

# Inner Northwest Press



GET TO KNOW MOONEE PONDS LOCAL

## Shane Delia

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A LETTER FROM THE TEAM AT INNER NORTHWEST PRESS

We're excited to share with you the first issue of the Inner Northwest Press – a new bi-annual local newspaper that's designed to bring together the best of the inner north-west; whether it be the cafés that keep the community humming, the institutions that have helped shape the past, present and future, or the people and places that make the area so unique.

In this first issue you'll get to know the wonderful Shane Delia - an inner north-west local - as he takes us inside his home, shares his favourite local hotspots and even divulges the secrets to recreating his famous Date, Carrot and Olive Oil Cake.

We've uncovered some of the area's best local sporting talent, sat down with the first residents at Moonee Valley's very own 'neighbourhood within a park', sourced a professional's top tips for styling your home, and brought together our recommendations for the best things to read, go, do and see in our area this season.

You'll learn more about your community members, find new places to explore, and read reviews on some of the old, new and tried and true institutions that make the inner north-west an unmissable culinary destination.

Before we leave you to it – if you've got a story you'd love to share in the next issue of the Inner Northwest Press, drop us a line at [contact@INWPpress.com.au](mailto:contact@INWPpress.com.au)

Happy reading!

Aberfeldie Sports Club  
Community Rising Star



Local sports clubs are the beating heart of a community and this certainly rings true for the Aberfeldie Sports Club.

The suburb of Aberfeldie may be small, but the community spirit is mighty, fostering exceptional talent across both junior and senior teams in the football, netball and cricket leagues.

We spoke with U16s football player and local rising local star Jayden Nguyen, who recently won the Essendon District Football League's (EDFL) Best and Fairest, to discuss what makes Aberfeldie Sports Club so special and where he sees his love for football taking him.

"Everyone is welcome and footballing ability doesn't matter, it's just about enjoying yourself with your friends" Nguyen said.

When asked about his recent success in taking out the EDFL Best and Fairest honours, Nguyen was quick to deflect attention from himself and credited the award to his teammates.

"I couldn't have done it without my team. Football is a game of 22 players so one person alone can't change the result, but together we can achieve incredible things. My teammates are definitely part of this award and I want to give them credit for the year we've had, going through the ups and downs together to make us all closer as players."

"The club really is like a family, it's a place where everyone is welcome..."

Nguyen is keen to follow the natural representative pathway progression into senior football but wants to assist his local community in developing home-grown talent.

"My main goal is to try and make it into the AFL and get drafted and inspire a younger generation of Vietnamese children coming through the football system," he added.

Jayden Nguyen  
Local Rising Star

For now, Nguyen's spare time consists of exploring new bike tracks with friends, being adventurous and experiencing what the local inner north-west community has to offer.

"The main reason I love living in the area is having my friends around me. Often in my free time we go out to the local shops, have a kick, go to training and just ride our bikes around."

The Aberfeldie Sports Club is already gearing up for next year after an exceptional 2022 season with all eight teams playing in their respective Grand Finals. The Club will be opening registrations for returning or new families on December 1.

For more information contact Darren Briggs  
M 0407 880 693 E [secretary@abers.com.au](mailto:secretary@abers.com.au)  
7C Batman Street, Aberfeldie



A FEW OF SHANE'S FAVOURITE THINGS

If you need some inspiration for your next local outing or simply want to hear more about the best kept secrets of Moonee Ponds, look no further. Shane Delia shares a few of his favourite things about living in the inner north-west.



Queen's Park  
Mt Alexander Road, Moonee Ponds

Shane's unpredictable schedule means downtime is not always on the cards, but when he needs to take some time for himself, he likes to get outside.

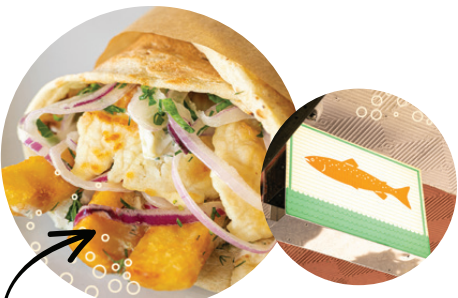
"I'll go for a walk, go through Queen's Park or go for a walk down to the aqueduct and I also like to go for a bike ride down the bike track."

When he thinks of somewhere in the area that captures the essence of the inner north-west, the first place that comes to mind is The Ascot Hotel.

