

An abstract botanical illustration featuring large, stylized leaves in shades of yellow and grey. The leaves have a textured, striped appearance. Interspersed among the leaves are various black brushstrokes, including small dots, larger blotches, and elongated, feather-like shapes. A central white rectangular box contains the text.

9 STATION AVENUE
MCKINNON



DISCOVER YOUR NEW HOME

9 STATION AVENUE, MCKINNON

You will be transported into an amazing living experience when you visit one of these large and stunning townhouses. Located in an incredible neighborhood, these beautifully crafted modern residences are a must-see. Read on and explore just how amazing this property will be and how much it can enhance your life!



Artist Impression Only



Artist Impression Only



Artist Impression Only



BRIGHTON PUBLIC GOLF COURSE

A WONDERFUL PLACE TO LIVE

Living at 9 Station Ave, McKinnon, you are never more than a few minutes away from anything. Whether you are looking to relax, dine out, shop, or exercise – you can do it all right near home! No matter what activities you are interested in, your new home's location allows you to choose how you spend your time.

Eating out is a wonderful treat, and your new home gives you the ability to treat yourself as often as you like. The dining options in the area give you a taste of international delights right in your neighbourhood. Local eateries are very highly rated by patrons, giving you the ability to sample the best of the best.



BENTLEIGH REC TENNIS CLUB

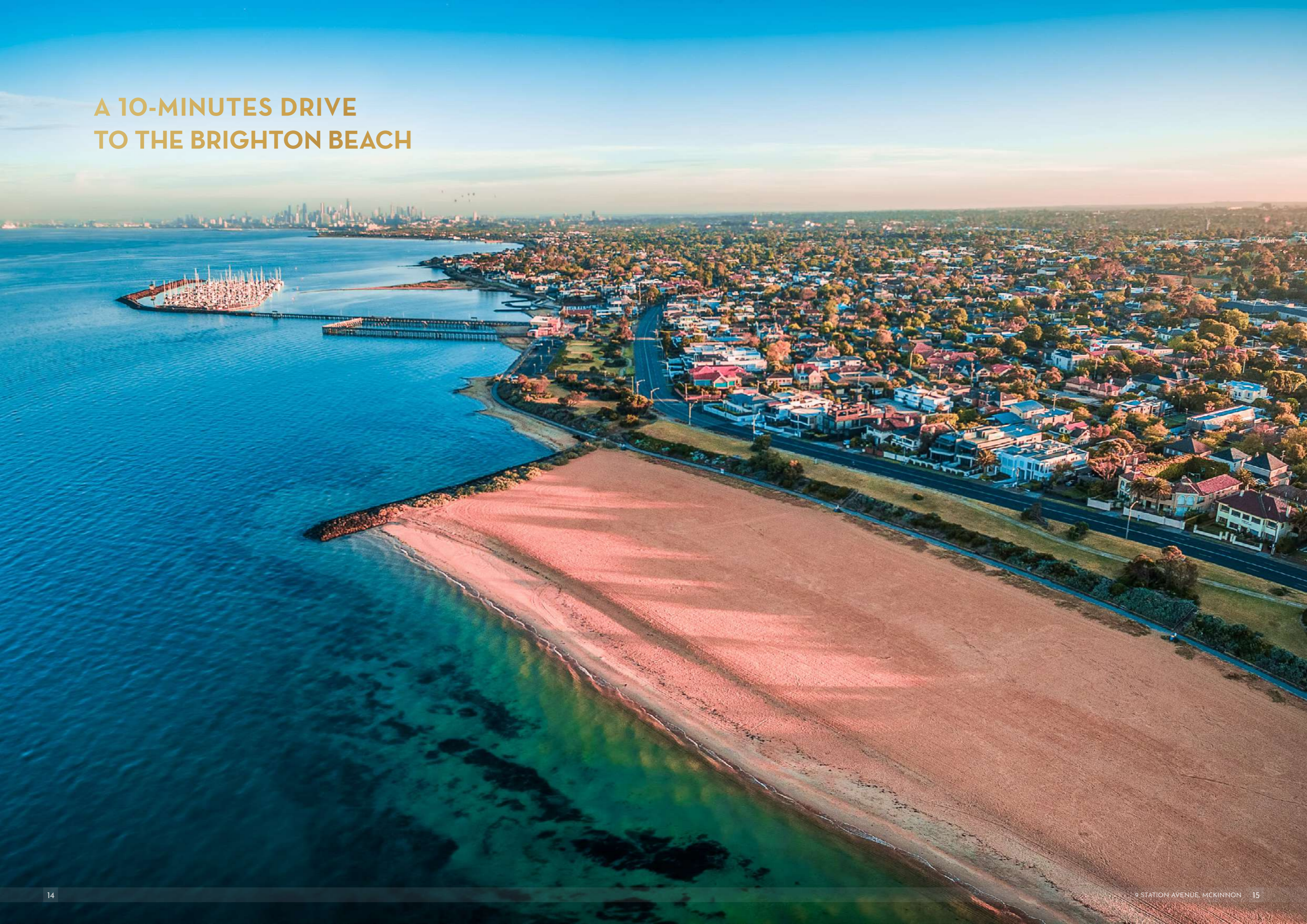


A 3-MINUTE WALK TO THE MCKINNON RAILWAY STATION



HIGHLY RATED RESTAURANTS

A 10-MINUTES DRIVE
TO THE BRIGHTON BEACH





Brighton's long, curved bay is also home to its most popular destination, Brighton Beach. As if its white sand and sparkling water weren't pretty enough, Brighton also boasts a line of 82 bathing boxes that date back to the 1900s. They provide a striking, colourful backdrop to the shoreline, creating a well-photographed spot.



BRIGHTON BEACH



ALLNUTT PARK

ENJOY THE BEAUTY OF NATURE



MCKINNON RESERVE

WATTLE GROVE RESERVE

You can relax, exercise, play, and more in the parks and beaches surrounding your new home. They are great places to relax with your family and enjoy a beautiful day in nature. Nothing helps you to relax and reset better than getting back to basics and enjoying a walk in the park. With your new home situated so close to several great parks and reserves, you won't have to go far to find some greenery.



