



THE AVENUE NOE

THE AVENUE, SPOTSWOOD



Village Life City Connections

Born from the character and charm of Melbourne's inner west, The Avenue delivers a refined collection of boutique residences designed for modern living.

Perfectly positioned in the heart of Spotswood, these thoughtfully crafted homes balance peaceful village living with exceptional connectivity to Melbourne's CBD, bay precincts and vibrant inner-west lifestyle destinations.



Exceptional Amenity Built Into Every Detail

Designed by Buckerfield Architects, The Avenue comprises just 35 beautifully appointed two-bedroom residences across two boutique buildings, creating a sense of intimacy, privacy and community rarely found in larger apartment developments.

Moments from cafes, parklands, bike trails and transport connections, The Avenue places you at the centre of one of Melbourne's most exciting and evolving neighbourhoods.



Grazeland Scienceworks

Westgate Punt Ferry

Port Melbourne Beach

Donald McLean Reserve

Bay Trail



THE AVENUE

Hudson Road Cafes & Dining

Spotswood Station

Mary Street Reserve

Sandy Point Nature Reserve

Hobsons Bay Hotel

Seaworks Maritime Precinct

Williamstown Beach





Yarraville
Gardens

Sun Theatre
Yarraville

Maribyrnong
River

Dixon
Veloway

Westgate
Golf Club

Docklands



THE
AVE
NUE

Marvel
Stadium

Crown
Casino

Southbank

Yarra
River

Melbourne
CBD

Bay
Trail

Westgate
Bridge

Donald McLean
Reserve

Mary Street
Reserve

CONSTRUCTION
COMMENCED

*Move In
2027*

Designed For Living Built For Life

Future focused and carefully crafted, these homes exemplify the very best of apartment living. Boasting elegant minimalistic styling, quality fixtures and finishes and meticulously planned floor plans tailored to contemporary living standards, enhancing the allure of this amenity-rich and coveted neighbourhood.





Seamless Indoor-Outdoor Living

Elegantly crafted with timeless sophistication, these thoughtfully designed apartments prioritize abundant natural light and feature double-glazed full-height sliding doors that create a visual and physical link between the indoor and outdoor areas, ensuring a seamless living experience that blends comfort, connectivity, and convenience.

Crafted To Perfection



ARTIST'S IMPRESSION

A curated palette of warm textural finishes with a range of customisations that elevate your everyday, kitchens at The Avenue are elegantly sophisticated - the perfect combination of functionality and form.

A Place To Gather, Unwind And Relax

Kitchens are a place to come together and create. The Avenue kitchens incorporate expansive areas for meal preparation and storage. They feature quality, energy efficient appliances, and sleek styling that provide the backdrop to effortless entertaining.

Quality Miele appliances including induction cooktops along with quality surfaces that have been carefully chosen for their durability and longevity. Modern and elegant water efficient tapware, sleek benchtops and warm timber accents complete the picture of understated contemporary design.



ARTIST'S IMPRESSION

Healthier By Design

Contemporary living is about more than beautiful design—it's about creating healthier spaces that support everyday wellbeing. That's why every residence at The Avenue features premium hard flooring throughout, providing a cleaner, more hygienic and low-maintenance alternative to traditional carpet while complementing the home's timeless aesthetic.

CLEANER AIR. HEALTHIER LIVING.

Unlike carpet, hard flooring doesn't trap dust, allergens, pet dander or moisture deep within its fibres. The smooth, easy-to-clean surface helps reduce the build-up of dust mites and airborne irritants, creating a fresher indoor environment that's especially beneficial for allergy and asthma sufferers. Combined with The Avenue's advanced ventilation system, it's another thoughtful feature designed to promote healthier living every day.



LOW
ALLERGEN



MOISTURE
RESISTANT



EASY TO
CLEAN



IMPROVED INDOOR
AIR QUALITY



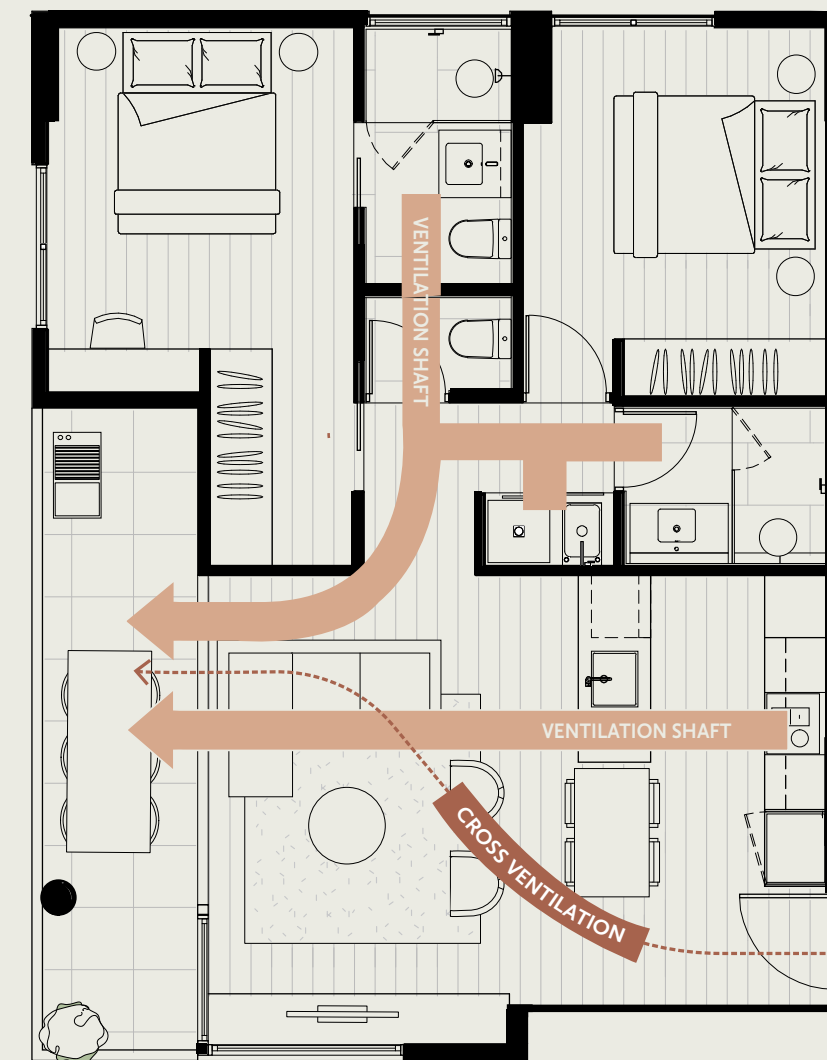
ARTIST'S IMPRESSION



The Avenue residences are designed with an advanced self-contained ventilation system that channels air directly to the outdoors, bypassing internal ducts and complex roof ventilation.



