

**lilix**

SOUTH MELBOURNE  
3205

**Every advantage**

**51 Thistlethwaite Street  
South Melbourne**

SOUTH MELBOURNE  
2025



# Live on the city's doorstep

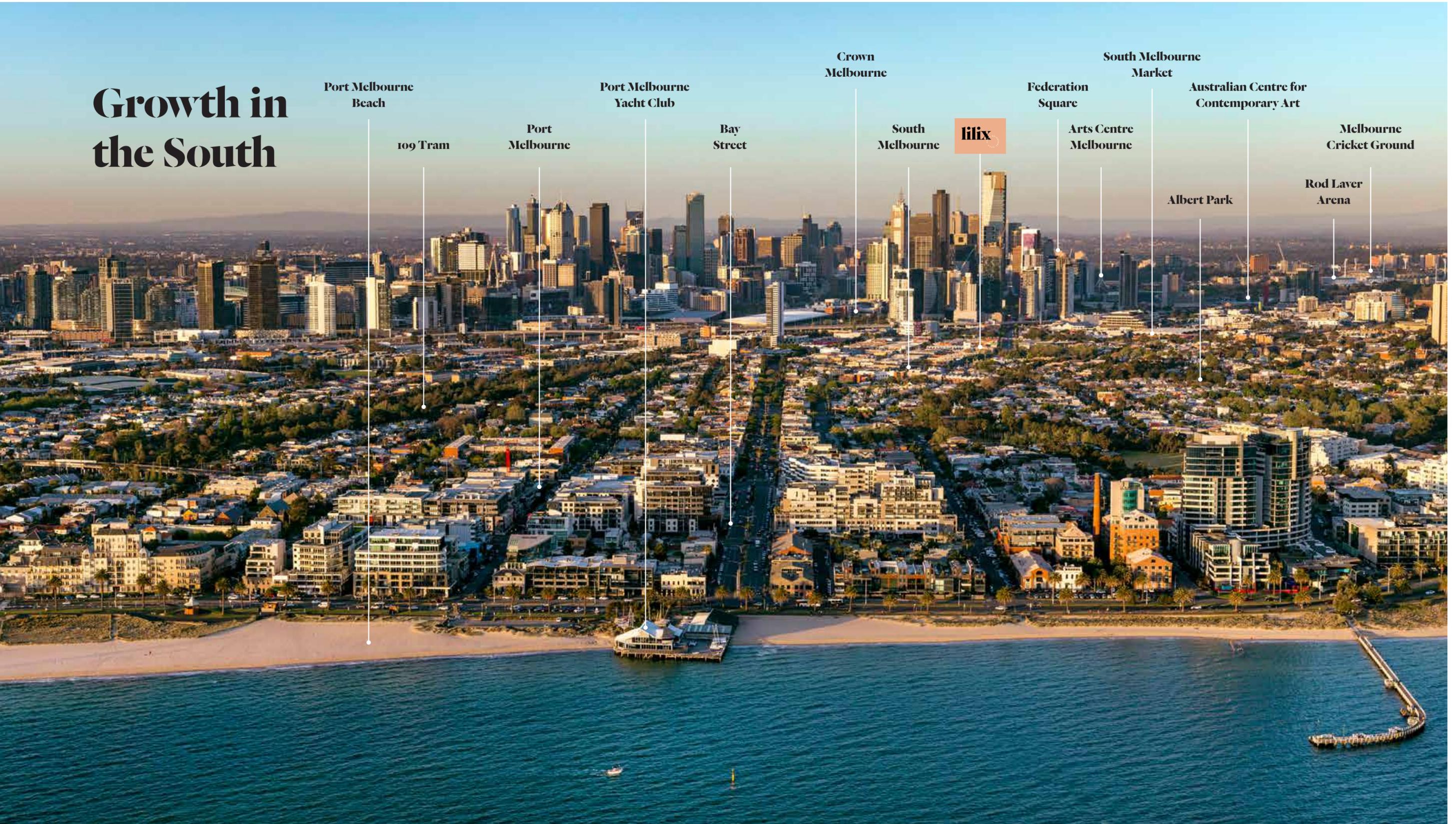
*The location of choice for Melbourne's savvy young professionals.*

ARTIST IMPRESSION

Melbourne has consistently led the worldwide liveability rankings and has one of the world's top performing property markets over the last two years. On its doorstep, South Melbourne combines a central location with the community spirit and amenity of an established suburb.

