

Delfin Lend Lease – Victorian Projects

Edgewater



EDGEWATER
on the maribyrnong


Lend Lease





- Location: 7km from the CBD
- Project Size:
 - Overall 98ha
 - Development Area 55ha
 - Green Open Space 36ha
 - Lake Area 7ha
- Commencement Date: 2001
- Completion Date: 2008



Dwellings Summary:

-	Land Allotments	555
-	Apartments	420
-	Townhomes	Approx. 140
Total		1115 (to house 3,500 people)



■ Key Features:

- Panoramic City and Water Views
- Over 40 hectares of open space including walking and bike trails, playgrounds, parks, lake & wetlands, lake moorings (Private & Public)
- Edgewater Place retail and commercial precinct comprising:
 - Supermarket
 - Café/Restaurant
 - Specialty Shops:
 - Bakery
 - Butcher
 - Professional Suites
 - Shop top business
- A range of living options for a wide cross section of market segments
- Universities, Schools and Hospital within 3km radius
- Close proximity to major shopping facilities



Village	Lot Size m ²	Pricing \$
Hillsdale	200 – 420	165 – 350
The Cove	200 – 650	160 – 550
Lakewood	140 – 530	140 – 450
The Quay	135 – 500	130 - 550



Housing Product Types

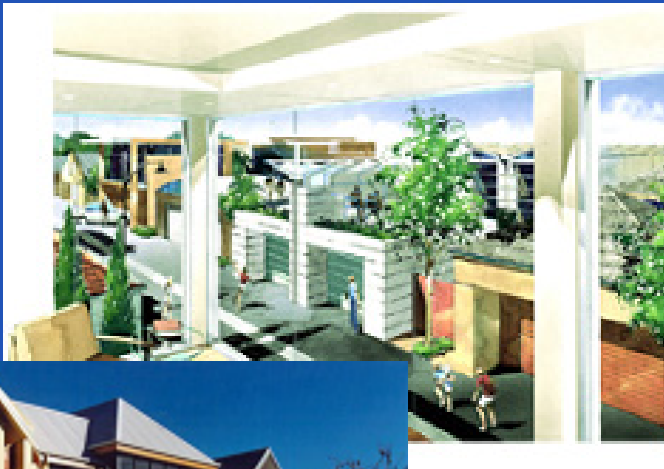
Contemporary architectural theme throughout the development

- Family Homes (Front Loaded) - 8.5m & 12.5m frontages
- Laneway Product (Rear Loaded) - 5.0m, 7.5m, 10m & 11.5m frontages
 - Warehouses
 - Urban Studios, 3 storey - 6m frontages
- Townhouse/Lake Frontage
- Gallery Lots (dual occupancy sites) - 20m frontages

Product Offering Gallery



Product Offering Laneway



Product Offering

Town Homes & Family Homes



Product Offering Lake Front



Our Buyers (currently)

- Our buyers are mainly young families, mature families, mature couples and young couples
- Edgewater is a diverse cosmopolitan mix of peoples and cultures
- Most buyers are second and third time purchasers of property
- Many have occupations in the professional category
- Come from an affluent background
- Many work close to Edgewater including the city and other western suburbs
- Some are investors



Edgewater's Competitive Advantages

- Proximity to CBD
- Parkland/Green Open Space (36ha)
- Edgewater Lake (7ha) connected to the River with private and public mooring
- Close proximity to Flemington Racecourse
- No new land subdivision within close proximity to Edgewater
- Maribyrnong Valley hike and bike trail – locality to river & established recreational facilities
- Retail precinct within the Edgewater Development, Plateau and Harbour Village