

BRAND-NEW

LUXURY
IMPROVED LIVEABILITY
APARTMENTS

MELBOURNE

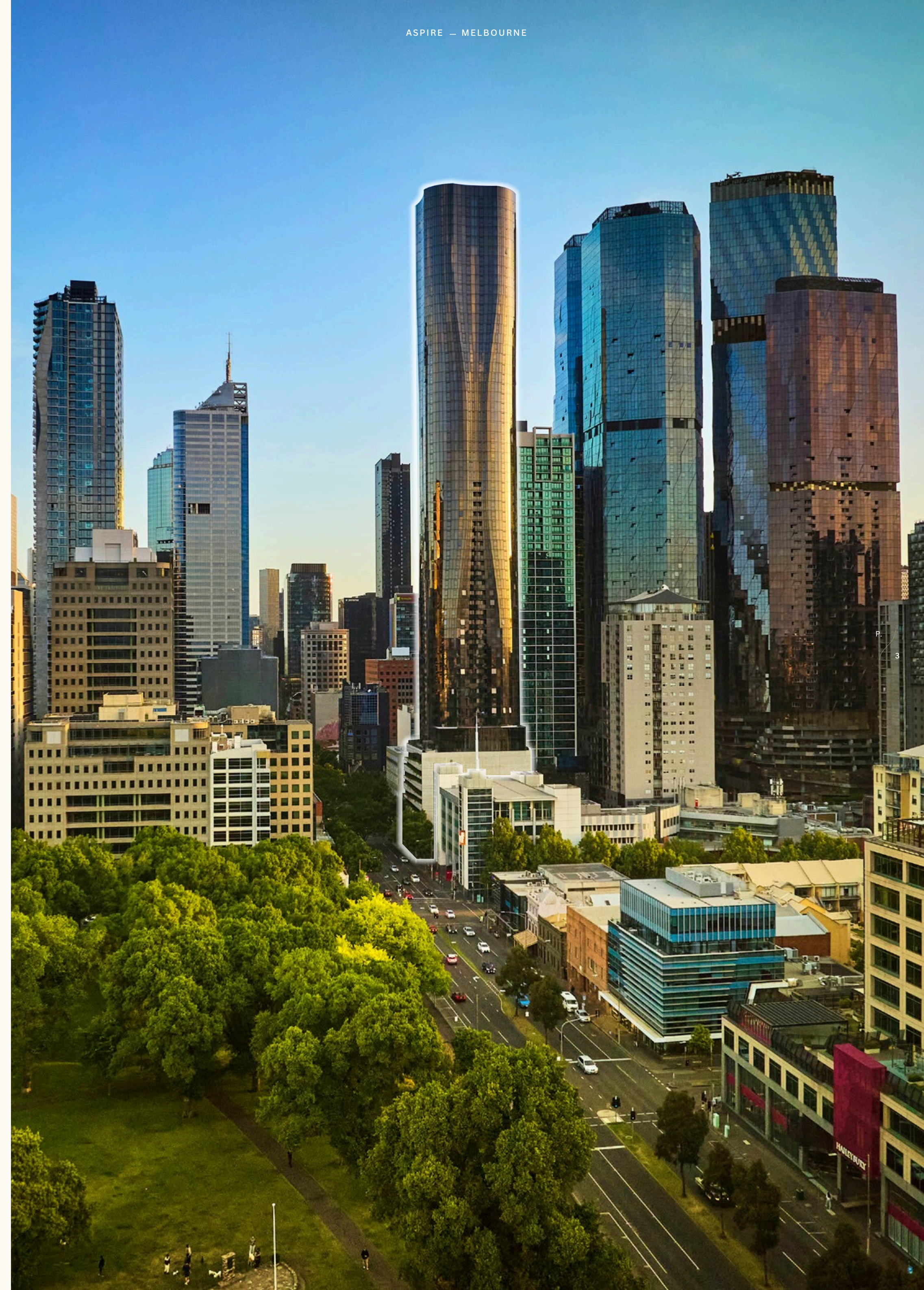


CNR KING & LITTLE LONSDALE ST

A reflection of the city's past;
a foretelling of its future.