This innovative HVAC system enhances indoor air quality by regulating humidity and optimizing fresh air circulation. The benefits include improved energy efficiency, reduced pollutants and allergens, and effective moisture control, which helps prevent mould and mildew.





Your Daily Sanctuary

Thoughtfully selected materials, finely detailed fittings and layered lighting create a bathroom that balances warmth, sophistication and enduring appeal.

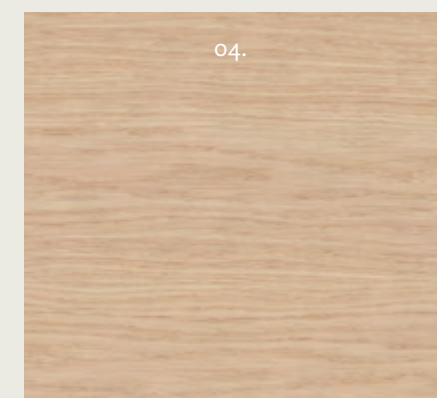
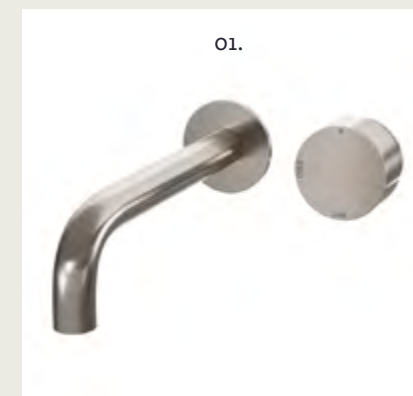


ARTIST'S IMPRESSION

A Refinement In Ritual

With a choice of two unique colour schemes, the bathrooms and ensuites elegantly combine personal space and practical solutions, along with cleverly placed storage to ensure everyone has room to keep their belongings hidden from view.

Elegant benchtops combine with feature lighting and sleek water efficient tapware to create relaxing spaces that you'll appreciate every day.



- 01. Brushed Nickel Tapware
- 02. Feature Orb Light
- 03. Matt White Porcelain Tiles
- 04. Wood look cabinetry

A Tranquil Retreat



Comfort In Every Detail

A place of quiet retreat, the bedrooms are designed for rest and relaxation. Soft natural light, custom cabinetry and a refined palette create spaces that feel calm, inviting and effortlessly comfortable.



Expansive Living And Elevated Views

Thoughtfully designed to maximise space and outlook, each apartment opens to a private balcony that enhances the connection between indoors and out. Elevated positions across the building offer select residences views towards the Yarra River and Hobsons Bay, while the penthouse terrace delivers an exceptional outdoor living experience.





ARTIST'S IMPRESSION

Gardens By John Patrick Landscape Architects



The Avenue will feature landscaping and gardens designed by the award-winning team at John Patrick Landscape Architects.

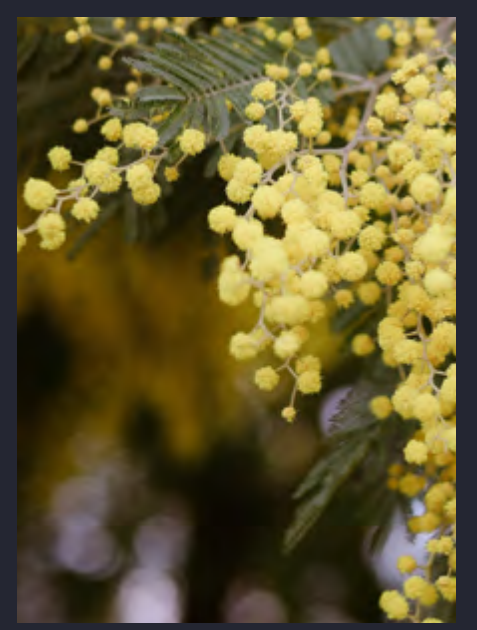
A layered approach featuring a range of complimentary plantings and sculptures will frame the buildings entrances and make clever use of drought tolerant plants and integrated watering from rainwater collection to provide all year-round greenery while reducing the impact on the environment.



John Patrick - Landscape Architect



Banksia Integrifolia

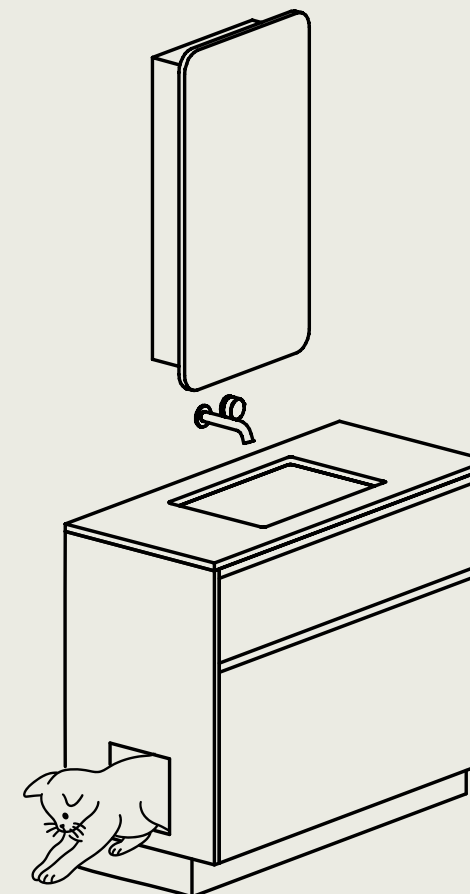


Mimosa Wattle

Pet Friendly Homes



Residents have the option to select custom-designed bathroom vanities with integrated kitty litter compartments, discreetly concealing a dedicated litter drawer within stylish cabinetry. Featuring cat-friendly access and practical ventilation considerations, these clever built-in solutions help minimise odours, reduce visual clutter and seamlessly blend everyday pet care into your home's design.



With Mary Street Reserve right across the road, there is plenty of spacious green space to exercise your four-legged friend, with the adjacent Donald McLean Reserve also offering off-leash options.

SPOTSWOOD KINGSVILLE RSL

Right next door to Mary Street Reserve is the family friendly Spotswood Kingsville RSL which hosts a "Dog Day" every Saturday from 2:00 pm to 8:00 pm, featuring fenced outdoor spaces and sprinklers for hot days.

