



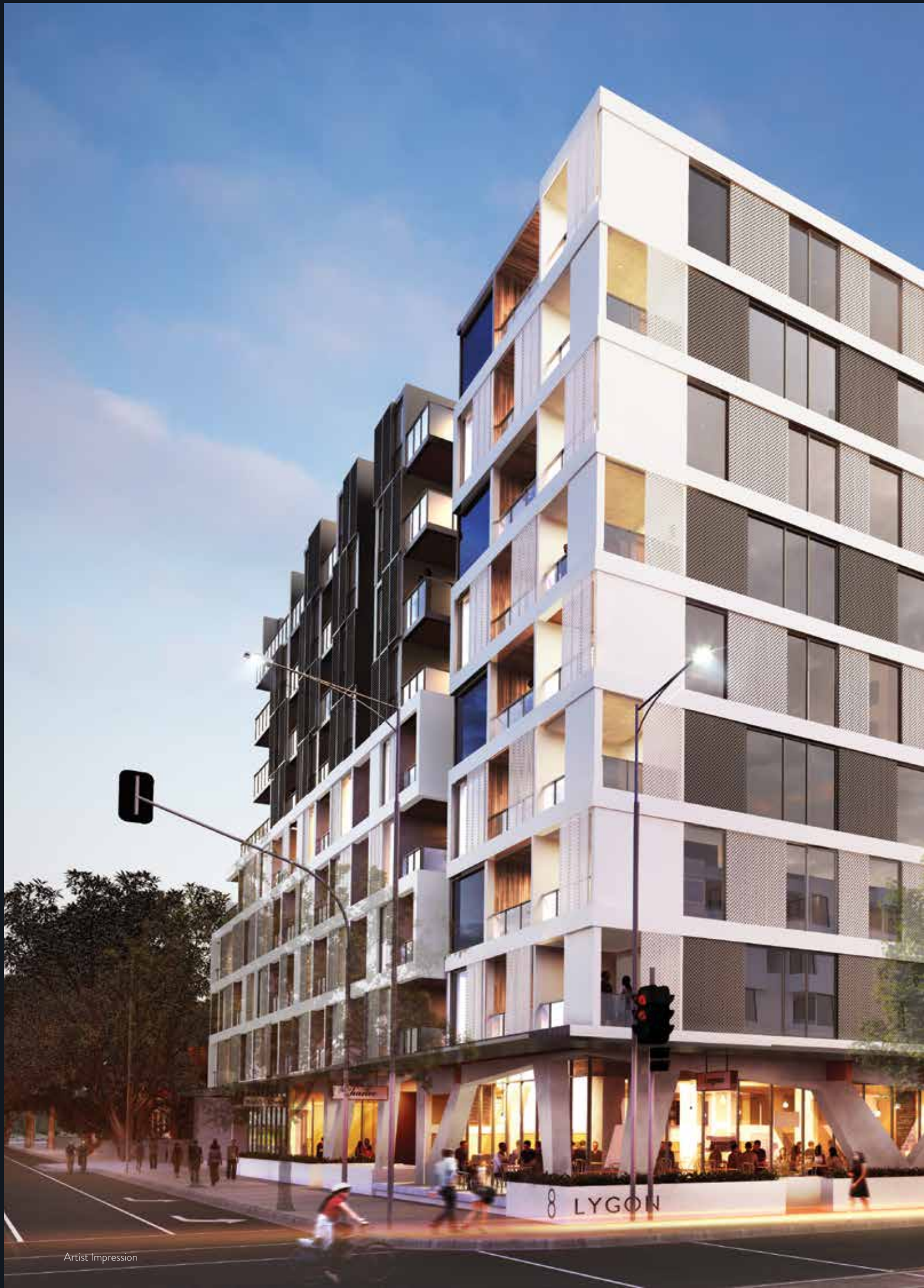
LYGON

CARLTON — BRUNSWICK



OUTSTANDING VIEWS
AT THE GATEWAY
OF THE CITY





Artist Impression

AN ICONIC DESIGN ON LYGON STREET

Designed by award-winning architect, CHT Architects, this iconic 9-storey building marries cafe culture and retail at its base with chic urban living above. The building features a number of amenities including the stunning secure lobby, a lush garden courtyard, your own community vegetable garden, and a rooftop entertaining space with uninterrupted views of the city.





