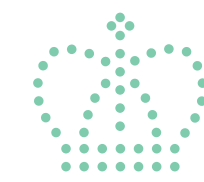




# THE ROYAL

CAULFIELD SOUTH





# THE JEWEL OF THE SOUTH

Only 8.8kms from Melbourne's CBD, THE ROYAL is a fresh new residential choice that earns its crown. Perfectly positioned near the beach and encircled by parklands, this collection of exclusive apartments in cosmopolitan South Caulfield is truly the Jewel of the South.



A BOUTIQUE  
COLLECTION OF  
DISTINCT  
RESIDENCES





# WHERE THE PARK MEETS THE BEACH



Elwood Bay Trail - 3.7km



Elsternwick Park - 1.9km



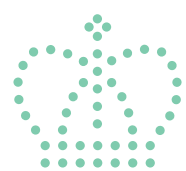
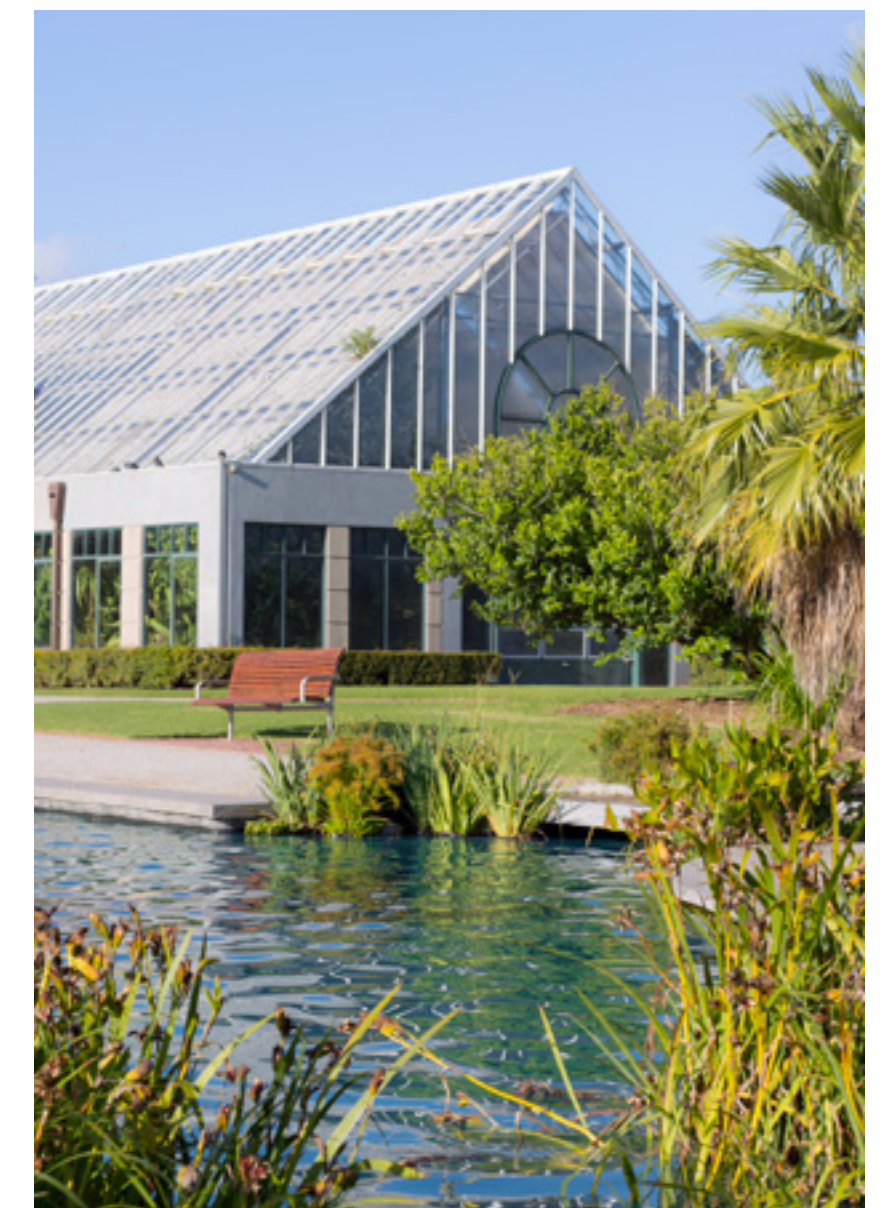
Caulfield Park - 1.7km