SPOTSWOOD HOTEL

This local favourite offers a dog-friendly patio and beer garden where you can enjoy a meal, a drink and some quality time with your four-legged companion.

No Car Stackers, No Car Lifts!

EASY-ACCESS, HASSLE FREE PARKING

At The Avenue, parking is designed with your convenience in mind. Unlike many modern developments that rely on car stackers or lifts, our parking facilities offer traditional, easy-access spaces. No waiting, no complicated systems – just drive in and park, hassle-free.

With your own designated parking spot, you'll enjoy the peace of mind that comes with knowing your vehicle is always accessible. Whether you're heading out for the day or coming home after a long one, parking at The Avenue is simple, secure, and stress-free.

Each residence also comes with its own dedicated storage space, providing extra room for those items you don't need every day but still want close by. Whether it's sporting gear, seasonal items, or personal belongings enjoy the peace of mind that comes with knowing your parking and storage needs are effortlessly taken care of at The Avenue.



Home Automation

Designed to make life easier, increase comfort and reduce costs by integrating your home's electronic products, The Avenue residents have the option to upgrade at an additional cost to a range of solutions that can be customised to your needs for a more efficient, comfortable, and convenient lifestyle for years to come.



SMART AUDIO

High-resolution streaming speakers.



ACCESS CONTROL

Various keyless entry options such as fingerprint scanning, keypad codes, fobs, and mobile credentials to allow a secure and hassle-free access experience. Remotely access video intercom systems and monitor access for better security.



VOICE CONTROL

Enable connection with Alexa or Google Home, includes remote access through the building app.



SMART LIGHTING

Control lighting remotely for cost savings and convenience.



BLIND CONTROL

Remotely activate your blinds for all day comfort and thermal efficiency.



TEMPERATURE CONTROL

Adjust the temperature before you get home and manage energy savings with smart insights.

A Solid Concrete Superstructure



The Avenue's construction will be built around a reinforced concrete superstructure. The building superstructure includes floors, roof, stairs, lift wells and load bearing walls.

DURABILITY

Concrete is renowned for its strength and durability, making it ideal for withstanding various environmental and structural pressures. It can endure harsh weather conditions, seismic activity, and heavy loads over an extended period.

NOISE REDUCTION

Concrete structures provide better sound insulation compared to lightweight materials. This is particularly advantageous in apartment buildings where minimizing noise between units is crucial for resident comfort and privacy.

ENERGY EFFICIENCY

Concrete has excellent thermal mass properties, helping to regulate indoor temperatures by absorbing and releasing heat slowly. This can lead to lower energy consumption for heating and cooling, resulting in cost savings for residents.

RESILIENCE TO ENVIRONMENTAL FACTORS

Concrete is resistant to corrosion, moisture, pests, and mould, reducing maintenance requirements and ensuring the structural integrity of the building over time, and is also inherently fire-resistant compared to other building materials like wood. This property enhances the safety of the building occupants and reduces the risk of fire-related damage.

Superior Acoustic Properties



From the inherent soundproofing properties of the concrete superstructure to superior acoustic insulation that provides a 7 star NatHERS thermal performance your new home is designed to provide not only a quiet and peaceful environment but better insulation to reduce heat loss in winter and heat gain in summer.

ACOUSTIC INSULATION

Double glazed windows and doors

Precast concrete external walls with super foil board

Concrete super structure

Glasswool wall insulation

Weather strips to all entry and exit doors

High performance closed-cell rigid floor insulation



Sustainable By Design

The Avenue is underpinned by an innovative design vision, thoughtfully crafted with sustainability at the forefront.



8.3

STAR NATHERS RATING



ELECTRIC VEHICLE CHARGING

Dedicated EV charging for reduced environmental pollution and lower fuel expenses.



Solar Panels



EV Charging



Scan the QR code to learn more about NatHERS ratings.



SUSTAINABLE DESIGN

Passive solar design to maximise sunlight and natural ventilation

Improved indoor air quality with the use of non-toxic paint and low volatile organic compound (VOC) materials

Durable and environmentally friendly materials and reduced construction waste

Double glazed windows for thermal comfort and lower energy costs



WATER CONSERVATION

Water efficient tapware

Low maintenance drought tolerant plantings



ENERGY SAVINGS

Energy efficient appliances

More efficient heating and cooling

Energy efficient lighting

External lighting controlled by time clocks and motion sensors

Solar panels offset energy costs



GREEN TRANSPORT OPTIONS

Close proximity to dedicated bike paths and Dixon Veloway access to the CBD

650m to Spotswood Train Station

Westgate Punt ferry service to Fishermans Bend

Zero Fossil Fuel

The Avenue is all-electric with no gas connection. Combined with the use of energy efficient appliances including electric heat pump hot water, double glazed windows and LED lights, you can look forward to significantly reduced utility bills and a better environment for you and your family.



NO
GAS

NEVER RECEIVE ANOTHER
GAS BILL AGAIN

With energy efficient heat pump electric hot water and induction cooktops you can expect to save between \$700-\$1300 on your energy bills per annum.*



ONE
TONNE

REDUCTION IN GREENHOUSE GAS
EMISSIONS PER ANNUM

Your new home is 100% carbon neutral, which means they produce the same amount of renewable energy that they use, saving an average of 1 tonne of greenhouse emissions each year.

Sol Share

The Avenue residents can opt into solar energy access thanks to an Australian-made solar sharing technology that enables both solar and battery optimisation

Residents get an even allocation of solar over the course of the month, delivered when it is needed the most.



15

ACCESS ONE OF 15 SOLSHARE2
MODULES

Take advantage of groundbreaking Australian-made technology that allows one rooftop solar installation to be shared by multiple apartments in the same building. Includes energy monitoring to see how much electricity you're using and how much solar is offsetting your bill.



80%

POTENTIAL ANNUAL ENERGY COST
SAVINGS

This technology allows residents to offset up to 80% of their typical grid energy usage, combining daytime solar with energy storage for use after dark.



*SOURCE: SES Energy Victoria (*Based on the average 2 bedroom 2 bathroom apartment in Australia)

*SOURCE: Frontier economics residential energy consumption benchmarks and Allume Energy



Connected Living

With strong transport connectivity, growing lifestyle appeal and close proximity to Melbourne's CBD, Spotswood continues to evolve as one of the inner west's most sought-after residential destinations.

Your 20 Minute Neighbourhood

Perfectly positioned just six kilometres from Melbourne's CBD, The Avenue delivers exceptional access to the very best of Melbourne.