8
LYGON

MELBOURNE CBD 3.5KM

RMIT

LYGON ST

CAPITAL CITY TRAIL

EASTERN FREEWAY

PRIME POSITION WITHIN INNER CITY MELBOURNE



MELBOURNE UNIVERSITY

PRINCES PARK

MELBOURNE ZOO

BARKLY SQUARE SHOPPING CENTRE

AIRPORT

EVERYTHING YOU NEED IN THE
WORLD'S MOST LIVEABLE CITY

8
LYGON

8 Lygon is perfectly positioned only 3.5 kilometres from Melbourne's CBD. Step outside your front door and take a short tram ride along Lygon Street to the world-class University of Melbourne and RMIT, premium shopping at QV & Emporium, or the cherished Queen Victoria Market. Have brunch in trendy Degraves Street, a bite to eat down Hardware Lane, or indulge in one of the many internationally acclaimed restaurants within the city.





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1	MELBOURNE CBD & THE YARRA RIVER
2	QUEEN VICTORIA MARKET
3	HARDWARE LANE DINING
4	EMPORIUM SHOPPING PLAZA
5	MOVIDA AQUI BAR DE TAPAS
6	RMIT UNIVERSITY
7	MELBOURNE UNIVERSITY

LYGON STREET IS AT THE HEART OF CULTURE IN CARLTON & BRUNSWICK

8
LYGON



1



2



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8 Lygon is perfectly positioned in close vicinity to a vast range of cafe and dining hubs. Stroll along the famous Lygon Street of Carlton and discover Melbourne's little Italy where you can enjoy an exquisite gelati, a myriad of cafes and restaurants, or see a unique film at Cinema Nova. In the opposite direction, Brunswick offers a chic and eclectic mix of restaurants, bars and bistros, together with your own Barkly Square Shopping Centre in walking distance. Adjacent to The Capital City Bicycle Trail, 8 Lygon also offers easy access to a world of recreational parks and gardens.



1	URBAN LIFE IN CARLTON
2	EXHIBITION GARDENS
3	BRUNETTI'S CAFE
4	RATHDOWNNE VILLAGE
5	ECLECTIC BRUNSWICK CAFE
6	LYGON COURT DINING
7	GREEN PARK CAFE
8	THE CAPITAL CITY TRAIL

8

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CAFÉS & RESTAURANTS

- 01 HELLENIC REPUBLIC
- 02 MR WILKINSON
- 03 RUMI
- 04 BRUNETTI CAFE
- 05 MARKOV
- 06 SMITH ST
- 07 BRUNSWICK ST DINING & SHOPPING
- 08 MOVIDA
- 09 DEGRAVES
- 10 LANEWAYS
- 11 CHIN CHIN
- 12 LA LUNA
- 13 THALA THAI
- 14 MESSINA
- 15 400 GRADI
- 16 ATTICUS FINCH
- 17 SMALL BLOCK
- 18 NORTHCOTE DINING & SHOPPING
- 19 RATHDOWNE VILLAGE
- 20 TRE BICCHIERI
- 21 BELKI
- 22 LUFT
- 23 TIN POT
- 24 GERTRUDE ST RESTAURANTS & ART GALLERIES

SHOPPING

- 01 EMPORIUM
- 02 SYDNEY RD SHOPPING
- 03 BARKLY SQUARE SHOPPING CENTRE
- 04 QUEEN VICTORIA MARKET
- 05 QV SHOPPING CENTRE
- 06 FOODWORKS
- 07 WOOLWORTHS & COLES BRUNSWICK
- 08 CARLTON FARMERS MARKET
- 09 LOST AND FOUND MARKET
- 10 NICHOLSON ST SHOPPING
- 11 FITZROY NORTH RETAIL DISTRICT
- 12 PIEDIMONTE'S
- 13 NORTH MELBOURNE SHOPPING
- 14 LYGON ST DINING AND SHOPPING
- 15 CLIFTON HILL RETAIL

