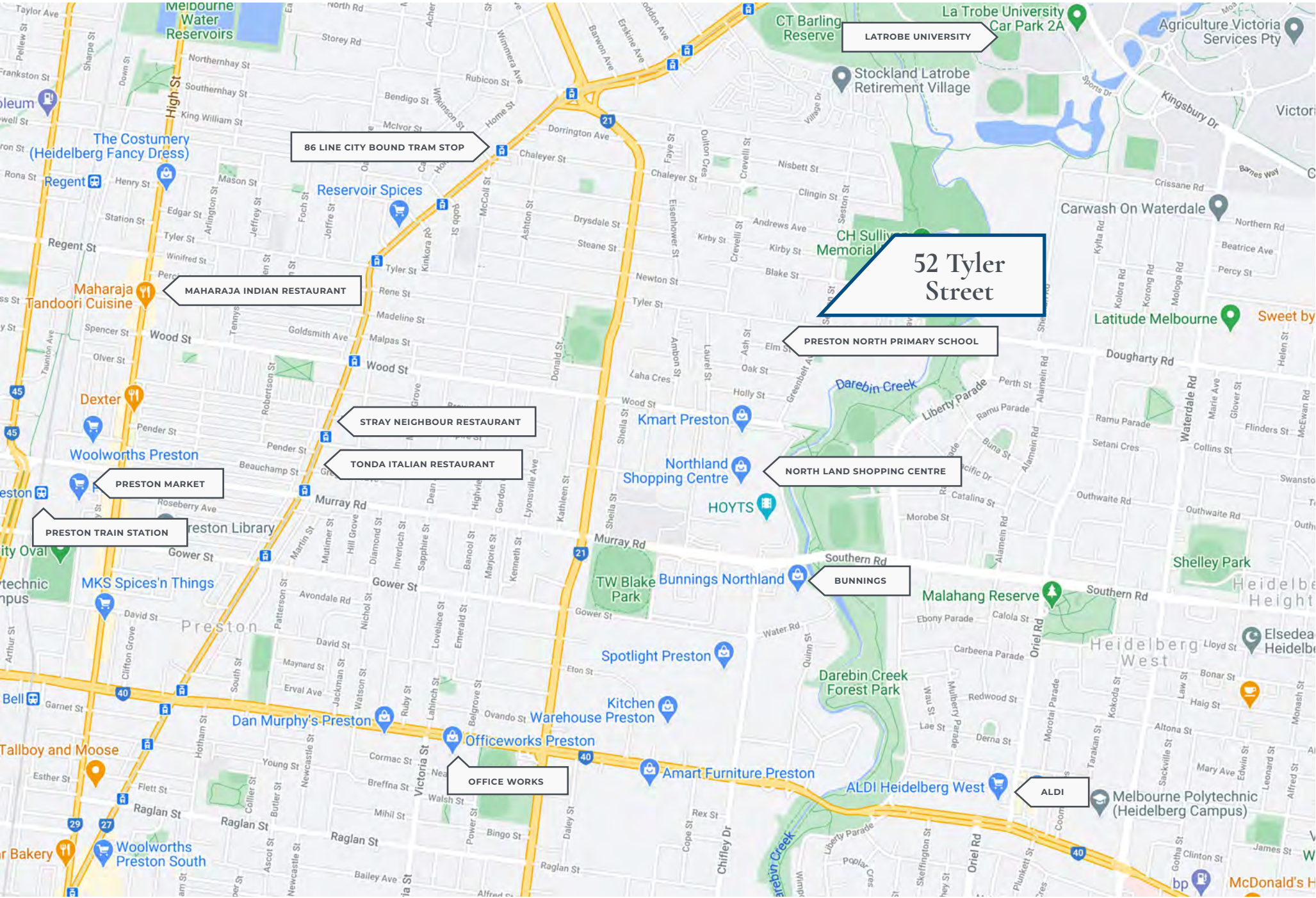
Four - Triple
story residences |
Approved Planning
| 800 meter from
subject site

DEVELOPMENT PERMIT APPROVALS

This planning approval map provides an overview of the new wave of high-density development projects taking place within the local neighbourhood and surrounding streets.

The strong emerging trend of multi-unit developments projects with planning approval is demonstrated on the map via the green highlighted sections. The RGZ3 development density formula allows for a maximum construction height of four stories with a total of 80% site cover.