From the nearby West Gate Punt connecting directly to Docklands and the city, to easy train access and extensive cycling trails, commuting and exploring couldn't be easier.

Ride into the city along connected bike paths, enjoy weekends by the bay, or spend evenings exploring the vibrant hospitality scenes of Yarraville, Williamstown and the inner west.

This is connected living without compromise.

WALK



5-10 minutes to a number of cafés & eateries



1-2 minutes to Mary Street and Donald McLean Reserve



8 minutes to Spotswood train station



15 minutes to Grazeland

BIKE



5 minutes to Scienceworks



8 minutes to Bay Trail



12 minutes to Sun Theatre Yarraville



20 minutes to Williamstown Foreshore



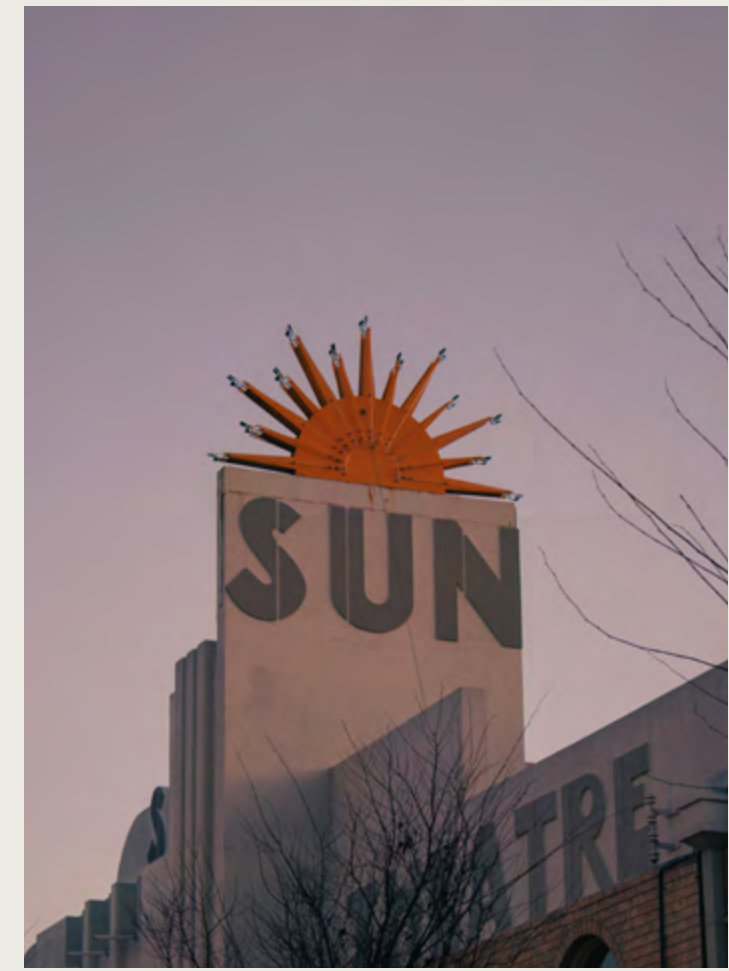
Candied Bakery



Westgate Ferry Punt



Grazeland



Sun Theatre

The Best Of The Inner West

Spotswood captures everything people love about Melbourne's inner west — village charm, heritage character, great coffee and a strong sense of community.

Surrounded by the iconic neighbourhoods of Yarraville and Williamstown, residents enjoy access to boutique shopping, renowned cafes, local wine bars, heritage streetscapes and beautiful waterfront destinations.

Whether it's a relaxed brunch in Yarraville, sunset by the Williamstown foreshore or a quick trip into the city for a show at Marvel Stadium, life at The Avenue places the very best of Melbourne within easy reach.



From Park To Patisserie

PARKSIDE LIVING

Located alongside the evolving Mary Street Reserve precinct and Donald McLean Reserve, The Avenue offers a rare connection to green open space and community amenity. Enjoy morning walks, weekend picnics and plenty of room to unwind.

Wander the Bay Trail, explore the natural surrounds of Williamstown's foreshore, or enjoy a day at Scienceworks with family and friends. With parks, playgrounds, golf courses and open spaces all close by, everyday living feels connected to nature.



Commonwealth Reserve, Williamstown



Bay Trail

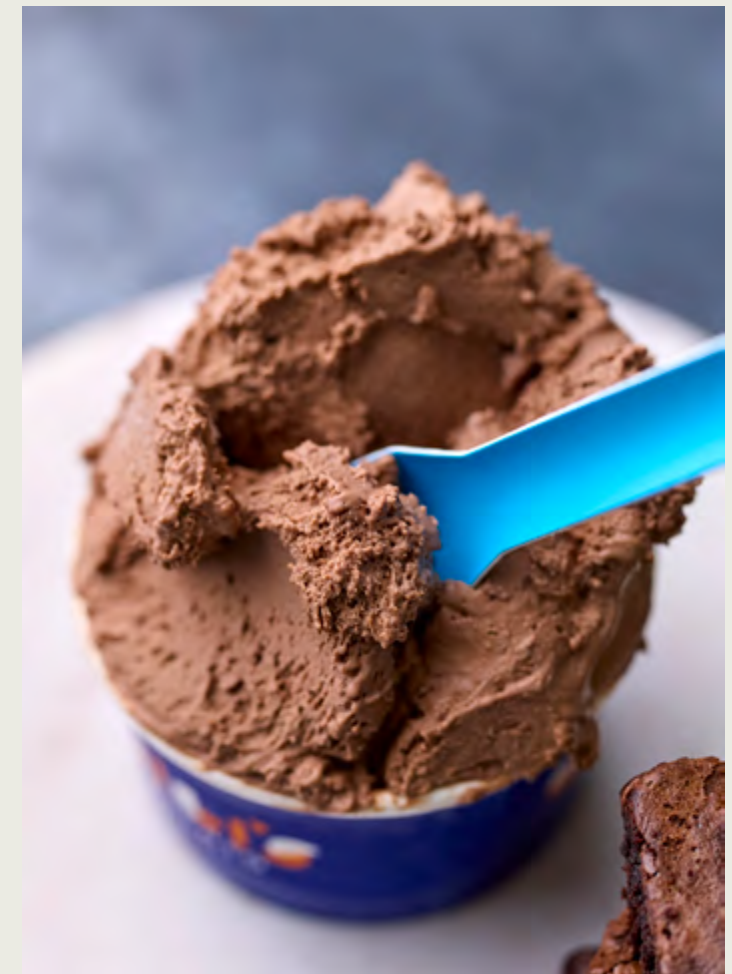
LOCAL LEGENDS

A local favourite for coffee and pastries, Crème de la Crème has become one of Spotswood's most-loved destinations. Founded by husband-and-wife team Jazmin and Samih Ladkani, the neighbourhood patisserie is known for its beautifully crafted pastries and creative twists on classic recipes. From flaky croissants to its signature knafeh croissant, it's the perfect spot for a morning treat or weekend indulgence.