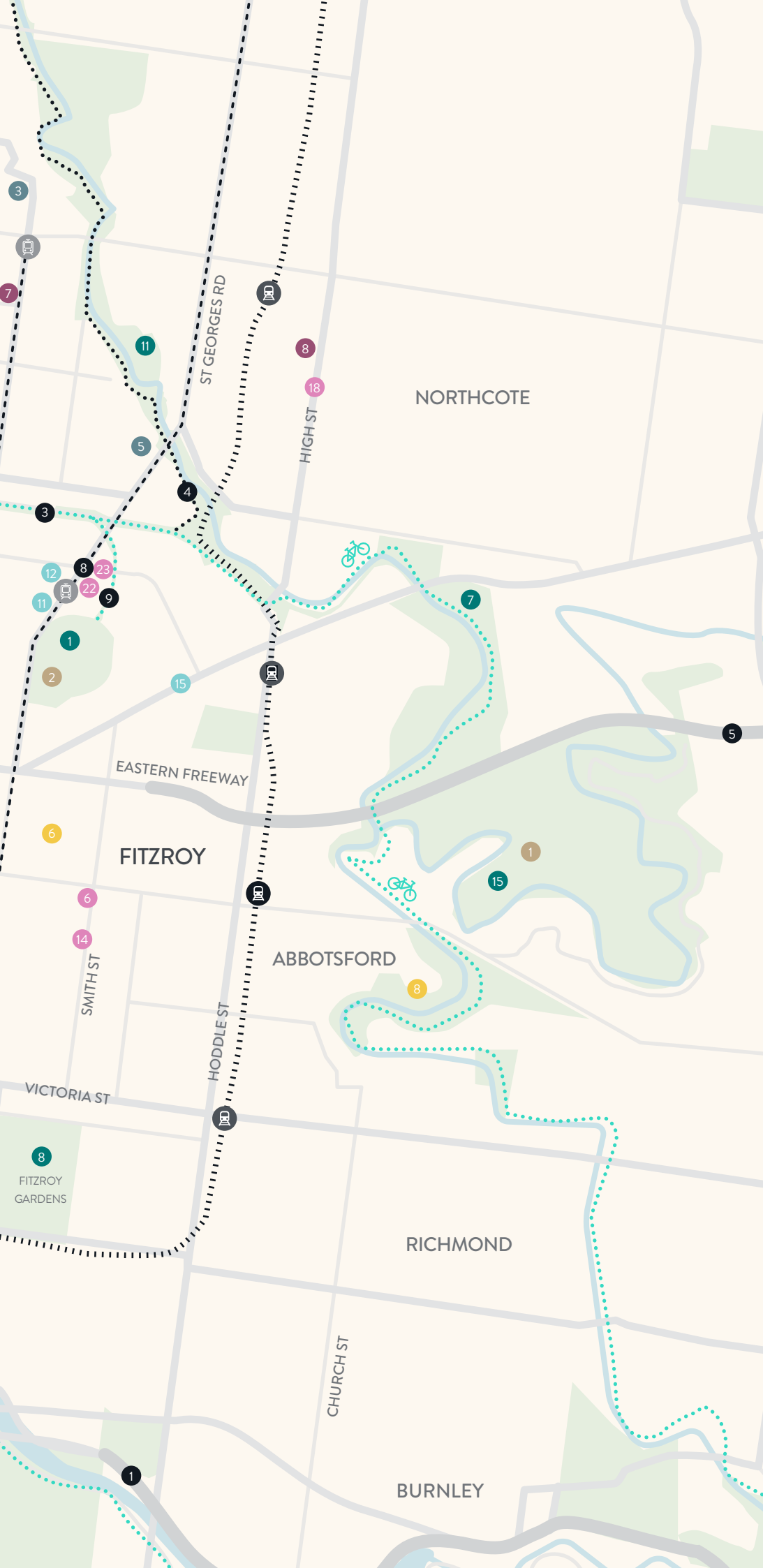
ENTERTAINMENT

- 01 MELBOURNE ZOO
- 02 MELBOURNE MUSEUM
- 03 IMAX CINEMA
- 04 CROWN MELBOURNE
- 05 COMEDY THEATRE
- 06 CENTRE FOR CONTEMPORARY PHOTOGRAPHY
- 07 NATIONAL GALLERY OF VICTORIA
- 08 THE SHADOW ELECTRIC (OUTDOOR CINEMA)
- 09 NOVA CINEMA

TRANSPORT

- 01 CITY LINK M1
- 02 CITY LINK M2
- 03 CAPITAL CITY TRAIL
- 04 MERRI CREEK TRAIL
- 05 EASTERN FREEWAY M3
- 06 TRAM ROUTE 1, 8
- 07 TRAM ROUTE 96
- 08 TRAM ROUTE 11, 112
- 09 PARK ST BIKE PATH





