

## PROJECT NAME

*Ilixir - Tranche 2*

## LOCATION

**CHELTENHAM,  
VICTORIA**

## PROJECT

The Ilixir apartment project is situated on a 1,579m<sup>2</sup> site on Railway Road, Cheltenham. The site is considered a 'Key Development Site' in the Cheltenham Activity Centre Structure Plan conveniently located to the Cheltenham train station and Southland Shopping Centre and less than 20km from Melbourne's CBD. Ilixir comprises a mix of 115 one, two and three bedroom apartments and ground floor retail.

INVESTMENT  
OPPORTUNITY

Information Memorandum  
seeking to raise \$2,000,000

TARGETED  
SHAREHOLDER RETURN  
ON INVESTMENT\*

15%

ACTUAL SHAREHOLDER  
RETURN ON INVESTMENT\*

15%

## STATUS

Completed



\* Past returns are not an indicator of future returns.