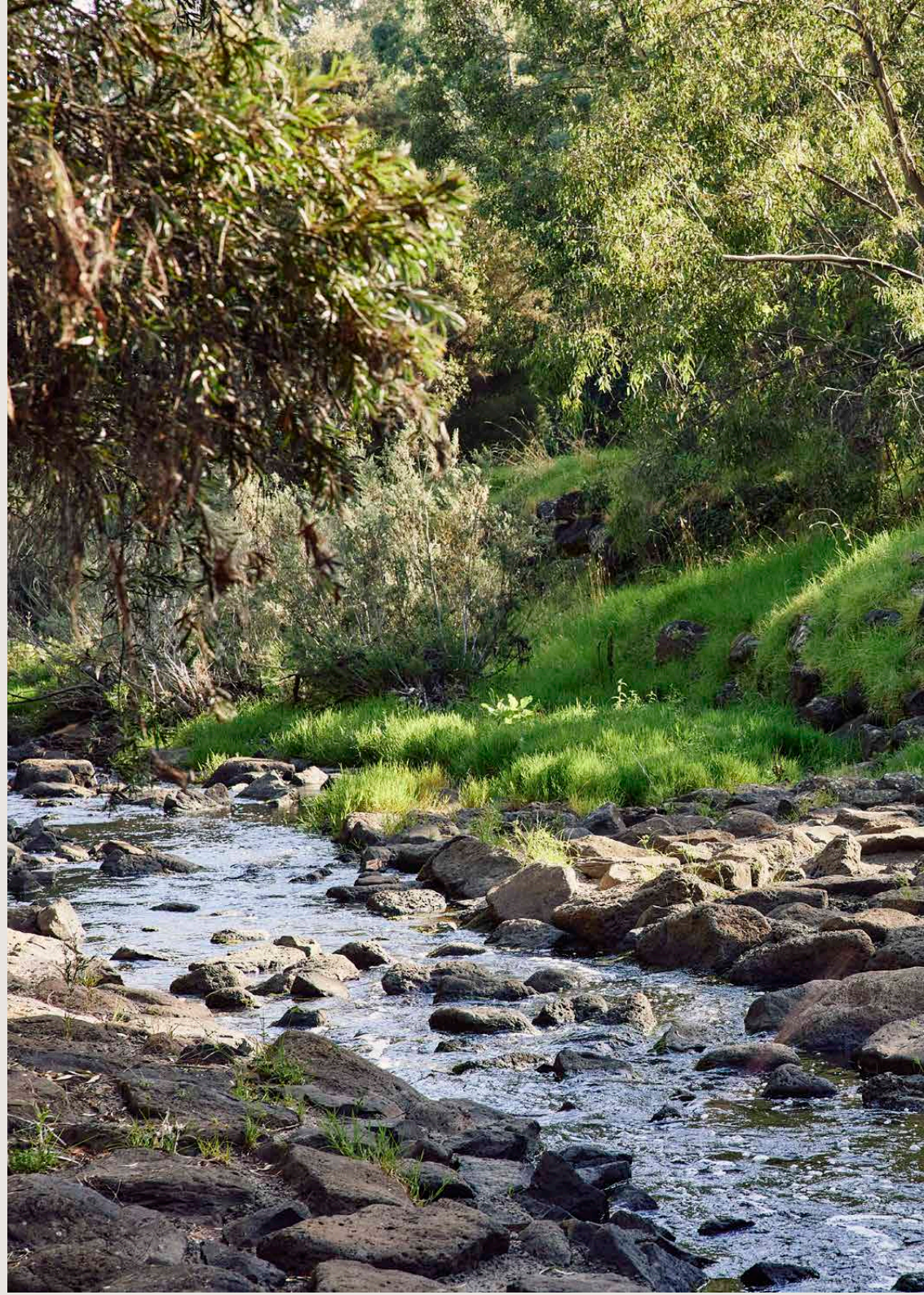


ACCLAIMED BUILDER FOR QUALITY NEW HOMES

PEMBROOK  HOMES

Why Heidelberg?