"It's a good local pub, I'll get a cold pint of draught and a schnitzel and life's good."

Finally, we asked Shane to share something about the area everyone can appreciate.

"How accessible it is, within a couple minutes' walk you can be at a tram, bus or a train and if you're driving you can be on two freeways within 5 minutes. I don't know any other suburb that has the ease of accessibility without the hustle and bustle of the city centre."



Scalable Fish - op  
1041 Mt Alexander Road, Essendon

At home with  
Shane Delia

Award-winning chef and restaurateur-turned-entrepreneur, Shane Delia is a proud member of the inner north-west community.

When he's not overseeing all the action at his restaurant Maha or growing his high-end restaurant online delivery service Providoor, he likes to unwind at home and get out in nature.

For Shane, no two days are the same with his routine constantly changing due to the nature of his work.

"Midweek I start at the gym and then take the kids to school before getting started with my day. I don't really ever have a 'typical' day. Today for example I attended some meetings, went for a lunch with a media publication, punched out some calls and then I'll be going back to work – every day is different."

There's no questioning that working in hospitality is a demanding job, so when Shane gets home after a busy night's service, he can't wait to kick up his feet and switch off.

"Generally [when I get home] it's pretty late so I like to do half an hour in front of the TV and not think about anything or play with my phone because by that time I'm pretty exhausted."

Just like the rest of us, Shane said it's often hard to find the right balance between his work and home life and has

been known to work late into the night, although he's trying to put boundaries in place to better divide his time.

"I'm trying to get better at capping my work days with other plans so that I have to finish on time. Like tonight, I'm watching the footy at home. This gives me something to look forward to as if I don't have something to look forward to, I'll just keep working. I'm really looking forward to getting takeaway tonight – I can't wait."

When it comes to a typical weekend at home, Shane loves to spend time with his kids and explore his local area.

"I'll get up in the morning and walk around the river with the family, and probably stop at Ascot Food Store if it's a nice day and sit outside to have some lunch. I actually really enjoy spending time at home so I might pick up the pan to make dinner. I might take my son to the park or footy ground to chill out."

As someone who loves spending time at home, Shane shares which elements of home are his favourite places to unwind.

"I like the garden, I like being out there, I like eating out there and if it's summer I like working out there with my laptop. I can be outside when it's sunny and have a coffee and it's very relaxing. I also try to make the most of the sofa after a long day."

Shane is a proud chef, restaurateur, entrepreneur, TV presenter and Hostplus Ambassador.

Date, orange and oil cake

Shane takes his culinary inspiration from his Middle Eastern roots to which he likes to add a Mediterranean twist. Enter, this simple yet flavourful olive oil cake with a lemony drizzle that anyone at home can perfect.



Ingredients

50g panko breadcrumbs  
125g almond meal  
220g caster sugar  
1tsp ras el hanout  
1tsp baking powder  
4 eggs  
1 cup extra-virgin olive oil

Spiced syrup

2tbsp lemon juice  
80ml (1/3 cup) orange juice  
55g caster sugar  
1 cinnamon stick  
8-10 green cardamom pods, bruised  
2 star anise

1 lemon, zest and white pith removed in wide strips  
1 orange, est and white pith removed in wide strips  
6 medjool dates, pitted and halved

Shane's notes

Oven temperatures are for conventional; if using fan-forced (convection), reduce the temperature by 20°C. We use Australian tablespoons and cups: 1 teaspoon equals 5ml; 1 tablespoon equals 20ml; 1 cup equals 250ml. All herbs are fresh (unless specified) and cups are lightly packed. All vegetables are medium size and peeled, unless specified. All eggs are 55-60g, unless specified.

Instructions

- 1 Mix the breadcrumbs, almond meal, sugar, ras el hanout and baking powder together in a bowl.
- 2 Whisk the eggs and olive oil together, then add to the breadcrumb mixture and whisk until well combined.
- 3 Line an 11 cm x 21 cm loaf tin with baking paper and pour in the mixture. Place the cake in a cold oven and turn on to 170°C. Bake for 45 minutes or until a skewer withdraws clean and the top is golden. Remove the cake from the oven and pierce all over with a wooden skewer.
- 4 Meanwhile, for the spiced syrup, place the juices, sugar and spices in a saucepan, add 2 tablespoons water and bring to the boil over high heat. Reduce the heat to low and simmer for a few minutes or until slightly thickened. Add the dates and the lemon and orange zest, simmer for a few more minutes, then remove from the heat.
- 5 Drizzle the hot spiced syrup over the cake and leave for a few minutes to soak up the syrup. Serve warm or cold.