Lilix will become part of the fabric of South Melbourne, perfectly positioned in the emerging Montague precinct where the area's eclectic industrial past is giving way to new parks, schools and contemporary living. It's a smart choice whether you're an investor or an owner-occupier looking for a great inner city lifestyle.

# Growth in the South



# The shape of things to come

*A history of capital growth plus unlimited potential for the future.*

Lilix is the place to be - in the heart of the lifestyle, investment and capital growth powerhouse that is South Melbourne.

Featuring consistently high in price growth rankings, South Melbourne also has one of the City's top median dwelling prices and rental contract volumes, reflecting its growing popularity with owner occupiers and investors alike.



## South Melbourne Statistics

### Median prices

# \$619k

MEDIAN UNIT PRICE  
SOURCE: REA OCTOBER 2017

# \$1.4m

MEDIAN HOUSE PRICE  
SOURCE: REA OCTOBER 2017

### Housing demand

# 30,000

NEW RESIDENTS  
FORECAST BY 2031  
SOURCE: ABS, VIA URBIS REPORT

# 4,900

NEW DWELLINGS  
REQUIRED BY 2031  
SOURCE: ABS, VIA URBIS REPORT

### Rental yield and vacancy rates

# 4.5%

RENTAL RETURN FOR  
SOUTH MELBOURNE  
SOURCE: APM PRICEFINDER, VIA URBIS REPORT

# 2.5%

VACANCY RATE IN JUNE  
2016, A HISTORICAL LOW  
SOURCE: APM PRICEFINDER, VIA URBIS REPORT

### Rental contract volumes

# 9.7%

OVER PAST 5 YEARS  
SOURCE: APM PRICEFINDER, VIA URBIS REPORT

# 12.8%

OVER PAST 10 YEARS  
SOURCE: APM PRICEFINDER, VIA URBIS REPORT

# The address that adds up

*Lilix delivers location plus lifestyle.*



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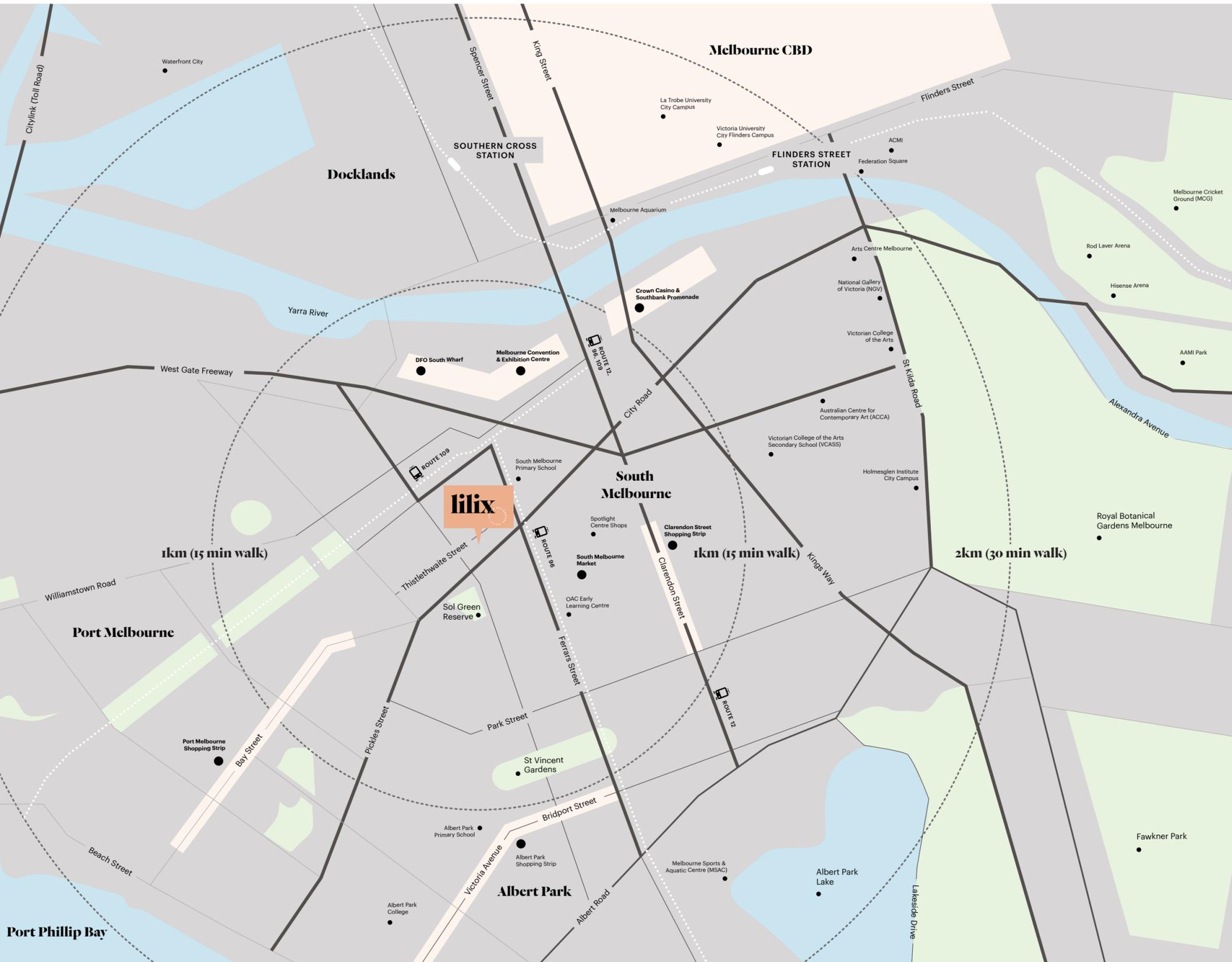
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Lilix is an easy walk to trams, beaches, shopping, dining and the iconic Albert Park. The historic South Melbourne Markets offer an abundance of fresh produce and Crown Entertainment Complex is just blocks away. State and private schools in the area include the new South Melbourne Primary School, just a three-minute walk from Lilix. With cafés, restaurants, bars and gyms all nearby, Lilix has all your lifestyle needs covered.