PEMBROOKHOMES.COM.AU





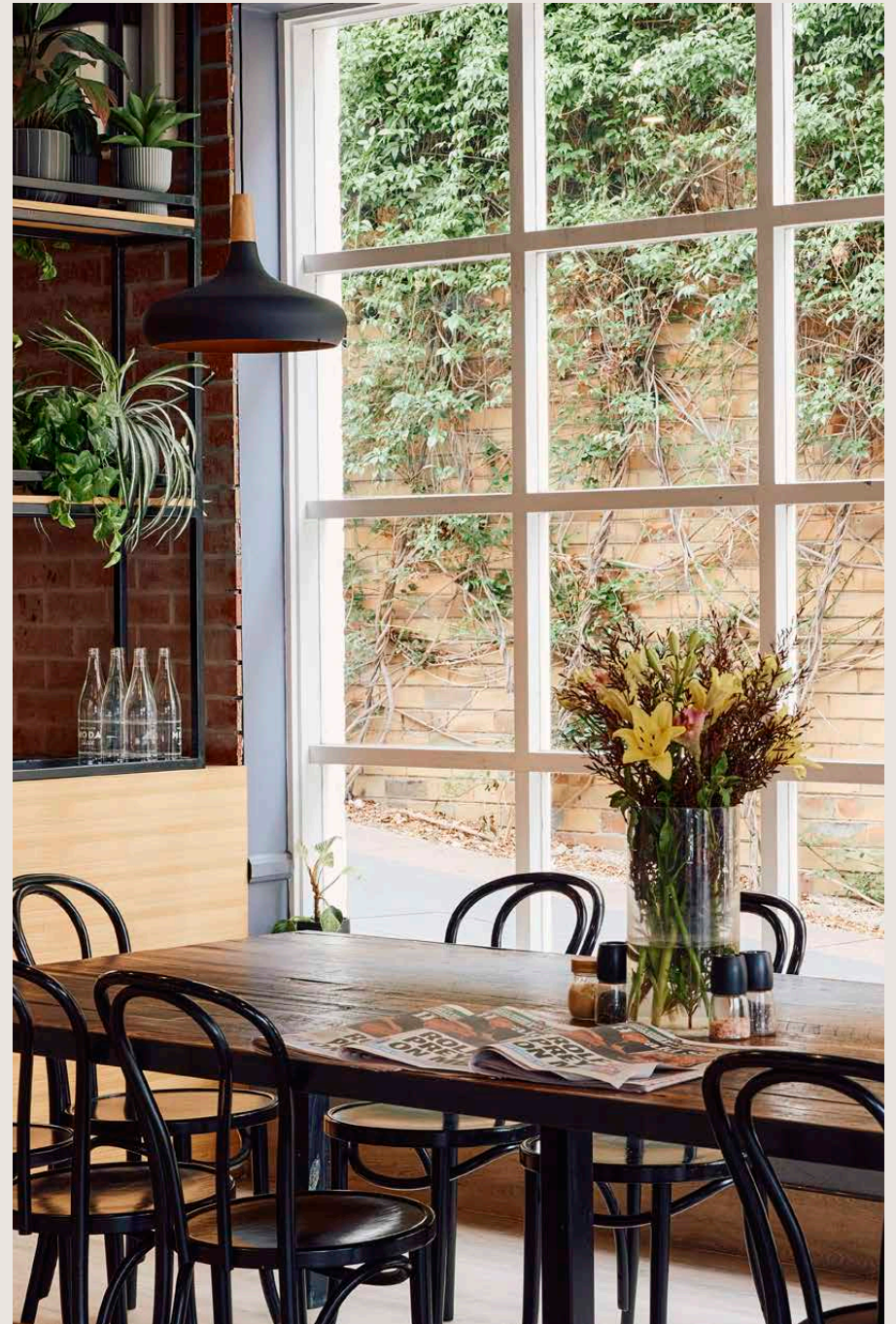
Heidelberg Heights

Quiet, green and friendly suburb, perfect for the family lifestyle.