Enjoy!



What is the inner north-west's best kept secret?



AHRAV

"I've only been here for 3 months so honestly, I'd say Queen's Park. I tend to come here most weekends especially when the weather's nice. I've recently moved here three or four months ago from near Narre Warren, I work in Essendon now so it just makes more sense to be here. I'm loving it!"



BEN

"The lake in Queens Park is awesome, you're not allowed to fish but you can see big fish just off the ramp so I think that's really cool!"



RILEY

"My favourite hidden gem is Strangeloves Wine Bar up on Mt Alexander Road. I'd never been there before but went in recently and had the best amaretto sour of my life. They're also dog friendly so I can take the dogs. They've got board games and novelty stuff as well - it's all the small details."



SHELBY

"Dear Abbey Café, behind the old church off Puckle Street, is really good. The food, the customer service and the coffee's just exceptional."



# Take a walk through Moonee Valley's very own "neighbourhood within a park"

It's been three years since the team behind Moonee Valley Park first unveiled their ambitious plans to transform the Moonee Valley Racecourse into a \$2billion, botanic-inspired landmark, featuring 40 hectares of green space, retail, hospitality, residential and sporting facilities across eight neighbourhood precincts.

Pioneered by joint venture partners, developer Hamton and leading superannuation fund Hostplus, in partnership with the Moonee Valley Racing Club (MVRC), Moonee Valley Park has been inspired by the concept of a 'neighbourhood within a park'.

It's a concept that Hamton Co Founder and Executive Chairman, Paul Hameister OAM, said forms the backbone of the redevelopment, enriching the area with new amenities and connections that will add value, purpose and numerous benefits to the locals who call the inner north-west home.

"When we first took on such a significant transformation project, our vision was to create a natural extension of the local environment, and to enhance the experience and health of residents through connectivity to meaningful open space and community infrastructure.

"That vision is now becoming a reality; we have welcomed our first residents and watched the first parks establish and flourish," he said.

Botanical green spaces form the cornerstone of Moonee Valley Park – in fact, approximately 50 percent of the masterplan will be dedicated to open space upon completion. This biophilic approach that seamlessly integrates

the landscape, architecture, heritage elements and historic trees, encourages wellbeing and quality of life.

Delivered to the community in 2020, Moonee Valley Park's first of many parklands, Tote Park, frames the entrance to the community, offering 5,000sqm of rolling grassy lawns, serpentine gardens, and a children's nature playground.

Tote Park's nature playground is an interactive sensory experience, featuring a lavender maze, timber crawl throughs, interactive tulip sculptures, climbing frame, sound tubes, sand play area and an imaginative play and florist shopfront. Children are encouraged to notice, observe and interact with nature.

*"Tote Park is already buzzing with activity, and is the perfect place to take the family and enjoy a sunny afternoon."*

Three residential precincts have launched to the market since 2019, with the project's first residents moving in this year. Architecturally designed and brought to life by some of Australia's most awarded names in architecture and design such as Rothelowman, Carr and

**Fun Fact**  
"Moonee Ponds" comes from Moonee Ponds Creek, which was once called "Mone Mone Creek" by surveyor Robert Hoddle in 1837.



Nature playground  
Interactive sensory experience

Mim Design, Hamton confirmed that these inner north-west residential precincts sold overwhelmingly to local owner occupiers and downsizers.

"We've had incredible success and acceptance in the local market which is testament to the quality of the offering. Families, young couples, downsizers and hyper-local investors have been quick to capitalise on the project, given the relative scarcity of this quality of architecture and the truly unmatched access to parks, open space and community infrastructure on its doorstep," Paul added.

Construction across the community is progressing at pace, with the second residential precinct set to reach completion early next year.

[mooneevalleypark.com.au](http://mooneevalleypark.com.au)

**EXPLORE TOTE PARK**  
Feehan Avenue, Moonee Ponds



## Coming soon to Moonee Valley Park

This spring, the team behind Moonee Valley Park is launching its most anticipated residential precinct to-date, Trackside House.

Designed by celebrated architecture firm Rothelowman and interior design studio, Carr, Trackside House is the first release that offers uninterrupted views of the Moonee Valley Racecourse, the future finishing straight and the Melbourne city skyline, creating a spectacle for the eyes any time of day or night.

