

DealCorp.

WINTER EDITION  
2019



# A Message from DealCorp

Welcome to the 2019 Winter update from Dealcorp.

The industry is in the midst of a predictable stage in the property cycle. Having had our finger on the pulse for three and a half decades, I can say with confidence that the property market will bounce back quickly as supply of new product decreases and population growth remains steady. Numbers indicate over 138,000 new residents in the 12 months to June 2018 have relocated to Victoria – surpassing all other states. These factors along with declining dwelling supply, are adding pressure to the already tight property market.

The banking sector recently made announcements they will ease loan constraints to assist local property purchasers. Following the election it was also revealed taxation levels will soon decrease and proposed changes to negative gearing and capital gains tax are no longer on the table. This news has already had a positive impact on confidence levels.

We are proud to have delivered over 55 landmark projects across Melbourne while contributing to many communities and neighbourhoods and 2019 will be no exception. This year we have apartments and townhouses under construction at 4248 in South Yarra and Eclipse & Lunar at Polaris 3083, in Bundoora.

Recently launched, Glenarm Square in Glen Iris introduces a new style of development which will transform the local neighbourhood. The project includes luxurious residential amenity and ground level retail space, ideal for a café, wine bar or local pizzeria!

Finally – MCKN is selling in the prestigious bayside suburb of McKinnon and is just metres from McKinnon Secondary College – allowing an affordable option of living in the highly sought-after school zone.

With more of our sites going through planning and our team working tirelessly to ensure we select the best architects, planners and consultants to bring our projects to life, I am confident 2019/20 will see the market confidence recover.

As Theodore Roosevelt once famously said, “The more you know about the past, the better prepared you are for the future.”

**David Kobritz,**  
Executive Chairman, DealCorp.

## 4248

80% Sold and Construction Underway!

Following a strong quarter of sales at 42-48 Claremont Street, South Yarra, Dealcorp are pleased to announce the project is now 80% SOLD.

All bored piers are complete and bulk excavation has commenced. Builder Hamilton Marino expects structure will emerge from the basements above ground by mid year.

With construction underway and progressing well, there is still limited opportunity to call this stylish address home!

Follow the construction progress via our time-lapse video montage, available online at Dealcorp News: [dealcorp.com.au/news](http://dealcorp.com.au/news)

Enquire today and make yourself at home at 42-48 Claremont: [4248claremont.com.au](http://4248claremont.com.au)



## Glenarm Square

The Resident's Dining Room

Shane Delia, alongside esteemed design duo Hecker Guthrie, have co-designed the resident's dining room at Glenarm Square. This luxurious residents amenity will be available for residents to entertain guests, host large events and celebrate special occasions.

The star of SBS Television's hit series "Shane Delia's Spice Journey" and go-to chef for the Grand Prix Paddock Club and Flemington's Birdcage brings a high-powered philosophy of food and community to Glenarm Square. This unique space will be available for residents to enjoy cooking demonstrations directly from Shane, entertain guests and host family and friends for all occasions.

### Q&A with Shane Delia

**Q1. What makes a great dining room?**

A dining room should be an experiential journey, it's a sensory experience too. Why stop at taste and sight when you can also indulge sound, smell and touch? For example, Maha, a basement venue off Flinders Lane, has a dark, moody atmosphere to match its location. Gold mirrors and artwork fills the space as incense wafts through the ceiling. All of this adds to an overall experience which you can't get at home.



**Q2. What's unique about the dining room at Glenarm SQ?**

In collaboration with Hecker Guthrie we have designed a dining room and kitchen that residents can book for parties, dinners and more. When you walk into this really beautiful, open, light dining room you'll see a gorgeous display of high quality appliances in the kitchen at the front, perfect for adding the finishing touches to each dish you create.

There's a few little breakout zones and a lounge area where residents can mingle for pre-dinner drinks.

The back of house kitchen has been particularly designed for caterers and there's no better place to hide the mess than a butler's pantry.



**Q3. What else can residents look forward to in the dining room at Glenarm SQ?**

At Glenarm Square, I'm committed to building a community where I can share my passion for food with residents. I'll be curating seasonal recipes for residents and sending suggestions for cocktails or desserts along the way. When the building is complete I'll be there to welcome you to our dining room and residents will even have the opportunity to learn skills using the appliances in the dining room and taste delicious recipes at bespoke cooking classes.

### Enquire today

A selection of 2 + 3 bedroom apartments remain for sale.

**Brett Hallam: 0418 318 283**  
[glenarmsquare.com.au](http://glenarmsquare.com.au)



# Polaris 3083

## Eclipse, Blissful Townhouse Living in a Cosmopolitan Village

The thriving community at Polaris 3083 welcomes the addition of the final release of Eclipse, a selection of only 10 townhouses. After the recent success of previous stages, these new residences will give the fortunate few the opportunity to live, play and work in the inner north's growth corridor.