**Images -** 1. Yarra River / 2. Boat Builders Yard / 3. South Melbourne Markets / 4. Port Melbourne / 5. Melbourne CBD / 6. The Tan Running Track / 7. Nest / 8. Bon Emil



# The world on your doorstep

## Education

- OAC Early Learning Centre  
221 Ferrars St, South Melbourne
- South Melbourne Primary School  
(Under Construction, opening Jan 2018)  
129 Ferrars St, Southbank
- Albert Park Primary School  
Bridport St, Albert Park
- Albert Park College  
83 Danks St, Albert Park
- Victorian College of the Arts  
Secondary School (VCASS)  
57 Miles St, Southbank
- Holmesglen Institute - City Campus  
332 St Kilda Rd, Southbank
- Victorian College of the Arts  
234 St Kilda Rd, Southbank
- Victoria University, City Flinders Campus  
360 Collins St, Melbourne
- La Trobe University, City Campus  
360 Collins St, Melbourne

## Main Arterial Routes / Public Transport

- West Gate Freeway
- Kings Way
- Clarendon Street
- City Road
- Flinders Street
- Citylink (Toll Road)
- Tram 96 Route
- Tram 109 Route
- Tram 12 Route
- Southern Cross Station
- Flinders Street Station

## Shopping

- South Melbourne Market
- DFO South Wharf
- Spotlight Centre Shops (Woolworths, Aldi)
- Port Melbourne Shopping Strip
- Albert Park Shopping Strip
- Clarendon Street Shopping Strip (Coles)
- Waterfront City (Docklands)

## Entertainment

- Crown Casino & Southbank Promenade
- Melbourne Cricket Ground (MCG)
- Hisense Arena
- Rod Laver Arena
- AAMI Park
- Australian Centre for Contemporary Art (ACCA)

## Arts Centre Melbourne

- Melbourne Aquarium
- National Gallery of Victoria (NGV)
- Melbourne Convention & Exhibition Centre
- Federation Square
- ACMI