Featuring a range of one, two and three bedroom residences and a selection of expansive four bedroom penthouses, not to mention a Wellness Sanctuary and residents' rooftop which boast amenities such as a gym, sauna, glass-walled yoga studio, infinity pool, alfresco dining area and private dining room.

Whether you're settling in for a big day of entertaining with friends on the balcony, engaging guests at the dinner table, or just trying out a new recipe, the Trackside House views, curated design and resident amenities make for an elevated experience that is unmatched anywhere else in Melbourne.

**REGISTER YOUR INTEREST**  
For exclusive early access prior to public launch or to find out more, register your interest at [tracksidehouse.com.au](http://tracksidehouse.com.au)

## Around the Grounds

### BEANBAG CINEMA

Earlier this year, Moonee Valley Park hosted its inaugural Beanbag Cinema – a whopping 500 people gathered under the stars for an open-air showing of family favourite hit film, Sing.

With free popcorn on arrival, and high-calibre food and beverages courtesy of the team at the Food Collective by Dean & McPherson and Tulloch Diner, moviegoers had all the creature comforts, and more – to take their experience to the next level.

For the younger guests there were balloon artists and face painters, fostering some warm interactions between new neighbours, old friends and the future community of Moonee Valley Park.

### MV+ HEALTH AND FITNESS

MV+ Health and Fitness series launched to huge success last summer. Held in Tote Park every Tuesday, Thursday and Friday over the warmer months, and free for the entire inner north-west community, the MV+ fitness class series catered to any age and fitness level, offering group strength, cardio and fitness classes for locals to keep feeling connected, energised and motivated.

Keep up-to-date about this year's program on the website [mooneevalleypark.com.au/mvplus](http://mooneevalleypark.com.au/mvplus)

### LEARN MORE

To learn more about Beanbag Cinema, MV+ and other community events that are set to make a return this summer, keep your eyes on the Moonee Valley Park website and Facebook account for announcements and dates.



Get fit for free in Tote Park  
MV+ Health and Fitness is for everyone



THE MOONEE VALLEY PARK TEAM IS LOOKING FORWARD TO HOSTING MORE FUN-FILLED EVENTS THIS SUMMER, SO KEEP YOUR EYES ON THE WEBSITE FOR DATES AND ANNOUNCEMENTS!



## MEET SAM AND CHANTE, MOONEE VALLEY PARK'S First residents

Restauranteur Sam and his partner Chante know a thing or two about good food – in fact, they had actually visited Moonee Valley's Tote Bar and Dining many times before making the decision to purchase in Moonee Valley Park.

In September, the couple were among some of Moonee Valley Park's first-ever residents – moving into a newly completed home in the sold-out 'Feehan Row' enclave.

The active pair is looking forward to enjoying the local eateries, exploring local shops, and most of all, going for long walks around their new neighbourhood. They are also looking forward to making use of Moonee Valley Park's gym, pool and fitness area, as well as the great outdoors, says Sam.

"The parklands and green space were a big factor for us – we love going outside, walking, being outdoors, and staying active, so it was very important to us that we move into an area with lots of parklands and open space.

"I'm really looking to exploring all the local shops on Puckle Street – there's some great restaurants there, and we'll be much closer to the city so we can enjoy all the incredible food there.

"Being a restauranteur myself, I had been to Tote Bar and Dining a few times before we bought our home – it's an incredible venue and I really loved the team there, so it's great to now be within easy walking distance of our favourite local restaurant!

"Ultimately, it was a combination of factors that drew us to the project – if it hadn't ticked all the boxes we probably would have stayed in our previous home – the green space, connectivity to local businesses, quality of homes, location, walkability, floorplans, interiors, and the mix of townhomes, apartments and terraces, were all big factors for us," Sam said.

If you see Sam and Chante on one of their walks, make sure you stop and say hello!

## Did you know?



Moonee Valley Park recently achieved world-first recognition, becoming the first exemplar project under the Nature Based Cities not-for-profit initiative.

Nature Based Cities is primarily seeking to influence the shape of cities around the world, such that they are defined in the future by trees and green open space, after identifying a number of research-based benefits of living closer to nature.