Crème de la Crème

Just a short stroll from The Avenue, Gigi's Gelato is the perfect excuse for an afternoon wander or an after-dinner treat. This much-loved artisan gelateria handcrafts authentic Italian gelato from scratch using fresh, premium ingredients, with a rotating menu of classic favourites and seasonal flavours that keeps locals coming back for more.



Gigi's Gelato

From Beach To Bar

SUNSET SIPS

As the day winds down, there's no better place to be than by the bay. Enjoy spectacular sunsets over Hobsons Bay, where golden skies meet the water and evenings are made for leisurely drinks, great food and good company. Just moments from home, the much-loved Spotswood Hotel brings together relaxed dining, local character and a welcoming atmosphere. Discover classic pub favourites, seasonal menus and a vibrant community hub right in the heart of Spotswood.

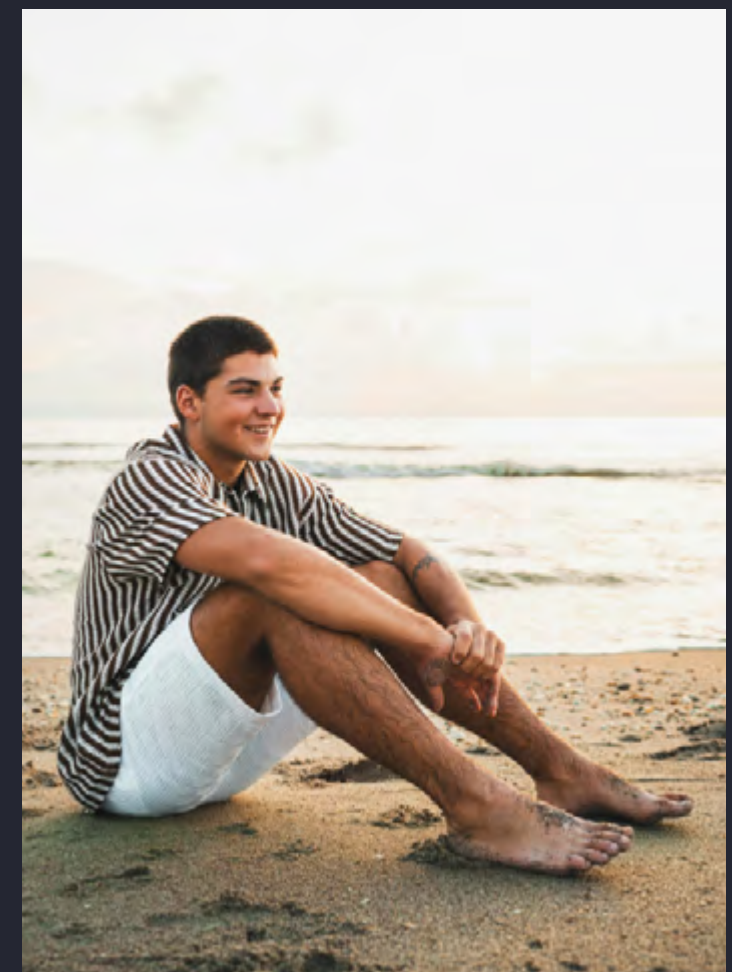


Hobsons Bay Hotel, Williamstown



COASTAL CHARM

With the Williamstown foreshore just moments away, enjoy waterfront walks, sandy beaches, cycling trails and uninterrupted bay views whenever the mood takes you. Explore the charm of Williamstown's historic streets, relax by the water or take the scenic route across the bay. For a change of scenery, Port Melbourne Beach is less than 30 minutes away via the Westgate Punt, offering another beautiful coastal escape close to home.



Williamstown Beach

At The Heart Of All Things Melbourne

Consistently recognised as one of the world's most liveable cities, Melbourne is celebrated for its vibrant culture, creativity and effortless blend of city energy and lifestyle. From its celebrated food scene and hidden laneways to world-class entertainment, shopping and sporting events, Melbourne offers endless opportunities to explore, connect and enjoy.



CULINARY DELIGHTS + BOUTIQUE RETAIL

Discover a city rich in flavour and character, where hidden laneways reveal acclaimed cafés, cocktail bars and dining destinations around every corner. From diverse global cuisine to artisan producers and eclectic boutiques, Melbourne's unique neighbourhoods offer a shopping and dining experience unlike anywhere else.



ICONIC SPORTS + ENTERTAINMENT

From the excitement of game day to unforgettable nights out, Melbourne's entertainment precincts are always within reach. Cheer on your favourite team at Marvel Stadium, enjoy waterfront dining and entertainment at Crown Melbourne, or immerse yourself in the city's renowned calendar of concerts, exhibitions and cultural events.

An Educated Choice

FROM FIRST STEPS TO FUTURE SUCCESS

This sought-after address is blessed with an outstanding selection of educational opportunities, making it an ideal choice for families at every stage of life. From trusted early learning centres and highly regarded local schools to some of Melbourne’s leading universities, The Avenue places quality education within easy reach—supporting a lifetime of learning, growth and opportunity.



Victoria University - Footscray Park



TERTIARY

Victoria University	Footscray	4.1 km
RMIT University	Melbourne City	7.5 km
University of Melbourne	Parkville	7.5 km



SECONDARY

Oaktree College	Independent	2.2 km
Bayside College	Public	2.4 km
Footscray High	Public	2.8 km



PRIMARY

St Margaret Mary's	Catholic	340 m
Spotswood Primary School	Public	430 m
Newport Lakes Primary	Public	1.3 km



EARLY LEARNING / CHILDCARE

The Learning Sanctuary	350 m
Spotswood Family Day Care	400 m
Eden Academy Newport Childcare and Kindergarten	1.1 km

Location Map

AMENITY

1. Woolworths Spotswood
2. Coles Yarraville
3. Apollo 24/7 Gym
4. Spotswood Train Station
5. Westgate Punt Ferry
6. Dixon Veloway

PARKS & RECREATION

7. Mary Street Reserve
8. Donald McLean Reserve
9. Westgate Golf Club
10. The Sun Theatre
11. Scienceworks
12. Crown Casino
13. Marvel Stadium
14. Bay Trail
15. Williamstown Beach

