



Funds & Ventures

Build to Rent Venture

LIV ASTON

MELBOURNE, VIC



LIV Aston is Mirvac's second Build to Rent project in Melbourne and is located at 7 Sideley Street Docklands, southwest of the Hoddle Street Grid. Bound by Flinders Street to the north, Spencer Street to the east, Crowne Plaza and Mirvac's 7 Spencer Street commercial tower (under development) to the south and the World Trade Centre to the south west, this key central city site has enabled Mirvac to deliver an exemplar land use and development outcome at the entrance to Melbourne's CBD.

The property comprises of 474 apartments, including approximately 20 affordable housing units, 2,690 square metres of flexible office space, 670 square metres retail GLAR and 2,600 square metres of curated resident amenity including a communal lounge and kitchen, outdoor dining and BBQ facilities, multipurpose and media rooms, workers club, pool, spa, infra-red sauna, yoga deck, rooftop lounge and private dining, library, pet park and washroom. LIV Aston has 77 car parking bays, 486 bike parks and 247 storage cages. With sustainability front of mind, LIV Aston is targeting a 5 star Green Star Design and As Built rating, 7.5 NatHERS rating for the BTR component and a 5 star NABERS rating for the commercial.

Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL APARTMENTS	474
MIRVAC ACQUISITION DATE	Aug-21
FUND ACQUISITION DATE	Jun-23