All the Nature Based Cities research is open-source and free to access, you can find it online at; [naturebasedcities.com.au](http://naturebasedcities.com.au)

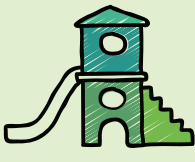
Moonee Valley Park satisfies all elements of the University of Melbourne's Nature Based Cities framework with inclusions such as:



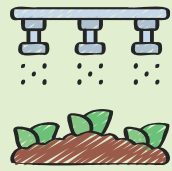
Tree plantings including maintenance of tall trees for canopy cover



Garden beds



Nature-based adventure playgrounds



Water-sensitive irrigation systems & rainwater harvesting



Bike tracks, walking paths and sporting fields



# Old, new and the tried and true



New  
**CONVOY CAFÉ**  
109 Pascoe Vale Rd, Moonee Ponds

Convoy Cafe is the latest addition to the inner north-west hospitality scene. From the brains behind Terror Twilight and Tinker in Collingwood and Northcote respectively, Convoy is the warm, inviting brunch destination that will have you coming back for more.

Nestled just a small stretch from much-loved Puckle Street precinct, the 140-person venue is hoping to become the new neighbourhood favourite. Despite the spaciousness of Convoy, you'll still find cosy corners, quiet tables and inviting spaces, which exude a warm and welcoming atmosphere.

The chef behind Terror Twilight and Tinker has also curated the menu at Convoy, so you'll find some mouth-watering tried and true favourites like smashed avo, eggs benedict and porridge, alongside new flavours like cinnamon scroll pancakes, and the must-try Okonomiyaki waffle.

Convoy is owned by Betsy Moore, Ben Argentino, and Kieran Spiteri who all have their own unique connection to the area.

"I grew up in Essendon and still call this area home. I have always wanted to open a business here to bring a part of what we do in Northcote and Collingwood back to my own neighbourhood," Argentino said.

Tried and true  
**ASCOT FOOD AND WINE**  
320 Ascot Vale Rd, Moonee Ponds

When looking for the quintessential neighbourhood dining experience, it's hard to go past Ascot Food and Wine. More than a local cafe, Ascot Food and Wine is a mainstay in the lives of north-west locals. A fully licensed bistro with an all-day menu and wine list, this venue has something on offer at any time of the day or night.

In partnership with celebrity co-owners Megan Gale and her former AFL footballer fiancé Shaun Hampson, owner and executive chef Dave Stewart says the formerly daytime-only cafe was transformed thanks to a passion for hospitality and a background in growing produce – his farming family hails from Gippsland.

"I get to work with some amazing people, I'm just really passionate about what I do," Dave said.

"It's just one of those things – once you find a really niche place, food or style that people resonate with, you just want to embrace it."

Asking Dave what his favourite menu item is, he pauses for a split second before revealing the Spencer Gulf Kingfish as his pick – and one that's held a place in the hearts of staff and locals alike since Ascot Food and Wine's inception in 2014.



Old and new  
**TOTE BAR & DINING**  
14 Feehan Ave, Moonee Ponds

Combining the incredible heritage-listed history of the Tote Building with the new, sleek interiors designed by Samantha Eades design is TOTE Bar & Dining. The venue, which recently celebrated its one-year anniversary, is a must-visit for inner north-west locals.

The Tote Building has strong ties to Australian racing history and the broader Moonee Valley community. It was originally built to house its eventual namesake, the 'totalisator' (which later became known as simply 'the TOTE') – a huge metal calculator that, while being invented by George Julius to count votes, doubled as a means to eliminating betting fraud.

The much-loved building is now once again a community institution – it's evolved into a culinary destination that tempts the tastebuds with premium, sustainably sourced produce and a curated wine list that offers a perfect pairing for every meal.

Offering options for both lunch and dinner, TOTE Bar & Dining's high-calibre menu features irresistible flavours such as hand-cut pappardelle with pine mushroom ragu and confit egg yolk, steak frites and appellation oysters, as well as a chocolate fondant, gelato trio and pistachio millefeuille for all the sweet tooths.

Tried and true  
**BROTHER HEN**  
154 Pascoe Vale Rd, Moonee Ponds

If you're looking for a brunch experience with complimentary clucks and squawks, then Brother Hen is a must-try.

Located in the heart of Moonee Ponds, Bother Hen has a menu that suits all tastes with signature flavours like the "Ham Hock Benny", "Breakfast Board" or the "Farmyard Bircher", as well as everyday café classics like the breakfast burger or the zucchini fritters.

Complementing its mouth-watering menu and farmyard charm are the winged custodians of the Brother Hen courtyard – the chickens! Always up for a meet and greet with kids, or an enlightened political discussion with locals, the chooks certainly do make for a memorable experience.