PARKS & RECREATION

- 01 EDINBURGH GARDENS
- 02 CARLTON GARDENS
- 03 PRINCES PARK
- 04 QUEENS PARK
- 05 ROYAL BOTANIC GARDENS
- 06 ROYAL PARK
- 07 FAIRFIELD BOATHOUSE
- 08 FITZROY GARDENS
- 09 BALFE PARK
- 10 GALLAGHER RESERVE
- 11 MERRI PARK
- 12 FLEMING PARK
- 13 ROYAL PARK TENNIS CLUB
- 14 NORTH CARLTON PLAYGROUND & COMMUNITY CENTRE
- 15 YARRA BEND GOLF COURSE PARK
- 16 CURTAIN SQUARE

SPORTS





- 01 YARRA BEND GOLF COURSE
- 02 EDINBURGH TENNIS
- 03 ETIHAD STADIUM
- 04 ROYAL PARK GOLF COURSE

EDUCATION

- 01 UNIVERSITY OF MELBOURNE
- 02 RMIT MELBOURNE
- 03 BRUNSWICK EAST PRIMARY
- 04 PRINCES HILL COLLEGE
- 05 NORTHCOTE HIGH SCHOOL
- 06 BRUNSWICK SECONDARY COLLEGE
- 07 RMIT BRUNSWICK

HOSPITALS

- 01 ROYAL MELBOURNE HOSPITAL
- 02 ROYAL PARK HOSPITAL
- 03 ROYAL CHILDREN'S HOSPITAL
- 04 ST VINCENT PRIVATE HOSPITAL
- 05 BRUNSWICK MEDICAL GROUP
- 06 CARLTON HEALTH GROUP
- 07 EAST BRUNSWICK MEDICAL CENTRE
- 08 HEALTHPOINT CLINIC
- 09 ROYAL MELBOURNE WOMENS HOSPITAL

-  BIKE PATH
-  TRAM LINE
-  TRAIN LINE
-  MAIN ROAD
-  FWY/HWY



Artist Impression

A PERFECTLY CONVENIENT & CONNECTED LIFESTYLE

Enjoy breakfast in the ground floor café of your building before heading into the City with the tram at your doorstep, or via the The Capital City Trail bike path which also connects you to so many great parks and gardens along the way.





