



Project Advocacy Property Report

by Glenn Hamilton

**33 Kolinda
Crescent
Capel Sound
3940**

Dec 2025



33 Kolinda Court Capel Sound

\$ 1,290,000

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Overview

Secure Co-Living	 7	 7	 7	 279m2
Property Type	Bedrooms	Bathrooms	Living	Size

Details

Property Type:	Secure Co Living Single Contract
Price:	\$1,290,000
Land Price:	\$525,000
Build Price:	\$765,000
Demolition Existing House	NA
Gross Per Week Projected:	\$2,940
Gross Per Annum Projected:	\$152,880
Gross Yield Projected:	11.85%
Property Size:	279m2
Land Area:	702 m2
Bedrooms:	7
Bathrooms:	7
Living Rooms:	7

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Lets talk numbers

Secure Co-Living vs. Traditional Investment

Investing in a Secure co Living rental property out performs most standard rental properties due to **diversified** income streams with renting individual apartments within the building

Standard home

vs

Secure Co-Living
rental property

Standard 4 beds, 2 baths

Secure Co Living 5 beds, 5 baths

\$320,000
Price to build

VS

\$765,000
Price to build

\$870,000
House & Land Cost

VS

\$1,290,000
House & Land Cost

\$600
Weekly Rent

VS

\$2,940
Weekly Rent

\$31,200
Rent Annually

VS

\$152,880
Rent Annually

3.58%
Rental Yield

VS

11.85%
Rental Yield

Figures are based on the property at Lot 518, 33 Kolinda Crescent Capel Sound

Investing in a Secure Co-Living rental property you can significantly boost your gross rental yield

Letter from the MD



Glenn Hamilton

Managing Director and Officer in Effective Control

Glenn Hamilton, Officer in Effective Control of Real Easy Real Estate, brings over 30 years of experience in property and land development. Since starting his real estate career in 1989, Glenn has specialised in land acquisition—helping developers secure broadacre sites, designing profitable estates, and guiding clients to purchase the right blocks at the right price.

A skilled negotiator, licensed auctioneer, sales trainer and lecturer, Glenn has represented countless clients in both private sales and auctions, always with a focus on value and long-term growth potential. With his deep market knowledge and hands-on investment experience, Glenn provides investors with the insight and confidence needed to secure high-performing land assets.

How to maximise your investment!

The most valuable part of property investment is the very first step—choosing the right land. At Real Easy Advocates, we specialise in finding land with the best value, strongest growth prospects, and access to transport, schools, shops, and employment hubs.

We give investors the inside edge. Our Investor Advantage:

- ✓ Identify the right site at the right price
- ✓ Detailed analysis of value, location & future growth drivers
- ✓ Insights into product design, layouts & restrictions
- ✓ Constant market research across growth corridors
- ✓ Expert negotiation & auction representation

With the team's proven track record in both development and investment, we don't just help you buy land—we help you secure high-performing assets that build long-term wealth value adding built form products that bring better than average rental returns.

Purpose of this property report & how to use it

The purpose of this report is to provide all the relevant information relating to the property, based on the investment opportunity and viability for renting of the property and what Secure Co-Living property best suites this site.

The report is set out in a logical and simple to digest manner and covers the main components of property selection including Area, Land and rental expectations.

Upon acceptance of suggested property we will organise the Contract of Sale to be emailed from the Listing Real Estate Agent

You can then have this Contract examined and checked by your Solicitor or Conveyancer

Glenn will have checked the Contract and will advise if there are any items of concern and advise accordingly of any procedures that may need to be followed.



Prepared by

Glenn Hamilton

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Performance Overview

Project Market Analysis

Suburb Capel Sound

Capel Sound is a seaside suburb on the Mornington Peninsula 61kms from Melbourne.

Capel Sound recorded a population of 5,246 at the [2021 census](#).

This town was called Rosebud West & was renamed in September 2016

Capel Sound is wedged between the lower slopes of Arthurs Seat, the shores of Port Phillip and the plains of Boneo.

It is a popular tourist resort with families who appreciate its sandy beaches and shallow waters.

Local businessmen had noticed a slowly growing phenomenon in the late 1930s and 1940s – the popularity of camping on the Rosebud foreshore; a cheap and interesting alternative to staying at guesthouses or hotels. After World War II, aided by the explosion in the number of people owning a car, camping at Rosebud over the Christmas-New Year holidays became a tradition for many Melbourne and Victorian families.

The Rosebud Foreshore Committee was set up to administer the area and take bookings, which are now made twelve months in advance. In the 21st century, camping on the foreshore has taken on a cultural dimension and there are families who are fourth and even fifth generation visitors. Many Victorians reminisce about Summer holidays at Rosebud.