Opening its doors in 2015, Brother Hen became an instant local sensation with its warm and cosy interior, family-oriented dining options, veggie patch, take-home meals and friendly service.

Prior to opening, passionate owners Michael and Prabh came together with a simple dream – make some seriously good food. Over seven years later, and with an Instagram following of 18,500 people and counting, Brother Hen has undeniably accomplished that dream – adding to the bustling Pascoe Vale Road food and beverage culture.

For more information on menu items, booking a reservation or purchasing take away options, head to [brotherhen.com.au](http://brotherhen.com.au)



## Read / See / Go / Do

Read  
**MMXX TWO DECADES OF ARCHITECTURE IN AUSTRALIA**

From the co-editor of The Forever House (2014), The Terrace House (2015) and The Apartment House (2017), Author Cameron Burhn tells the story of architecture in Australia across the first two decades of the 21st century.

The book showcases 59 acclaimed projects completed between 2000 and 2019 as each page reflects on the urbanisation, uncertainty and impact of the modern built environment. MMXX highlights the contributions to communities across Australia, inspiring an optimistic future.

MMXX speaks to both industry professionals and architecture enthusiasts as leading thinkers document the cultures and ideas that have shaped architecture today.

See  
**TILBA STREET PRECINCT, ABERFELDIE**

Nestled amongst the quiet, leafy streets of Aberfeldie is the Tilba Street shopping precinct. Home to a growing community of local businesses, Tilba Street now boasts an espresso bar, Italian deli, beauty salon and breakfast and smoothie bar.

If you're after a health kick, why not try one of Good Vibes Nutrition Bar's delicious smoothies, energising teas or invigorating aloe shots. For your daily dose of caffeine and an Italian-inspired brunch, 25 Tilba Street should be your next stop.

If all things Southern Italy are more your flavour, the new Aberfeldie Salumeria has you covered with their authentic Italian grocer and delicatessen offering. You can even indulge in a Spritz for their Friday Happy Hour between 3-5pm.

Go  
**100TH COX PLATE**

Open the gates and fill the stands, for the first time in three years, the Cox Plate Carnival is welcoming crowds back – and it's going to be a big one!

In a fitting return, The Cox Plate will celebrate its 100th anniversary on Saturday 22 October – marking an incredible milestone for this legendary Australian race.

As always, the race will be held at Moonee Valley Racecourse, with exquisite dining options and an array of spectacular viewpoints

More information can be found at [thevalley.com.au/cox-plate](http://thevalley.com.au/cox-plate) with general admission, bundle packs and hospitality options available.

Do  
**WALK THE MARIBYRNONG TRAIL**

Perfect for a Sunday stroll, an after-work jaunt or an early morning run, the Maribyrnong Trail winds alongside the landmark river, creating a peaceful sanctuary that is easy to fall in love with.

Only a few kilometres from the city, the Maribyrnong Trail offers locals an escape without the need to jump in the car.

At any time of day, you'll spot people cycling to work, canoeing in the river, walking their dogs or simply enjoying the sunshine in one of the many parks dotted along the pathway.

The trail also holds historical significance, you might find yourself wandering past former industrial sites like Jack's Magazine – a former explosives and ammunitions store – or the Maribyrnong Railway Bridge, that once brought thousands of migrants to Victoria in the 19th century.

# Serving the Inner north-west since 1883

Ever since William 'Sam' Cox leased 98 acres of farmland belonging to Richard Feehan in December 1882 to form The Valley racecourse, the Moonee Ponds community has enjoyed a variety of racing and events over the years.

The Cox family name needs little introduction in terms of its significance nowadays – suffice to say, this year marks the Centenary of the W.S. Cox Plate named in Sam's honour and first run in 1922. Similarly, the Feehan family name is woven into the fabric of the MVRC's history and is recognised with the Feehan Stakes (a qualifier for the W.S. Cox Plate)

and the recently re-named section of McPherson Street between Dean Street and Thomas Street, now Feehan Avenue.

Feehan Avenue borders the \$2 billion Moonee Valley Park redevelopment that will build on The Valley's celebrated heritage to create an iconic leisure, entertainment and residential precinct.

As a new racing season begins and the warmer months draw in, the Club is excited to host a series of community events and family-friendly racedays over the coming months.



