

TOWNSHEND TRAFFORD

MELBOURNE AUSTRALIA

"The Property People"





MELBOURNE

THE WORLD'S MOST LIVEABLE CITY

LIFESTYLE

Melbourne was in 2012 again acclaimed "The Most Liveable City in The World". It is an ideal metropolis to raise a family and to forge a career. Its multicultural population of over 4 million people is spread over 7,000 square kilometres, one of the lowest densities for a major world city. Suburbs spread around the clean sandy beaches of Port Phillip Bay across mostly flat or gently undulating land, with excellent road and rail networks.

Its harmonious society enjoys an abundance of good food, clean water and fresh air in a temperate climate conducive to year-round outdoor leisure activity. Average maximum temperature in summer is 25°C and in winter 14°C.

Melburnians enjoy orderly, clean, well-mannered society, democratic government, freedom of the press and freedom of expression in art, music, culture and religion. Education is provided in public schools for no fee, or by choice in private colleges. Universities and tertiary institutions are of international repute; indeed the education of foreign students in Melbourne adds a billion dollars to the economy each year.



IN DEMAND TODAY AND TOMORROW

The Melbourne property market is buoyed by a strong inflow of migrants, a rising natural population and a stable economy growing at a sustainable rate. It is forecast that a further 600,000 to 800,000 people will require housing in greater Melbourne during the next 10 years. More rental investment property is required, in particular in the North-West Growth Corridor along the Calder Freeway to Sunbury, Gisborne and Woodend.

FOREIGN INVESTMENT

Foreign investors are welcome and much needed! They require approval from the Australian Government and must add to the housing stock by buying vacant residential land and building a new dwelling within 24 months, or buying an "off the plan" new apartment. They cannot buy existing dwellings or apartments. Foreign investors can retain the property for as long as they like and can sell it back to the local domestic market at any time. Townshend Trafford will be pleased to help you sell to achieve the best possible return.