EDUCATION

16. St Margaret Mary's Primary School
17. Spotswood Primary School
18. Newport Lakes Primary School
19. Eden Academy Newport Childcare

FOOD + BEVERAGE

20. Hudson Road Food & Wine
21. Spotswood Hotel
22. Crème de la Crème Patisserie
23. Gigis Gelato
24. Grazeland
25. Duchess of Spotswood
26. Candied Bakery
27. Hopheads
28. Navi
29. Sebastian
30. Hobsons Bay Hotel



A Suburb On The Rise

SPOTSWOOD SUBURB STATISTICS

Spotswood is one of Melbourne's inner-west's best kept little secrets, combining village charm with exceptional city connectivity. Just six kilometres from the CBD, the suburb continues to attract owner-occupiers and investors alike, drawn by its strong capital growth, high rental demand and enviable lifestyle. With easy access to the city, nearby Williamstown's waterfront, Yarraville's renowned dining scene and a thriving local community, Spotswood offers the perfect balance of lifestyle and long-term investment potential. As demand for quality homes in the inner west continues to grow, Spotswood is firmly positioned as a suburb on the rise.



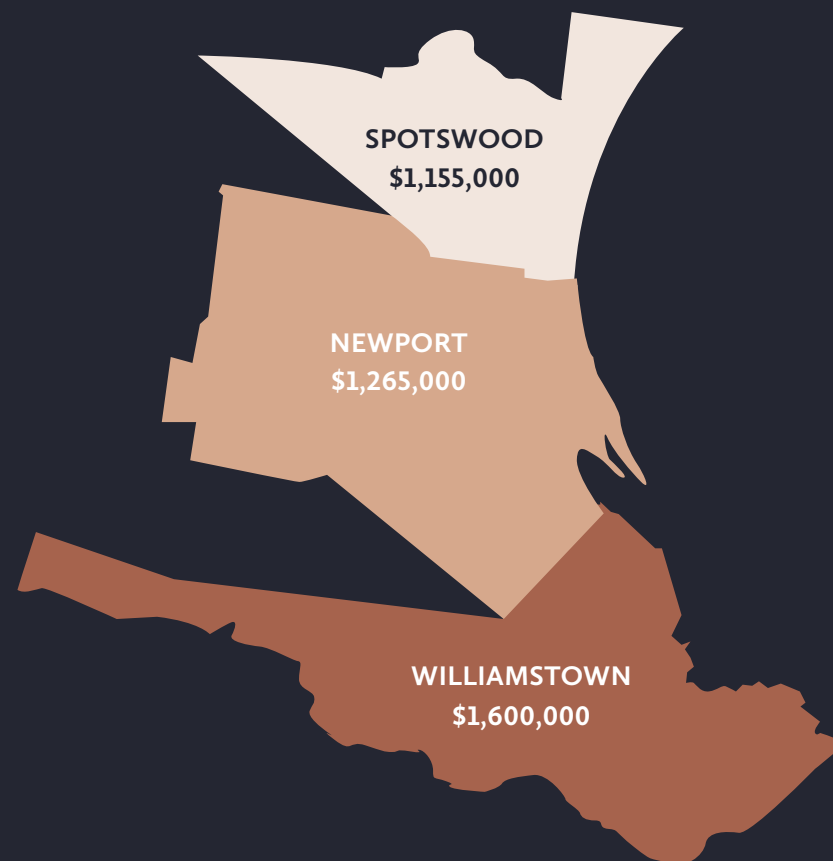
\$1,155,000

MEDIAN HOUSE PRICE



14.5%

OF THE TOTAL SUBURB AREA IS
DEDICATED TO PARKS AND OPEN
SPACE



For a tiny suburb, Spotswood packs a powerful punch. The entire footprint of postcode 3015 is just over 3 square km, around half the size of its two Yarra River neighbours, yet Spotswood offers a surprising amount of open space, with numerous parks, reserves and recreational areas woven throughout the suburb providing an abundance of green space that contributes significantly to the suburb's family friendly and highly liveable character.



\$794,500

Median Unit Price



\$2,460

Weekly Household Income
+29.4% above greater Melbourne Average



7:1

Supply vs Demand 7:1 people
looking per room listed



\$615

2 Bedroom Unit Median Weekly Rent



↑ 11%

Annual Unit Price Growth



35%

Median rent growth in last 5 years

YOUR NEW NEIGHBOURHOOD PARK ACROSS THE ROAD

Mary Street Reserve

A planned upgrade to Mary Street Reserve includes an integrated flexible public space that includes passive, interactive and relaxing elements for the whole community. Featuring a large multi-use grass area for recreational activities and Slow Food Market, alongside a nature inspired playground, multi-play court and picnic shelter with BBQ facilities.



Playspace

Naturebased Place Space

Carousel + Trampoline

Swing, Rope Bridge & Slides



Picnic Area

Shade Shelter + Seating

Electric BBQ + Drinking Fountain

Bike Rails



Multiplay Court

Basketball Tower

Netball Ring

Spectator Seating



Learn More



Key Investment Initiatives



\$5.4 Billion

LEVEL CROSSING REMOVAL

As part of the Victorian Government's push to remove 25 level crossings across Melbourne's West, the Hudson Road level crossing removal and new elevated rail bridge will deliver a rejuvenated Spotswood station precinct with reduced noise and better pedestrian and cyclist connections. The new Spotswood station will be safer, more accessible, and feature upgraded facilities including shared walking and cycling paths with additional open spaces and seating.



\$10.2 Billion

WEST GATE TUNNEL

Officially opened to traffic in December 2025, the twin tunnels quickly surpassed 1 million trips in its first few months of operation. The project is backed by 24-hour truck bans designed to permanently remove 9,000 trucks per day from residential areas, while improving commuter times.



\$150 Million

DIXON VELOWAY

As part of a 14km cycleway project connecting Melbourne's west to the CBD, the newly opened 2.5km elevated Dixon Veloway features a 4 metre wide express route that separates cyclists from traffic and avoids six major intersections, with 24/7 CCTV monitoring and lighting it gives cyclists a safe and express route to the city

Tailored Spaces To Call Your Own

The team at The Avenue understand that your new home is an important milestone, and that you want to ensure that your home works for your lifestyle.

That's why we are open to bespoke customisations and floorplan changes. While many projects lock you in to a standard package and design, at The Avenue we have a range of upgrades and a selection of finishes available, and are open to alterations that enhance your new home's liveability.