Stay close to the city whilst enjoying all the glorious scenery and leisure activities of a beach holiday. Brighton and Elwood beaches are close by, as well as Caulfield Park and St Kilda Botanical Gardens. Stroll through stately tree lined local parks, cycle along the beautiful coastline, or pack a picnic and watch the waves - all only minutes from home.

St Kilda Botanical Gardens - 3.2km



Brighton Beach - 4.1km







The Milton - 2.6km

## FIND YOUR SURROUNDING HIDDEN GEMS



Half Moon - 3.8km

South Caulfield and nearby suburbs have a bustling cafe and restaurant scene, with hidden gems like Mr Brightside or the popular Glovers Station. Whether you'd like a take-away coffee or dinner out on the town with friends, this domain has something to suit all tastes and incomes.



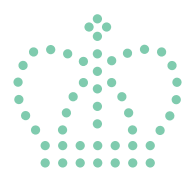
Local cafe treats



Mr Brightside Cafe - 2km



Glovers Station - 1.3km







Glenferrie Rd, Malvern - 3.6km



Monash University - 2.5km



Chadstone Shopping Centre - 5.4km

THE ROYAL is in a prime central location, close to many boutiques, salons and gyms on Glenferrie Road. Even closer, Glenhuntly Road provides a similar selection of shops, all within strolling distance. The well-established local community boasts a cinema, pool and plenty of other treasures to enjoy. Shop to your heart's content or take up a yoga membership - there's plenty to experience right on your doorstep.

