BLACKSHAWS

178 BLACKSHAWS RD, SOUTH KINGSVILLE

DESIGNED BY C8

South Kingsville is a suburb of Melbourne, 8 km west of Melbourne CBD. This suburb is approximately 10 minutes by car from Melbourne CBD via the West Gate Freeway and a 19 minute train journey using nearby Spotswood railway station. Bus 432 covers this suburb and bus stop is also on your doorstep. Close to the city yet retaining a distinct community feel, South Kingsville appeals to families as well as independent people who like its proximity to the city.

Every residence is designed holistically; planned not from a checklist of fittings and finishes, but by considering first its position and orientation, envisaging how you will live in it, and then equipping it for the needs and nuances of a contemporary lifestyle.

SAMPLE PHOTOS

Finishes of the highest quality have been selected in a neutral colour palette to inspire creativity in your interior decoration.

Altona Gate Shopping Centre features various stores including Australian and international designer fashion, homewares and lifestyle brands, plus cosy cafes and restaurants to satisfy shopaholics.

Vernon St is the chic shopping strip of the suburb, with local favourites and facilities including a lounge style café/restaurant/ tapas bar, Italian and Indian cuisine.

LIFE IN SOUTH KINGSVILLE

RECREATION IN SOUTH KINGSVILLE

Golf courses and hockey fields are nearby while family picnics in Newport Lakes park,stroll or cycling along on the banks of Yarra River. If you are looking for a place to relax, South Kingsville is your paradise.

RECREATION IN SOUTH KINGSVILLE

Yarra River is just a 5 minute drive.
Enjoy your spare time at Melbourne's signature river side location.
Lots of activities to do on the banks and inthe water including boating, rowing, water skiing, kayaking, canoeing, swimming, fishing, cycling, running and walking, amongst other things.

EDUCATION IN SOUTH KINGSVILLE

There are several schools in South Kingsville from pre-school to year 12, most of which are walkable.The quality educational resources will help your childern achieve their full potential, gain confidence and future success.

W GATE FWY
W GATE FWY
18
20
14
15
9
8
1
BLACKSHAWS
13
2
Spotswood
BLACKSHAWS RD
432
BLACKSHAWS RD
HANSEN ST
Newport Lakes Park
3
CBD
20 mins
DOUGLAS PARADE
16
6
12
4
11
10
MASON ST
17
19
Newport
5
7
THE STRAND

LIFEMAP IN SOUTH KINGSVILLE

TRANSPORT

Bus Route 432
130m

Newport Station
2.9km

Spotswood Station
3.3km

Westgate Freeway
2km

Melbourne CBD
11km

SCHOOL

1. St Margaret Mary's Catholic Primary School
1.2km

2. Spotswood Primary School
2.0km

3. Newport Lakes Primary School
1.9km

4. Sacred Heart Primary School
2.3km

5. Bayside Secondary College (Paisley Campus)
1.8km

6. St Leo the Great Primary School
2.5km

7. Williamstown Grammer School
3.9km

FOOD & CAFE

8. Tandoori Flames
550m

9. Taco Bill Mexican Restaurant
2.5km

10.Cedar Grill
2.5km

11.Two Sisters Cafe
2.4km

12.Star Pizza & Pasta Cafe
1.4km

13. Duchess of Spotswood
650m

SHOPPING & FACILITIES

14. Altona Gate Shopping Centre
2.5km

15. Inspirational Health & Fitness
900m

16.Chemist Warehouse Altona North
2.2km

17. Woolworths Altona North
2.7km

RECREATION

18.Footscray Hockey Club
1.5km

19.Altona Lakes Golf Course
2.2km

20.Westgate Golf Club
2.1km

WHY INVEST IN SOUTH KINGSVILLE?

SOUTH KINGSVILLE HOUSES & TOWNHOUSES				
Year	Median Value	Median Weekly Rental	%pa Growth Median Value	Capitalised Annual Yield
02/2018	$919,000	$490	10%	3%
02/2017	$835,000	$470	11%	3%
02/2016	$756,000	$470	13%	3%
02/2015	$669,000	$460	1%	4%
02/2014	$665,000	$470	14%	4%
02/2013	$582,000	$420	-3%	4%
02/2012	$596,000	$410	-7%	4%
02/2011	$638,000	$450	12%	4%
02/2010	$571,000	$400	9%	4%
09/2009	$524,000	$400	4%	3%

Data From CoreLogic

BROUGHT TO YOU BY

Cr8 Property Group

CR8 PROPERTY GROUP

CR8 Property Group are the leaders in off-the-plan townhouses for owner occupiers & investors. With an impeccable track record CR8 Property has delivered over $100mill in luxury boutique townhouse projects in the last 12 months ranging from side by side townhouses in Balwyn to ten townhouses in Heidelberg. With another $100mill in the pipeline of upcoming townhouse projects we have quietly achieved a niche in the marketplace while our purchasers have enjoyed strong capital growth.

CINI Construction

CINI construction are quality builders with over 15 years experience and a vast portfolio of completed townhouse projects all across Melbourne. With quality and workmanship unmatched, every aspect of the build process from start to completion is overseen by our staff with attention to detail.

COMPELETED & SOLD OUT PROJECTS

Altona North Townhouses

Huxtable Ave, Altona North

3 x Townhouses

2 & 3 Bedrooms / 2 Bathrooms

South Kingsville Townhouses

Saltley St, South Kingsville

3 x Townhomes

2 - 4 Bedrooms / 2& 3 Bathrooms

DISCLAIMER The content of this brochure were produced prior to completion of construction. Photographs and artists impressions depicting the site, master plan, interiors and exteriors are meant as a guide only. The information provided herein is believed to be correct but is not guaranteed. Changes may be made during the development and dimensions, specifications and fittings may be changed without notice. Purchasers must rely on their own enquires. This brochure is indicative only and is not an offer or contract.