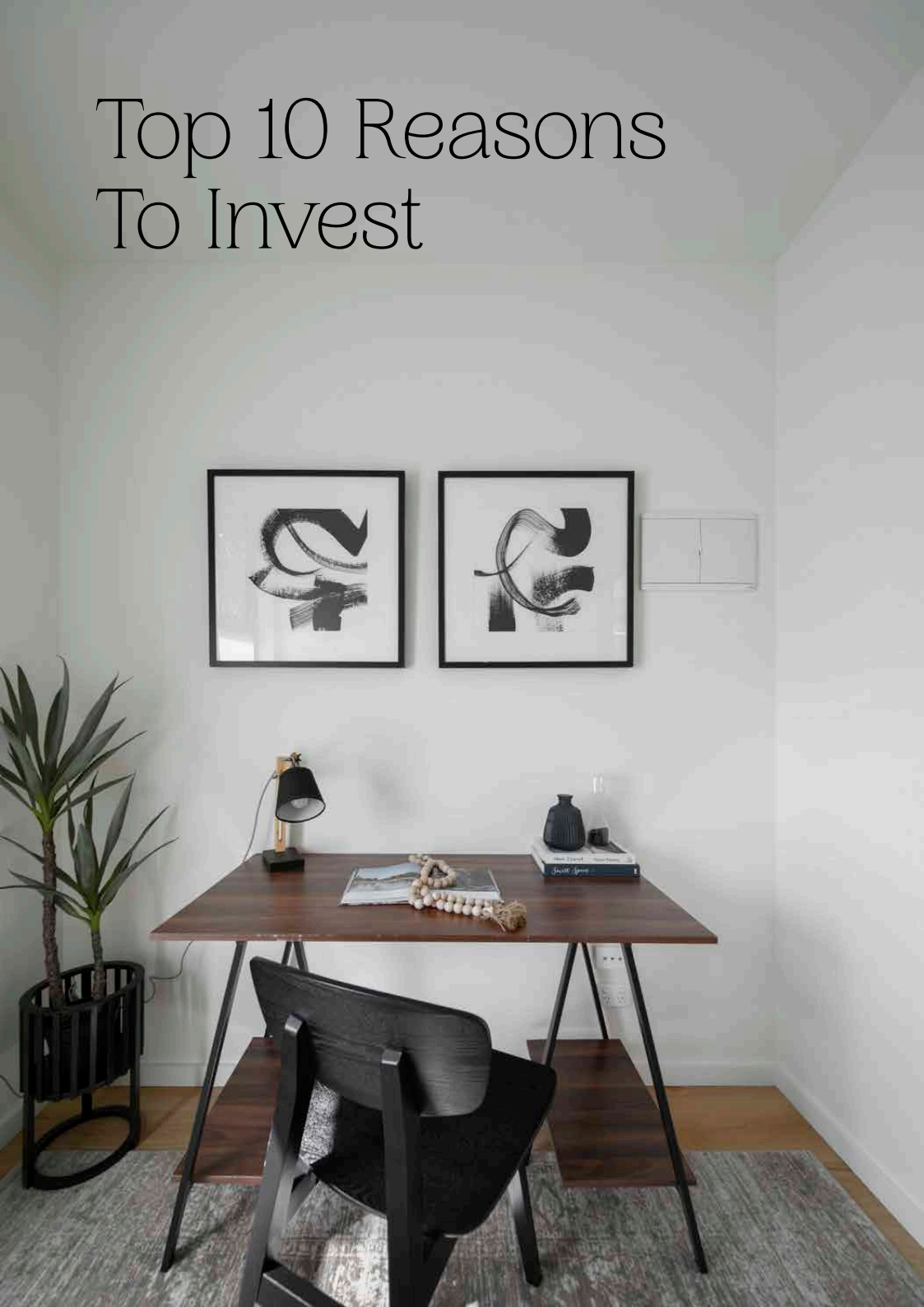
In close proximity to both the CBD and airport, Heidelberg Heights “just keeps getting better”.

Heidelberg West

Peaceful and friendly neighbourhood, located in North-East Melbourne. It's urban vibe hosts flavourful eateries, retail stores and an array of entertainment venues.



Top 10 Reasons To Invest



1

Leafy Bluechip
Surrounds

6

Low Vacancy
Rate

2

Proximity

7

Growth

3

La Trobe University

8

Transport

4

Austin Hospital
Precinct

9

\$5B Innovation
Cluster

5

Northland

10

Heidelberg West
Business Park

Leafy Bluechip Surrounds



Median
House Price

Proximity

12km

from Melbourne's CBD.

