



S. A. THOMSON NERYS

# SMART INVESTMENTS MAGAZINE

Melbourne's  
Growth  
Corridors  
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Co-Living  
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Discover our  
builders' packages  
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*new look!*

View the  
digital version





# WORKING WITH YOU TO MAKE **SMART** INVESTMENTS

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S A Thomson Nerys is a leading property development and investment firm committed to delivering exceptional results for its clients.

With decades of combined experience in the industry, the team at S A Thomson Nerys has built a reputation for their ability to identify and capitalise on emerging opportunities in the market.

From property development and management to project marketing and sales, we offer a comprehensive range of services to help clients achieve their goals. With a focus on innovation and a commitment to excellence, S A Thomson Nerys is dedicated to helping clients navigate the complex world of property investment and development with confidence and success.

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# MESSAGE FROM THE CHAIRMAN

“

**We are committed to elevating your real estate experience to unprecedented levels.**

”



**Group Chairman Sanjika Abeyratna**

Unlock the door to unparalleled real estate experiences with **S A Thomson Nerys**.

Our commitment to excellence is the cornerstone of your property journey. Specialising in **Melbourne's dynamic market** and extending our expertise across **Australia**, we pride ourselves on offering **comprehensive end-to-end real estate services**.

Central to our success is our Sales team, dedicated to identifying high-growth potential suburbs that not only meet your current needs but also promise substantial future returns on your investment. We meticulously seek out opportunities that align with your goals, ensuring a **strategic approach to property acquisition**.

We cater to diverse lifestyles with a diverse range of property types. Whether you seek contemporary apartments, spacious houses, prime land for your dream home, or thoughtfully designed townhouses, our curated selection guarantees a perfect match for every discerning client.

At **S A Thomson Nerys**, we recognise that real estate transactions are profound milestones in your life, far beyond mere transactions.

With unwavering commitment to excellence, profound market knowledge, and a relentless dedication to client satisfaction, we are committed to elevating your real estate experience to unprecedented levels.

Let us guide you through your property journey with expertise, integrity, and a commitment to your success.

Discover the difference with **S A Thomson Nerys**, where your aspirations meet exceptional real estate service.

# OUR EXPERTISE



## Property Investment

We offer tailored investment solutions to help you build a strong property portfolio.

Our team provides expert advice and guidance to help you make informed decisions and maximise your returns.



## Property Management

Our property management services are designed to make your life easier.

From finding the right tenants to managing maintenance and repairs, we take care of all the details so you can enjoy a stress-free rental experience.



## Commercial Projects

We focus on commercial property development and management, collaborating with clients to pinpoint opportunities and provide complete turnkey solutions.

Additionally, we offer comprehensive management services to enhance ROI.



## Strata Management

We specialise in strata management services for residential, commercial and mixed-use properties.

Our team has the expertise to handle everything from administrative tasks to maintenance and repairs, ensuring your property is well-maintained and running smoothly.

# MEET OUR TEAM

*Working with you*

## MELBOURNE



**Sanjika Abeyratna**  
Group Chairman



**Anuruddhika De Silva**  
Co-Chairperson



**Paul Edwards**  
Head of  
Commercial Projects



**Cheryl Way**  
Property Manager



**Kivindra De Silva**  
Business Development  
Manager



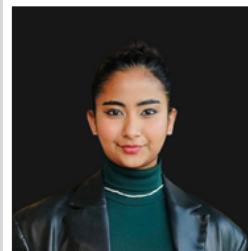
**Maeva Brownhall**  
Office Administrator



**Jazz Kang**  
Established Homes  
Sales Manager



**Pasanjith Marasinghe**  
Strategic Investment  
Consultant



**Saneli De Silva**  
Strategic Investment  
Consultant

to make smart investments

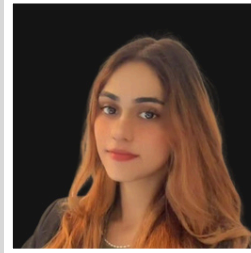
 **COLOMBO**



**Eranga Withanachchi**  
Director - Colombo



**Dilruk Maithri**  
Strategic Investment  
Consultant



**Reshani Ratnayake**  
Strategic Investment  
Consultant



**Kalani Hettiarachchi**  
Post Sales & Settlements  
Support



**Iresha Herath**  
Accounts Department



**Yunali Mallikarachchi**  
Leasing & Property  
Management Department

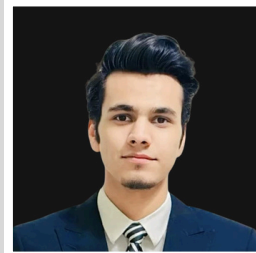
 **SINGAPORE**



**Rynthia Mathew**  
Director - Singapore



**Janaka Bandara**  
Director - Dubai



**Wajahat Ali**  
Strategic Investment  
Consultant

 **DUBAI**

# OUR ACHIEVEMENTS



## 2024 TOP SELLING SRI LANKAN GROUP

We are proud to announce that S A Thomson Nerys have been recognised as the outstanding Top Selling Sri Lankan Groups for 2024, 3rd quarter in Victoria from Orbit Homes.



