

Townhouse No.8 | 72-74 Vines Road | Hamlyn Heights

# The Vines



The essence of luxury seaside living

# The Vines

“Luxury seaside living meets sleek, inspired design in Hamlyn Heights”



# The Vines

"The Vines' boutique style and exceptional quality affords residents a lifestyle of opulence"



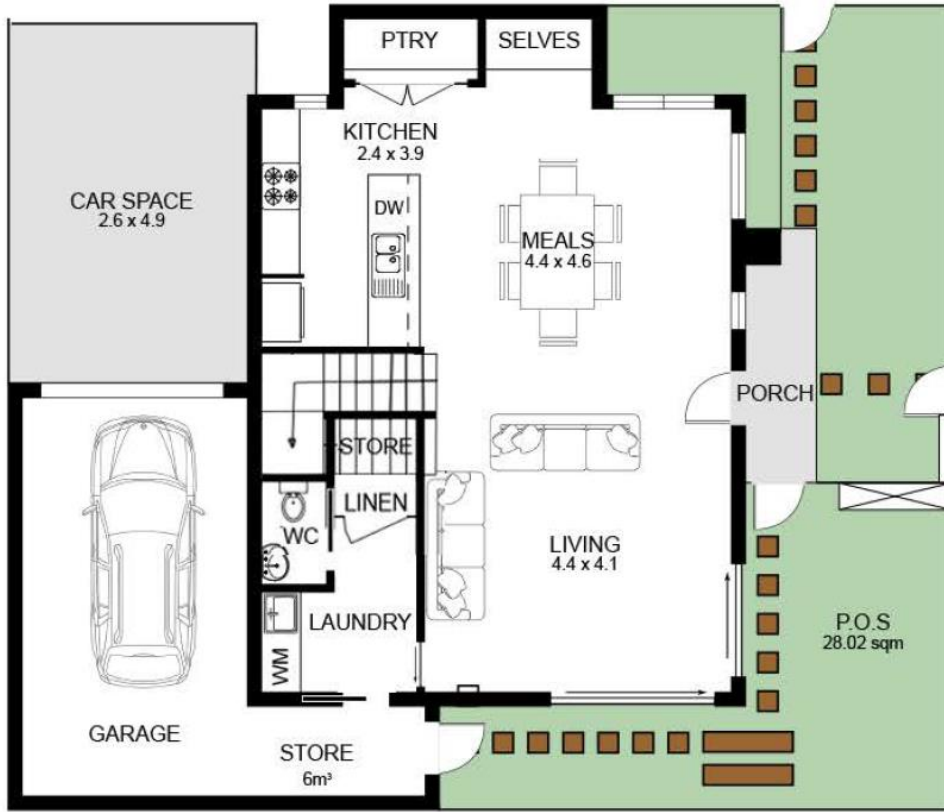
# The Vines

“Each residence has been carefully designed to offer residents expansive living spaces and uncompromising amenity, combined with architectural flair, high-end finishes and top-class appliances”





1	Timber Flooring	7	Bricks
2	Wall Paint Colour	8	External Render
3	Carpet	9	Exposed Aggregate Concrete
4	Ceramic Wall & Floor Tile	10	Joinery Laminate
5	Splashback Tiles	11	Joinery Feature laminate Doors
6	External Windows, Doors, Roof Cappings, Downpipes	12	Stone Benchtops