19.5km

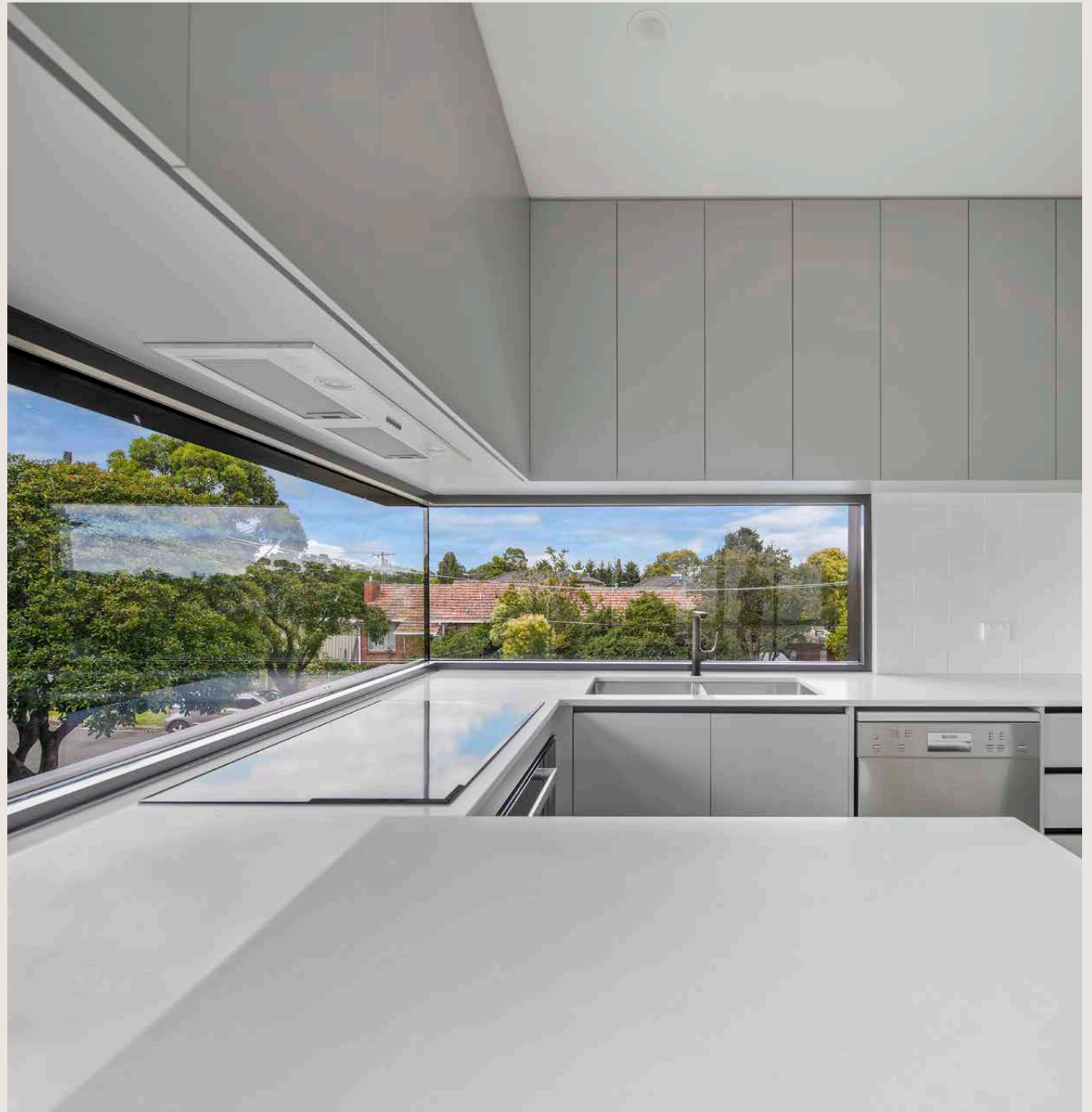
from Melbourne's Airport.

1km

from La Trobe University.

850m

from Austin Hospital.



La Trobe University

La Trobe campus offers a unique setting for learning, research and employment, all within an environmental oasis. With RMIT University also nearby to offer a variety of tertiary education options, Heidelberg is an education hub. Quality primary and secondary schools can also be found nearby.