## 2024 TOP SELLING SRI LANKAN AGENT

Pasanjith Marasinghe is recognised as the Top Selling Sri Lankan Agent in Victoria for 2024, 3rd Quarter from Orbit Homes.



# WHAT'S NEW?

*Welcome our newest team members!*



**Kivindra De Silva**  
Business Development Manager

Introducing Kivindra, our **Business Development Manager**. With a degree in Information Systems and Business Management, and over 10 years in IT and software development at leading multinational firms, he is well-positioned to lead our business initiatives and foster meaningful partnerships. He excels in **strategic planning and practical software solutions** for business growth.



**Maeva Brownhall**  
Office Administrator

Maeva, our dedicated **Office Administrator**, blends her background in **customer service** with a **Master's degree in Digital and Editorial Communications**, leveraging her flair for design across various mediums at S A Thomson Nerys. Having called Melbourne home for the past two years, Maeva is enthusiastic about **expanding her knowledge** within the real estate industry.



**Reshani Ratnayake**  
Strategic Investment Consultant

Meet Reshani, our **Strategic Investment Consultant**. With a degree in International Business and a background in **content creation, marketing, and sales**, she is dedicated to mastering real estate markets and legal aspects. Reshani's aspirations include delivering personalised service, building strong client relationships, and **staying up to date on industry advancements**, shaping her promising future at SATN with enthusiasm and dedication.

**STAY IN THE LOOP!**



@sathomsonnerys

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# S A THOMSON NERYYS IN DUBAI, UAE



With our **ongoing presence in Dubai, UAE**, S A Thomson Nerys remains committed to connecting Australia's flourishing property market with discerning residents and investors of the Emirates. Led by our dedicated **UAE Director, Mr. Janaka Bandara**, our team navigates this dynamic market with expertise and vision. This provides UAE residents with a valuable opportunity to explore **vibrant real estate options in Australia**, offering **tailored solutions** for investors and aspiring homeowners alike.

**Janaka Bandara**

Director - UAE



janaka@sathomson.com.au

+61 450 554 053

+971 559 509 110

Recognising **Australia as a top destination for quality education**, our Dubai office serves as an ideal resource for parents seeking accommodation options for their children studying Down Under, providing a **diverse range of properties** to meet their specific needs and preferences. Moreover, we view property acquisition not only as a means of securing residence but also as a **strategic investment opportunity**, emphasising the potential returns that can fund children's education in Australia. This holistic approach underscores our **commitment to facilitating seamless transitions** and enriching lives across borders.

Janaka is a seasoned banker with over three decades of **experience in credit and lending**. He has **specialised knowledge in the UAE**, accumulated over two decades. Janaka holds a Master of Business Administration degree from the University of Bedfordshire, England. His leadership is characterised by expertise, foresight, and unwavering commitment, driving operations in the UAE.

# CANBERRA

## YOUR PATHWAY TO 5 PR POINTS



### WHY INVEST IN CANBERRA?

#### Pathway to Residency

As part of the Canberra Matrix, owning a property over \$250,000 in Canberra earns 5 points towards permanent residency.

To check the conditions, consult: <https://www.act.gov.au/migration/skilled-migrants/canberra-matrix>

#### Affordable Prices

Canberra offers a median apartment price of \$538,071, which is lower than major cities like Sydney and Melbourne, making it attractive for homebuyers and investors.

#### Population Growth

The ACT expects an annual population growth of 1.5%, supported by \$3 billion in planned infrastructure investments to enhance liveability and accommodate growth.

#### Low Vacancy Rates

With a rental vacancy rate of just 0.9%, Canberra shows strong demand for rental properties, ensuring stable rental incomes for landlords.

#### Education Hub

Home to 6 universities including ANU, Canberra attracts over 64,000 students, fostering a diverse and dynamic academic environment.

#### International Connectivity

Canberra Airport serves 84,400 international passengers annually, facilitating global connections for business, tourism, and cultural exchanges.

#### Strong Job Market

Canberra boasts a low unemployment rate of 4.4%, driven by a robust mix of public and private sector employment opportunities.



# HOUSE & LAND PACKAGES

## UNVEILING THE FUTURE OF REAL ESTATE: STRATEGIC INVESTMENTS IN HOUSE & LAND PACKAGES

S A Thomson Real Estate is renowned as a premier choice for discerning investors, offering **exceptional opportunities in Australia**, even for **non-residents**. Our reputation for excellence is built on comprehensive services that ensure a seamless journey from initial consultation to property acquisition.

With a commitment to accessibility, we facilitate investment with a minimal 5% deposit requirement, making our opportunities financially feasible and attractive. Our experienced professionals provide **tailored advice to meet individual needs and goals**.

Moreover, we offer **convenient loan facilities** to support swift and efficient financing, empowering clients to **capitalise on opportunities** confidently. Located in Australia's vibrant real estate market, we specialise in residential and commercial properties, land development projects, and tailored investment portfolios.

Beyond financial support, S A Thomson Real Estate prioritises reliability and personalised service, fostering long-term relationships based on trust and transparency. Whether you're a first-time investor or seasoned entrepreneur, discover how our solutions can propel your real estate success.