THE BEST POSSIBLE EDUCATION

Providing your children with the best education is incredibly important. Your new home is situated near to some of the area's best schools. These leading facilities will help your children to think critically and learn the skills they need to excel later in life. Give your children the best possible start by placing them in a primary school that will put them on the path to success.



BRIGHTON PUBLIC GOLF COURSE

ORMOND PRIMARY SCHOOL

MCKINNON SECONDARY COLLEGE





Artist Impression Only



Artist Impression Only

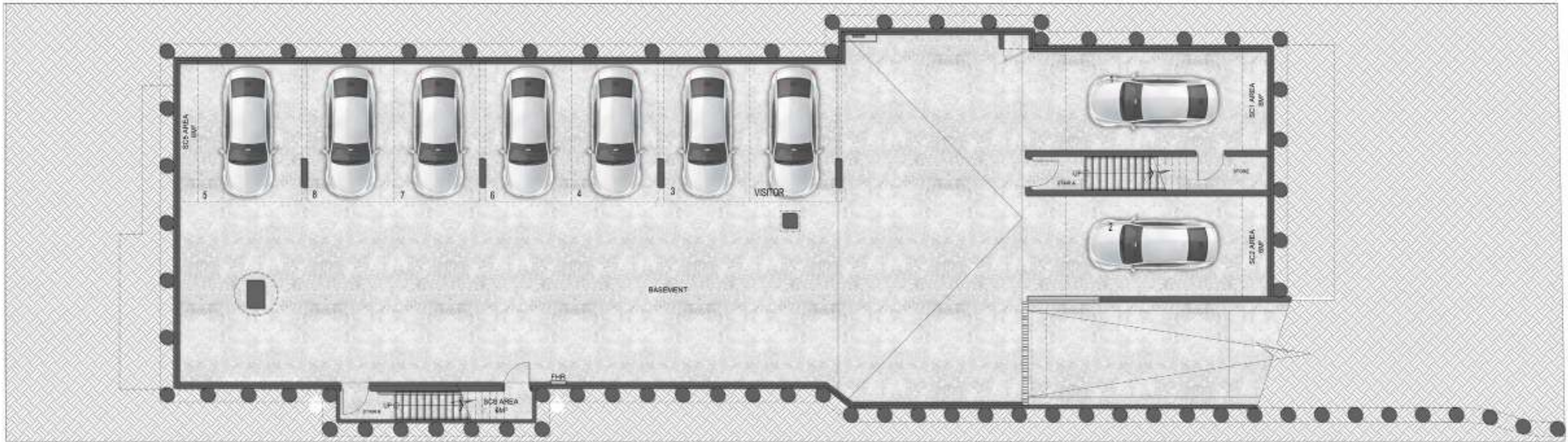




FIRST FLOOR



GROUND FLOOR 



BASEMENT





FIRST FLOOR