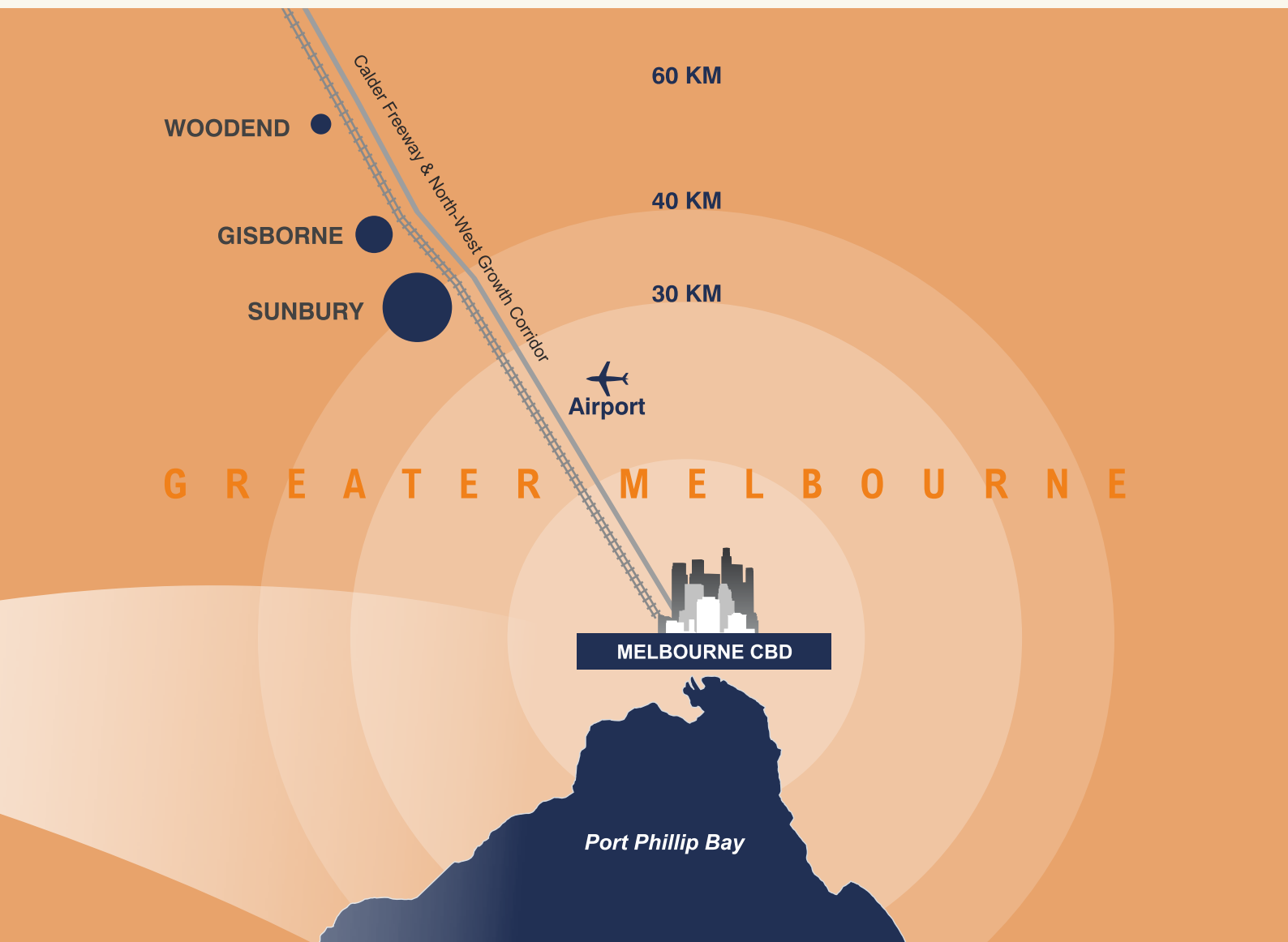
OPPORTUNITIES IN GREATER MELBOURNE

THE TOWNSHEND TRAFFORD BOUTIQUE COLLECTION GIVES YOU UNRIVALLED OPPORTUNITY TO ACQUIRE FINE PROPERTY IN SOME OF THE MOST BEAUTIFUL AREAS OF GREATER MELBOURNE.

SUNBURY: THE CRICKET COLLECTION

Sunbury is a rapidly growing suburb just 12 minutes / 18 kilometres from the international airport and surrounding huge employment and business zone. It is an easy 30 minute / 39 kilometre freeway drive to CBD. Its current 35,000 population is destined to grow to 80,000 in the next 20 years – that's great news for investors – demand will push property and rental prices up! The electrification of the train line will be completed in late 2012 and more train services will be provided – then watch property prices rise! Sunbury is steeped in history, with bluestone bridges, historic churches, Melbourne's first homestead "Emu Bottom" built in 1836 and "Rupertswood Mansion" built in 1874, renowned as "The Birthplace of The Ashes" in 1882, the famous cricket rivalry between Australia and England.

Sunbury offers fabulous family lifestyle, with 13 schools, 5 supermarkets, an abundance of shops, golf course, horse riding, tennis clubs, bowling club, a new multi-million dollar "Boardman Sports Stadium" due for completion in 2013 for basketball and indoor sports; swimming pools, gymnasiums, cycling paths, day hospital, medical centre, dental clinics, luxurious day spa, hair and beauty salons, banks, library, cinemas, furniture, bedding, electrical and home ware stores, mechanical repairs, Bunnings Hardware superstore, 24-hour McDonald's, KFC, Subway fresh sandwiches and several cafés including Indian, Chinese, Thai, Greek and Italian cuisine.



GISBORNE : GOLDEN FIELDS

The scenic township of Gisborne sits nestled in the Jackson Creek valley, approximately 55 kilometres northwest of Melbourne connected by the Calder Freeway. Gisborne has a population of just over 7000, but its proximity to Melbourne ensures that the township is becoming an increasingly popular place to settle. The town centre offers schools, healthcare facilities, entertainment and dining venues. Nearby is the majestic Mt. Macedon at 1001 metres above sea level which boasts of forests, hiking trails and fresh air to reinvigorate your senses.

WOODEND : MOUNTAIN VIEW

Woodend is a thriving central Victorian township approximately 67 kilometres from Melbourne. Offering abundant opportunities for business and entertainment, the commercial centre has transformed in recent years to accommodate the growing population and affluent visitors from Melbourne. With all essential and recreational services, Woodend offers a desirable lifestyle in a scenic semi-rural setting.

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THE CRICKET COLLECTION AT SUNBURY



THE BRADMAN 1

TOWN RESIDENCES IN SUNBURY

Town Residences offer safe, secure and sustainable investment in Melbourne - the World's Most Liveable City!

Town Residences are for the astute investor, wanting security, capital growth and assured rental income.