## Sports / Recreation / Health

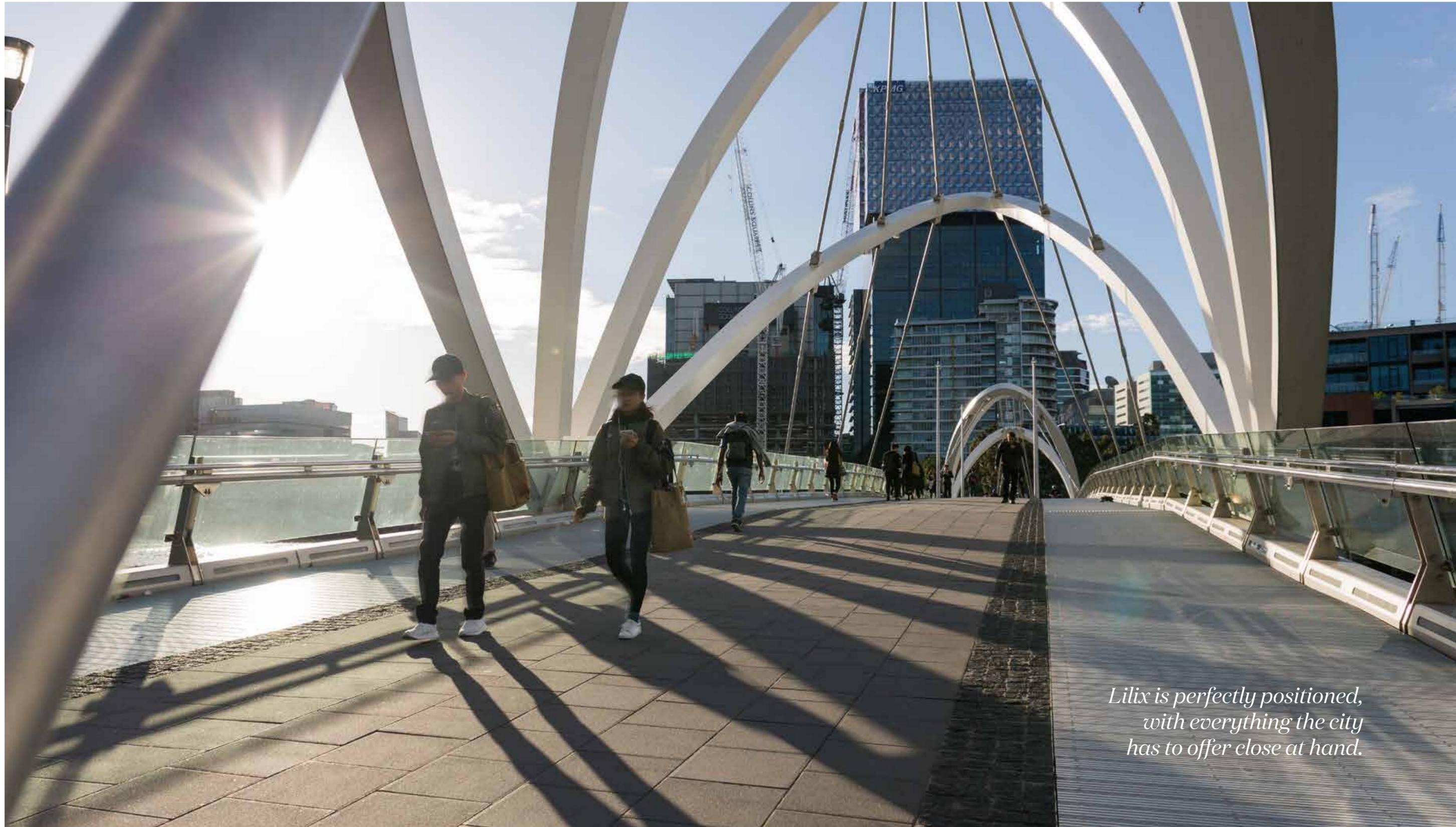
- Melbourne Sports & Aquatic Centre (MSAC)  
30 Aughtie Dr, Albert Park
- Anytime Fitness  
63-69 Market St, South Melbourne
- F45 Training  
211 Moray St, South Melbourne
- KX Pilates  
26 Thomson St, South Melbourne
- Yoke Yoga  
4 Union St, South Melbourne
- City South Physiotherapy  
592 City Rd, South Melbourne
- South Melbourne Family Practice  
111 Cecil Street South Melbourne
- Southbank Medical Clinic  
151 Sturt St, Southbank

## Parks & Gardens

- St Vincent Gardens
- Port Melbourne Beach
- Sol Green Reserve
- Royal Botanical Gardens
- Albert Park Lake