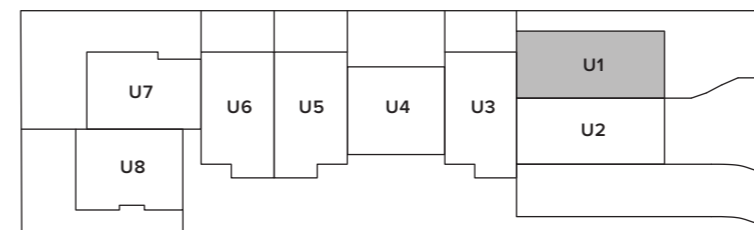
GROUND FLOOR

UNIT 1

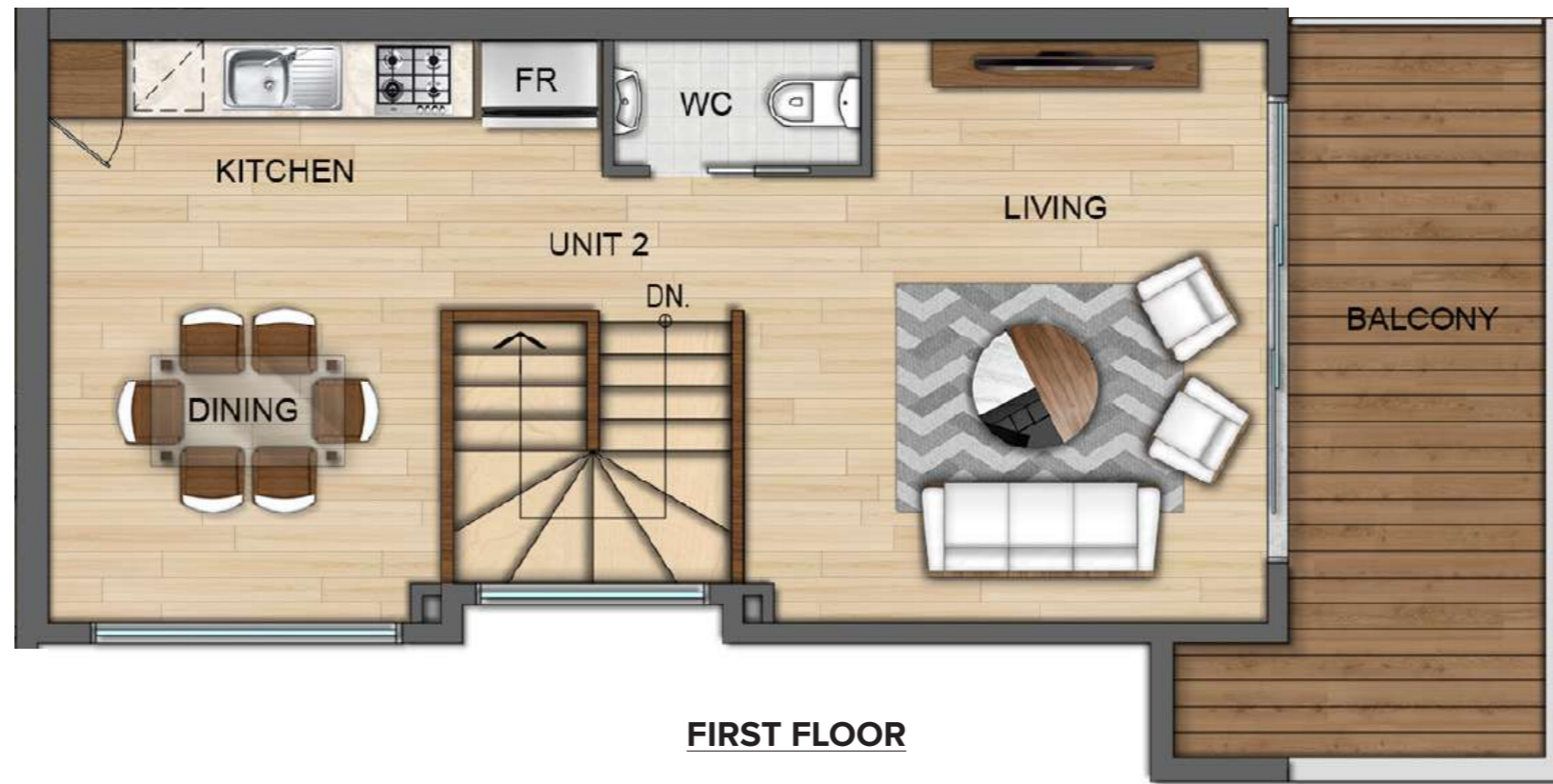
2 1.5 1

9 STATION AVENUE
MCKINNON VIC 3204

| | |
|---------------|--------------------|
| INTERNAL AREA | 90 m ² |
| EXTERNAL AREA | 25 m ² |
| TOTAL AREA | 115 m ² |



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FIRST FLOOR



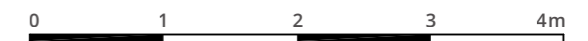
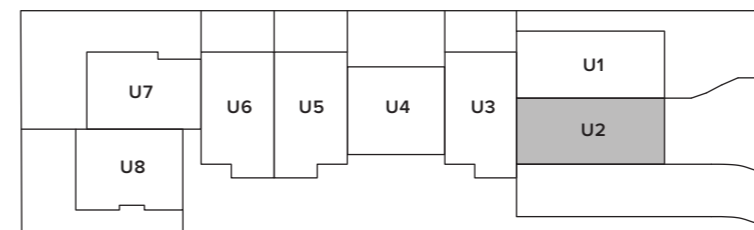
GROUND FLOOR

UNIT 2

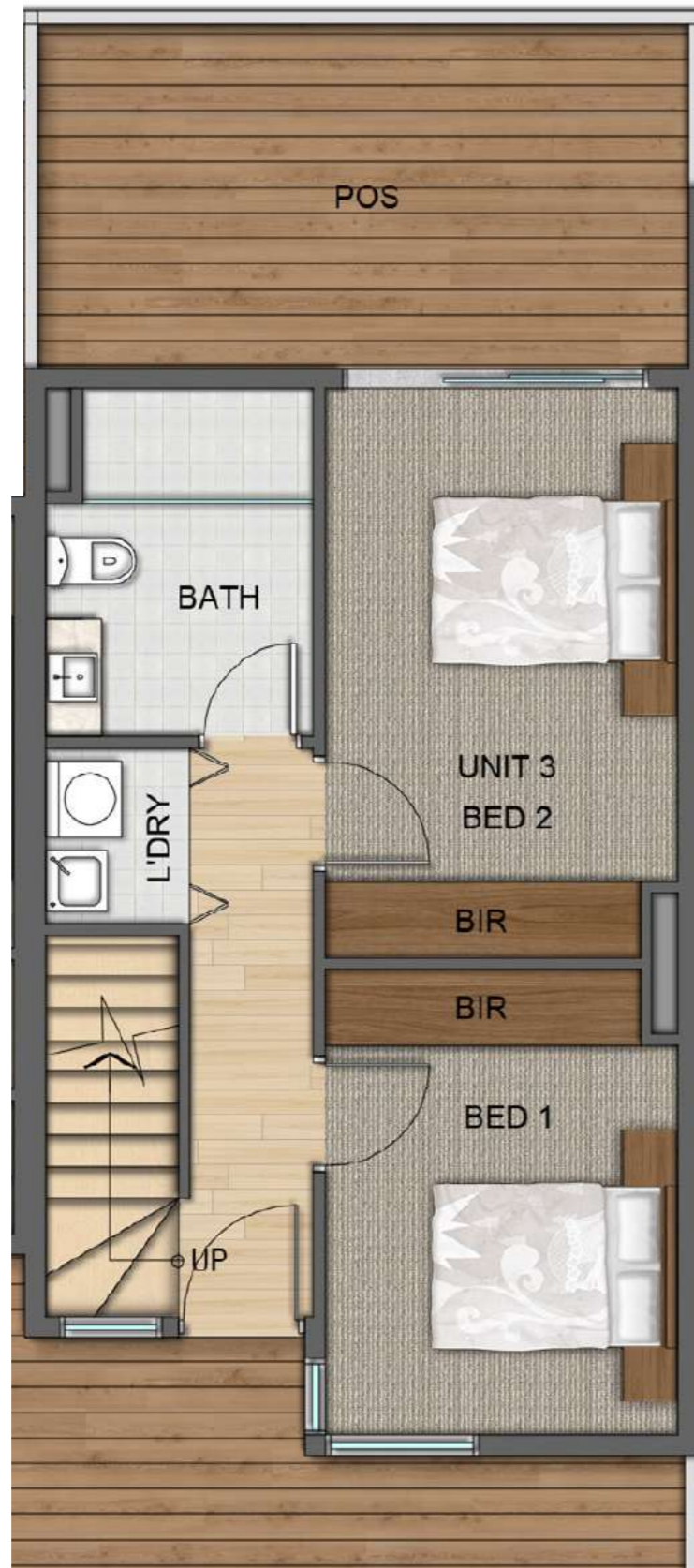
2 1.5 1

**9 STATION AVENUE
MCKINNON VIC 3204**

| | |
|-------------------|--------------------------|
| INTERNAL AREA | 92 m ² |
| EXTERNAL AREA | 51 m ² |
| TOTAL AREA | 143 m² |