Here, an elegantly curved tower soars
above Flagstaff Gardens — a sculptural
new landmark that evokes both a golden
epoch of the past, and an exhilarating
new chapter.

CNR KING & LITTLE LONSDALE ST, MELBOURNE 3000





A SINGULAR LOCATION

These apartments are positioned at the heart of Australia’s most vibrant city, where the unrivalled entertainment and culture of Melbourne offer an exciting and sophisticated playground day and night.



Whether looking for elegant retail, superb dining, captivating art and performances, or grand gardens, everything can be found in abundance within walking distance. The stately Flagstaff Gardens is the picturesque front garden for Aspire Melbourne, and an extensive array of luxury shopping nearby means the perfect ensemble is moments from home.

Melbourne’s arts precinct pulsates with culture and events year round, offering everything from visual art and film to theatre, dance and musical productions. Crown Casino provides an entertainment and indulgence hub—but with plenty of activities for families.

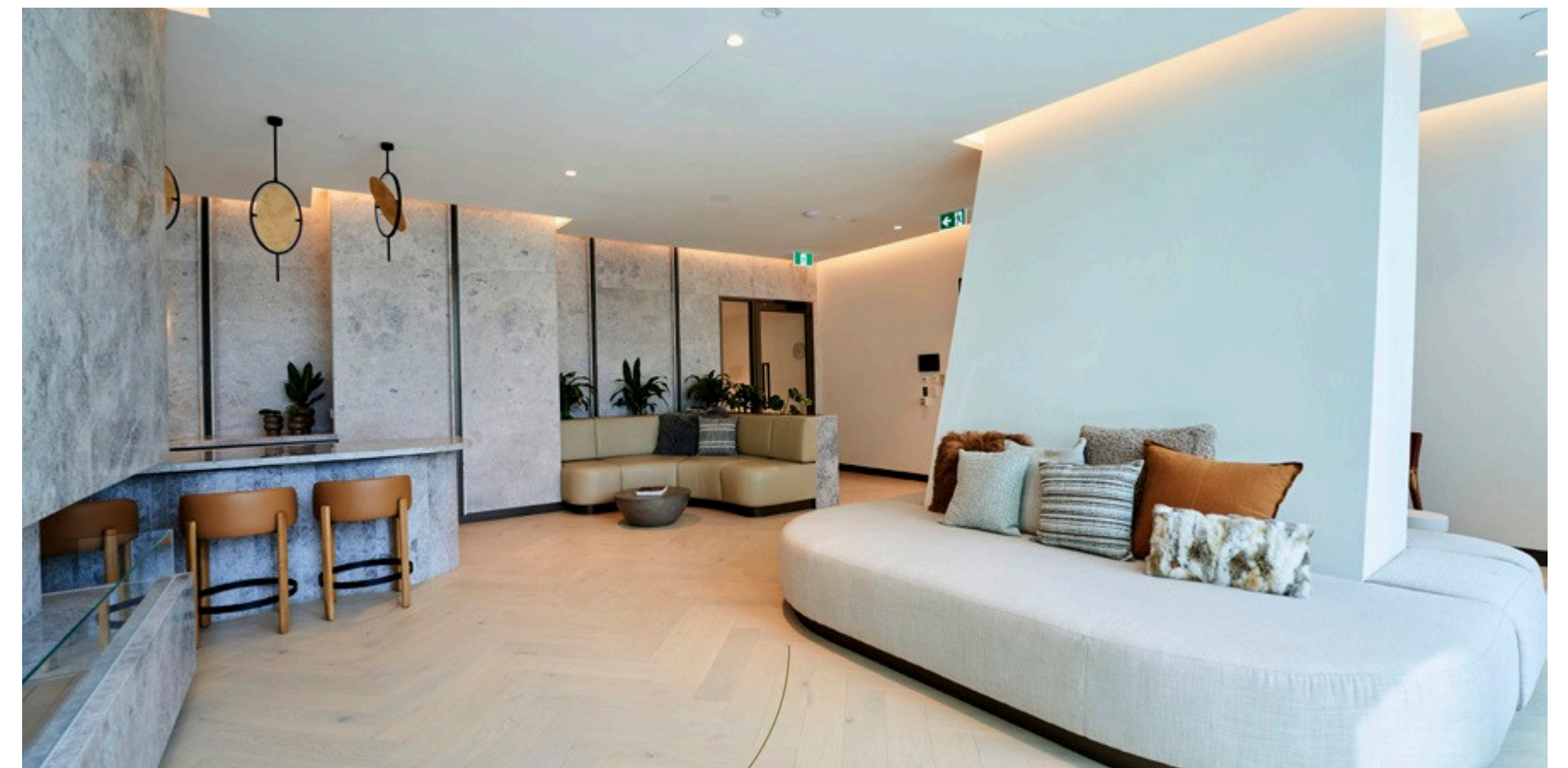
The Queen Victoria Market is filled with fresh produce and delicious treats, and runs night markets throughout selective months.