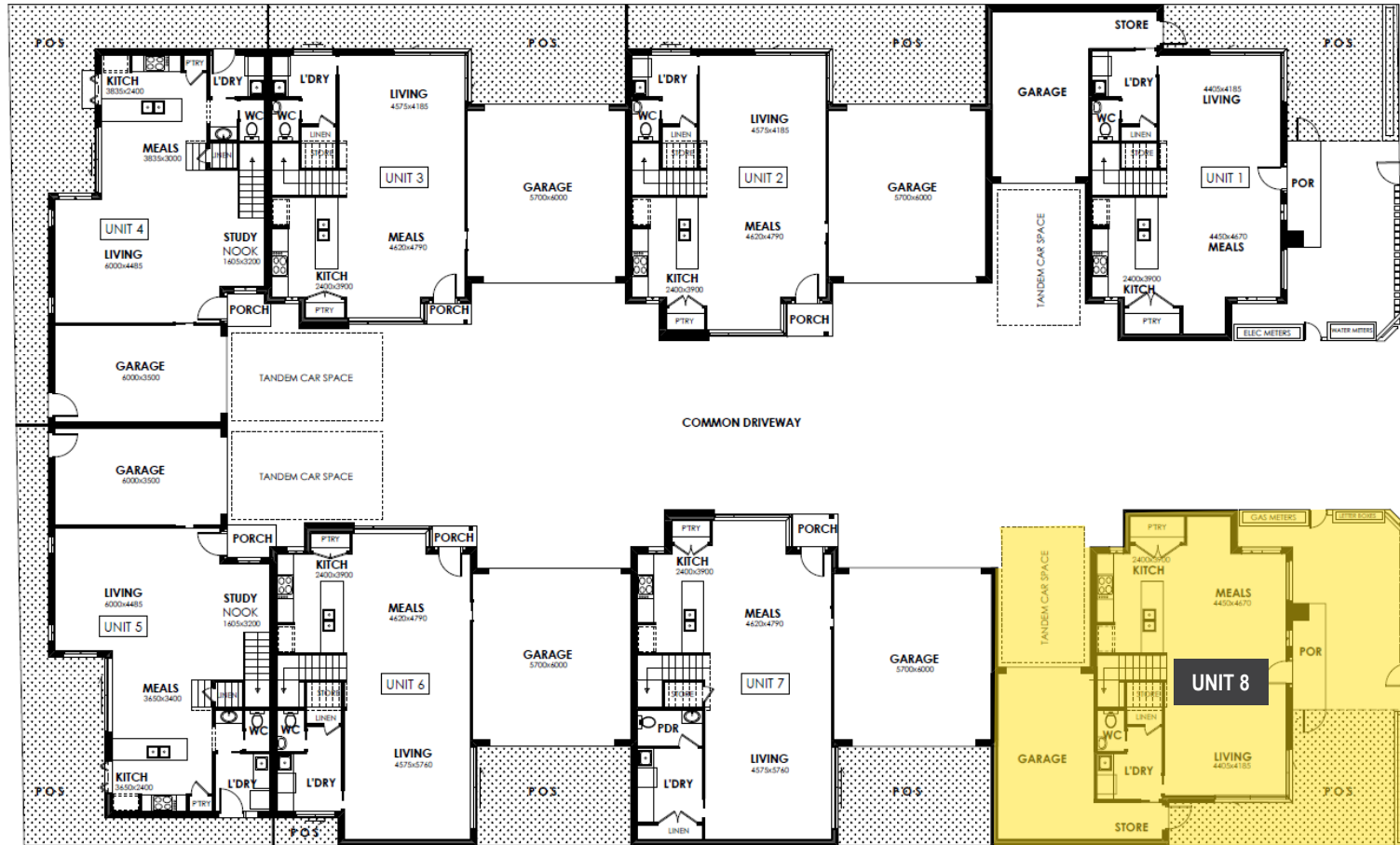


GROUND FLOOR

FIRST FLOOR

TOWNHOUSE 8		
GROUND FLOOR	72.60m <sup>2</sup>	7.80sq
FIRST FLOOR	83.42m <sup>2</sup>	8.97sq
PORCH	4.62m <sup>2</sup>	0.49sq
GARAGE	28.46m <sup>2</sup>	3.06sq
<b>TOTAL AREA</b>	<b>189.10m<sup>2</sup></b>	<b>20.35sq</b>