**Contact us today to explore the possibilities.**

Dilruk is a proud holder of a **Bachelor of Laws (LLB) honours degree** from the University of London. He strategically navigates the property market, leveraging his legal acumen to drive profitable investments. Diligent analysis, a client-centric approach, and effective risk mitigation define his contributions. Dilruk excels in delivering **tailored solutions that align with client objectives**, fostering enduring partnerships. Passionate about innovation and excellence, he embodies the ethos of S A Thomson Nerys, propelling our success with his expertise.



**Dilruk Maithri**

Strategic Investment  
Consultant

dilruk@sathomson.com.au  
+94 741 329 681

# MELBOURNE'S LEADING GROWTH CORRIDORS



“  
[They] offer a compelling blend of urban conveniences, community appeal, and promising prospects.  
”

S A Thomson Nerys is at the forefront of discovering prime residential opportunities across Melbourne's burgeoning growth corridors, including **Sunbury, Truganina, Donnybrook, and Bendigo**. These areas offer a compelling blend of urban conveniences, community appeal, and promising prospects for those seeking a well-rounded lifestyle.

At S A Thomson Nerys, **we specialise in pinpointing and curating residential opportunities** within these high-growth corridors, ensuring our clients gain access to the most promising real estate investments tailored to their unique needs and aspirations.

Whether you're captivated by Sunbury's serene settings, Truganina's modern suburban charm, Donnybrook's strong community spirit, or Bendigo's historic allure, S A Thomson Nerys stands ready as your trusted guide through Melbourne's dynamic suburban landscape.

We pride ourselves on not only identifying exceptional properties but also **providing comprehensive insights into each neighbourhood's distinctive character and growth potential**.

**Our commitment to client satisfaction** means we take the time to understand your preferences and goals, ensuring we find the perfect residential opportunity that aligns with your vision of an ideal home or investment.

Let SA Thomson Nerys help you navigate Melbourne's evolving real estate market with confidence and ease, ensuring a seamless experience from exploration to acquisition.

# SUNBURY

Mural on The Yoozh Cafe, by artist *Jack and Josh*



## Melbourne's Primary Growth Corridor

Sunbury is emerging as Melbourne's foremost growth corridor, blending a tranquil country ambiance with robust metropolitan infrastructure and **promising potential**. The town centre already boasts civic facilities serving its expanding regional catchment.

Sunbury currently offers 129 properties for rent and 278 for sale, with median prices over the last year ranging from \$660,000 for houses to \$480,000 for units. Investors can consider houses rented out for \$500 per week with an annual rental yield of 4.1%, and units rented for \$420 per week with a rental yield of 4.5%.

However, with Sunbury recently receiving approval for the **Sunbury South Precinct Structure Plan**, the promise of **sustained expansion and increased property values** is definitely on the horizon.

### This transformative initiative includes:

- Nearly 40% of new communities dedicated to open space.
- Plans for a regional park and conservation network.
- 19,000 new dwellings 6,000 local jobs over two decades.
- Two new train stations and nine schools planned.
- New crossings over Jacksons Creek and railway corridors.
- 4 new town centres around Sunbury

Amidst this growth, Sunbury's **rich heritage and cultural vibrancy** shine through initiatives like the mural at The Yoozh Cafe, capturing the town's natural beauty and historical significance.

Explore Sunbury's vibrant future and consider it for your next destination for living, working, and thriving.



## A Modern Suburban Haven in Melbourne's West

Truganina, located 22 kilometres west of Melbourne's CBD, has emerged as a vibrant suburb known for its blend of modern living and community spirit. Situated in Melbourne's growing western corridor, Truganina offers **easy access to major highways** like the Princes Freeway and the West Gate Freeway, ensuring quick connections to the city centre and beyond.

The suburb features **a variety of housing options**, from family homes to contemporary townhouses, set within well-planned estates like Elements and Westbrook, complemented by green spaces and recreational facilities. Truganina is also **home to significant industrial precincts**, attracting major businesses such as Woolworths and Dexus, which has created **job opportunities** in logistics, manufacturing, and retail sectors.

Residents enjoy convenient access to Wyndham Village Shopping Centre, local parks, playgrounds, and sports facilities, promoting an active lifestyle and community engagement. Moreover, Truganina boasts **quality educational institutions** like Truganina P-9 College and Westbourne Grammar School, fostering a strong sense of community through cultural diversity and local initiatives.

Property values have steadily risen with ongoing infrastructure improvements and residential developments, making Truganina an **attractive choice for homeowners and investors** alike. With planned infrastructure enhancements and continued residential growth, Truganina is poised for further development and increased liveability in Melbourne's expanding west.

Invest today and step into Truganina's vibrant lifestyle!



# DONNYBROOK



# Cloverton

## One City, Many Places

Donnybrook, north of Melbourne's CBD, offers serene suburban living and a strong community spirit. With easy access to the Hume Freeway and Metropolitan Ring Road, residents enjoy **quick commutes and connectivity**.

The suburb features **diverse housing options** in neighbourhoods like Woodland Waters, complemented by green spaces and recreational facilities. **Proximity to Melbourne Airport and local employment hubs** enhances its appeal.