THE BRADMAN 2

BENEFITS OF TOWN RESIDENCES

- ▶ Great location: Just minutes to shopping centres, schools and airport
- ▶ Great connectivity: Direct Freeway and Train to Melbourne CBD
- ▶ Guaranteed Rent for 2 years at 4.5%. Strong rental and buyer demand
- ▶ Guaranteed construction: Built by reputable builder, Architect-designed, fully landscaped, quality fittings
- ▶ Low 5% deposit with balance on completion in late 2013



Parkland opposite Cricket Collection houses



Calder Freeway with Sunbury in background



Sunbury - Birthplace of the Ashes



Sunbury Square Shopping Centre

EXAMPLE RETURN ON INVESTMENT FOR THE CRICKET COLLECTION

Property Price	\$395,000
Purchase Costs	\$6,450
Total Acquisition	\$401,450
Invest	30% \$120,435
Loan	70% \$281,015
Monthly Loan Repay	\$1,464
Rates, Insurance	\$150
Monthly Expenses	\$1,614
Net Rent after Management Fees	\$1,464
Top Up per Month	\$150
Equals per day, just	\$4



View of Cricket Collection houses



Lake opposite Cricket Collection houses



Trees in full bloom on Border Boulevard



Boutique shops at Sunbury Square

Past Capital Growth: 10.22% per annum			
If selling after 10 years & capital growth per year just:			
	5%	7.5%	10%
Then receive all of your capital back, plus make profit:			
Profit after 10 Years	\$234,183	\$404,877	\$615,298
ROI	183%	316%	480%
Annual ROI	18.30%	31.60%	48%

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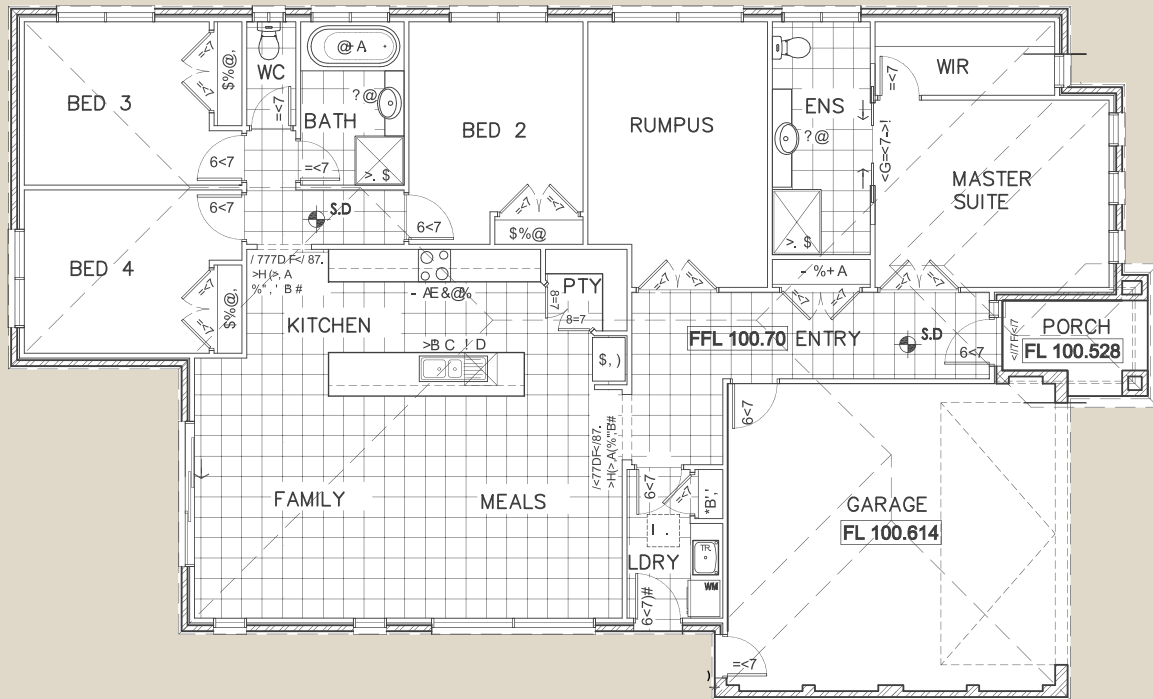
GREENHILL ECO 23

4  2  2  2 



218 M² | 2347 SQ.FT. | 8 ROOMS | 4 BEDROOMS

218 M²



GREENHILL ECO 23

- ▶ Practical and popular layout
- ▶ Front porch
- ▶ Master bedroom with wide ensuite bathroom
- ▶ 3 additional bedrooms
- ▶ Dining room
- ▶ Family room
- ▶ Living area is oriented to capture sunlight with views of garden and lawn
- ▶ Direct access from garage to house