TOTE BAR & DINING  
**Locals' Hour**

Whether it's a relaxing drink or a celebratory dinner, TOTE Bar & Dining is here to make every visit a special one.

Come and visit for Locals' Hour! Thursday and Friday from 5pm – 7pm. Discounted oysters, champagne, beer and wine!

"As TOTE Bar & Dining turns the ripe old age of one, we wish to thank everyone for their wonderful support. It's been an incredible year that has seen the team nominated for industry awards and most importantly consistent praise from our customers. Thank you!"

*Luke Kinniburgh, Head of Hospitality*

## Ask an expert Tips for styling your home



Earlier this year, head stylist and manager at The Real Estate Stylist, Elyce Cinerari, walked through a freshly minted Feehan Row residence at the coveted Moonee Valley Park community and shared her tips for styling a new home.

Living Room

Consider sizing up your rug and have your furniture sitting on it – opposed to around it – to create a feeling of warmth, cosiness and spaciousness. If you're the sort who loves entertaining, consider including an armchair in addition to your lounge room couch to give your guests more places to sit.



Storage

Less is more when it comes to dressing up storage – open shelving units are a great way to display your much-loved decorations, ornaments and knick-knacks, for all your guests to enjoy.

Kitchen and Bathroom

Keep it simple to maximise the details – if your home was purchased off-the-plan, and an expert designer would have selected everything from the floor tiles to the tapware, so keeping a more minimalist aesthetic will help you highlight those elements.



Bedroom

Soft tones create an instant feeling of comfort in the bedroom, and white bedding keeps the room feeling clean and timeless.



**WATCH THE VIDEO**  
You can watch the full video via the QR code or link below:  
[mooneevalleypark.com.au/news/at-home-with-the-real-estate-stylist](http://mooneevalleypark.com.au/news/at-home-with-the-real-estate-stylist)



At a glance sales stats

Median property prices in Maribyrnong rose by a huge 22.07% in the 12 months from August 2021 – August 2022 <sup>1</sup>

Park-fronted houses and units attracted premiums of 34% and 17% respectively over the last 10 years <sup>2</sup>

Park-fronted properties can attract rental premiums of up to 49% <sup>2</sup>

The median unit price in Moonee Ponds jumped 16.3% in the last 12 months, rising to \$631,000 <sup>3</sup>

Sources 1 propertyvalue.com.au/suburb/maribyrnong-3032-vic 2 Urbis research commissioned for the Nature Based Cities initiative 3 realestate.com.au/vic/moonee-ponds-3039

STATE OF THE MARKET

# Market Update

It's no secret that the property market has witnessed a challenging 24 months. Between rising construction costs, a significant dip in net migration, interest rate rises and structural changes in living preferences, uncertainty has dominated the headlines.

The good news is that property Research and Advisory Consultancy, Charter Keck Cramer has forecast that the next cycle of the apartment market has already begun, and that demand is forecast to return from FY 2023\*.

According to Charter Keck Cramer's State of the Apartment Market report from August 2022, a forecast return to pre-pandemic migration levels, coupled with a reduction in supply, means demand is forecast to outstrip supply within the next 12-18 months.

To put this into context, there were 6,200 new apartment dwellings completed in Metropolitan Melbourne during FY 2022. This is a -68% decrease from the peak year of supply of 19,200 apartments in FY 2017, and is the lowest level of annual supply in the last decade.

"How quickly we enter a state of undersupply will depend on the rate and timing of the return of net overseas migration, but our data suggests that current levels of new apartment projects will not be enough to meet demand by some time in the next 12-18 months," said Charter Keck Cramer's Director of Research and Strategy, Richard Temlett.

"This will increase weekly rents (and thereafter prices) which is likely to be attractive for mum and dad investors. With interest rates rising, mum and dad investors will also have the opportunity to negatively gear their portfolio.

"While we saw a huge trend of migration towards the regions during COVID, some of this is reversing as people return to the cities, driven by a need for better access to infrastructure and amenity.



"After 265 days in lockdown however, buying and living preferences have evolved as buyers and renters know what they want in an apartment and we are seeing demand for amenity both within and surrounding new apartment developments.

"Larger, quality owner-occupier apartments, with working-from-home provisions such as a study nook, and access to parks continue to be highly sought-after and we are witnessing the next evolution of amenities and inclusions as developers cater to flexible living and working environments while prioritising access to open space."

\* Source: Charter Keck Cramer State of the Apartment Market report H1-2022, August 2022

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