## Restaurants / Cafés / Bars

- Chez Dré  
285-287 Coventry St, South Melbourne
- St Ali Coffee Roasters  
12-18 Yarra Pl, South Melbourne
- Foxtrot Cafe  
1/204 Gladstone St, South Melbourne
- The Kettle Black  
50 Albert Rd, South Melbourne
- The Old Paper Shop Deli  
266 Clarendon St, South Melbourne
- The Boatbuilders Yard  
23 S Wharf Promenade, South Wharf
- Meat Market South Wharf  
53 S Wharf Promenade, South Wharf
- Munich Brauhaus Melbourne  
45 S Wharf Promenade, South Wharf
- O'Connells Hotel  
407 Coventry St, South Melbourne
- Smalls Bar  
20 Yarra Pl, South Melbourne
- Bellota Wine Bar  
181 Bank St, South Melbourne



*Lilix is perfectly positioned,  
with everything the city  
has to offer close at hand.*

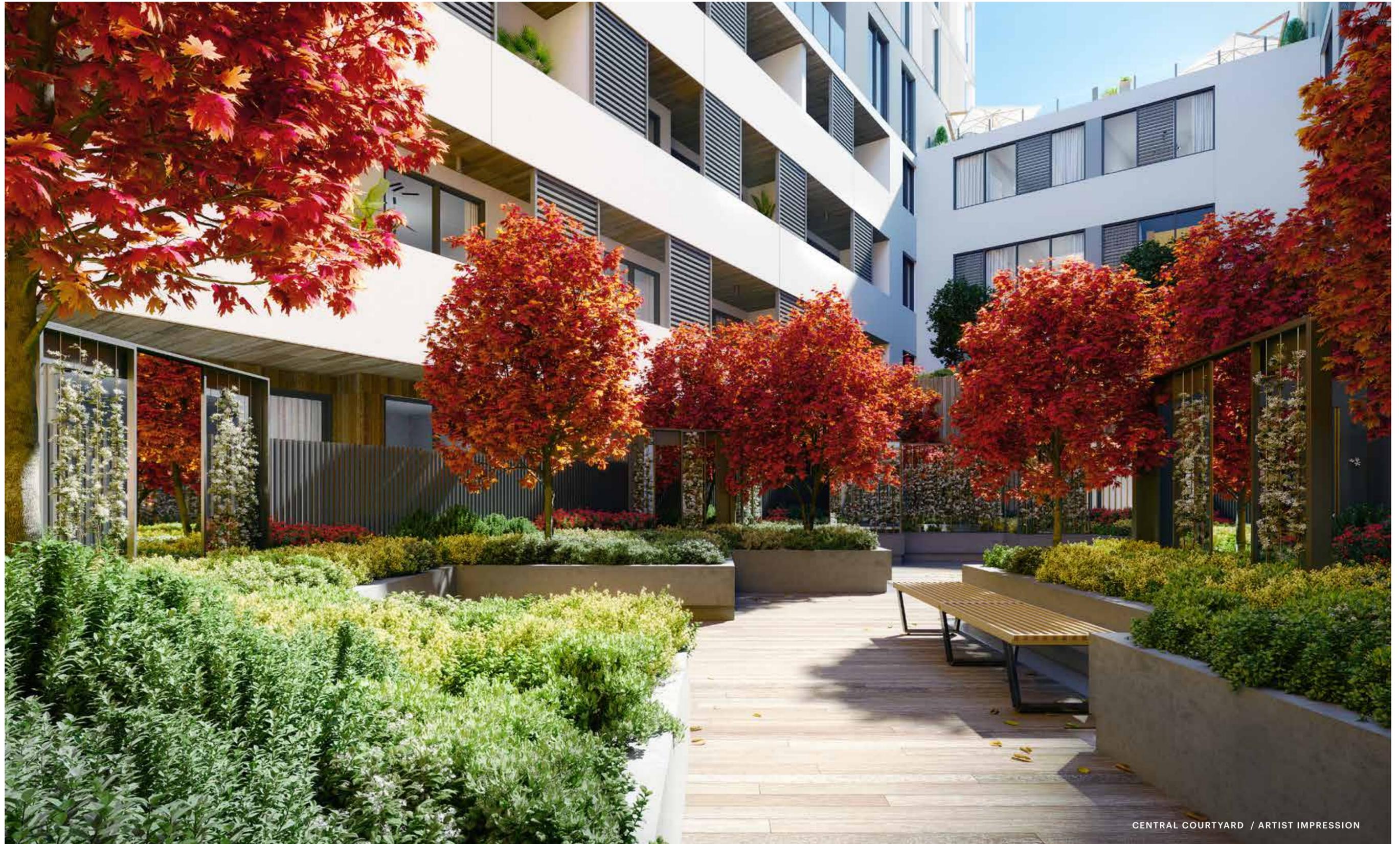


# Design of the times

*Select from a range of city, courtyard, bay or laneway views.*



THISTLETHWAITE ST FACADE / ARTIST IMPRESSION



CENTRAL COURTYARD / ARTIST IMPRESSION

# Step into the future

*Masterful architecture and  
crafted interiors respond  
to the lively and eclectic  
urban context.*