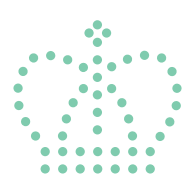
## A WEALTH OF SHOPPING & LEISURE



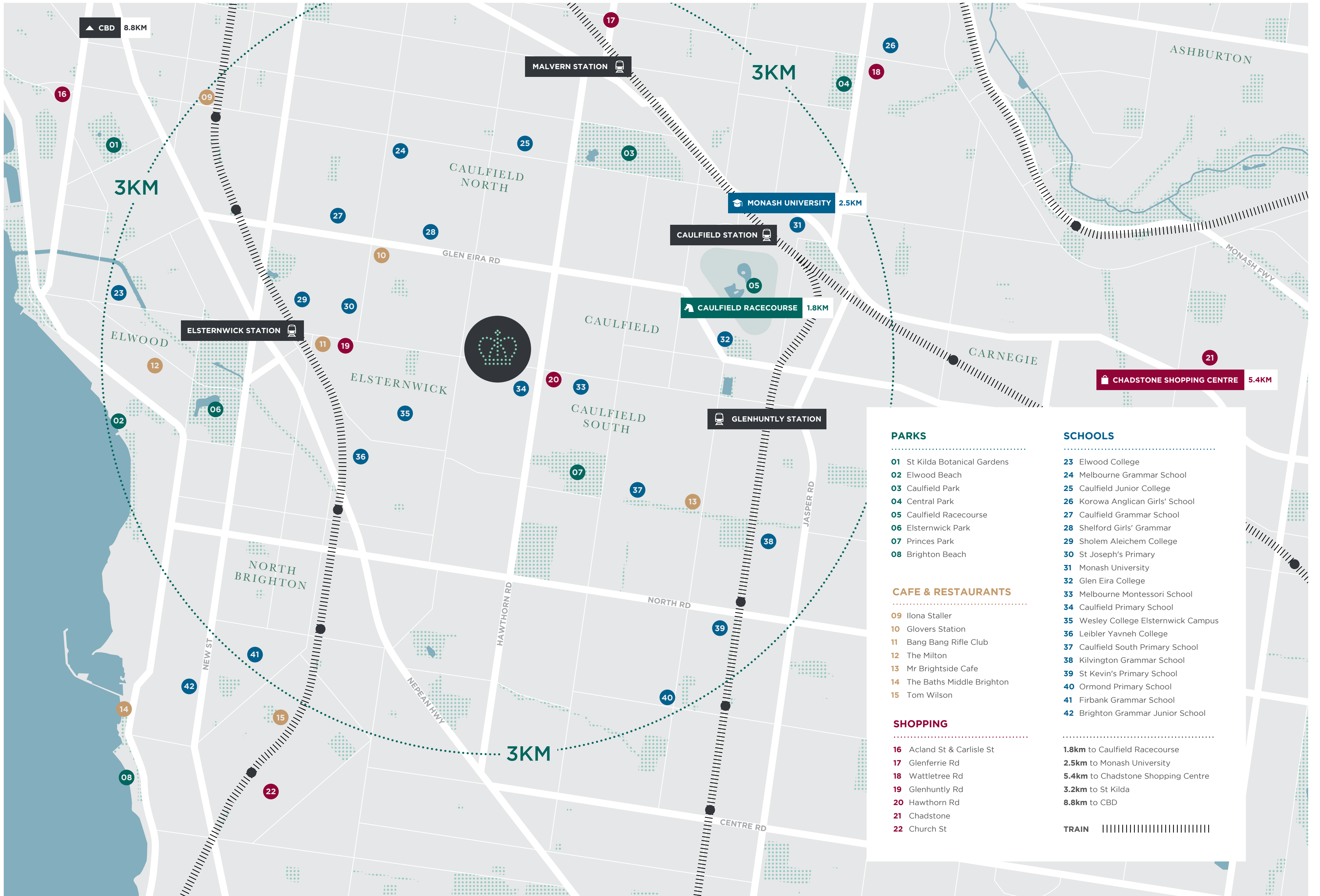
Church St, Brighton - 3.8km



Glenhuntly Rd, Elsternwick - 1.2km











# LIVE LIKE A KING



Live like royalty in the light bathed living rooms of THE ROYAL's elegantly appointed apartments. Plenty of open space gives these abodes an airy feel, whilst clever detailing keeps it grounded. Spacious paved terraces are the perfect venue from which to entertain guests or sit back and relax.





## OPULENT SPACES WITH ELEGANT DETAILING

State of the art fittings have been woven into the design for ease of use and little maintenance. Standard in THE ROYAL are mosaic tiled splashbacks, luxe timber flooring and polished concrete benchtops for a designer look that will stand the test of time. Whether you're holding court at a dinner party or simply a party of one, the ingenious layout and brushed platinum fittings make preparation and cleaning up a breeze.







ENJOY  
**MAJESTIC  
COMFORT**

Contemplate the day's duties ahead in pure comfort and excellence, knowing every detail has been considered. Surrounded by mirrored storage, feature mosaic tiles and a majestic walk-in shower, THE ROYAL's bathrooms are nothing short of magnificent.





  
 YOUR  
ROYAL  
 TEAM



  
 CINTCORP

Cintcorp has been developing, constructing and managing projects since 2000. Founder and current director Ross Bradshaw has been involved in the construction industry since 1987 and brought all his expertise to the table in developing THE ROYAL. Cintcorp has also worked with Clarke Hopkins Clarke on several other successful developments.



**Clarke  
 Hopkins  
 Clarke**

Clarke Hopkins Clarke have over 50 years of prominent examples of their distinctive style all over Australia. THE ROYAL is the latest design from the award winning architects, whose design portfolio includes sought after developments like Alexa (Essendon) and Polaris 3083 (Bundoora). Clarke Hopkins Clarke is a B Corp. certified company that believes in sustainable business and won the UDIA Victoria award for excellence in 2016.