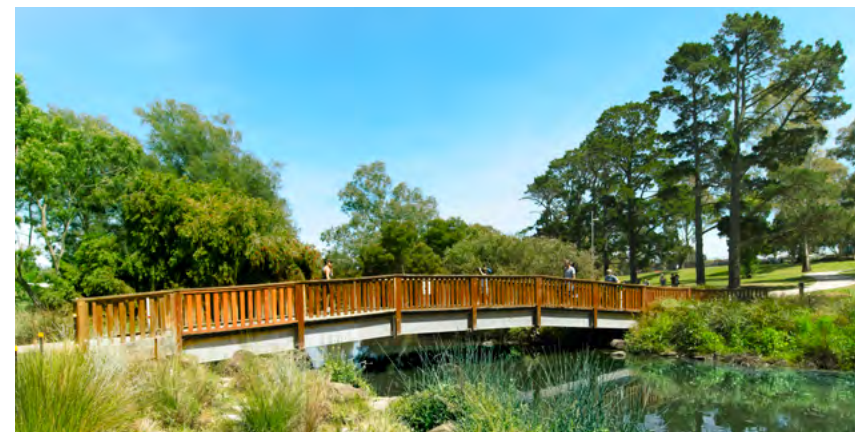
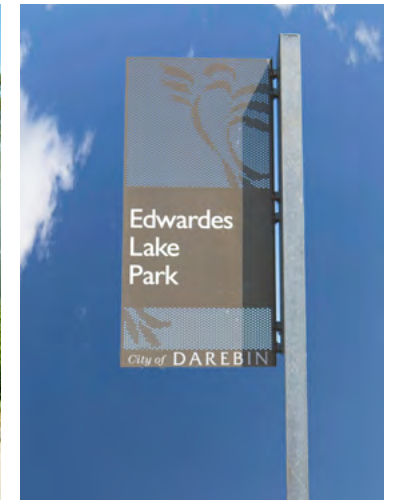




PARKS

Despite primarily being a suburban centre, the area boasts an abundance of parks and open spaces throughout both Reservoir and Preston. Reservoir has 47 parks covering nearly 7.9% of the total area.

From walking trails along the Darebin River, open parkland, sports grounds and the large children's playgrounds at the CH Sullivan Memorial Park, to the historical Ray Braham Gardens and Edwards Lake Park, there is no shortage of green spaces to cater to the evolving demographic.



EDUCATION

OUTSTANDING EDUCATION OPTIONS RIGHT ON YOUR DOORSTEP

ADDITIONAL LOCAL EDUCATION FACILITIES

- Maharishi School Of Enlightenment Co-educational Private
- St Gabriel's Primary School Co-educational
- Reservoir District Secondary College Co-educational
- Reservoir East Primary School Co-educational
- Reservoir Primary School Co-educational
- Reservoir Views Primary School Co-educational
- Reservoir West Primary School Co-educational
- William Ruthven Primary School Co-educational
- William Ruthven Secondary College Co-educational



LA TROBE UNIVERSITY

SCHOOLS PROXIMITY TO 52 TYLER STREET

0.9km

Preston East Primary

0.95km

East Preston Islamic College

1.9km

Holy Name School

2.3km

Reservoir High

2.3km

Northern College of the Arts and Technology

SCHOOLS PROXIMITY TO 52 TYLER STREET

3.5km

La Trobe University

5.3km

Melbourne Polytechnic Preston Campus

11km

RMIT Brunswick Campus

13km

RMIT Melbourne Campus

13km

University of Melbourne



RESTAURANT & CAFE CULTURE



The area has been steadily carving out a vibrant, culinary culture. The neighbourhood offers many destination restaurants and cafes with more opening each year. The area's multicultural community has helped produce a diverse lineup of dining options, from signature Melbourne cafes, modern Australian restaurants, busy pizzerias and bustling noodle houses serving an array of authentic eats. Relaxed cock- tail bars and gastropubs are beginning to pop up in the area's evolving dining scene. The dining precinct is expanding rapidly from the Plenty Road centre to the smaller local pockets, demonstrating the gentrification movement within the area.

CHEW BURGERS

Best burgers in the entire north

THE RACCOON CLUB

Antipasto or takeaway pizza, local brews & Victorian wines

SARTORIA

A cafe in old dress factory perfect for brunch with a side of cocktails

LITTLE HENRI CAFE

The perfect place for breakfast & lunch

SHOP RAMEN PRESTON RESTAURANT

Take a low stool and slurp up Tokyo-style ramen loaded with handmade wheat noodles and untraditional toppings.