Donnybrook fosters a balanced lifestyle with amenities like Craigieburn Central and quality schools, making it an **ideal choice for families and investors**.

# BENDIGO



## Historic charm in central Victoria

Nestled in central Victoria, Bendigo seamlessly blends its rich heritage with contemporary vibrancy. Renowned for its **striking Victorian architecture and thriving arts scene**, the city boasts attractions like the **Bendigo Art Gallery** and **Ulumbarra Theatre**.

Beyond its cultural charm, Bendigo supports a **robust economy** driven by healthcare, education, and technology sectors. Residents enjoy a balanced lifestyle with ample green spaces, bustling markets, and excellent educational facilities.

Whether exploring its historic streets or embracing its modern amenities, Bendigo offers a **unique blend of past and present** for residents and visitors alike.



# INTRODUCING CO-LIVING

## the new smart investment opportunity

**It's a low-risk investment with a guaranteed return.**

Co-living investments have been gaining popularity in recent years due to the variety of benefits they offer to investors. One major advantage is the potential for high returns on investment, as co-living properties tend to have high occupancy rates and can generate significant rental income – with multiple incomes from one property by renting out individual rooms or spaces instead of the entire house.

For instance, a standard 4-bedroom home, in Sunbury Victoria, usually rents for approximately \$570 per week. However, a co-living home rented to 3 single tenants can achieve between \$250-280 per week per tenant.

This means that three rooms achieving, on average, \$265 per tenant will return \$795 per week, which is a substantial improvement compared to a similarly sized 4-bedroom family home.

"Co-Living properties are a smart investment and here's why: Certainty Property, the experts in this field, offers a 5-year rental guarantee with a commitment to a minimum of 75% rental income at all times. This means that it's a low-risk investment with a guaranteed return."

Plus, the Certainty Property team provides a full turn-key furniture solution, including delivery, installation, and staging. This ensures that the property is ready to generate income as soon as possible.

"We have customised this furniture package to have your property styled and furnished to optimise the highest possible rent and best experience for your tenants."

Certainty property can accept a 50% deposit upon completion for furniture, the remaining 50% is deducted from the rental incoming as it is received.

**Act now to secure this amazing opportunity!**

Don't hesitate to contact your Strategic Investment Consultant today for more information and take advantage of this incredible offer.

Thank you.

**Natasha Kollarik**  
Victorian Business  
Development Manager,  
Orbit Homes Group





# Meet our TRUSTED BUILDERS

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## FEATURING

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Trusted builders are the foundation of any successful construction project, offering expertise, reliability, and a commitment to quality craftsmanship. With a solid reputation built on years of experience, trusted builders prioritize transparency and clear communication throughout every stage of the building process. They understand the importance of listening to clients' needs and preferences, offering personalized solutions that exceed expectations. Their attention to detail ensures that every aspect of the project is meticulously handled, from initial planning and design to the final touches. By fostering a culture of integrity and accountability, trusted builders instill confidence in their clients, forging lasting relationships based on mutual respect and satisfaction.

## FULL TURNKEY

Selecting the design for your new home is an exciting endeavor! With numerous options available, each home you explore offers unique features to adore. This marks the beginning of turning your dreams into reality, and we're delighted to be part of this journey.

Our trusted builders are committed to helping you discover the perfect home. They provide award-winning designs and the flexibility to customize floor plans to suit your preferences. Whether you desire changes in finishes, room configurations, or additional features, we ensure your satisfaction for years to come. They will guide you through every step of the process, assisting you in selecting the ideal look and style.

Ultimately, purchasing the right home entails more than research and financial negotiations—it's about taking pride in the space you've crafted and enjoying the rewards once the journey is complete.



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**urbane**  
HOMES

**Orbit**  
HOMES

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In 1979, two carpenters set out to create a new type of home specifically designed for Australian families. Their vision extended beyond just the home itself; they aimed to provide a stress-free home-building experience for buyers.

Since then, this vision has evolved and grown. Orbit Homes has maintained its position as one of the country's leading builders, renowned for delivering high-quality homes suited to the Australian lifestyle.

The Orbit Homes team comprises individuals who have been part of the Orbit Homes family since its inception. With decades of experience, they offer invaluable knowledge to guide you in building the perfect home. They also deeply value the trust placed in them to ensure a seamless building journey.

Orbit Homes' ultimate goal is to ensure that your home brings you years of enjoyment, helps create irreplaceable memories, and provides the daily contentment of truly feeling 'at home'.