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GROUND FLOOR



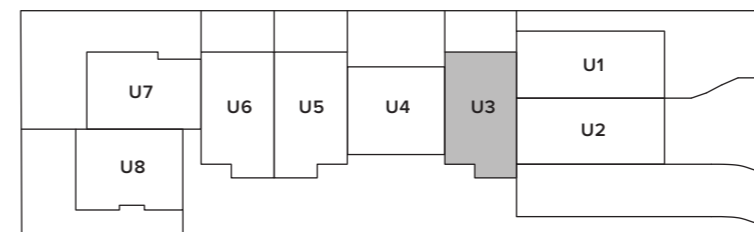
FIRST FLOOR

UNIT 3

2 1.5 1

**9 STATION AVENUE
MCKINNON VIC 3204**

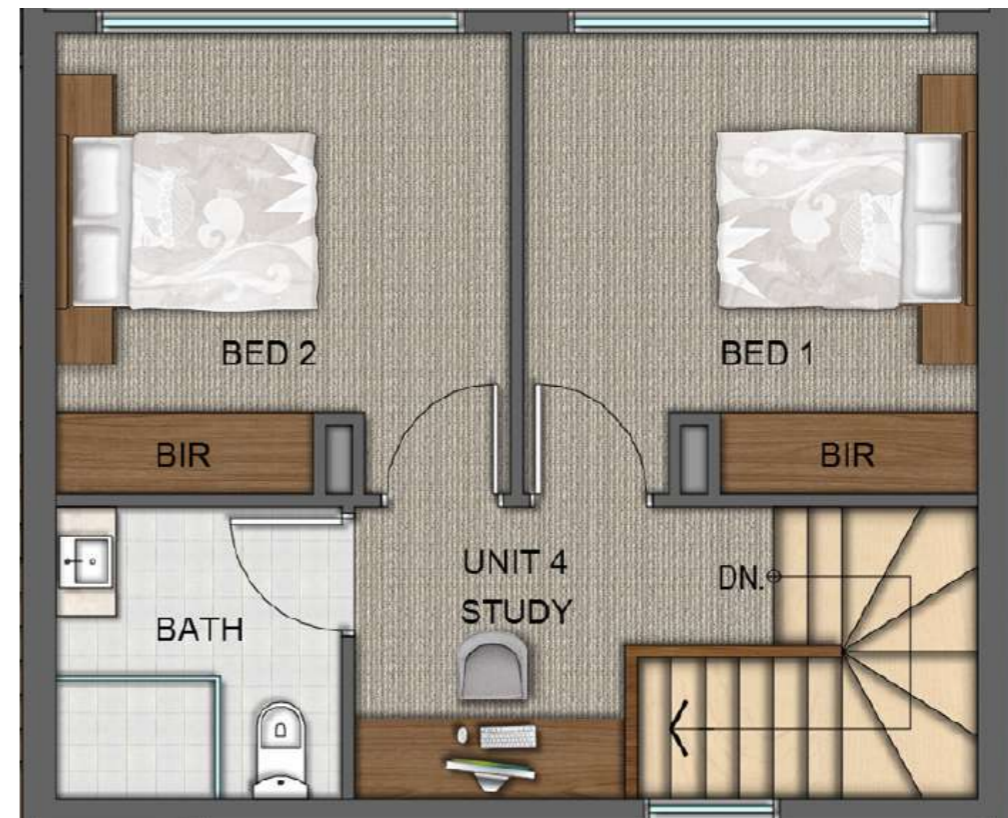
| | |
|-------------------|-------------------------|
| INTERNAL AREA | 82 m ² |
| EXTERNAL AREA | 15 m ² |
| TOTAL AREA | 97 m² |



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GROUND FLOOR



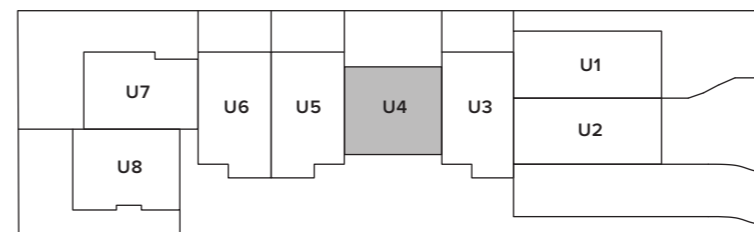
FIRST FLOOR

UNIT 4

2 1 1

**9 STATION AVENUE
MCKINNON VIC 3204**

| | |
|-------------------|--------------------------|
| INTERNAL AREA | 84 m ² |
| EXTERNAL AREA | 26 m ² |
| TOTAL AREA | 110 m² |



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GROUND FLOOR



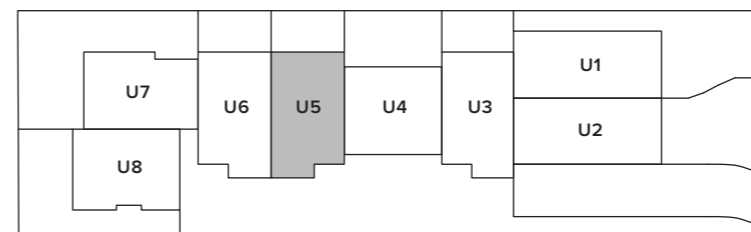
FIRST FLOOR

UNIT 5

2 1.5 1

**9 STATION AVENUE
MCKINNON VIC 3204**

| | |
|-------------------|-------------------------|
| INTERNAL AREA | 82 m ² |
| EXTERNAL AREA | 15 m ² |
| TOTAL AREA | 97 m² |