Award winning architecture and interior design firm, ClarkeHopkinsClarke, have drawn upon their 50-plus years of design experience to create Eclipse Townhouses.

Each modern and stylish residence flows over two levels and is surrounded by landscaped paths with direct connectivity to the Town Centre.

From the first vantage point outside, the townhouses reveal themselves with external timber-look cladding, double glazed windows and stylish Scandinavian style.

Once inside, the feature timber joinery continues alongside grey natural stone benchtops, chrome tapware and the all-important feature island bench that life so often revolves around.

There's an ease of life at Eclipse - the immediate surroundings are outstanding from childcare on the doorstep to the nearby shopping centre, restaurants, cafes, a supermarket and additional services. The latest release, Eclipse townhouses add to the thriving Polaris 3083 community,

which is currently home to 750 residences, with plans and permits for further expansion including retirement aged care and a hotel.

### Enquire today

For more information on this exclusive Eclipse Townhouse release, please contact:

Brett Hallam: 0418 318 283  
eclipsepolaris.com.au



## Construction Update

### Lunar and Eclipse Construction Progress

Dealcorp are pleased to share this image taken April 2019 onsite showing the construction progress of Lunar and Eclipse at Polaris 3083.



## La Trobe Sponsorship

### Sponsoring La Trobe Sporting Clubs

Polaris 3083 is proud to support the La Trobe sporting clubs for the 2019 season.



# MCKN

## 5 Reasons Why Your Next Investment Should be in McKinnon

The quiet, yet amenity rich suburb of McKinnon is stepping out of the shadows of its more flashy bayside neighbors as an investment hotspot! The small suburb boasts dozens of retailers, shops, cafes, parks, medical centres, schools and transport options – adding incredible value to your investment.

McKinnon Secondary College is continuously ranked within the top 10 performing state schools, placing McKinnon as a highly sought after spot for young families to reside and secure their spot at the school.

Located in the centre of this vibrant community sits MCKN, a highly anticipated boutique development with 40 residences across 5 levels. These premium

residences have total areas up to 225m<sup>2</sup>, spacious balconies and large living spaces filled with natural light.

### 5 reasons why McKinnon is our investment choice!

1. There's plenty of choice when meeting friends or catching up for coffee with thriving café culture, boutiques and excellent amenities all found locally in the McKinnon Village just down the road, and nearby at Centre Road in Bentleigh.
2. The iconic Brighton beach is just 15 minutes' drive away and the perfect spot to visit on warm summer days...

not everyone can claim to have a stunning beach at arms length!

3. Growing minds will flourish at MCKN, which is located in the McKinnon Secondary School Zone. This prestigious institution has consistently been voted within the top 10 performing state schools for the past decade.
4. Beyond an early education at a leading Secondary College, Monash Caulfield and Clayton campuses are a short drive – less than 20 minutes to either campus!
5. If shopping is your weekend workout then McKinnon is perfectly located just 15 minute drive to the country's leading Chadstone Shopping Centre and equal distance to Westfield Southland!



### Enquire today

To arrange a private appointment at the onsite display suite, please contact:

Brett Hallam: 0418 318 283  
mcknapartments.com.au

## Community Update

### Shoot a Hoop at Polaris 3083 Huge Success!

Thank you all who came out and got involved in the Shoot a Hoop and community ideas incubator at Polaris 3083 on May 4th!

We received some wonderful feedback from shoppers and visitors to the centre about what activities they would like to see onsite this coming Spring and Summer.

Enjoy this photo from the day and we look forward to

sharing our Community Events Calendar at Polaris 3083 in the coming weeks.

In the meantime, please follow the Polaris 3083 Facebook or Instagram page to be kept up to date with the latest news happening onsite.

 Polaris3083

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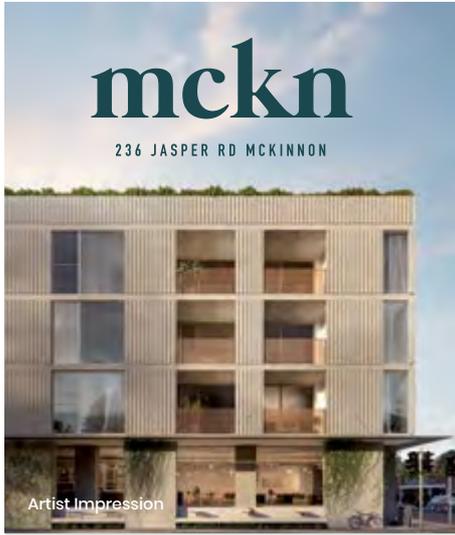


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