# HOUSE & LAND PACKAGES



**BRAMPTON 199** - Co-Living

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**LOT 2509**  
Hanish Street, TRUGANINA -  
Grandview Estate

Land Price: \$402,000  
Build Price: \$363,178  
Land size: 350m<sup>2</sup>  
House size: 199m<sup>2</sup>  
Anticipated titles: February 2025

**\$765,178**



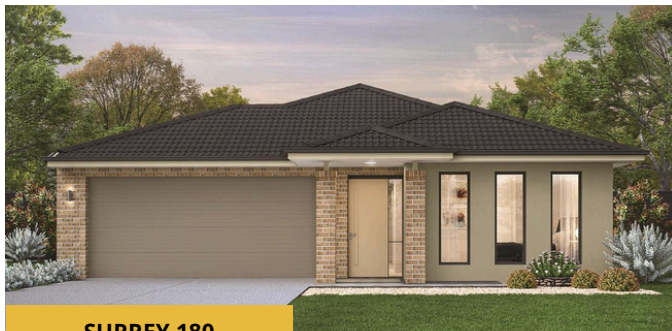
**PARKLEA 151**

🏠 2 🚗 3 🛏 1 🚗 2

**LOT 1937**  
Lahar Road, TRUGANINA -  
Grandview Estate

Land Price: \$347,000  
Build Price: \$323,596  
Land size: 294m<sup>2</sup>  
House size: 151m<sup>2</sup>  
Anticipated titles: Titled

**\$670,596**



**SURREY 180**

🏠 2 🚗 4 🛏 1 🚗 2

**LOT 1533**  
Craycroft Road, TRUGANINA -  
Grandview Estate

Land Price: \$357,000  
Build Price: \$336,907  
Land size: 313m<sup>2</sup>  
House size: 180m<sup>2</sup>  
Anticipated titles: Titled

**\$693,907**



**LENNOX 132**

🏠 2 🚗 3 🛏 1 🚗 1

**LOT 1128**  
Ararat Street, TRUGANINA -  
Grandview Estate

Land Price: \$312,000  
Build Price: \$317,022  
Land size: 258m<sup>2</sup>  
House size: 132m<sup>2</sup>  
Anticipated titles: December 2024

**\$629,022**



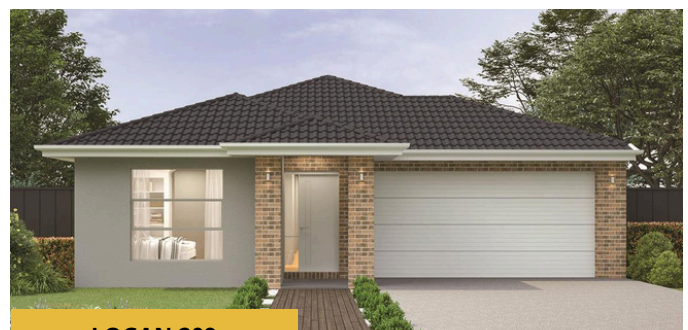
**LENNOX 144**

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**LOT 1124**  
Ararat Street, TRUGANINA -  
Grandview Estate

Land Price: \$321,000  
Build Price: \$322,668  
Land size: 263m<sup>2</sup>  
House size: 144m<sup>2</sup>  
Anticipated titles: September 2024

**\$643,668**



**LOGAN 209**

🏠 2 🚗 4 🛏 2 🚗 2

**LOT 1117**  
Katmai Road, TRUGANINA -  
Grandview Estate

Land Price: \$420,000  
Build Price: \$355,744  
Land size: 388m<sup>2</sup>  
House size: 209m<sup>2</sup>  
Anticipated titles: December 2024

**\$775,744**



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**AHBgroup**

**Royston**  
— HOMES —

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Royston Homes focuses on delivering success for their clients, drawing on over 15 years of experience. Their strategic approach combines proficiency and insight to create quality homes that meet market demands.

Specialising in turnkey house and land packages, Royston Homes offers a diverse range of floor plan options with market-leading inclusions in prime locations across Melbourne and regional Victoria. This allows clients to maximise their investment potential.

The AHB Group builds quality housing for families and communities across metropolitan Melbourne and regional Victoria. Established in 2005, the AHB Group has grown into one of Victoria's and Australia's largest building and development groups, assisting over 8,000 families in realising their dream of a new home.

Structured as a group model, the AHB Group harnesses infrastructure for productivity, growth, and quality assurance.



# HOUSE & LAND PACKAGES



### CLARKSON 173 DELTA

🏠 2 🚗 4 🚙 1 🚲 2

**LOT 2133**  
Pinatubo Street, TRUGANINA - Grandview Estate

Land Price: \$358,000  
Build Price: \$328,800  
Land size: 325m<sup>2</sup>  
House size: 172.83m<sup>2</sup>  
Anticipated titles: Q1 2025

**\$686,800**



### BARTON 152 TIVOLI

🏠 2 🚗 3 🚙 1 🚲 1

**LOT 2141**  
Atacazo Avenue, TRUGANINA - Grandview Estate

Land Price: \$349,000  
Build Price: \$339,000  
Land size: 294m<sup>2</sup>  
House size: 152.11m<sup>2</sup>  
Anticipated titles: Q2 2025

**\$688,000**



### BERKELEY 139 TIVOLI

🏠 2 🚗 3 🚙 1 🚲 2

**LOT 2118**  
Pinatubo Street, TRUGANINA - Grandview Estate

Land Price: \$327,000  
Build Price: \$321,000  
Land size: 263m<sup>2</sup>  
House size: 139.29m<sup>2</sup>  
Anticipated titles: Q1 2025