Commitment To Quality

At The Avenue your new home comes with a 10 year structural guarantee, providing peace of mind along with a range of initiatives designed to ensure the highest quality including:

STRUCTURAL DESIGN

Registered external engineers work closely with our team to monitor and manage the design throughout construction to ensure all works meet Australian Standards. A third party engineer reviews and provides certification of the design.

MANDATORY INSPECTIONS

Inspections with building consultants and independent project engineers conducted regularly throughout all stages of construction.

ESSENTIAL SERVICES

Independent certified inspections on all essential safety measures followed by a review by services engineer and the fire brigade along with final testing on completion.

FIRE TESTING

Fire engineers complete extensive assessments of the building to ensure all fire resisting walls and junctions meet Australian Standards.

PRE-SETTLEMENT DEFECT INSPECTIONS

Prior to each resident moving in and prior to settlement, each residence is thoroughly inspected by the builder, developer and architect to identify any items which require rectification prior to settlement.

WATERPROOFING

Flood testing of waterproofing membrane and flashing inspections performed pre and post application to ensure membranes are watertight.

Why Invest At The Avenue?



The Avenue presents an opportunity to secure a brand-new residence in one of Melbourne's most connected inner-west locations. With proposed changes to property tax settings placing greater focus on new housing supply, newly built residences continue to be an important consideration for investors seeking quality assets in established neighbourhoods.



BRAND-NEW LIVING

Modern apartments designed for today's renters, with quality finishes, thoughtful layouts and lifestyle amenities that help attract long-term tenants and reduce ongoing maintenance costs.



A LOCATION WITH LASTING APPEAL

Located in Spotswood, The Avenue offers proximity to transport, employment hubs, green spaces, cafés and Melbourne's CBD — all key drivers of rental demand and long-term desirability.



DEPRECIATION ADVANTAGES

New properties may provide access to valuable depreciation benefits, including eligible deductions on building and fixtures, helping improve the overall investment position.



RESILIENCE TO ENVIRONMENTAL FACTORS

Located in Spotswood, The Avenue offers proximity to transport, employment hubs, green spaces, cafés and Melbourne's CBD — all key drivers of rental demand and long-term desirability.

Investors should seek independent financial and taxation advice specific to their individual circumstances. Tax benefits are subject to eligibility and may change.

Key Tax Benefits For New Builds



Under the 2026 Federal Budget reforms, newly built homes are now a privileged asset class. From 1 July 2027, negative gearing and the 50% Capital Gains Tax (CGT) discount will be phased out for most established properties, while newly built homes will retain full access to these lucrative tax benefits.



NEGATIVE GEARING SAFE HARBOUR

Investors who purchase or build new properties can still offset rental losses (where expenses exceed rental income) against their ordinary income, like a salary.



CGT DISCOUNT RETENTION

Unlike established properties which transition to an inflation indexed cost base with a 30% minimum tax, eligible new builds can choose between retaining the traditional 50% CGT discount or applying a new cost-base indexation method upon sale.



STAMP DUTY SAVINGS

Purchasing an off-the-plan apartment at The Avenue Eligible investors to claim substantial stamp duty savings reducing their upfront costs, making it an attractive opportunity to maximise value and improve investment returns.

SOURCES: Australian Financial Review, Budget.gov.au, SMBTech

Secure Your Future

Why buying off-the-plan at The Avenue creates more security and certainty



YOUR DEPOSIT



BUYING OFF-THE-PLAN

Your deposit is held in a secure trust account. If for any reason your home is not completed within the contracted timeline, your deposit is returned in full by the solicitor managing the trust fund.



BUILDING A HOME

You pay your deposit directly to your builder who utilises this money to ensure cash flow for their business. If your builder is unable to complete your home you can be at risk of losing your deposit and any further installment payments you may have made.

PRICING AND CONTRACTS



BUYING OFF-THE-PLAN

Your contract of sale is with the project developer, who will then have a construction contract with their chosen builder. If for any reason the builder is unable to complete the project, then the developer holds the risk not you the purchaser. When you buy off-the-plan, you sign a fixed-price contract so you know exactly how much you are paying for the finished home.



BUILDING A HOME

Your contract is directly with your builder. This exposes you to a potentially one-sided contract with terms and conditions set out by your builder. Additionally, building a home can be subject to cost overruns due to unforeseen expenses or changes in material prices.

PROGRESS PAYMENTS



BUYING OFF-THE-PLAN

No progress payments. You will only be required to pay for your new home once it is ready for you to move in.



BUILDING A HOME

You will be required to make progress payments throughout the build process, exposing you to incomplete and potentially defective works.

How Much Can I Save?



The dutiable value on Off-the-plan sales is calculated by taking the purchase price and deducting the cost of any construction that will occur after the date the contract is signed.



PROPERTY PURCHASE PRICE

\$569,000

\$649,000

\$800,000



ESTABLISHED HOME STAMP DUTY

\$29,910

\$33,710

\$43,070



ESTIMATED OFF THE PLAN STAMP DUTY SAVINGS

\$15,000-\$29,910

\$20,000+

\$30,000+

The uncapped stamp duty concession is a rare chance to save significantly on your next purchase, and Bricks & Mortar will work with your solicitors throughout the purchasing process and will be able to advise on the estimated dutiable value at the time of purchase.

Developed With Integrity

ELEVATED CRAFT AND TRUSTED QUALITY

Discover a new standard of exceptional living, brought to life through the collaboration of respected leaders in architecture, design and residential development. Backed by more than 20 years of industry experience, The Avenue is a fully funded project with construction already underway, giving purchasers the confidence of investing in a development with real momentum. Built on a foundation of quality, integrity and proven expertise, every detail reflects a shared commitment to creating homes designed to stand the test of time.

Architecture By Buckerfield Architects

For more than two decades, Buckerfield Architects has delivered thoughtful, designed projects that enrich the way people live, work and connect. Renowned for creating contemporary architecture that responds to its surroundings, the practice combines creativity with technical expertise to produce enduring, highly liveable spaces. With a collaborative approach and a strong focus on quality, sustainability and innovation, Buckerfield Architects designs places that are both timeless and functional.