# 72-74 Vines Road | Hamlyn Heights | Site Plan



NOTE: ALL DIMENSIONS ARE INDICATIVE. REFER TO CONTRACT OF SALE

UNIT 1		UNIT 2		UNIT 3		UNIT 4		SITE AREA					
GROUND FLOOR	72.60	7.80sq	GROUND FLOOR	73.12	7.87sq	GROUND FLOOR	70.80	7.62sq	GROUND FLOOR	68.79	7.40sq	GROUND COVER	877.37 SqM
FIRST FLOOR	83.42	8.97sq	FIRST FLOOR	90.58	9.75sq	FIRST FLOOR	89.53	9.63sq	FIRST FLOOR	84.10	9.05sq	SITE COVERAGE	67.24%
PORCH	4.62	0.49sq	PORCH	1.96	0.21sq	PORCH	1.96	0.21sq	PORCH	1.80	0.19sq	PERMEABLE AREA	308.82 Sqm (20.15%)
GARAGE	28.46	3.06sq	GARAGE	38.15	4.10sq	GARAGE	37.77	4.06sq	GARAGE	24.04	2.58sq		
TOTAL AREA	189.10	20.35sq	TOTAL AREA	203.81	21.93sq	TOTAL AREA	200.06	21.53sq	TOTAL AREA	178.73	19.23sq		
UNIT 5		UNIT 6		UNIT 7		UNIT 8							
GROUND FLOOR	72.05	7.75sq	GROUND FLOOR	80.10	8.62sq	GROUND FLOOR	84.98	9.14sq	GROUND FLOOR	72.60	7.80sq		
FIRST FLOOR	83.78	9.01sq	FIRST FLOOR	89.53	9.63sq	FIRST FLOOR	90.59	9.75sq	FIRST FLOOR	83.42	8.97sq		
PORCH	2.03	0.21sq	PORCH	1.96	0.21sq	PORCH	1.96	0.21sq	PORCH	4.62	0.49sq		
GARAGE	24.04	2.58sq	GARAGE	37.77	4.06sq	GARAGE	38.15	4.10sq	GARAGE	28.46	3.06sq		
TOTAL AREA	181.90	19.58sq	TOTAL AREA	209.36	22.53sq	TOTAL AREA	215.68	23.21sq	TOTAL AREA	189.10	20.35sq		



*The Vines*

VINES ROAD SHOPPING PRECINCT

TOM MCLEAN LINEAR PARK

GEELONG ARENA

GEELONG MUSEUM OF MOTORING & INDUSTRY

BUS STOP

RIPPLESIDE PARK

BELL PARK SPORT & RECREATION CLUB

DIVERSITAT TRAINING CENTRE

HAMLIN VIEWS SCHOOL

VINE ROAD COMMUNITY CENTRE

GEELONG GOLF CLUB

GEELONG PIER & YACHT CLUB

WESTERN HEIGHTS COLLEGE

GEELONG CBD

HAMLIN PARK TENNIS CLUB





HAINES  
RESERVE

GEELONG RING  
ROAD

DOWNIE  
RESERVE

BUS STOP

HAMLIN BANKS  
PRIMARY SCHOOL

KARDINIA  
INTERNATIONAL  
COLLEGE

MIDLAND  
HIGHWAY

VINES ROAD  
SHOPPING  
PRECINCT

*The Vines*





CLICK HERE TO VIEW  
IN GOOGLE MAPS



## Location

---

# The Vines

'The Vines' development is conveniently situated in the heart of Hamlyn Heights amongst shops, cafes, schools and parks with close proximity to the Geelong CBD and Esplanade.

Hamlyn Heights is a rapidly developing suburb with a vibrant community that's ideal for families, professionals and down-sizers who love the convenience of living with everything they need right on their doorstep. Parks, recreational centres and sports grounds are abound in Hamlyn Heights, perfect for letting the kids run free after school or having fun and exercising on the weekend. The streets are lined with established native trees and luscious flora, which creates a soft and leafy environment.

Getting to Geelong's vibrant and cosmopolitan CBD is easy thanks to a bus stop right outside the front door on Vines Road. Accessing the Geelong Ring Road to Melbourne or the Great Ocean Road is also close by, being only 2km from The Vines.



# Geelong Central Business District



Geelong is Victoria's second largest city with a rich, diverse and rapidly growing economy. With highly sought-after attributes including excellent rail links to Melbourne, Avalon Airport, Deakin University, world class shopping and excellent employment opportunities, more and more people are making Geelong their home. Geelong is buzzing with events and hosts an extensive and eclectic mix of food and retail offerings.



### Within a 500m radius of 'The Vines':

- 📍 Vines Road Community Centre
- 📍 Western Height College
- 📍 Western Heights College Library
- 📍 Diversitat Training Centre
- 📍 William Parker Memorial Kindergarten
- 📍 Hamlyn Bank Primary School
- 📍 Hamlyn Views School
- 📍 Geelong Museum of Motoring and Industry
- 📍 Hamlyn Park Tennis Club
- 📍 Hamlyn Park Football/Cricket Oval
- 📍 Bell Park Sport and Recreation Club
- 📍 Tom McLean Linear Park

### Distance by Road:

- 📍 Geelong Ring Road: 2km
- 📍 Pakington Street (Geelong West): 3km
- 📍 Geelong Esplanade: 3km
- 📍 Geelong CBD: 5km
- 📍 Avalon Airport: 21 km
- 📍 Barwon Heads: 26km (30 minutes approx.)
- 📍 Torquay: 32km (30 minutes approx.)
- 📍 Melbourne: 75km (1 hour approx.)
- 📍 Melbourne Airport: 84km (1 hour approx.)

