

9-17

RAGLAN STREET

South Melbourne

SUBSTANTIAL FREEHOLD BUILDING WITH ENDLESS POSSIBILITIES



PORT PHILLIP BAY

MELBOURNE SPORTS AND AQUATIC CENTRE

LAKESIDE STADIUM

ALBERT PARK LAKE

ST KILDA ROAD

ALBERT PARK GOLF COURSE

LAKESIDE DRIVE

ORBIS
99 PALMERSTON CRES
100% SOLD

147 EASTERN ROAD
100% SOLD

74 EASTERN ROAD
100% SOLD

ALBERT ROAD

REAR LANEWAY

EASTERN ROAD

MELBOURNE CBD 3KM*

RAGLAN STREET



23M* FRONTAGE

RESIDENTIAL ZONED LAND - PROTECTED CBD VIEW CORRIDOR

FOR SALE VIA PUBLIC ON SITE AUCTION
FRIDAY 6TH MAY 2016 AT 12:30PM

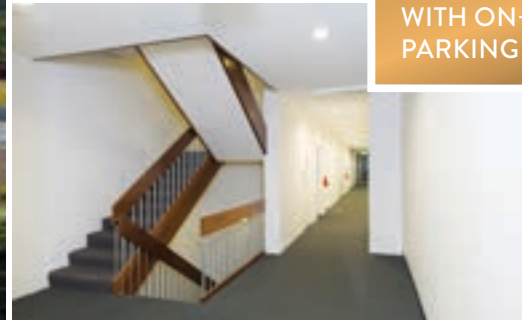


CBRE

ACTUAL VIEW FROM ROOFTOP



IMPRESSIVE OFFICE BUILDING OF 1,786sqm* WITH ON-SITE CAR PARKING FOR 28 CARS



IDEAL HIGH DENSITY RESIDENTIAL DEVELOPMENT POSITION, CLOSE TO CLARENDON STREET, KINGS WAY AND ST KILDA ROAD

HIGH QUALITY EXISTING 4 LEVEL OFFICE BUILDING OFFERING FLEXIBILITY TO OCCUPY OR GENERATE STRONG HOLDING INCOME



POTENTIAL FULLY LET NET INCOME OF \$600,000PA*



PROVEN MIXED USE DEVELOPMENT PRECINCT WITH HIGHLY FAVOURABLE HEIGHT PRECEDENCE (STCA)

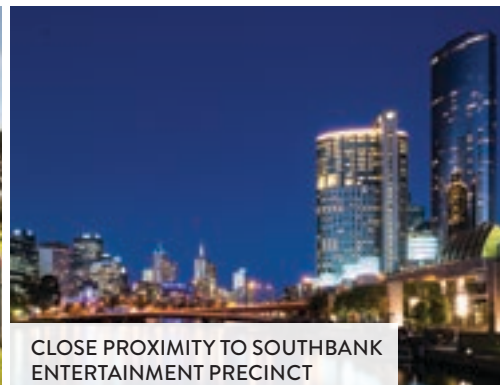


FREEHOLD LAND HOLDING OF 835sqm* WITH REAR LAND ACCESS ZONED C1

HIGHLY DESIRABLE LOCATION SURROUNDED BY RETAIL AND LIFESTYLE AMENITIES, TRANSPORT OPTIONS AND ALBERT PARK



SHORT WALK TO ALBERT PARK LAKE



CLOSE PROXIMITY TO SOUTHBANK ENTERTAINMENT PRECINCT



CLARENDON STREET RETAIL PRECINCT



835sqm*

LANEWAY ACCESS

RAGLAN STREET

THOMSON STREET

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.