

3R

THREE RIGBY



3 RIGBY AVE · CARNEGIE

3R

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Centre yourself where luxury and lifestyle meet endless opportunity at Three Rigby, Carnegie. Primed to reap the benefits of an established locale including fashionable eateries, lush parks and multiple transport options, offerings like this are rare.

A stunning collection of five townhouses where living extends to private outdoor spaces, Three Rigby exudes excellence, with a selection of three and four-bedroom residences, each with two or three bathrooms, two basement car spaces and select features including walk-in robes.





STYLE. SOPHISTICATION. SPACE.

Generously equipped, each residence is a sanctum of the highest standard. Engineered Beachwood timber flooring provides a modern undertone to the living areas, flowing to spacious outdoor decks and gardens.



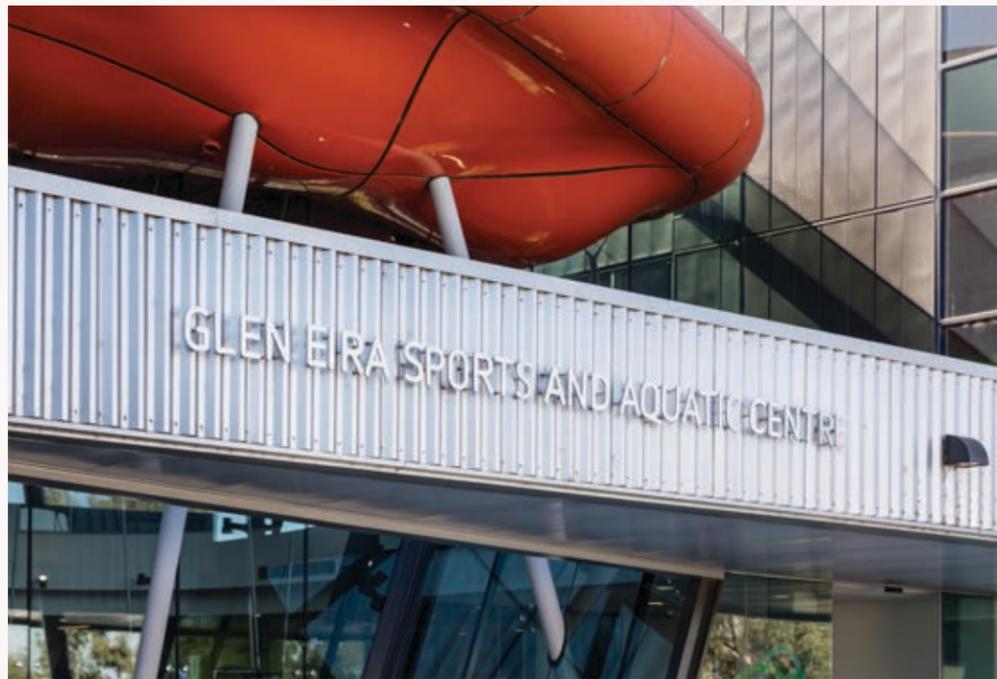
A LIFE WITHOUT LIMITATIONS

Reconstituted stone 40mm benchtops in a matte concrete finish anchor the kitchens, complemented with Carrara hexagon mosaic splashbacks and white satin cabinetry with a linear profile. A full suite of premium white ILVE appliances and antique brass fittings top the look.

Carrara marble benchtops and mosaic feature tiles deliver refined opulence in the bathrooms, paired with lava limestone and lava basalt tiling, antique brass tapware, swank overhead showers and optional bathtub. Storage abounds in the bedrooms, with floor-to-ceiling mirrored robes complete with hydraulic hangers, shoe racks, drawers and trouser racks. Balconies provide prime aspects to select residences.