40,000+

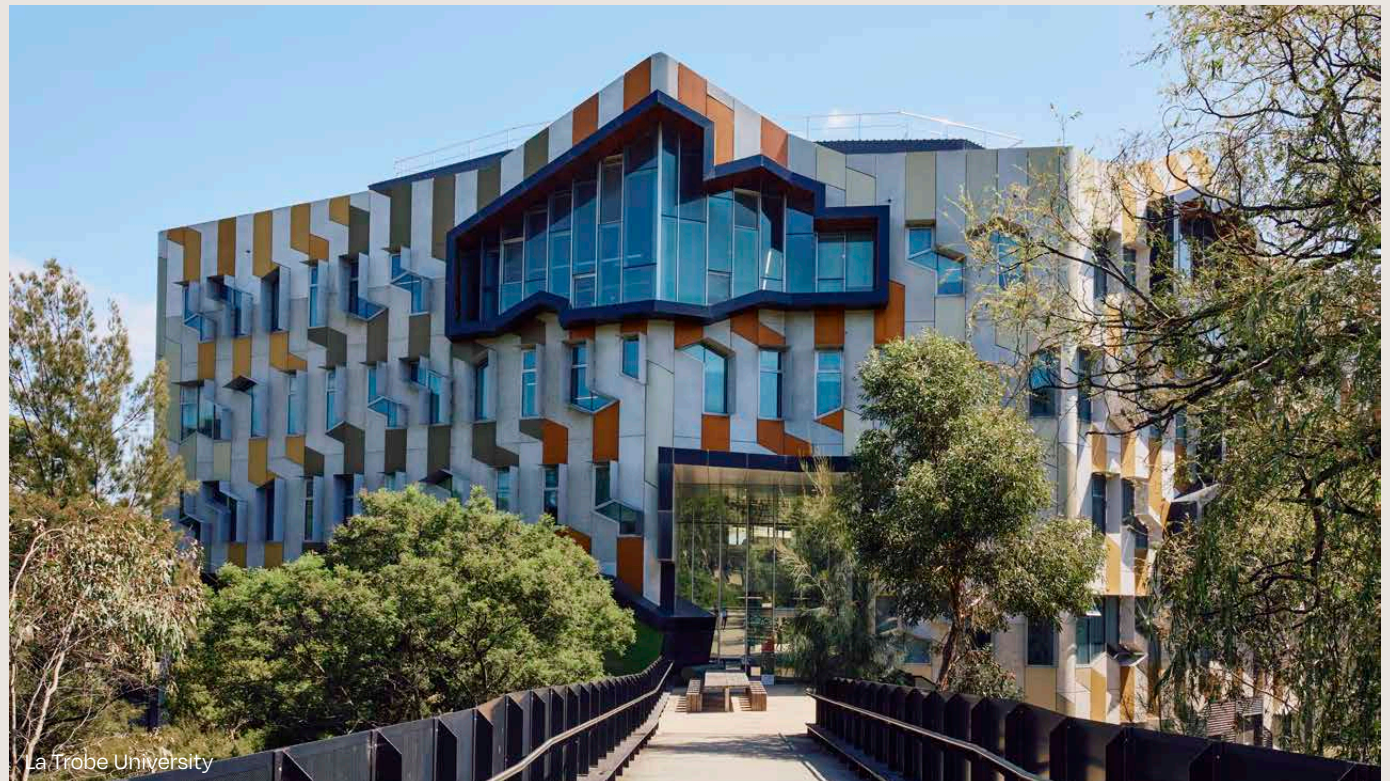
Staff and students.

235ha

Land covers the campus, including waterways, walking trails and a wildlife sanctuary.

\$75M

Investment funding, towards reaching sustainability goals.





PUBLIC TRANSPORT

- B** Bus routes:
250 & 350 - City to La Trobe
513 & 514 - Glenroy to Eltham
903 - Mordialloc to Altona

AMENITY & SHOPPING

1. Northland Shopping Centre
2. Burgundy St Shopping
3. Woolworths Heidelberg
4. Warringal Shopping Centre
5. Rosanna Library
6. Anytime Fitness
7. Coles & Liquorland
8. BOUNCEinc Trampoline Park
9. Leo's Fine Food & Wine Supermarket

CAFE & DINING

10. Jam And Cream Cafe
11. Ugo Cucino Popolare
12. The Alleyway
13. Yo Yo's Cafe
14. Sycamore Tree Coffee Shop
15. The Trainyard
16. Little Black Pig & Sons
17. The Pepper Tree
18. Hencho En Mexico
19. Heritage Indian Restaurant
20. Heidelburger Bar
21. Rockin' Rolls Cafe

EDUCATION

22. La Trobe University
23. RMIT University
24. Melbourne Polytechnic
25. Heidelberg Primary School
26. St John's Primary School
27. Institute Of Health & Nursing
28. Heidelberg Preschool
29. Olympic Village Preschool
30. Junior School Olympic Village
31. Charles La Trobe Olympic Village Primary
32. ISN Psychology Private University

HEALTHCARE

33. Austin Hospital
34. Olivia Newton John Cancer Ward
35. Warringal Private Hospital
36. Yarra Street Dental Clinic
37. Heidelberg Repatriation Hospital
38. Health & Rehabilitation Centre
39. Mercy Hospital For Women
40. Grevillea Centre
41. Hillcrest Medical Centre
42. North-East Rheumatology
43. Burgundy Street Family Medical

OPEN SPACES & FACILITIES

44. Malahang Reserve Playground
45. Possum Hollow Playground
46. Banyule Tennis Club
47. Heidelberg Cricket Ground
48. Warringal Parklands Parkrun
49. St John's Gardens & Tennis Club
50. Heidelberg FC Sports Club



Austin Hospital

Public teaching hospital located in Melbourne's North-East. Home to specialist units, public and private healthcare and the renowned Olivia Newton John cancer and wellness clinic.

