

FOR SALE

TERRACE

ON RICHMOND HILL



ARTIST IMPRESSION

An unrivalled opportunity to develop one of Melbourne's most prestigious inner city land holdings.

150-152 BRIDGE ROAD & 1-3 ALLOWAH TERRACE, RICHMOND
WWW.TERRACEONRICHMONDHILL.COM.AU

CBRE VICTORIAN
DEVELOPMENT
SITE SALES

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF
INTEREST CLOSING FRIDAY 22ND JULY 2016 AT 5PM

150-152 BRIDGE ROAD & 1-3 ALLOWAH TERRACE, RICHMOND



ARTIST IMPRESSION

Located at the highest point of Richmond Hill, the site enjoys uninterrupted views to both the Melbourne CBD and Dandenong Ranges.

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150-152 Bridge Road & 1-3 Allowah Terrace, Richmond



**SOUTH YARRA
MEDIAN HOUSE
PRICE \$1,650,000**

**RICHMOND
MEDIAN HOUSE
PRICE \$1,110,000**

**EAST MELBOURNE
MEDIAN HOUSE
PRICE \$2,125,000**



ROYAL BOTANIC GARDENS



MELBOURNE SPORTS & ENTERTAINMENT PRECINCT



MELBOURNE CBD 1.8KM*



EPWORTH HOSPITAL & MEDICAL PRECINCT



FITZROY GARDENS



Substantial development site in one of Melbourne's most exclusive pockets - the prestigious 'Richmond Hill' precinct (1.8km from Melbourne CBD)



Strategic Commercial 1 zoned site surrounded by major height precedent with potential for uninterrupted CBD views



Total site area 2,047sqm* with triple street frontage spanning over 130 metres* and multiple access points



Construction and leases resolved with short term leases providing strong income whilst ensuring no delays to development program



Ideally suited to a range of residential or mixed use development outcomes (STCA) including townhouses, apartments and/or large format retail



Two highly advanced development schemes are available upon request; apartments and townhouses totalling over 10,000 sqm of NSA by Jackson Clements Burrows Architects and 41 townhouses by Cera Stribley Architects



ROYAL BOTANIC GARDENS



MELBOURNE SPORTING PRECINCT



THRIVING RETAIL PRECINCT



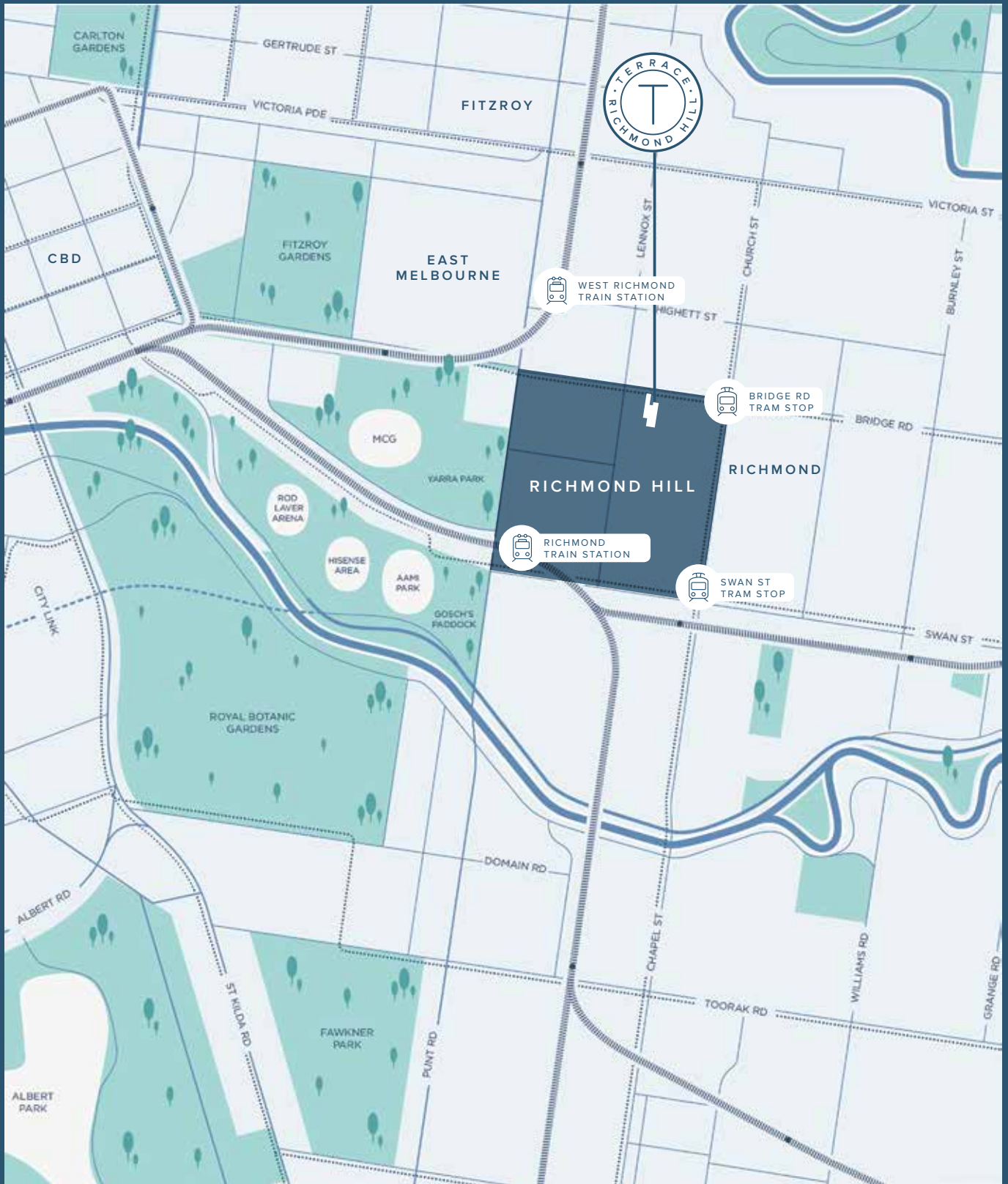
EPWORTH HOSPITAL



"Price differences between certain pockets in Richmond, such as Richmond Hill, could be up to 20 per cent."

Russell Cambridge, Director, Biggin & Scott Richmond





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FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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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.