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LYGON



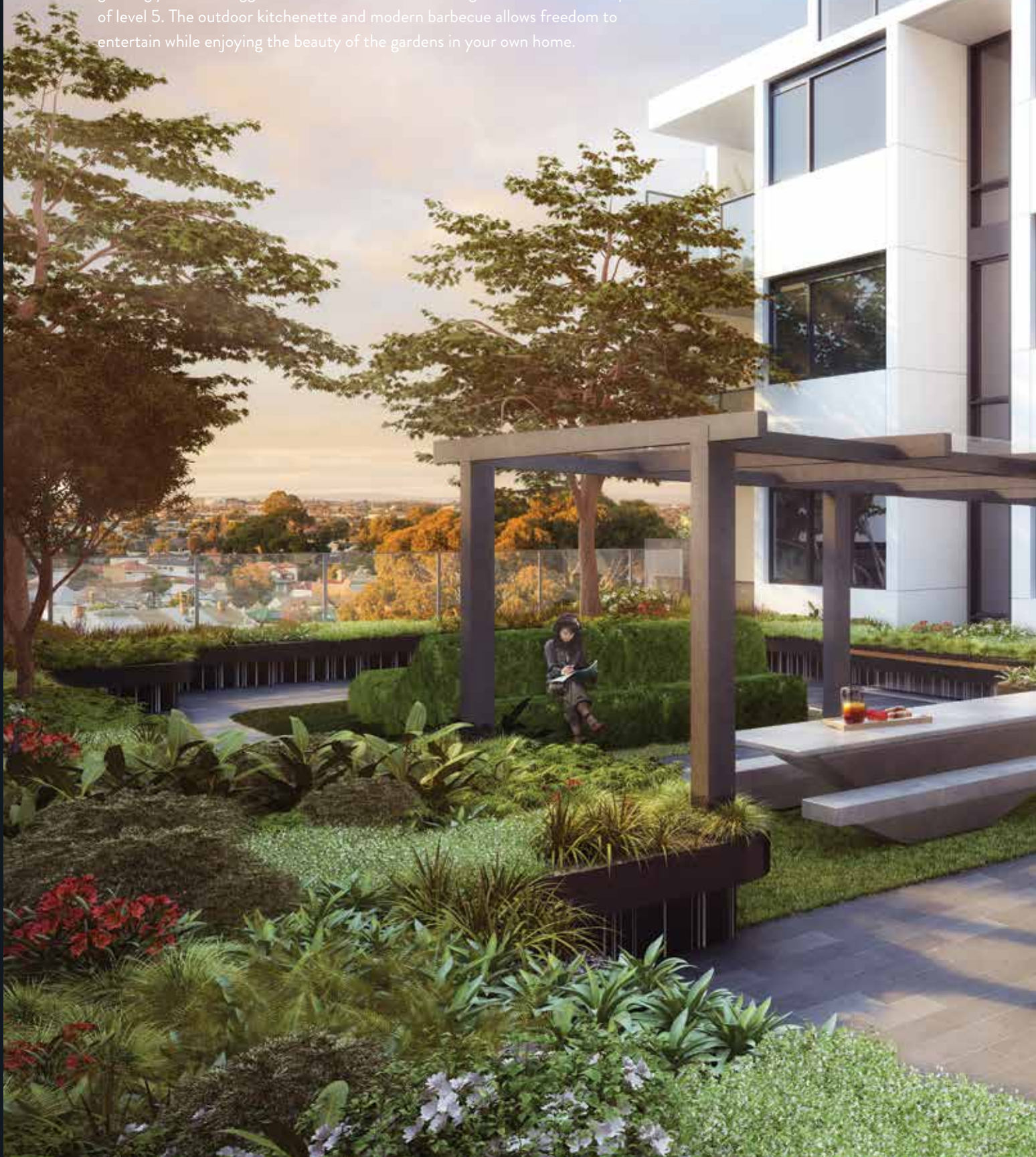
ARRIVE IN STYLE TO GLAMOROUS AMENITIES

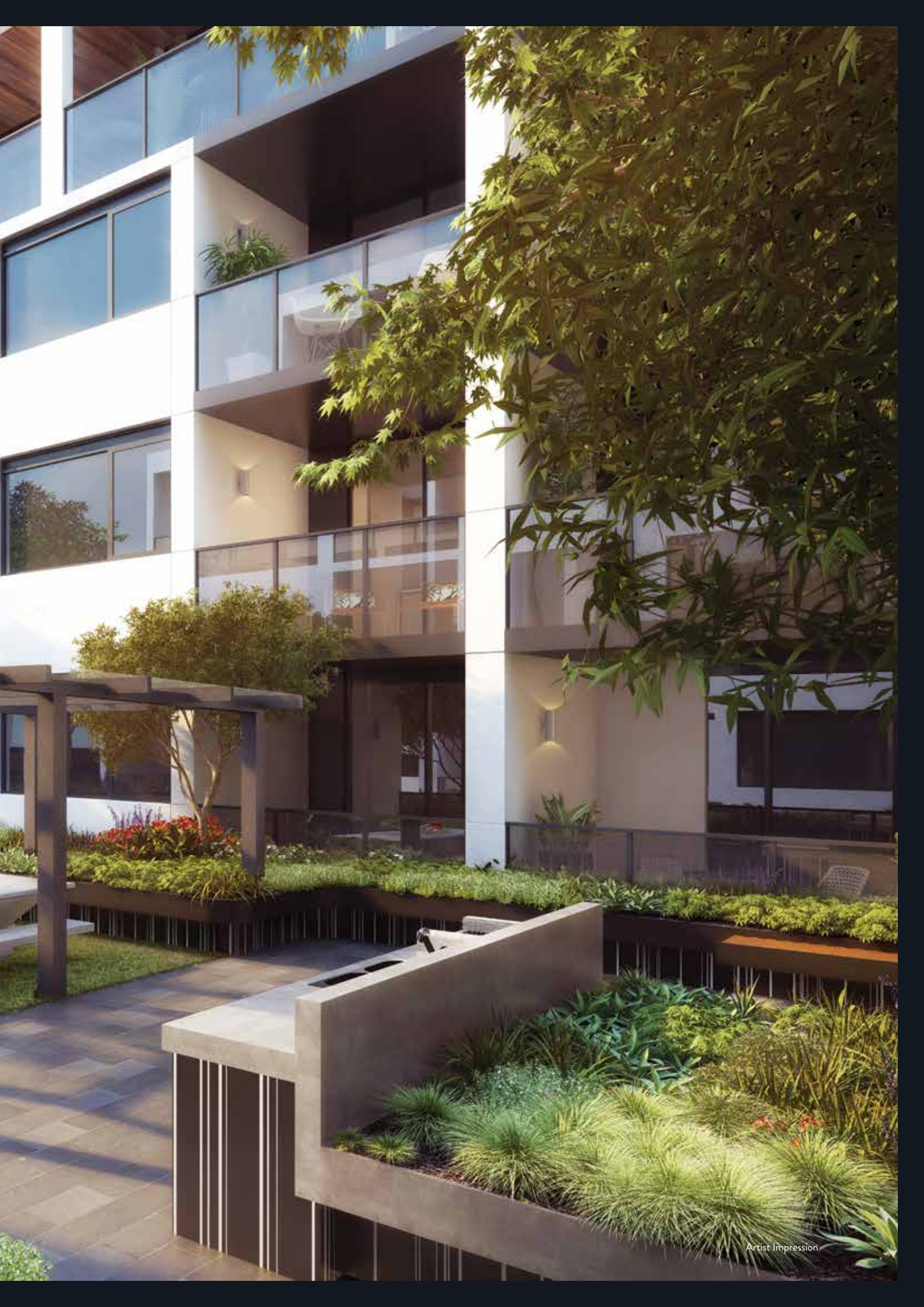
The heart of 8 Lygon showcases a cool and contemporary style. From outside to in, you will be inspired by the design and rewarded with glamorous, thoughtful amenities.