Only minutes from the water...



The Vines

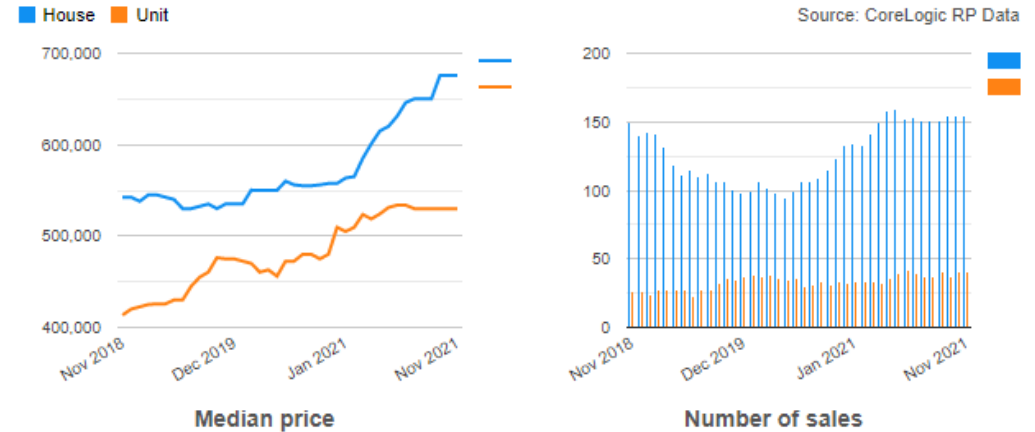


“The outlook for Geelong's property market is very positive due to the region's diverse economy, strong population growth, shortage of supply and significant infrastructure investment.”

## Suburb Profile Report For Hamlyn Heights VIC (3215)

**Hamlyn Heights House:** Median price \$675,777, Annual capital growth 8.62%, Number of sales 154, Weekly median advertised rent \$530

**Hamlyn Heights Unit:** Median price \$530,000, Annual capital growth 3.89%, Number of sales 41, Weekly median advertised rent \$440



Source: Monthly data update for Jan 2022 as supplied by CoreLogic. Data is reported to the period ending Oct 2021. Please note that property sales data is routinely updated, so may change retrospectively.

Metrics <span>i</span>	HOUSE	UNIT
Median price	\$675,777	\$530,000
Quarterly growth	8.41%	8.41%
12-month growth	26.14%	6.86%
Average Annual Growth	8.62%	3.89%
Weekly median advertised rent	\$530	\$440
Number of sales	154	41
Gross rental yield	2.95%	3.41%
Days on market	33.2307692307692	0

Source: Monthly data update for Jan 2022 as supplied by CoreLogic. Data is reported to the period ending Oct 2021. Please note that property sales data is routinely updated, so may change retrospectively.

# The Vines



## DISCLAIMER

While every effort has been made to ensure the accuracy of all details contained within this marketing material, no warranty is given by the company or its agents regarding the accuracy, adequacy or completeness of any information presented in this marketing material. This marketing material is not an offer to purchase or contract and prospective purchasers should make their own inspections and enquiries. Photographs, artist impressions, illustrations, images, values, plans, statements, figures, dimensions, views, calculations and representations contained in the marketing material are depictions or estimates and are intended as a guide only and are subject to change. All area calculations are based on the Property Council of Australia method of measurement guidelines and are estimates only. Any dimensions or areas may differ from surveyed areas due to different methods of measurement. External areas include planter and tiled areas (where applicable). All furniture, loose joinery, study desks, barbeques, outdoor entertaining furniture, loose planter boxes, white goods (excluding dishwashers) and other items depicted are not included in the sale of any dwelling and are for illustrative purposes only. To the extent permitted by law, any condition or warranty which would otherwise be implied into these terms and conditions is hereby excluded. Aperion Property Group Pty Ltd (ACN 628 525 717), Hamlyn Investment Group Pty Ltd (ACN 628 526 689) and their related companies, consultants and agents accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) suffered or incurred by you as a result of or in connection with your use of this marketing material or any linked marketing material or your reliance on any information contained or accessed through this marketing material. This disclaimer does not attempt or purport to exclude liability arising under statute or law if, and to the extent, such liability cannot be lawfully excluded. All information on this marketing material is subject to change without notice and is subject to obtaining all planning and development approvals.