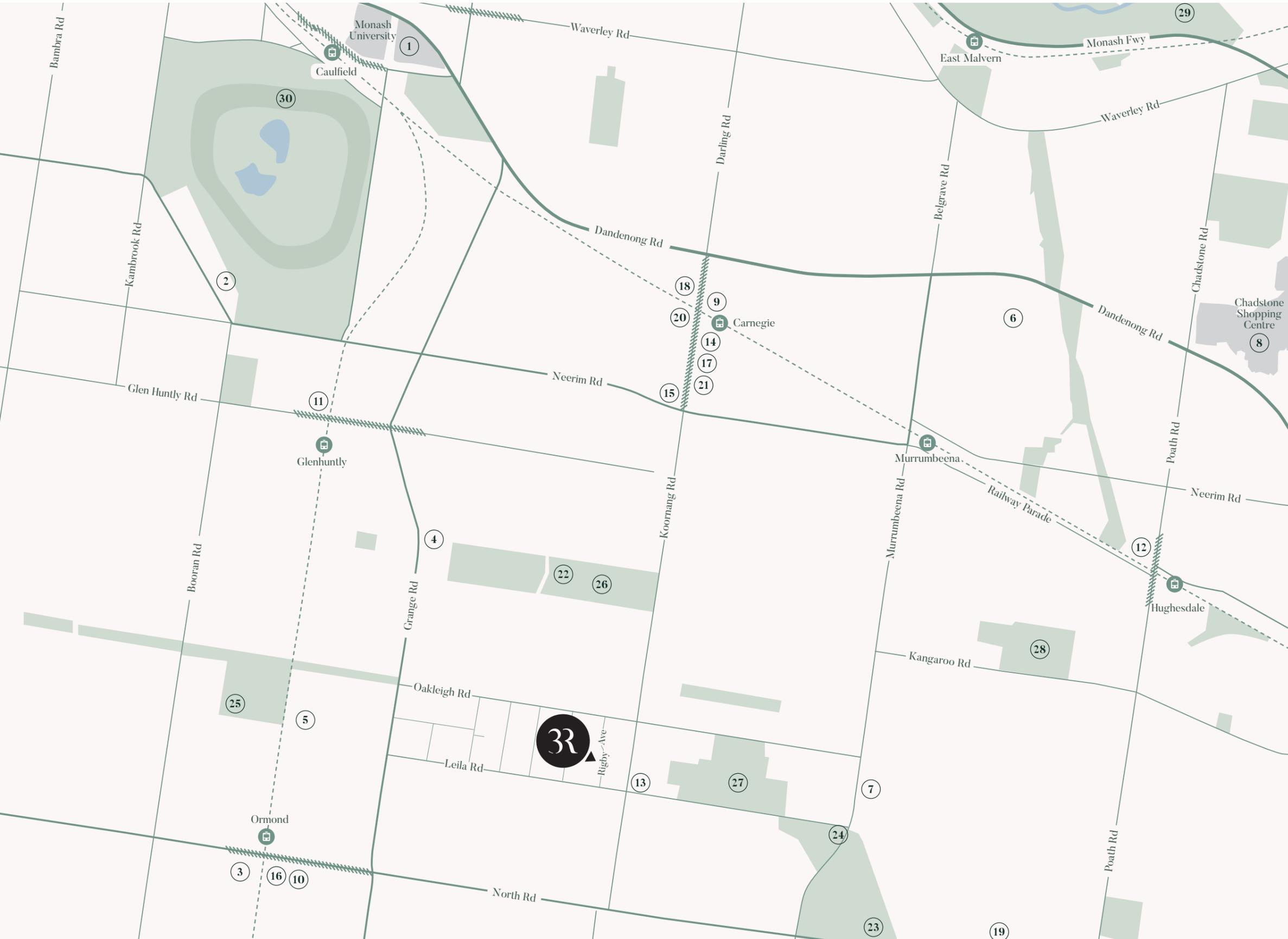
A CENTRAL HUB

Situated within walking distance to two rail lines via Ormond and Carnegie train stations, plus the Route 67 tram, at Three Rigby the only challenge about the 16km journey to the CBD may be which option to choose. By car, the Princes Highway and Monash Freeway are mere minutes away, as is Nepean Highway.

Quality schools abound, with Kilvington Grammar, Glen Eira College, St Kevin's Primary School and Glen Huntly Primary School among many in the area. Early learning centres are as close as the end of the street, while Monash University's Caulfield and Clayton campuses are a stone's throw away.

Or wind down life's pressures with Packer Park, Lord Reserve and Koornang Park among the green spaces a stroll away, iconic Caulfield Racecourse within a few lengths and Carnegie Swim Centre a summer magnet.





CENTRAL LOCATION

- 350m to Packer Park
- 1.6km to Ormond Train Station
- 4.5km to Chadstone Shopping Centre
- 16km to Melbourne CBD

EDUCATION

1. Monash University, Caulfield Campus
2. Glen Eira College
3. St Kevin's Primary School
4. Glen Huntly Primary School
5. Kilvington Grammar School
6. Murrumbeena Primary School
7. St Patrick's Primary School

SHOPPING

8. Chadstone Shopping Centre
9. Carnegie Shopping
10. Ormond Shopping
11. Glen Huntly Rd Shopping
12. Hughesdale Shopping