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GROUND FLOOR



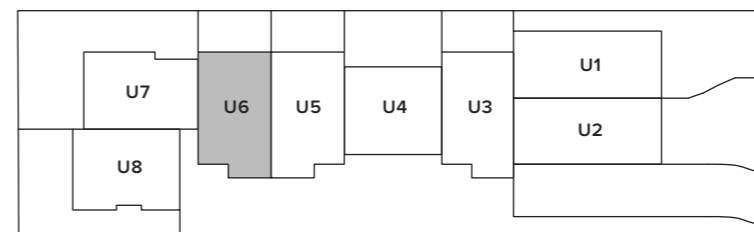
FIRST FLOOR

UNIT 6

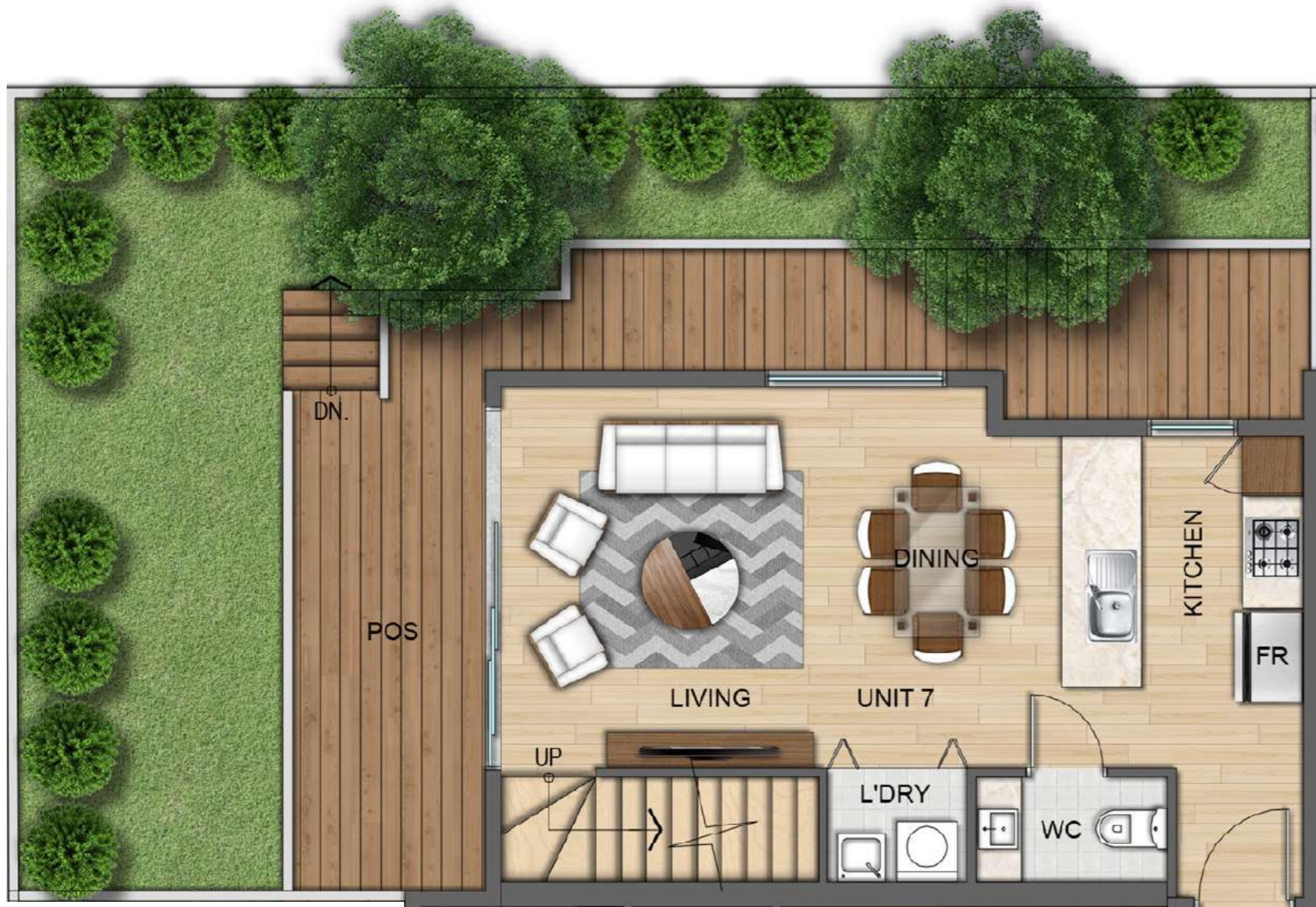
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**9 STATION AVENUE
MCKINNON VIC 3204**

