

# Seren Row







# EXECUTIVE SUMMARY

**Project Name**  
Seren Row

**Developer**  
Glenvill Developments

**Project Location**  
60 Chandler Highway,  
Alphington VIC 3078

**Architect**  
Ellenberg Fraser

**Distance from CBD**  
6.5km to Melbourne CBD

**Apartment Breakdown**  
2 Bedroom  
3 Bedroom  
Penthouse

**Transaction Requirement**

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

**Time to Exchange**

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

**Development Features**

- Architectural Excellence – Designed by renowned firm Ellenberg Fraser, featuring a sophisticated mid-century-inspired aesthetic.
- Premium Residences – A collection of high-end apartments and penthouses with luxurious finishes and spacious layouts.
- Wellness Centre – Exclusive access to a state-of-the-art wellness hub, including a gym, pools, onsen, yoga room, and more.
- Linear Park & Green Spaces – Thoughtfully designed outdoor areas promoting relaxation, recreation, and community connection.
- Sustainable Living – Incorporating eco-friendly initiatives, energy-efficient design, and sustainable building materials.
- Vibrant YarraBend Community – Part of the visionary YarraBend development, offering an integrated lifestyle with retail, dining, and parks.
- Smart Home Features – Advanced home automation and technology for enhanced convenience and security.
- Exclusive Resident Amenities – Private lounge areas, co-working spaces, and entertainment zones for social and professional needs.
- Prime Location – Nestled in Alphington, with easy access to Melbourne CBD, public transport, and the Yarra River.





## THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 0.3%
- » Superior finish and build quality
- » Efficient and spacious, well-designed terrace layouts with low maintenance
- » Located within the YarraBend development with a short stroll to shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus and train services

## DWELLING MAKE UP

DWELLING SIZE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
2 BRM	72 - 132	8 - 38	\$890,000 - \$2,120,000
3 BRM	92 - 127	12 - 95	\$1,300,000 - \$1,865,000
PENTHOUSE	117 - 268	10 - 100	\$2,200,000 - \$5,600,000

Pricing is subject to change without notice.

## OUTGOINGS

DWELLING SIZE	STRATA RATES	WATER RATES	COUNCIL RATES
2 BRM	\$1145 - \$1375 / Quarter	\$250 - \$275 / Quarter	\$350 - \$475 / Quarter
3 BRM	\$1540 - \$1915 / Quarter	\$275 - \$325 / Quarter	\$525 - \$775 / Quarter
PENTHOUSE	\$1820 - \$3780 / Quarter	\$350 - \$550 / Quarter	\$950 - \$2375 / Quarter

### Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

## IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	COMPLETION
Residential	Under Construction	Late 2025



The image depicts a sophisticated architectural courtyard. In the foreground, a circular swimming pool with a mosaic tile interior is set into a dark grey stone-paved area. Beyond the pool, two lounge sofas with white cushions and small wooden side tables are positioned on a light-colored stone deck. In the background, a rectangular pool is visible, flanked by walls of light grey stone. The courtyard is enclosed by a dark grey concrete structure that features a large, illuminated oval skylight at the top. The skylight provides a view of the sky and surrounding greenery. The overall design is minimalist and modern, with a focus on natural light and outdoor living.

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