**\$648,000**



### Waratah 206 Tivoli - Co-Living

🏠 4 🚗 4 🚙 2 🚲 2

**LOT 622**  
Anahaim Avenue, BENDIGO - Harlowe Estate

Land Price: \$262,000  
Build Price: \$403,800  
Land size: 448m<sup>2</sup>  
House size: 206.17m<sup>2</sup>  
Anticipated titles: Titled

**\$665,800**



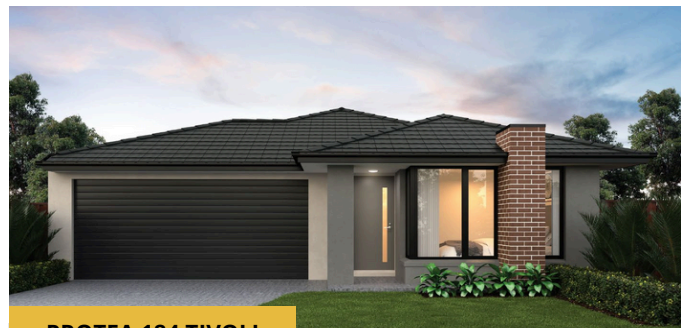
### EASTON 176 DELTA

🏠 2 🚗 4 🚙 2 🚲 2

**LOT 524**  
Sendock Parade, BENDIGO - Harlowe Estate

Land Price: \$264,000  
Build Price: \$388,800  
Land size: 491m<sup>2</sup>  
House size: 206.40m<sup>2</sup>  
Anticipated titles: Titled

**\$652,800**



### PROTEA 184 TIVOLI

4 🚗 4 🚙 1 🚲 2

**LOT 615**  
Anahaim Avenue, HUNTLY - Harlowe Estate

Land Price: \$276,000  
Build Price: \$394,800  
Land size: 500m<sup>2</sup>  
House size: 182.12m<sup>2</sup>  
Anticipated titles: Titled

**\$670,800**



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**HERMITAGE**HOMES

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For over two decades, Hermitage Homes has been dedicated to crafting quality homes for thousands of satisfied families and investors throughout Victoria. Their success is rooted in a steadfast commitment to stylish design, unbeatable service, meticulous attention to detail, and exceptional value, which has established them as one of Australia's fastest-growing housing companies.

With a solid reputation for delivering high-quality homes and outstanding customer service, Hermitage Homes oversees every aspect of the building process, offering comprehensive turnkey packages that ensure a seamless transition from construction to occupancy.

Their strong partnerships with land developers across Melbourne provide them with exclusive access to prime lots within highly sought-after estates, further enhancing their reputation as a trusted builder in the region.

Hermitage Homes continues to innovate and evolve, consistently setting benchmarks in the industry for craftsmanship and client satisfaction.

# HOUSE & LAND PACKAGES



**ACCESS 18 HPS PRESIDENT**

🏠 3 🚗 3 🚗 1

**LOT 102**  
Barrel Road, DROUIN -  
Drouin Fields

Land Price: \$390,000  
Build Price: \$528,635  
Land size: 630m<sup>2</sup>  
House size: 167.48m<sup>2</sup>  
Anticipated titles: June 2024

**\$918,635**



**CABOT 13 HOLT**

🏠 2 🚗 3 🚗 1

**LOT 1917**  
Forage Street, OFFICER -  
Banyan Place

Land Price: \$284,500  
Build Price: \$323,820  
Land size: 196m<sup>2</sup>  
House size: 118.71m<sup>2</sup>  
Anticipated titles: June 2025

**\$608,320**



**RALEIGH 17 GE HOLT**

🏠 3 🚗 3 🚗 2

**LOT 1820**  
Ulysses Street, CLYDE NORTH -  
Orana Estate

Land Price: \$403,500  
Build Price: \$361,720  
Land size: 346m<sup>2</sup>  
House size: 150.93m<sup>2</sup>  
Anticipated titles: September 2024

**\$765,220**



**HEATH 21 GE WHITLAM**

🏠 3 🚗 4 🚗 2

**LOT 154**  
Tart Street, PAKENHAM -  
Kala Estate

Land Price: \$380,000  
Build Price: \$383,500  
Land size: 392m<sup>2</sup>  
House size: 195.65m<sup>2</sup>  
Anticipated titles: September 2025

**\$763,500**



**DRAKE 19 DUKE**

🏠 2 🚗 4 🚗 2

**LOT 2708**  
Broadway Street, BERWICK -  
Minta Estate

Land Price: \$472,000  
Build Price: \$346,000  
Land size: 294m<sup>2</sup>  
House size: 174.86m<sup>2</sup>  
Anticipated titles: June 2024

**\$818,000**



**ONIX 17 DUKE**

🏠 2 🚗 3 🚗 2

**LOT 292**  
Tudor Terrace, WARRAGUL -  
Crownlea Estate

Land Price: \$297,500  
Build Price: \$328,800  
Land size: 315m<sup>2</sup>  
House size: 155.3m<sup>2</sup>  
Anticipated titles: December 2024

**\$626,300**

# AUSTRALIA

# 108



# LIVE BEYOND INCREDIBLE!

The highest residences in the southern hemisphere.