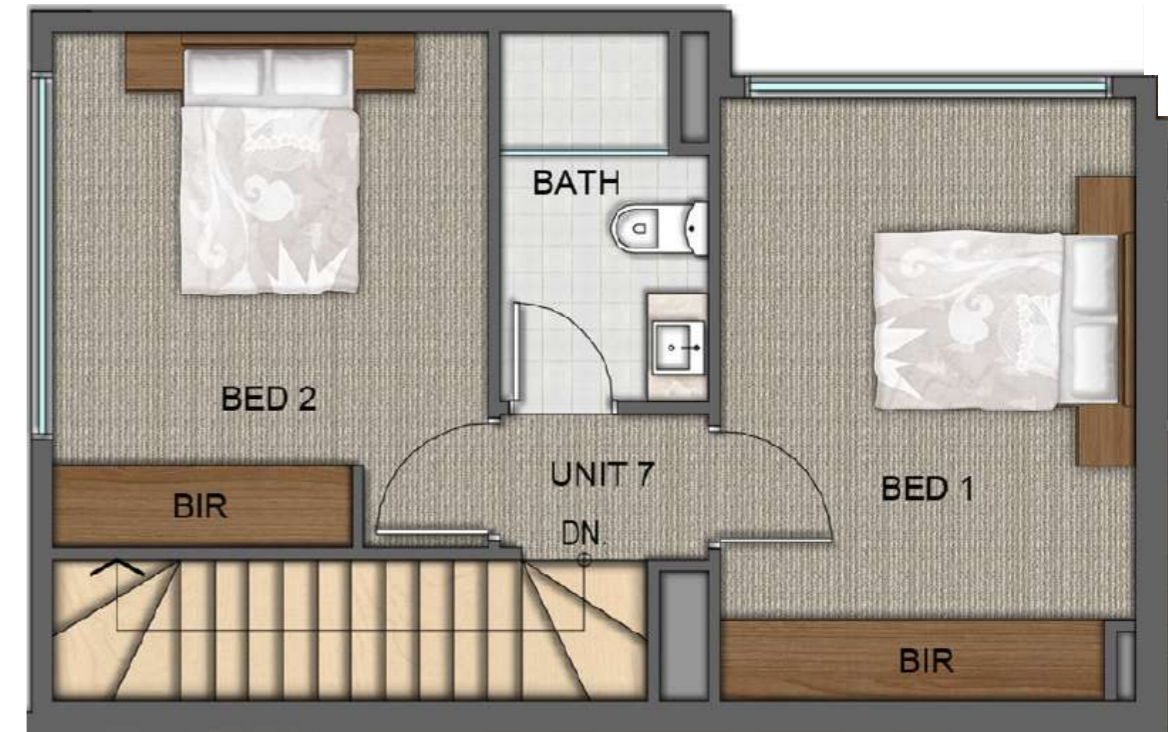
| | |
|-------------------|-------------------------|
| INTERNAL AREA | 82 m ² |
| EXTERNAL AREA | 15 m ² |
| TOTAL AREA | 97 m² |



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GROUND FLOOR



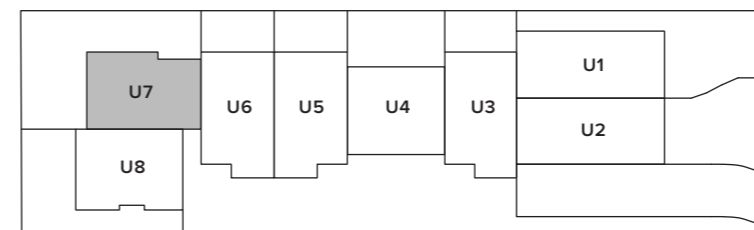
FIRST FLOOR

UNIT 7

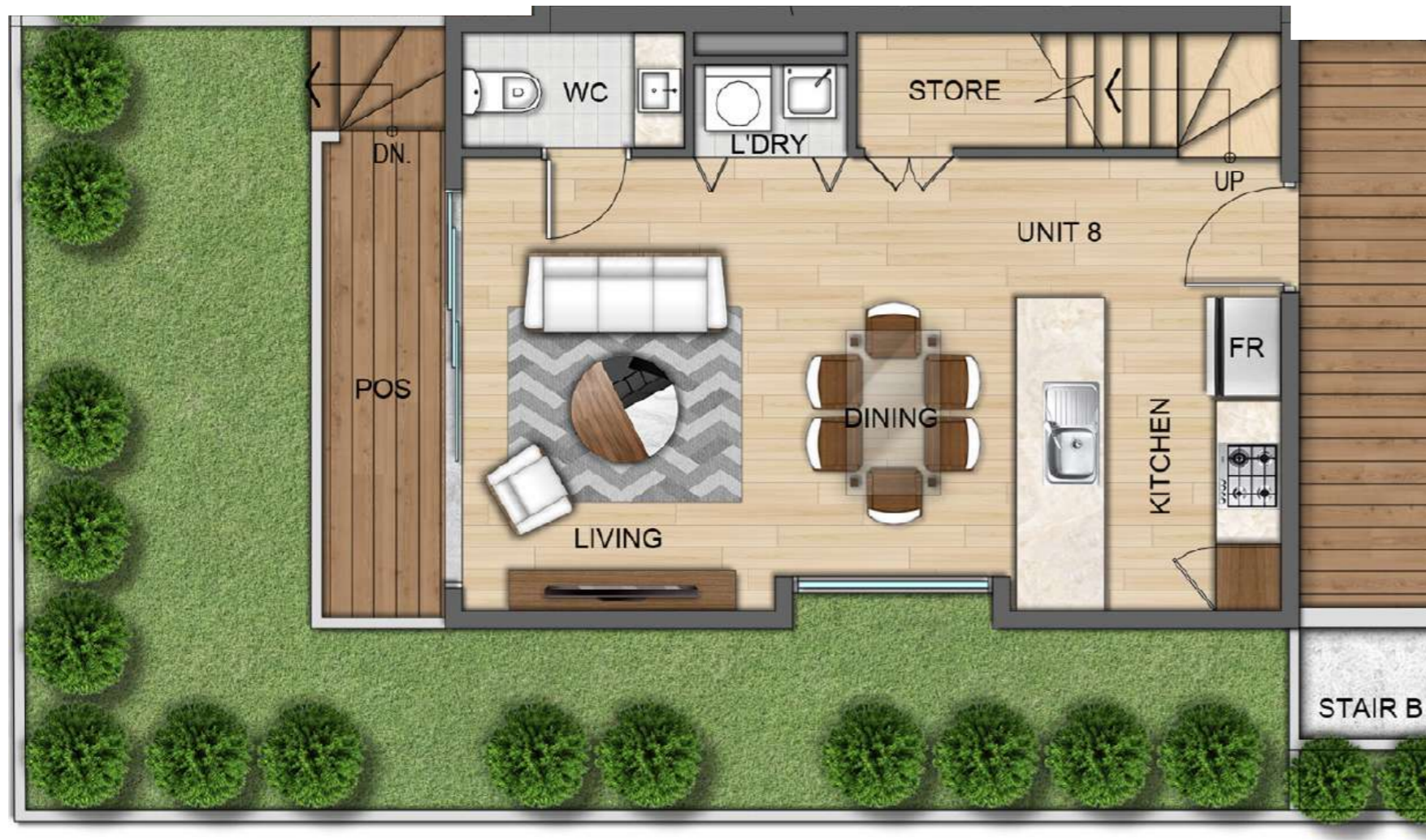
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**9 STATION AVENUE
MCKINNON VIC 3204**