EATERIES

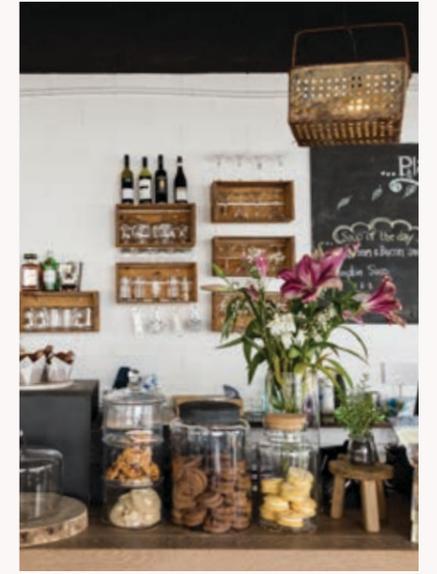
13. Left Field
14. Sibling Spice
15. Spilt Milk
16. Jimmy Grants Ormond
17. Beans N Cream
18. Platform 3
19. Oasis Bakery
20. Paradai Thai
21. Huff Bagelry

PARKS & RECREATION

22. Carnegie Swim Centre Pool
23. Duncan Mckinnon Reserve
24. Caulfield Recreation Tennis Club
25. Ormond Tennis Club
26. Koornang Park
27. Packer Park Pavilion
28. Murrumbeena Park
29. Malvern Valley Public Golf Course
30. Caulfield Racecourse

--- Shopping Strips





WEEKENDS AWAIT

Among the most vibrant suburbs in the southeast, Carnegie offers all the trimmings of city proximity while retaining a close-knit feel. Hold your breath and you're at buzzing neighbourhood brunch spot Left Field or venture up Koornang Rd where more eateries like bustling Sibling Spice or Huff Bagelry abound. Follow with a session at the shops, among several strips near home, or unleash at Chadstone less than 10 minutes away.

By night, restaurants with cuisines of every choosing surround, from modern Thai at popular Siam1 to real Greek street food at North Rd institution Jimmy Grants.

\$1.24 MILLION

Ranked among Melbourne's premium suburbs, Carnegie has a median house price of \$1.24 million, well above the city-wide median of \$821,000.

Source: REIV

21%

More and more people are vying to call Carnegie home. Between 2001 and 2016 the suburb's population surged 21% to 17,388, fueling demand for houses and apartments.

Source: Australian Bureau of Statistics

LOCATION

16km to CBD
2km to Princes Highway
900m to Route 67 tram
1.6km Ormond Train Station
1.9km Carnegie Train Station

21HA

Carnegie offers six major green spaces spanning 21ha, including Lord Reserve, Koornang Park and Packer Park, providing sporting facilities and unstructured recreation. Within 400 metres of the precinct are other major open space areas including Mallanbool Reserve and Duncan Mackinnon Reserve.

Source: Glen Eira Council

9.58%

Desired among owner-occupiers and astute investors, 12-month house price growth posted a compelling 9.58% increase.

Source: yourinvestmentpropertymag.com.au

4 SQKM

Bounded by Dandenong Rd to the north, Murrumbeena Rd in the east, North Rd to the south and Grange Rd in the west, Carnegie spans just four square kilometres, making it a hotly contested, exclusive locale.

Source: id.com.au

PUBLIC TRANSPORT

Carnegie's two train lines, a tram route and ready bus services make it one of Melbourne's most accessible suburbs. 30.2% of workers use public transport to get to and from their job.

Source: Australian Bureau of Statistics

REVITALISATION

A new gourmet food market to create a lively central civic precinct is among four projects set to build amenity. A new park on Kokaribb Rd and improvements to pedestrian connections and the retail streetscape are also part of the long-term vision.

Source: Glen Eira Council

44.4%

Attracting a higher rental demographic than other parts of Melbourne, 44.4% of Carnegie residents are competing for rental properties, driving strong rental gains.

Source: Australian Bureau of Statistics

48.9%

Commanding prestige status and premium living, almost half of Carnegie working residents are employed as managers and professionals.

Source: Australian Bureau of Statistics

50M

Carnegie Swim Centre, a favourite among locals and drawcard for others, is set to be transformed into an all-year leisure facility. A heated 50m outdoor pool, water play area and indoor pools are flagged together with cardio and strength training facilities.

Source: Glen Eira Council

31.8%

Access to premium schools and Monash University makes Carnegie a hub for students of all ages. 31.8% of people attend an educational institution. Of these, 20.2% are in primary school, 13.4% in secondary school and 41.3% in a tertiary or technical institution.

Source: Australian Bureau of Statistics



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threerigby.com.au

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