For tertiary education, a number of Australia’s most respected institutions including University of Melbourne and RMIT are all within short distance. And transport to all the surrounding suburbs is simple with two major train stations only a few minutes walk away.

When it comes to the best of city living, there’s nowhere better placed

Melbourne.

RETAIL	EDUCATION	ARTS & CULTURE	MEDICAL	SPORT
01 Coles	10 Newman College	16 Athenaeum Theatre	27 Royal Children’s Hospital	35 Rod Laver Arena
02 Woolworths	11 Queen’s College	17 Melbourne City Baths	28 Royal Melbourne Hospital	36 Hisense Arena
03 QV Centre	12 Ormond College	18 IMAX Theatre	29 Royal Women’s Hospital	37 AAMI Park
04 Greek Quarter	13 Trinity College	19 Nova Cinema	30 Eye and Ear Hospital	38 Marvel Stadium
05 Chinatown	14 The University	20 The Ian Potter Centre: NGV Australia	31 St Vincent’s Hospital	
06 H&M	High School	21 Regent Theatre		
07 David Jones	15 Haileybury	22 Princess Theatre		
08 Myer		23 Hamer Hall		
09 Luxury Brands		24 Australian Centre for Contemporary Art		
Collins Street		25 Hoyts Cinema		
		26 ACFI		
			LEGAL	LUXURY HOTELS
			32 Supreme Court	39 Ritz Carlton
			33 County Court	40 Shangri La
			34 Magistrates Court	41 W Hotel



NDIS Investment Opportunity – Luxury Improved Liveability Apartment | Melbourne CBD

Positioned in the heart of Melbourne's vibrant CBD, this high-end apartment is enrolled under the Improved Liveability category of the NDIS. Designed for participants with sensory, cognitive, or intellectual impairments, it features premium finishes, enhanced lighting, step-free access, and intuitive layouts that promote independence and comfort.

Melbourne CBD is a high-demand location with excellent access to public transport, healthcare, and community services—making it ideal for participant retention and long-term tenancy. The property offers strong rental yields, government-backed income, and potential for capital growth.

A secure, ethical investment with stable returns in a blue-chip location.



NDIS Investment – Melbourne CBD | Improved Liveability
Brand new (post-2023) 2-bedroom apartment purpose-built to Improved Liveability standards. Designed for 1 NDIS participant + 1 carer.

- Funding: \$97,783 p.a.
- MRRC: \$8,000 p.a.
- Total Income: \$110,075 p.a.
- Sale Price: \$855,000



Your paragraph text



A BEAUTIFULLY-APPOINTED SANCTUARY

The tower's prime position provides residents with sweeping panorama of the gardens, dynamic outlooks into the bustling city and spectacular vistas across Victoria Harbour into the Yarra River estuary.

Dramatic split face stone surfaces in the kitchens speak to the focus on nature, while bespoke metal elements reference the precious metals of the gold rush era. Here, simple, functional

forms are accessorised with considered materials including metal, stone and timber. Generous island benches ensure effortless meal preparation, and shelving with backed highlights provide celebrated central pieces.



