

RENTAL APPRAISAL

9 August 2023

The Wellington Company has become synonymous with **uncompromising** quality, thoughtful **design** and timeless **style**.

Their latest project, 'Aro', is an elegant embodiment of their values.

Striving and succeeding in **architectural excellence**; Aro is a welcome change to the marketplace.

With a range of living options from well-considered and functional studio apartments to 4-storey townhouses with outdoor living spaces. Aro captures the spirit of **modern inner-city minimalism**; Giving you **everything you need and nothing you don't**.



Utilising design features seldom seen in the market like the architectural 'air' staircase, and terraced rooftop gardens there's a **complete focus on form and function**. Visually and texturally pleasing, the interior design pairs an **effortlessly cool aesthetic with all of the comfort that you want in a home**.

Each configuration offers a unique **dynamic space** and feel, inspired by **sustainability and the urban environment**.

Positioned in one of the most sought-after locales in the city; With work, eats, drinks and play right on your doorstep.

Designed and built with a vision to **redefine** City living, they've certainly achieved it.

There is very little market competition for property of this calibre. The marketplace is full of vibrant and hard-working professionals who've been yearning for a rental opportunity like this.

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2.5

2.5 Terrace - 3 levels

Ground floor: Open Plan Living + Rear Private Courtyard

Level one: 1 Bedroom, 1 Bathroom + Flexible Living Space

Level two: 1 Bedroom, 1 Bathroom + Roof Top Terrace

Total Area: 102m² - Internal Area: 85m² - External Area: 17m²

The Dual-Key 3.0 Terrace - Home & Income - 3 levels

Ground floor: Self Contained Studio with Storage Space

Level one: Open Plan Living + 1 Balcony

Level two: 2 Master Bedrooms + 1 Full Bathroom

Total Area: 107m² - Internal Area: 97m² - External Area: 10m²

3.0

The Dual-Key 3.5 Terrace - 4 levels

Ground floor: Self Contained Studio with Storage Space

Level one: Open Plan Living + 1 Balcony

Level two: 1 Bedroom, 1 Bathroom + Flexible Living Space

Level three: 1 Bedroom, 1 Bathroom + Roof Top Deck with Views

Total Area: 138m² - Internal Area: 121m² - External Area: 17m²

3.5

Live + Work 3.5 Terrace - 3 levels + Commercial Space

Corner locations: Willis & Vivian St or Victoria & Vivian St

Ground floor: Commercial Space

Level one: Open Plan Living + 1 Balcony

Level two: 1 Bedroom, 1 Bathroom + Flexible Living Space

Level three: 1 Bedroom, 1 Bathroom + Roof Top Deck with Views

Total Area: 138m² - Internal Area: 102m² - External Area: 17m²

3.5

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2.5 The Terrace	\$920 - \$1,020 per week
3.0 The Dual-Key Terrace - Home & Income (Studio)	\$880 - \$950 per week \$420 - \$460 per week
3.5 The Dual-Key Terrace - Home & Income (Studio)	\$920 - \$1,020 per week \$420 - \$460 per week
3.5 Live + Work Terrace	\$920 - \$1,020 per week

URBAN PROPERTY MANAGER.

No matter where your property sits in the market we can help you reach your investment goals.

Need help managing your new investment - let us do the hard work!

Contact me at any time to discuss this assessment.

Kind Regards,
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