

# THE GUILFOYLE

## 35-47 Coventry Street, South Melbourne VIC



### Inspiration

The Guilfoyle will be an innovative and beautiful new apartment building in South Melbourne. The name was inspired by William Robert Guilfoyle (1840-1912), the creative landscape gardener and botanist that transformed the Royal Botanic Gardens from a garden with a scientific purpose to the beautiful and pleasant tourist attraction that has given the Royal Botanic Gardens its reputation as one of the world's finest gardens.

growth rating



cash flow



### Location

Situated in South Melbourne, The Guilfoyle is ideally positioned in a quiet corner of this popular suburb. It is on the doorstep of the Royal Botanic Gardens, and Melbourne's famous boulevard – St Kilda Road. Located 1.5km south of the Melbourne Central Business District, The Guilfoyle is within walking distance of the CBD, Southbank's popular riverside cafés and Melbourne's arts and entertainment precinct, it is also close to the Clarendon Street shopping strip and South Melbourne Market. Alternatively, public transport is literally less than a minute away on St Kilda Road, which provides easy access to Flinders Street Station and to the bay side suburb of St Kilda, which significantly reduces the need for a car.

### Property Features



### Key Investment Features

<b>Rental Vacancy</b>	1.4% (REIV)
<b>Capital Growth</b>	7.30% p.a. (BIS Shrapnel)
<b>Rental Yield</b>	4.8% (Local RE Agent)

- 355 Apartments over 20 levels
- Award Winning Developer: Evolve
- Award Winning Architect: SJB
- Pool, Gymnasium, Resident Lounge, Landscaped garden (Level 3)
- Residential caretaker
- Aspects to the City, Gardens and Bay
- Anticipated Settlement: End of 2012

### Project

Created by award winning developer and architects, The Guilfoyle consists of 355 residential apartments over 20 levels. A mix of studio, one and two bedroom apartments are available all designed to maximise light and space. Many apartments will enjoy northerly aspects towards the CBD, overlooking the heritage listed Victorian Army Barracks and the Royal Botanic Gardens. The finishes in The Guilfoyle will be of a high standard, commensurate with the style of the building. Apartments will be fitted out with European appliances, stone benchtops, quality carpets and tiles, and air conditioning. Residential amenities include a landscaped garden exclusive to residential use, along with a 25m lap pool, gymnasium, and resident's lounge, all located on Level 3.

**Construction is expected to commence in 2011, and its expected completion is towards the end of 2012.**

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### Developer profile: evolve development

Evolve Development, founded in 2003, is a privately owned Melbourne based property development and investment business managed by its two 'hands on' shareholder Directors. With a focus on delivering successful outcomes and a proven track record of projects across Melbourne, Evolve Development has proven its adaptability. It has been established as a committed and successful participant within the residential, office and industrial sectors.

### Architect Profile: SJB Architects

SJB embraces the disciplines of architecture, interior design, town planning and urban design.

SJB has built its reputation as astute experts who respond sensitively to the urban fabric of cities and regions by combining knowledge and experience with creative design solutions.

The Guilfoyle Artist's impression of building – subject to change  
SJB value ideas and relish the prospect of collaboration with others who are interested in meeting the challenges of our times.



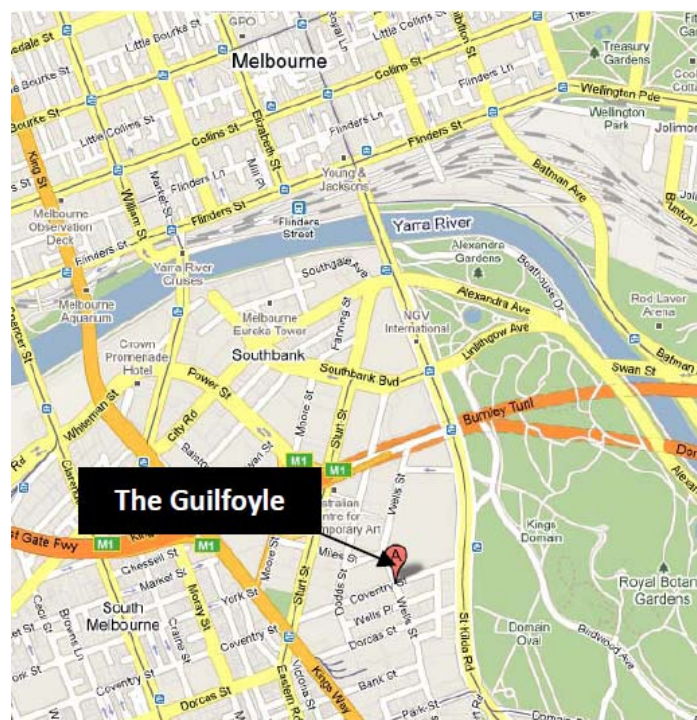
Artist's impression of building – subject to change

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### For More Information

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