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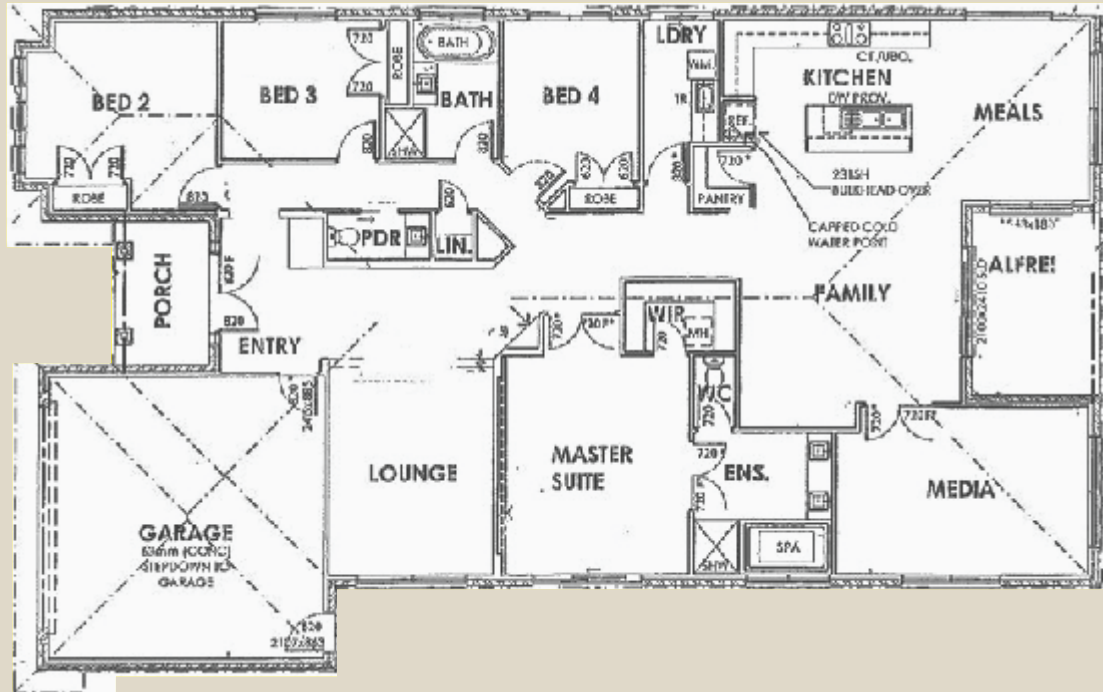
HIGHGROVE

4  2  2  2 



251 M² | 2700 SQ.FT. | 9 ROOMS | 4 BEDROOMS

251 M²



HIGHGROVE

- ▶ Ample space and options
- ▶ Wide front porch with double-door entry
- ▶ Wide entrance hall adjacent to lounge
- ▶ Separate passageway leading to 3 additional bedrooms, bathroom and guest powder room
- ▶ Master bedroom with large ensuite bathroom including His & Her basins and walk-in wardrobe
- ▶ Kitchen with island servery bench
- ▶ Dining room
- ▶ Family room
- ▶ Al-fresco or indoor/outdoor casual living area
- ▶ Media or entertainment room

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FIONA

4  2  2  2 



302 M² | 3250 SQ.FT. | 10 ROOMS | 4 BEDROOMS

302 M²



FIONA

- ▶ Ample space and options
- ▶ Central porch
- ▶ Sitting room to entertain guests
- ▶ Master bedroom with ensuite bathroom and His & Her walk-in wardrobe
- ▶ Passageway to open-plan kitchen, dining room, family room and TV room
- ▶ Kitchen with island servery bench and butler' pantry
- ▶ Outdoor room
- ▶ Rumpus or entertainment room
- ▶ Bedroom wing with 3 additional bedrooms

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- ▶ Experienced & reputable
- ▶ Friendly & easy to communicate with
- ▶ Builders, designers & marketers of residential homes
- ▶ Property managers: we manage your rental property for the duration of investment
- ▶ Complete turnkey package
- ▶ Choice of house plans and designs
- ▶ Custom designed homes to suit your personal needs
- ▶ Rental guaranteed
- ▶ www.townshendtrafford.com.au
- ▶ Sales & Information Hotline: +61 418 356 442



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