## AUSTRALIA 108: ICONIC LIVING IN SOUTHBANK

Australia 108 stands tall as a modern architectural marvel, significantly reshaping Melbourne's skyline with its striking presence and visionary design. Located in Southbank, this residential skyscraper not only offers luxurious living spaces but also serves as a landmark of urban sophistication. Rising to an impressive height, it provides breathtaking views of Melbourne and beyond, making it a coveted address for those who appreciate both elegance and convenience.

Southbank, pulsating with Melbourne's cultural heart, offers residents of Australia 108 a rich tapestry of experiences. From iconic arts venues like the National Gallery of Victoria and Melbourne Arts Centre to a diverse culinary scene with restaurants, cafes, and bars catering to every palate, the neighbourhood ensures endless opportunities for exploration and enjoyment.

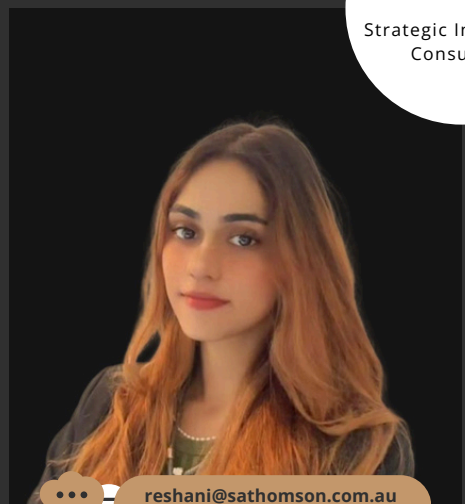
In essence, Australia 108 redefines luxury living in Melbourne, offering not just a home but a lifestyle that seamlessly blends sophistication, convenience, and cultural richness.

## the PERKS

- **Free of FIRB charges**  
(Foreign Investor Review Board)
- **Zero Local Stamp Duty**
- **Furniture Package Included**
- **Developer Rebates for Foreign Investors**
- **Free Upgrades**

Book a consultation

**Reshani Ratnayake**  
Strategic Investment  
Consultant



reshani@sathomson.com.au  
+94 761 259 484

# MELBOURNE APARTMENTS

*Experience life at its finest!*



## WEST SIDE PLACE

*Modern City Living*

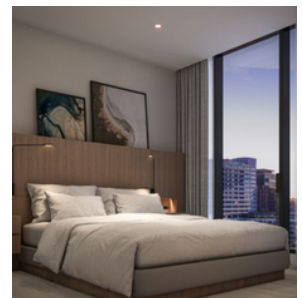
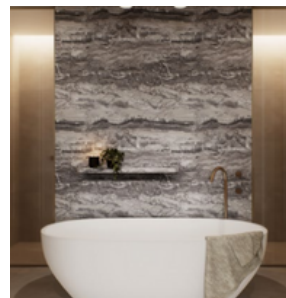
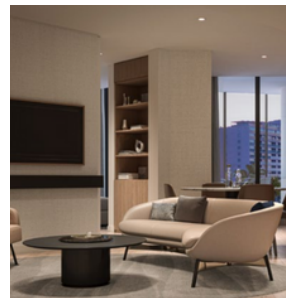
Discover a dynamic fusion of luxury residences and vibrant city culture, offering an unparalleled opportunity to embrace the essence of Melbourne living.



## PARK QUARTER

*A New Era for Melbourne Living*

Embrace a place defined by its natural elegance and stylish essence, redefining Melbourne's living experience for the modern era.



> CONTACT US FOR MORE DETAILED PRICING.

# LAND DEVELOPMENTS

Urban & Regional Opportunities for savvy and long-term investors in newly zoned developmental areas of Victoria.



## MURRAY RIVER

Multiple Plans available – up to 4-year Settlement

Nestled at the back of the famous Murray River and only 3 hours from Melbourne, this parcel of 2 lots covering almost 90 acres has Future Residential Zone approval with minimum lot size for distribution. Experiencing 40%+ property growth since early 2010's and Capital Gains of greater than 15% in the past 12 months alone, this site is not only highly sought after but enables investors to develop lifestyle living on the Murray for the long term.

**Price :** Currently sought \$3.88M with 2 Deposit periods and up to 4-year settlement.

**Location :** Part of the Twin Towns synonymous with the region Cobram/Barooga.

**Zoning:** Development Plan Overlay in place with Residential Zoning approval sought.

**ROI :** At present, valuations of land parcels project estimated to sit well above 35% ROI.

## INNER CITY

Close to Melbourne's Rapidly expanding Logistics Hub

As the West of Melbourne continues to grow rapidly, it is becoming increasingly more difficult to find suitable land development projects capable of delivering Investor outcomes commonly sought. This property is surrounded by major residential land development projects in Truganina, Mt Atkinson and Tarneit itself and minutes from the new "The Shed" hub. Currently sitting in the Tarneit North PSP, this Land has approval for up to 104 lots on just over 10.02 acres.