RELAX IN THE LUSH GARDEN COURTYARD

8 Lygon shares its connections to great parks and gardens with private green spaces appointed to the building. Step into your lush, landscaped garden setting and relax on premium designed bench seating, or take pleasure in growing your own veggies and herbs in the communal gardens on the rooftop of level 5. The outdoor kitchenette and modern barbecue allows freedom to entertain while enjoying the beauty of the gardens in your own home.





Artist Impression



Artist Impression

RISE ABOVE IT ALL & ENJOY THE VIEW

Designed for entertaining in style, this large stunning rooftop terrace on level 8 affords a tranquil entertainment experience. Relax with a casual meal cooked on the barbecue, or step back indoors to the luxurious communal lounge and bespoke kitchen for a more private dining affair.





These chic contemporary interiors by CHT Architects reflect a style on an international level. Each apartment has been designed to fill the spaces with warm filtered light, enhanced by the surrounding views of the city and tree-lined rooftops.

SPACIOUS DESIGNED LIVING





Artist Impression

CLEVER & CONTEMPORARY

Inspired by modern convenience and luxurious quality, the one bedroom apartments feel generous and look stunning. The bathrooms have been cleverly designed with feature lighting and a choice of two contemporary colour palettes.





COMBINING CONVENIENCE WITH QUALITY

Every apartment has top of the range appliances, fixtures and fittings, with cleverly crafted detailing and joinery throughout.





The apartment layouts have been carefully considered to allow for modern living whilst using refined and elegant materials that compliment each space.

REFINED & CONSIDERED



Artist Impression

PROVEN TEAM RESULTS

DEVELOPER

MAKSHAQ take enormous pride in their work, and are heavily involved in the construction phase, ensuring superior attention to detail is achieved for each of their developments. The company has vast industry experience being builders for over 20 years prior to moving into development. The company is responsible for a number of residential properties including Evoque Hawthorn, My Place Hawthorn, Mila Glen Iris and Havenlea Cairnlea.



ARCHITECT

Design-focused and multi-disciplinary, CHT Architects offers services in architecture, urban design and interior design. They work across multiple sectors, including multi-residential, single residential, aged care, retirement living, health, commercial, institutional and hospitality.

Based in Melbourne, CHT Architects successfully undertakes projects locally, in regional Victoria and interstate. Their work consists of high-quality, distinctive buildings and spaces that complement modern Australian life and respond to the aspirations of those who occupy them. They aim to create environments that help enrich people's lives.