SARTORIA CAFE

Fifty years of family history underpin this modern cafe

TONDA ITALIAN RESTAURANT

The very best of Italian cuisine



DEXTER RESTAURANT

Pig's head buns, hot meat doughnuts, prime cuts with salted caramel. Dexter is in a league of its own

CHUMANCHU AUTHENTIC

Outstanding Vietnamese cuisine

STRAY NEIGHBOUR RESTAURANT AND BAR

Here you'll find a bar with that perfect balance of comfort and class

THIS BORDERLAND RESTAURANT

This old-school diner does three-cheese poutine, beef brisket burgers, deep-fried pickles and slices of classic cherry pie. And every item on the menu can be made vegan

MOON DOG WORLD

An indoor waterfall which cascades into a lagoon. A hidden tiki disco bar. A giant beer garden. Beyond the bells and whistles, it's also one of Melbourne's earlier independent breweries

SHOPPING



1.1km
to 52 Tyler Street



568,745
People in total
trading area



300+
Speciality Stores



15.2m
Foot traffic per
annum

Northland is a major shopping centre located approximately 1.1km from 52 Tyler Street. With a host of large and boutique retailers, complemented by a popular outdoor entertainment and dining precinct, the centre caters to the growing family and youth demographic of the area.



PRESTON MARKET

Get a cultural experience at the Preston Market with a range of healthy daily produce, including fresh seafood, meat, fruit & vegetables. With more than 6000sqm of markets to choose from, there's something special for everyone.



SAM & SONS FRUIT AND VEGETABLES

Location:
Shop: E157/158

GM FRESH FRUITS

Location:
Shop: E161/169

GENCARELLI FRUIT & VEGETABLES

Location:
Shop: E159/160

PARADISE FRUIT & VEGETABLES

Location:
Shop: E176

PRESTON SEAFOOD

Location: Meat, Poultry & Seafood
Shop: W201

NICK THE FISHMONGER

Location: Shop: W193



BLUE PACIFIC WAVE

Location: Shop: W199, W200

JETTY FRESH SEAFOOD

Location: Shop: W188/W189

TRANSPORT

Reservoir is serviced by multiple forms of public transport as well as a range of walking trails along the Darebin River and various bike paths. Well connected public transport infrastructure is a key benefit of the inner northern suburbs.



ROAD

Preston and Reservoir are only minutes drive from major road connections; the Hume Freeway, the Western Ring Road and Tullamarine Melbourne Airport.

BUS

52 Tyler Street is situated directly on the 567 bus line which provides multiple bus services options, with direct routes to the CBD and throughout the entire north.

TRAINS

The Darabin area boasts direct access to the metropolitan train network with four train stations located within the precinct, running direct services to Melbourne CBD everyday.

RESERVOIR PREMIUM STATION

DISTANCE 3.3 KM

Reservoir Station is a new premium station that's recently undergone major infrastructure upgrade works, involving level crossing removal and the construction of a new open space public plaza. Trains are now running on the elevated rail bridge and servicing the newly constructed station every day.

Located within travel zone one, Reservoir station is serviced by the Mernda train line that commutes more than 4000 people a day north through Collingwood and Richmond to the CBD. The new rail precinct enables convenient pedestrian access between Broadway and Edwards Street, providing connectivity to the surrounding business on both sides of the rail line.



NEW PRESTON PREMIUM STATION

DISTANCE 3.7 KM

Designs have now been revealed for the new Bell St and Preston premium train stations. The new rail lines will be raised over the roads, creating the two new train stations.

The modern rail precincts will provide Improved local connectivity, direct public transport links to local shopping facilities, ease of access to various employment networks and Preston Markets.

The design incorporates the construction of an open space public plaza and shared pedestrian walkway/ cycling path. The shared path will run between Oakover Road and Murray Road providing locals with convenient access to the new station precinct.

TRAMS

52 Tyler Street is located within 1.2 km from the 86 tram line which provides direct access to Bundoora and LaTrobe University, with the city bound line running along Plenty Road to Waterfront City Docklands via Collingwood, Fitzroy and the Melbourne CBD.



BIKES

The Darebin River bike path is leafy river-side ride that originates way up in Epping and travels for almost 30 kilometres through to Kew where it meets up with the Iconic Yarra River.



**PROUDLY
DEVELOPED BY**



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