By the 1960s, Rosebud had become the largest town on the southern Peninsula, complete with a shopping centre and extensive sporting facilities.

Rosebud is shielded by camping grounds lined with banksias, tea tree and sheoak. During the summer months and as late as Easter campers can be found in these areas. Rosebud is one of the main towns on the Mornington Peninsula mostly because of its shopping areas.

The foreshore area of Rosebud is one of the largest camping areas on the peninsula. During the summer months the populations of Rosebud and Dromana can double in size as many tourists stay within the camp grounds.

Position

33 Kolinda Crescent Capel Sound

- The property is currently listed as land for sale
 - The block size is approximately 702 m²
 - Its sale price IS \$550,000
 - It is located in a "premium pocket" of Capel Sound, only 600mm to the beach, close to shopping & medical facilities including Rosebud hospital
 - The property is in a General Residential Zone
-

Property Address

Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 33 Kolinda Crescent Capel Sound

Land Size: 702m²

TBA Front boundary width

TBA Rear boundary width

TBA Left side boundary length

TBA Right side boundary length

House to demolish: No

DISTANCE TO PUBLIC TRANSPORT

220ms Bus, Eastbourne Road

DISTANCE TO SHOPS

1.5kms Rosebud Plaza, Point Nepean Road/Boneo Road Rosebud

4.2kms Rosebud Central Woolworths, Jetty Road/McDowall Street

DISTANCE TO MEDICAL FACILITIES

550ms Rosebud Community Health, Braidwood Avenue

550ms Rosebud Hospital, Point Nepean Road

1.2kms South Coast Medical Centre, Point Nepean Highway

2.3km Rosebud Family Health Care, Point Nepean Road

SCHOOLS PUBLIC/PRIVATE

600ms Rosebud Secondary College, Eastbourne Road

1.6kms Rosebud Primary School, Point Nepean Road

1.8kms Padua College Catholic School, Inglewood Crescent Rosebud

2.1kms Our Lady of Fatima Primary School, Hinton Street Rosebud

Property Address

Project Market Analysis

Real Easy Real Estate Buyers Advocacy Service

Property: 33 Kolinda Crescent Capel Sound

VENUES OF INTEREST

- 650m** Southern Peninsula Arts Centre
- 950ms** Rosebud & Districts Mens Shed, Allambi Avenue Rosebud
- 1.9kms** Capel Sound Foreshore, Point Nepean Road
- 2.5kms** Rosebud Beach, Point Nepean Road
- 2.9kms** Rosebud RSL, Eastbourne Road Rosebud
- 4.2.kms** Rosebud Cinema, Rosebud Parade

SPORTING FACILITIES

- 1.6kms** Rosebud Soccer Club, Eastbourne Road
- 1.6kms** Rosebud Cricket & Football oval, Eastbourne Road
- .18kms** Yawa Aquatic Centre, Boneo Road Rosebud
- 1.9kms** Olympic Park Recreation Reserve, Besgrove Street
- 3kms** Rosebud Beach community Bowls Club, Point Nepean Road

SERVICES CONNECTED OR AVAILABLE

Electricity Underground: No, may require underground electricity pit

Sewer: Yes

Council LPD for Stormwater Connection: Yes, may require further works outlet into street

NBN: Yes

VICPLAN PROPERTY INFORMATION: Zoning, Overlays & Type

General Residential: Yes

BAL (Bushfire Assessment Level): No

Site Fall Assessment: Minor

Rental Viability: Rent per week \$420 per room inclusive of utilities for this project.

\$480 average rent for unit, \$550 average rent for a house in this area.

Fencing: Yes. Good condition, Timber. 1800mm height.

Covenants/Design Guidelines: NIL

PROPERTY DETAILS

Address: **33 KOLINDA CRESCENT CAPEL SOUND 3940**
 Lot and Plan Number: **Lot 469 LP66845**
 Standard Parcel Identifier (SPI): **469\LP66845**
 Local Government Area (Council): **MORNINGTON PENINSULA**
 Council Property Number: **11645**
 Planning Scheme: **Mornington Peninsula**
 Directory Reference: **Melway 169 J3**

www.mornpen.vic.gov.au

[Planning Scheme - Mornington Peninsula](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