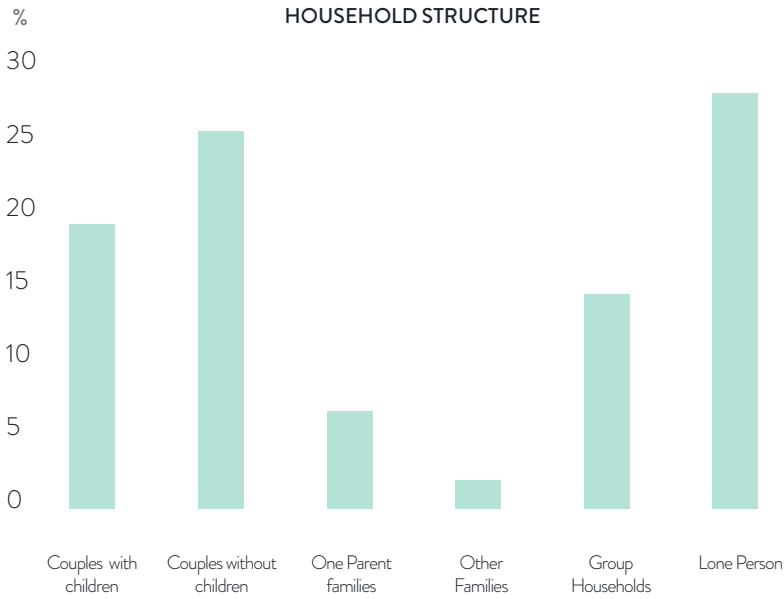
AGENT

Colliers International is an industry leader in the development and implementation of sales and marketing campaigns for large-scale residential development projects. Over the last 24 months, Colliers has sold more than \$5 billion worth of Melbourne property. 8 Lygon is a grand example of the projects they love and quality residential design in prime urban locations.



QUICK STATS

HOUSEHOLD STRUCTURE



Carlton / Brunswick 2011
Source: realestate.com.au

CARLTON / BRUNSWICK AREA PROFILE

Source: propertyvalue.com.au



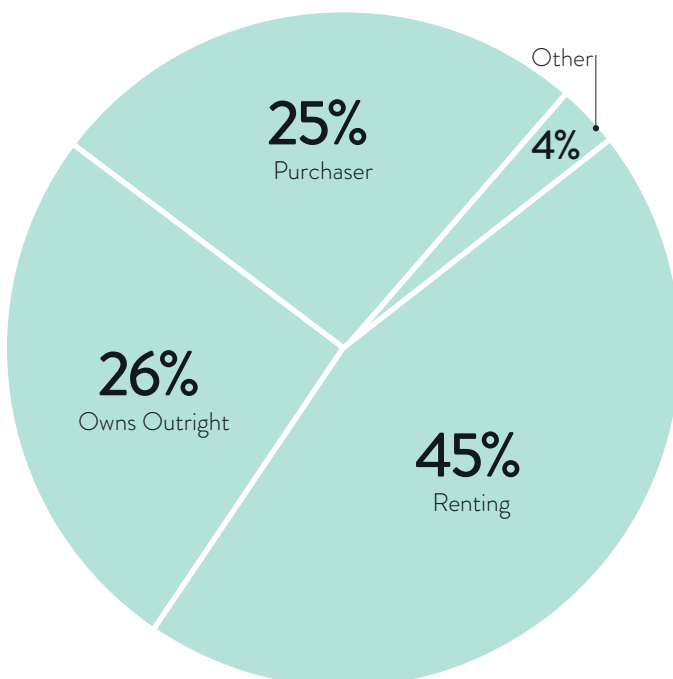
11 PARKS COVERING NEARLY 9% OF TOTAL AREA



IN GENERAL, PEOPLE WORK IN A PROFESSIONAL OCCUPATION

HOUSEHOLD OCCUPANCY

Source: propertyvalue.com.au



8 LYGON ST HAS A WALKSCORE OF 90. IT IS A WALKERS PARADISE!



POPULATION IN 2006 WAS 7,412 AND 8,485 IN 2011



A GROWTH OF 14%

WWW.8LYGON.COM.AU



Please note that whilst all due care and attention has been applied in the preparation of this material, this material has been produced prior to detailed design and construction, and therefore is indicative only and does not constitute a representation by the Vendor, the Vendor's Agent or the Vendor's consultants in respect to the size, form, dimensions, specifications or layout of the building, or any apartment. The final product may change from the illustrations. Prospective purchasers must make and rely on their own enquiries. Nothing in this document constitutes specific technical, financial or investment advice. The material does not constitute an offer or inducement to enter to a legally binding contract, form part of the terms and conditions for the supply of our products and services, purport to provide you with personal financial or investment advice of any kind or take account of your particular financial position or requirements. Specialist advice should be taken in relation to specific circumstances, accordingly users are advised to seek their own independent legal and financial advice.