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Hall St at Mason SQ, Moonee Ponds (Melbourne)

Property

Unit, New
Construction Date: 2019

Location

Moonee Ponds
10kms with a walk score of 99!

Shopping

Moonee Ponds Central - 170m (across the road from the development)

Retail

Assorted shops, Cafes & Restaurants along Puckle Street (opposite Hall St)

Schools

Penleigh and Essendon Grammar School - 2 km

Price:

\$439,000 - \$640,000

Rent Return:

4.04% - 4.82%

Did you know?

MOONEE PONDS IS A WALKER'S PARADISE Hall St residents won't need to rely on a car and this is especially true when you add the proximity and frequency of public transport into the mix.

Property Description

Distance from CBD	10kms with a walk score of 99!
Nearest major shopping	Moonee Ponds Central - 170m (across the road from the development)
Nearest retail facilities	Assorted shops, Cafes & Restaurants along Puckle Street (opposite Hall St)
Nearest high school	Penleigh and Essendon Grammar School - 2 km
Dwellings in development	443
Roof cladding	
Internal features	Stylish design details and premium fittings feature in the superb Hall St apartments with European appliances, queen size bedrooms, luxury bathrooms and timber floors. Contemporary finishes in the kitchen and bathroom.
Development features	Mason garden, a lush, half acre of landscaped gardens and recreational areas, sets a new benchmark in communal spaces for apartment residents. In keeping with the landscaping theme of the big Australian backyard, all Mason Sq residents have access to the well-stocked Tool Shed. Many of the apartments also feature an innovative 'flexi-room' to suit a variety of lifestyles. Hall St residents can entertain in style on their private rooftop deck
Council rate per annum approx	\$1145 to \$1660 (estimate)
Body Corp per annum approx	\$2700 to \$4600 (estimate)
	For more detailed information, please refer to Body Corporate Disclosure Statement attached to Contract of Sale.
When built or completion date	Completed

Finance

10% deposit and balance at settlement

Contracts

When contracts are received please check it against the inclusions / schedule of finishes in the profile and if there are any discrepancies please contact the Researcher prior to signing for clarification.

Characteristics

Number	Listing Price	Rent	Rent Return	Characteristics
419	\$439,000	\$350 - \$380	4.14% - 4.50%	1 bedroom unit with huge balcony FULL stamp duty of \$21410 paid by vendor
1109	\$469,000SOLD	\$385 - \$435	4.26% - 4.82%	1 bedroom unit with a Flexi room and FULL stamp duty paid of \$23210 plus first tenancy guarantee of 4.5% for 6 months!
307	\$494,500	\$385 - \$435	4.04% - 4.57%	1 bedroom unit with a Flexi room and FULL stamp duty paid
224	\$495,000	\$385 - \$435	4.04% - 4.56%	1 bedroom unit with a Flexi room and FULL stamp duty paid
210	\$640,000	\$500 - \$550	4.06% - 4.46%	2 bedroom unit with FULL stamp duty of \$33470 paid by vendor

Sizes

Number	Floor Level	Design	First Floor	Second Floor	Balcony / Courtyard	Garage Area	Total Area
419	4		50 sqm		25 sqm	15	90 sq m
1109	11		55 sqm		11 sq metres	15 sq metres	81 sq metres
307	3		61 sqm		13 sq metres	15 sq metres	89 sq metres
224	2		61 sqm		13 sq metres	15 sq metres	89 sq metres
210	2		79 sqm		18 sq metres	15 sq metres	112 sq metres

Location Appraisal

Fantastic location. Everything is available within a 1 km radius - transport, shopping, police station , library, schools, parks etc

Local Facilities

A multitude of facilities within a 1km radius of the project

RETAIL

- Moonee Ponds Centre - Kmart, Aldi, Coles, Bookstore, Chemsit, etc.
- Assorted stores on neighbouring streets

EDUCATION

- Moonee Ponds Early Learning Centre
- Essendon Grammar School
- Saint Monica's Primary School
- Moonee Ponds Primary School
- Ascot Vale Primary School

HEALTH

- Melbourne Sports Medicine & Anti-Aging Clinic
- Essendon Podiatry
- National Hearing Care
- Pure Orthodontics
- Body Harmony Massage
- Moonee Ponds Myotherapy & Osteotherapy
- Anytime Fitness Gym
- Moonee Ponds Vet

TRANSPORT

- Moonee Ponds Train Station (240m)
- Queens Park/Pascoe Vale Road Train Station (650m)
- Getaround bike share station (100m)
- Bus Stops on corner of Hall St & Mt Alexander Road (250m)

RECREATION

- Assorted Cafe's & Restaurants: Zeus Greek Street, Mango Lounge Bar, The Valley Cellar Door, etc.
- Sam Merrifield Library
- Queens Park
- Queens Park Outdoor Pool
- Moonee Valley Racing Club + Racecourse + Harness Club
- Moonee Ponds Bowling Club
- Ormond Park
- Essendon Hockey Club

Schedule of Finishes

Sometimes a builder changes inclusions in a contract and does not inform the researcher. Members must check their contract to see if there are changes to the list of inclusions below.

Contact your Property Mentor if you have any concerns about the inclusions written on your contract and your Property Mentor will liaise with the researcher.

Please do this before you sign the contract. Once the contract is signed you will be accepting the inclusions list as it is written in that contract.

Top quality modern finishes with Holland blinds, reverse cycle split system air conditioning and fully integrated dishwasher included.

Property Photos