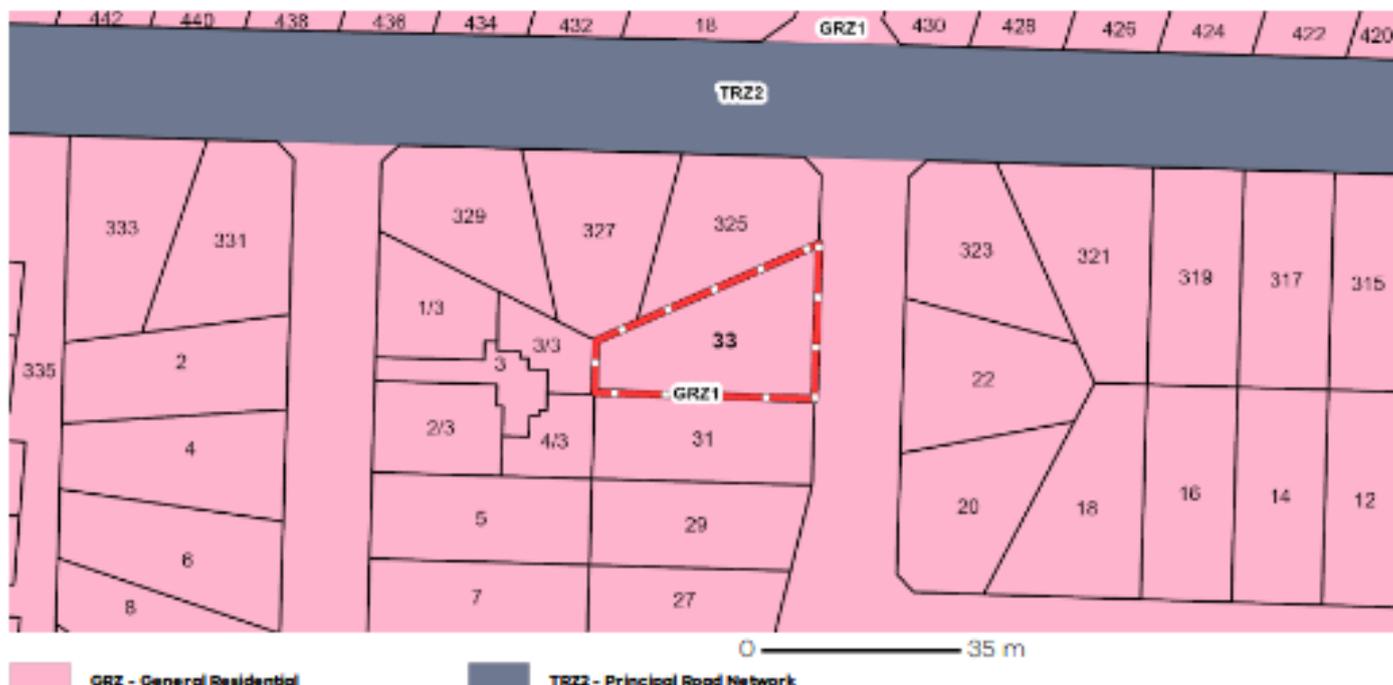
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **NEPEAN**
OTHER
 Registered Aboriginal Party: **Bunurong Land Council
 Aboriginal Corporation**
 Fire Authority: **Fire Rescue Victoria & Country
 Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

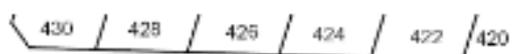
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity':

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.echris.vic.gov.au/faq/Question.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Comparable Rentals

A showcase of rental properties available in the area
All rental listings have been obtained through [realestate.com.au](https://www.realestate.com.au)



2 Mawarra Avenue, Capel Sound
2 Beds, 1 bath, 2 cars, House
\$480 per week

Mornington Peninsula Property Group



4 Lyme Court, Capel Sound,
3 Beds, 1 Bath, 2 Cars, House
\$480 per week

Barry Plant - Rosebud



4 Kolinda Crescent, Capel Sound,
3 Beds, 1 Bath, 2 Cars, House
\$600 per week

Stockdale & Leggo - Rye and Rosebud



3/47 Morris St, Tootgarook,
2 Beds, 1 Bath, 2 Cars, Unit
\$450 per week

Ray White - Bundoora

Comparable Rentals

A showcase of rental properties available in the area
All rental listings have been obtained through realestate.com.au



7/757 Point Nepean Road, Rosebud
2 Beds, 1 Bath, 1 Car, Unit
\$450 per week

Barry Plant - Mornington



3/1901 Point Nepean Road, Tootgarook,
2 Beds, 1 Bath, 1 Car, Unit
\$450 per week

YPA Rye & Lifestyle Property Division - RYE



2/137 Boneo Road, Rosebud
2 Beds, 1 Bath, 1 Car, Unit
\$475 per week

YPA Rye & Lifestyle Property Division - RYE



2/6 Coorabong Avenue, Rosebud
3 Beds, 1 Bath, 1 Car, Unit
\$480 per week

M R LEASING

Contact Us

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Why this property?
Give reasons in this
section