  
 MARSHALLWHITE  
 PROJECTS

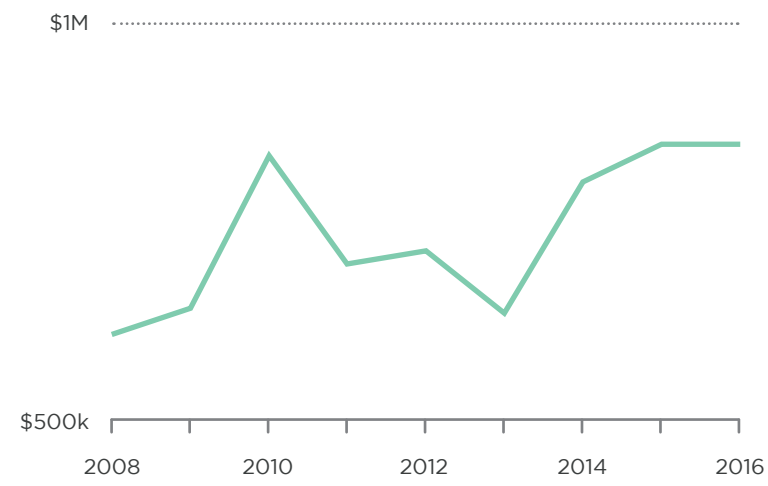
Marshall White have earned their impressive reputation in real estate and luxury property marketing from over 50 years of success. Their strong belief in integrity, honesty, experience and customer service sets Marshall White apart from the rest when selling quality homes.





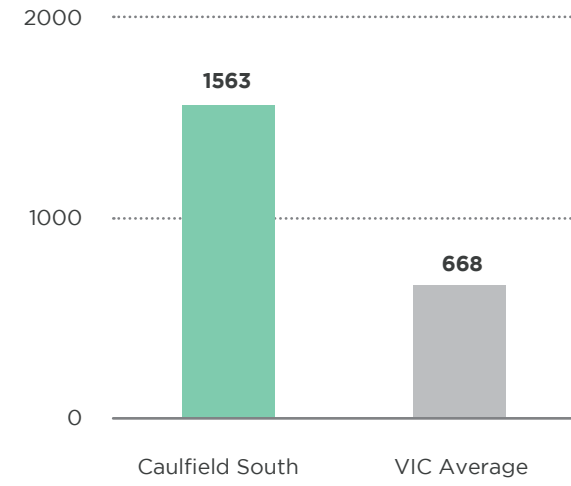
# APPRECIATE YOUR ASSET

## ANNUAL MEDIAN UNIT PRICE



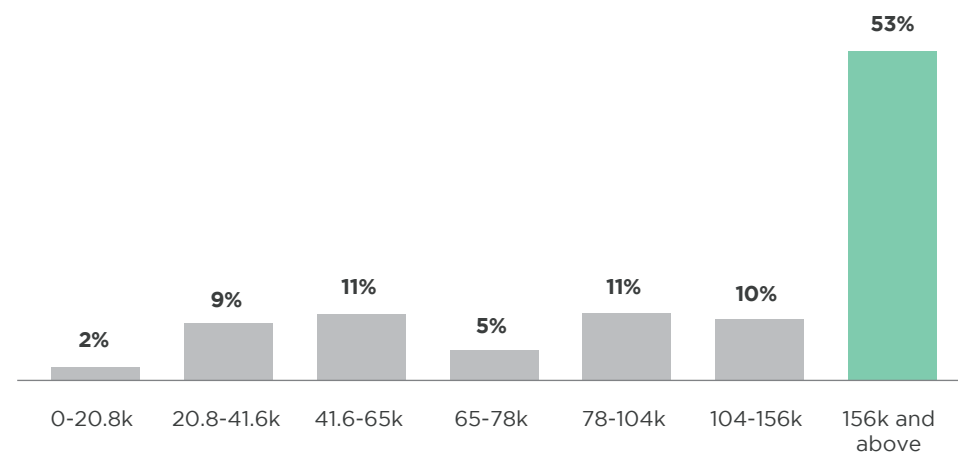
Caulfield South, Source: realestate.com.au