**Price:** Approximately \$11M on 12–18 months settlement terms.

**Net Developable Area:** 35,200 m<sup>2</sup> (8.6 acres approximately).

**Zones:** UGZ - Urban Growth Zone - Schedule 13

**Average Land Price Sold 2023:** \$1015 per sqm increase from \$890 in 2021.





# POST-SALES SUPPORT PROCESS

*Navigating the complexities of property transactions extends beyond the initial sale. At S A Thomson Nerys, we understand that seamless post-sales support is essential for ensuring a smooth and satisfying experience for our clients.*

Ensuring a **fluid journey** from inception to settlement and beyond, our post-sales support process encompasses:

- **Client Coordination:** Facilitating clear communication and regular updates throughout the property transaction journey.
- **Document Management:** Expertly handling and providing essential documents to lenders and lawyers for swift loan approvals and FIRB clearances.
- **Construction Progress Updates:** Keeping clients well-informed with timely updates on construction milestones.
- **Financial Oversight:** Vigilantly monitoring payments and ensuring meticulous processing for prompt settlements.
- **Handover Coordination:** Thoughtfully arranging inspections and coordinating handover days tailored to our clients' convenience.

Our unwavering commitment is to **deliver exceptional support at all stages of the purchase**, ensuring your property experience is both stress-free and successful.

**Kalani Hettiarachchi**

Post Sales &  
Settlements Support



sales-support@sathomson.com.au  
+94 713 250 344

Kalani, a proud graduate of the **University of London with an LLB (Honours) degree**, contributes **extensive legal expertise** to her role. With three years focused on conveyancing, Kalani excels in delivering thorough post-sales and settlements support. Her profound legal acumen ensures **smooth transactions and streamlined processes**, specialising in seamless coordination among clients, lenders, lawyers, developers, and builders.

Beyond her professional achievements, Kalani is known for her passion for dogs, embodying **dedication and compassion** in both her career and personal pursuits.



S A THOMSON NERYS

**UNSATISFIED**

**WITH YOUR CURRENT**

**PROPERTY**

**MANAGEMENT?**



**REACH OUT TO US AND**

**DISCOVER A BETTER OFFER**



# PROPERTY MANAGEMENT

Elevate your investment with S A Thomson Nerys **Expert Property Management.**

Our property management services are crafted to simplify property ownership and rental processes. From expert tenant management, ensuring ideal matches for your property, to superior maintenance services that enhance property value, we exceed traditional management standards. Our dedication to clear communication ensures your concerns are promptly and effectively addressed.

## **Understanding Responsibilities: Urgent and Non-Urgent Repairs in Rental Properties**

In the realm of rental properties, understanding the nuances of urgent and non-urgent repairs is crucial for both renters and rental providers. Let's delve into the key points that outline these responsibilities and ensure a smooth process for all parties involved.

**Differentiating Urgent and Non-Urgent Repairs:** Urgent repairs are those that demand immediate attention due to safety concerns or making the property uninhabitable. On the other hand, non-urgent repairs, while important, do not pose immediate risks to safety or liveability.

**Organising and Paying for Repairs:** The rental provider is responsible for organising and covering the costs of repairs unless the damage was caused by the renter. Renters must promptly notify their rental provider or property manager in writing about any necessary repairs.

## **Legally defined urgent repairs include:**

- **Burst water service**
- Blocked or broken toilet system
- **Serious roof leak**
- Gas leak
- **Dangerous electrical fault**
- Flooding or serious flood damage
- **Serious storm or fire damage**
- Essential services or appliances (hot water, water supply, cooking, heating, laundering) not working
- **Gas, electricity, or water supply not working**
- Non-functioning cooling appliance or service provided by the rental provider
- **Safety-related devices not working (e.g., smoke alarms, pool fences)**
- Any fault or damage that compromises the property's safety or security, including issues related to pests, mould, or damp caused by or related to the building structure



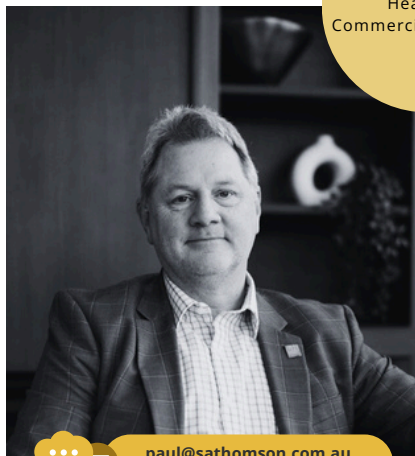
# SATHOMSON CONSULTANCY

## BUSINESS COMMERCIALISATION & DEVELOPMENT

Regardless of position in the company's lifecycle, expansion, post acquisition, project management, strategic sales, business succession or indeed exit, SA Thomson Consultancy is able to work with you on managing these strategies and delivering on your goals. We work with Sri Lankan companies primarily looking to expand their business into Australia, create or add to their investment portfolio of assets through strategic commercial, residential or industrial land development projects.

Led by Paul Edwards, a seasoned professional with over 25 years of experience in sales, operations management, and workforce planning. Paul has a proven track record in developing strategic plans and integrating businesses post-acquisition. His leadership spans across management and directorial roles in Recruitment, Legal & Accounting, Healthcare, and Financial Services sectors.

**Paul Edwards**  
Head of  
Commercial Projects



paul@sathomson.com.au  
+61 488 998 220

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**80%**  
of **Australian companies** outsource resources



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