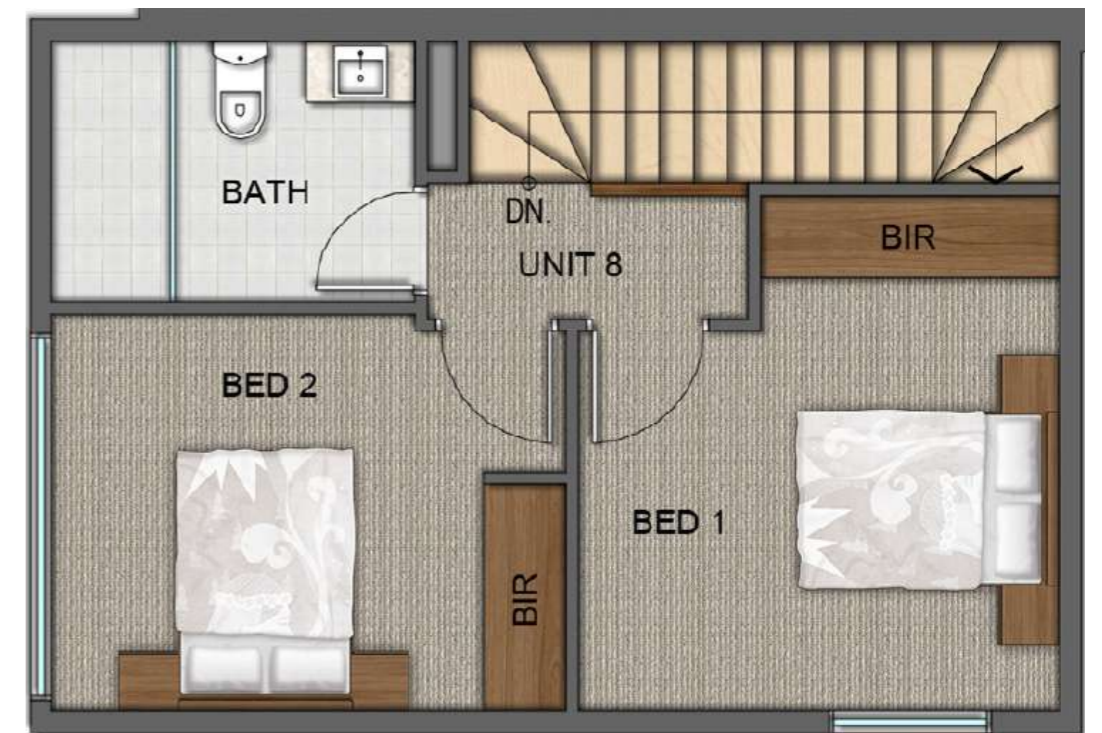
| | |
|-------------------|--------------------------|
| INTERNAL AREA | 85 m ² |
| EXTERNAL AREA | 60 m ² |
| TOTAL AREA | 145 m² |



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GROUND FLOOR



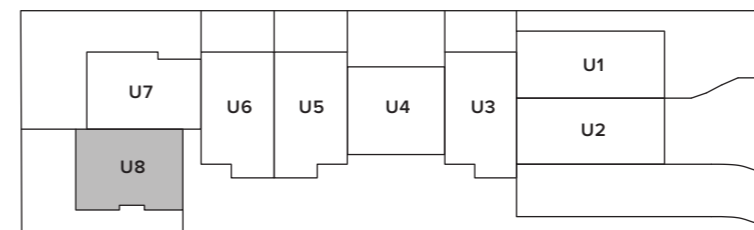
FIRST FLOOR

UNIT 8

2 1.5 1

**9 STATION AVENUE
MCKINNON VIC 3204**

| | |
|-------------------|--------------------------|
| INTERNAL AREA | 84 m ² |
| EXTERNAL AREA | 34 m ² |
| TOTAL AREA | 118 m² |



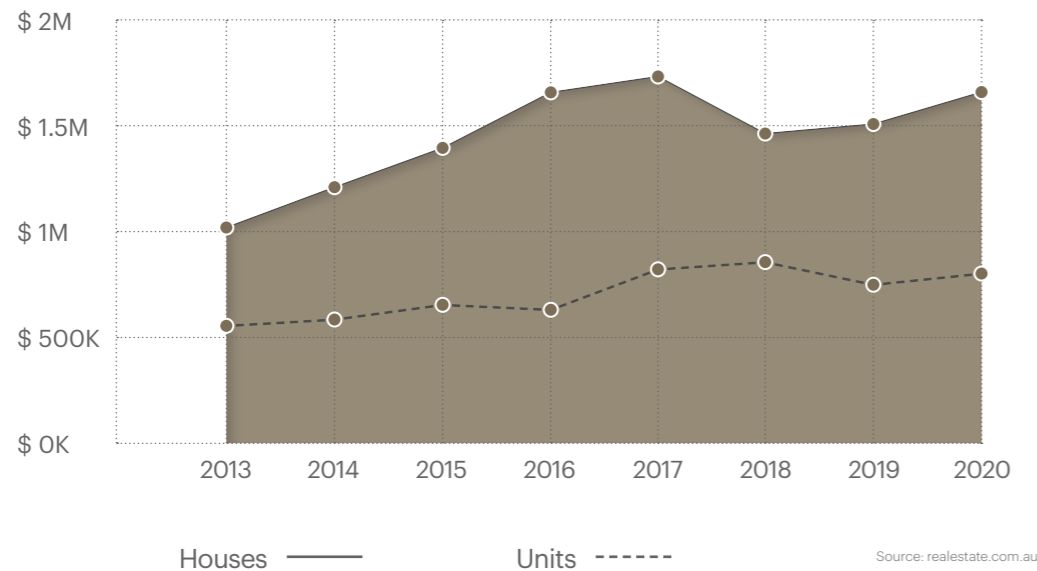
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MCKINNON

SUBURB PROFILE

◆ INVESTMENT PROPERTY DATA IN MCKINNON

The median sales price in McKinnon, VIC in the last year was \$1,655,500 for houses and \$802,800 for units. If you are looking for an investment property, consider houses in Mckinnon rent out for \$650 PW with an annual rental yield of 2.0% and units rent for \$500 PW with a rental yield of 3.2%. Based on five years of sales, Mckinnon has seen a compound growth rate of 3.9% for houses and 4.1% for units.