## VISITS PER PROPERTY



Caulfield South  
Source: realestate.com.au website data April 2016 - April 2017

## HOUSEHOLD INCOME



Caulfield South, Source: realestate.com.au

## MEDIAN UNIT PRICE

# \$750,000

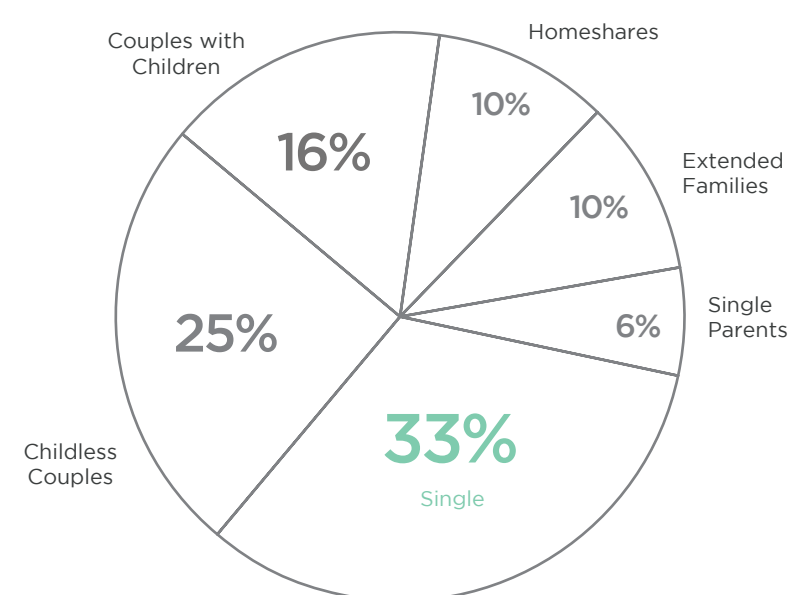
Caulfield South  
Source: RP data, March 2016 - March 2017

## MEDIAN UNIT RENT

# \$450 WK

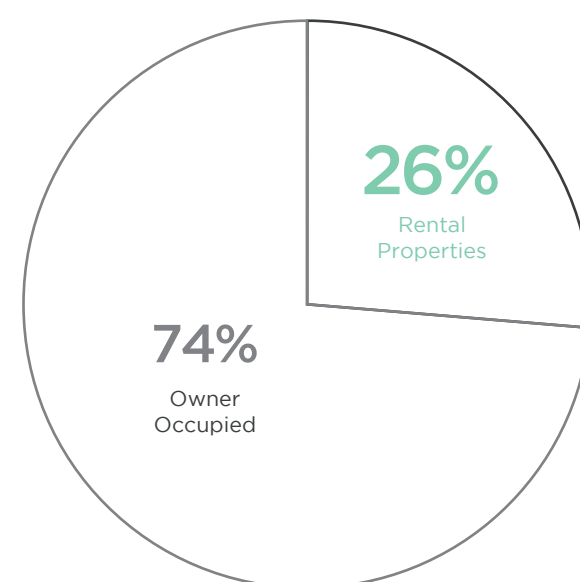
Caulfield South  
realestate.com.au website data, March 2016 - March 2017

## HOUSEHOLD COMPOSITION



Caulfield South, Source: realestate.com.au

## RENTAL MARKET SIZE



Caulfield South, Source: realestate.com.au, ABS Census 2011.



[THEROYALCAULFIELD.COM.AU](http://THEROYALCAULFIELD.COM.AU)

.....  
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MARSHALLWHITE  
PROJECTS