For The Avenue, Buckerfield Architects has carefully considered the relationship between architecture, landscape and community to create a collection of homes that feel connected, light-filled and welcoming. Every residence has been thoughtfully designed to maximise natural light, enhance everyday living and contribute positively to the evolving character of Spotswood.

buckerfield.com.au



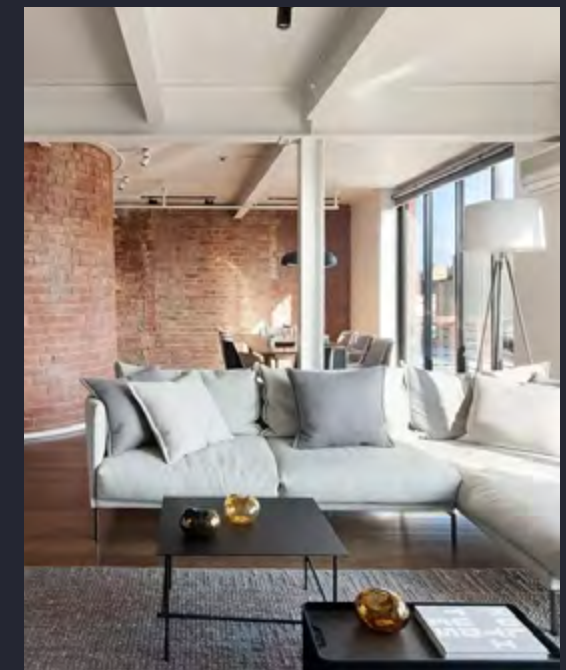
Artist's Impression - The Avenue Kitchen



Artist's Impression - The Avenue Living Room



Cowper Residences, Footscray



Hillingdon Place, Prahran

Interiors By Slate Studio

Slate Studio is a Melbourne-based interior design practice renowned for creating refined, contemporary spaces that balance beauty with functionality. With a collaborative approach and meticulous attention to detail, the studio creates thoughtfully considered interiors that enhance the way people live every day.

For The Avenue, Slate Studio has curated a timeless palette of natural textures, premium finishes and sophisticated detailing to create homes that are warm, inviting and enduring. The result is a collection of interiors that combine modern elegance with everyday comfort, designed to remain stylish and liveable for years to come.

slatestudio.com.au



Sarah van Berkel Slate Studio



Strathalbyn, Kew East

Landscapes By John Patrick

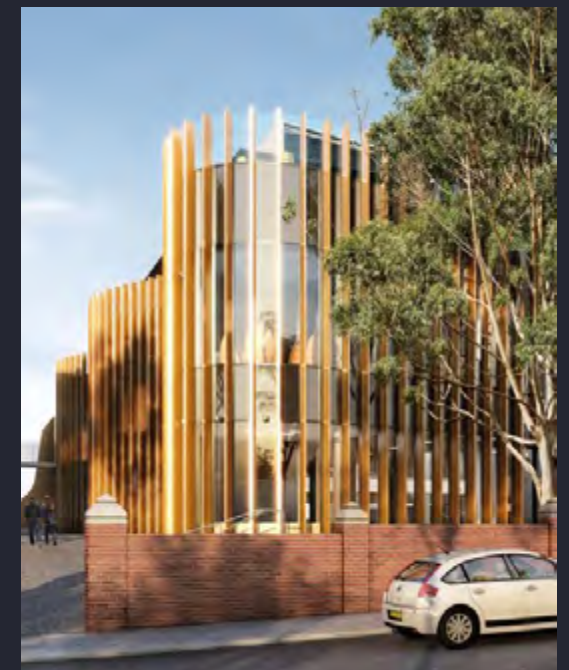
Established in 1982, John Patrick Landscape Architects has carried out landscape design and management projects, covering everything from heritage sites to park master plans and residential projects. Headed by John Patrick himself, the firm conducts work both nationally and internationally. With a client list that includes some of Melbourne's largest councils, as well as Parks Victoria, the University of Melbourne, Mirvac, Canberra's Old Parliament House and Flemington Racecourse.

Drawing inspiration from nature and the plentiful parklands of the adjoining neighbourhoods they have created a design for The Avenue that connects the building to its verdant surroundings while providing generous garden sanctuaries in which to unwind and entertain.

johnpatrick.com.au



Lynden Park, Camberwell



Melbourne Girls Grammar

Development Management By Tobin Developments

Tobin Developments is a renowned development management consultancy with extensive experience across residential, retail, commercial, hotel, industrial and hospitality sectors.

With over two decades in the property space, Tobin Developments has a solid reputation for excellence and professionalism. Fostering strong relationships and building on their comprehensive understanding of the industry they deliver projects with a focus on quality, liveability and sustainability.

tobindevelopments.com.au



Fitzrovia, Fitzroy North



Stanley & Roden, West Melbourne

Construction By Ledm

LEDM is a Melbourne-based construction company recognised for delivering high-quality residential, commercial and industrial projects with precision and professionalism. With a strong commitment to integrity, collaboration and excellence, LEDM brings together experienced construction professionals dedicated to delivering projects on time, on budget and to the highest standards of quality and craftsmanship.

As builder for The Avenue, LEDM's hands-on approach, attention to detail and commitment to quality ensure every aspect of construction is carefully managed from commencement through to completion. Their focus on delivering exceptional outcomes provides purchasers with confidence that their new home is being built with care, expertise and enduring quality.

ledm.com.au



21 Lethbridge Street, Moonee Ponds



Malvern HQ, 1601 Malvern Road, Glen Iris

Sales By Bricks & Mortar Real Estate

Launched in 2020, Bricks & Mortar Real Estate provide an end-to-end service and specialise in off-the-plan sales.

With an endless passion for property and a background in structural engineering, principal Sahil Bhasin brings extensive building sector experience that is invaluable to the success of off-the-plan projects.

With a dedicated team of property professionals who understand that each person is different and their journey towards the purchase of their home is unique, the team establishes a comprehensive information suite for each project, featuring the latest technology and an extensive collection of samples. They use all available resources to answer any question new home buyers may have, bringing peace of mind and confidence to their potential investment.

Based in Fitzroy, the Bricks & Mortar head office is carbon neutral and completely off-grid, and we hold clients to a similarly high standard and only work with developers that achieve a NatHERS efficiency rating of 7 or higher.

bricksamortar.com.au



Sahil Bhasin



67 Queens Parade, Fitzroy North



[Book a discovery session](#)



[Visit project website](#)



The team at The Avenue acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners of the land on which this project stands. We recognise their enduring connection to Country, its lands, waters and skies, and pay our respects to Elders past and present.

We extend that respect to all Aboriginal and Torres Strait Islander peoples and honour their continuing cultures and contributions to our community.

All statements made in this brochure are expressions of opinion by the vendor. The statements made are believed to be correct at the time of printing, however changes may occur after that time which render the statements inaccurate. Potential purchasers should review the terms of any contract proffered carefully to ensure that all required features are to be provided under that contract.