9,000

Employees in Austin Health Precinct.

Cancer specialists

Renowned Olivia Newton John Ward.

Public & Private

Care available.

Northland Shopping Centre

330

stores. Home to major retailers:

- Myer
- Woolworths
- Kmart
- H&M
- Target
- Sephora
- ALDI
- endota spa
- Coles
- & more

9.4M

annual visitors.

543,107

people in TTA (Total Trade Area).

95,511sqm

of Gross Lettable Area (GLA).



Northland Shopping Centre

Burgundy Street

With the Austin Hospital and the Heidelberg train station nearby, Burgundy Street is a bustling hub of activity in Heidelberg. From gyms to pubs, nail bars to supermarkets, cafes to florists, Burgundy Street is your go-to for all your needs.



Low Vacancy Rate

Between Heidelberg Heights and Heidelberg West, there is a lot of amenity to offer, this is why the vacancy rate is so low. With a 1.34% vacancy rate in Heidelberg Heights and a whopping 0.62% vacancy rate in Heidelberg West, this is a highly sought after location to own and rent.

Heidelberg West



VACANCY RATE

0.62%



OCCUPIED BY FAMILIES

57.5%



OWN

32.4%



RENT

54%

Heidelberg Heights



VACANCY RATE

1.34%



OCCUPIED BY FAMILIES

62.7%



OWN

56%



RENT

41.9%

Growth

Heidelberg West

Majority move here from Heidelberg West

5,547

POPULATION

68.3%

LIVE IN A 2 OR 3 BED HOME

36.9%

YOUNG PROFESSIONALS,
FAMILIES AND EMPTY NESTERS

27.2%

OF RESIDENTS HAVE A
BACHELORS' DEGREES

17.7%

OF RESIDENTS ARE AGED 30-39
(MOST POPULAR AGE RANGE)

Heidelberg Heights

Majority of residents move here from Heidelberg Heights.

7,158

POPULATION

81.5%

LIVE IN A 2 OR 3 BED HOME

39.1%

YOUNG PROFESSIONALS,
FAMILIES AND EMPTY NESTERS

38.9%

OF RESIDENTS HAVE A
BACHELORS' DEGREES

20.6%

OF RESIDENTS ARE AGED 30-39
(MOST POPULAR AGE RANGE)

Train Transport



2km

Rosanna Train Station.

2.6km

Heidelberg Train Station.

4m

Macleod Train Station

With 3 train stations, 4 bus lines and 54 different cycle routes, Heidelberg Heights and Heidelberg West have very high levels of connectivity.



Bus Transport



250/350

City to La Trobe

517

Northland SC to St Helena

548

La Trobe to Kew

551

La Trobe to Heidelberg



\$5B Innovation Cluster

Boosting the economy - VIC Government investing in living, learning, working and socialising in the area.



20,000+

EMPLOYMENT

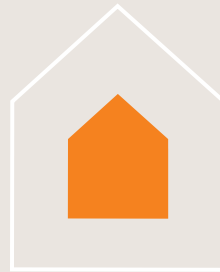
New jobs created over the next decade.



40,000

EDUCATION

Students to benefit from the new and improved education facilities.



12,000

HOUSING

Students, staff and residents to be housed, under the new additional housing.



\$3.5 Billion

BUSINESS

Contributing to total Gross Regional Product (GRP) - increase in total value of goods and services in the area - over the next decade.



Heidelberg West Business Park

4,557

employees, contributing to 10%
of Banyule's total employment.

>\$1.9M

gross revenue per year.

86%

of business' plan to maintain or
increase current employee numbers.

600+

businesses.

18.4%

of Banyule's total profit output.

84%

would not consider relocation.

HIGH EMPLOYMENT AREA

The Industrial Estate is located on the
western side of the City, just south of
La Trobe University.



Source: vpa.vic.gov.au/banyulebusiness.com

Get in touch
via our website.

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