A TRANQUIL HAVEN

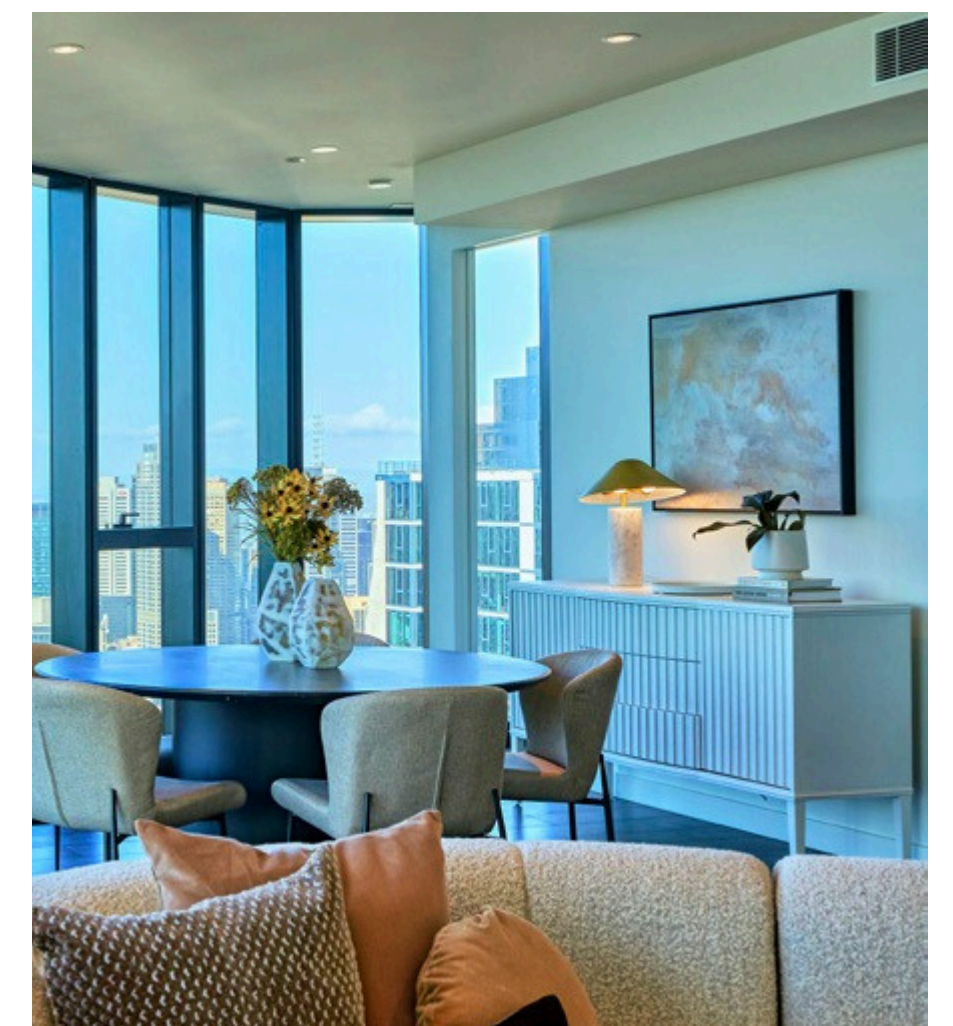
Within each Aspire Melbourne bedroom, a light, restrained colour palette and a natural material selection create a subtleness of design and a sense of calm. Gold accents continue the historical references that flow throughout each residence, and expansive windows maximise views out over the city.

A place of subtle elegance, each Aspire Melbourne bathroom is defined by a pale palette formed of white tiles and joinery, stone benches and mirror splashbacks. Gold elements continue to weave their way through these spaces designed for peace and relaxation.



A PLACE OF POISE

Natural materials in warm hues and polished accents weave a rich design narrative inspired by the city's gold rush heritage.









mark.reuben@markreubenprojects.com.au
0411 899 714

natalie@markreubenprojects.com.au
0460 757 978