From the luxuriously finished foyer to your light-filled apartment, you'll feel the contemporary sensibility and attention to detail. A zoned living approach makes spaces both welcoming and functional, with access, storage, appliances and connectivity designed in.

Generous apartment frontages to the street, courtyard and revitalised laneways provide ample light and air, with large usable balconies and courtyards.

A lush central courtyard is designed as a quiet sanctuary – a superbly landscaped urban oasis exclusively for residents to share.



ENTRANCE FOYER / ARTIST IMPRESSION



APARTMENT BALCONY / ARTIST IMPRESSION

*With abundant frontages and balconies, indoor and outdoor spaces flow seamlessly to maximise natural light, ventilation and views.*



LIVING ROOM / ARTIST IMPRESSION



KITCHEN / ARTIST IMPRESSION

*At Lilix, even the most intimate spaces are crafted to impress.*



BATHROOM / ARTIST IMPRESSION

# It's all in the detail

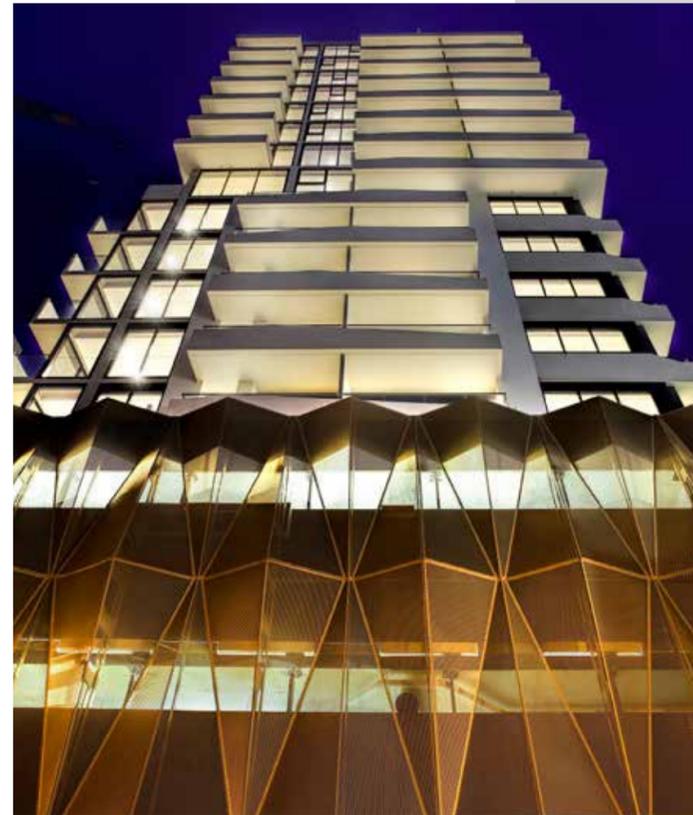
*Natural, enduring materials combine for an effortless contemporary ambiance.*



Every detail at Lilix is elegantly practical. This is reflected in the solid timber floors, reconstituted stone benchtops, Smeg appliances and lustrous porcelain splashbacks.

Timber veneers, thoughtful storage, study nooks and island benches bring it all together to evoke a sense of home.

# Spec Property improving life in the city of tomorrow



Spec Property has been among Melbourne's most innovative, customer focused developers for over 21 years.

A father and his three sons pooled their talents with a vision for improving life in the city of tomorrow.

Proudly Australian, today we have a proven track record of over 40 projects and \$1bn in development since 1995.

By engaging with customers and our holistic process covering rigorous site selection, research & design through to an uncompromising focus on quality and detail, we deliver what we say.

Images - 1. Trilby, Collingwood / 2. Ella, South Yarra / 3. Cumulus, Hawthorn / 4. Andalusian, Balwyn



[lilixsouthmelbourne.com.au](http://lilixsouthmelbourne.com.au)

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