LAST 12-MONTH GROWTH
13.19 %

AVG. ANNUAL GROWTH
5.89%

TIME ON MARKET
50 Days

FULLY OWNED
36.1%

BEING PURCHASED
38.9%

RENTED
24.5%

MEDIAN RENT (HOUSE)
\$650/WEEK

MEDIAN RENT (UNIT)
\$500/WEEK

Source: Your Investment Property

◆ DEMOGRAPHICS DATA IN MCKINNON

TOTAL POPULATION (2020)
7,042

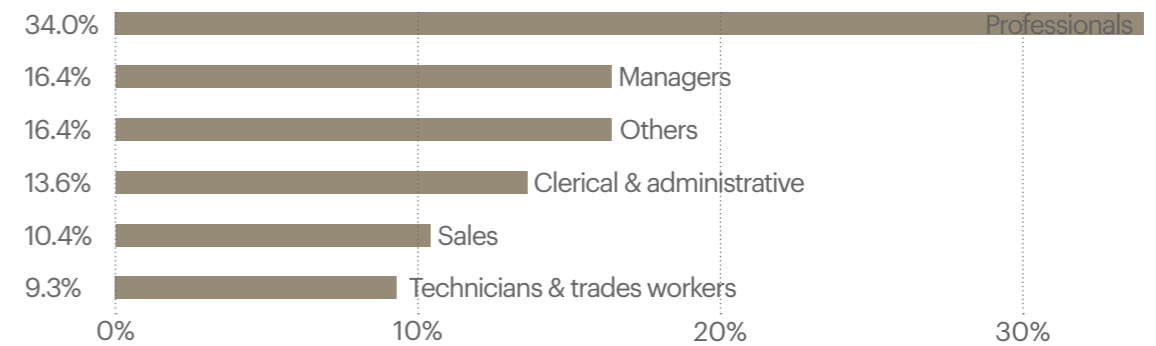
POPULATION FORECAST (2041)
7,566

POPULATION CHANGE (2041)
+7.45%

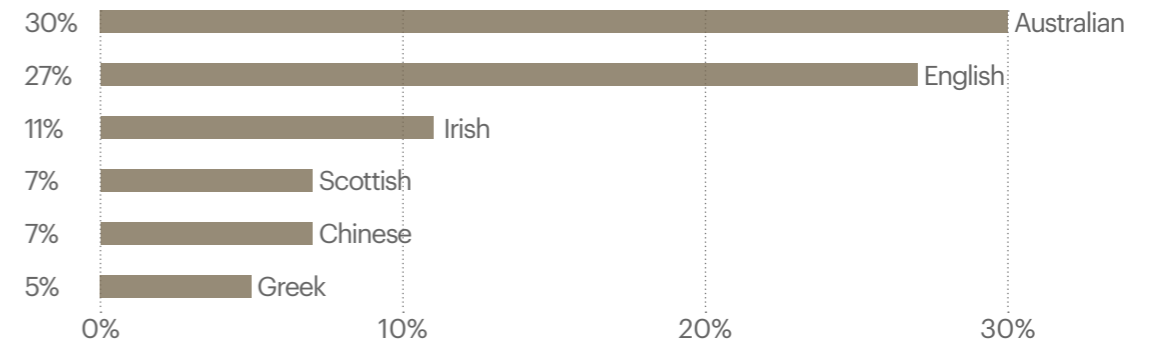
POPULATION DENSITY
43.74 PERSONS PER HECTARE

Source: idcommunity

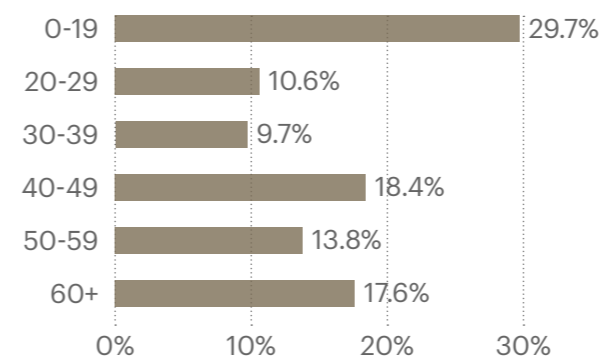
OCCUPATION



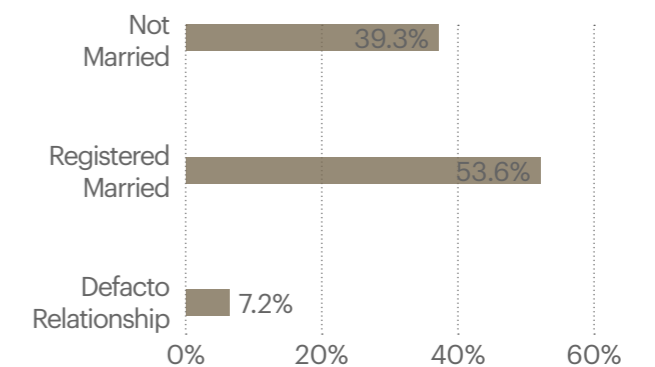
ANCESTRY



AGE GROUP



SOCIAL MARITAL STATUS



Source: Your Investment Property



9 STATION AVENUE
MCKINNON

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