

AUCTION • AUCTION • AUCTION

# 522 GLENFERRIE ROAD

HAWTHORN

## FREESTANDING MEDICAL INVESTMENT

LEASED TO LONG STANDING  
TENANT OF 30 YEARS WITH  
FUTURE DEVELOPMENT  
POTENTIAL (STCA)



# ASX LISTED TENANT

'PRIMARY HEALTH CARE LIMITED'



UNIVERSITY OF MELBOURNE

MELBOURNE CBD 7KM\*

SWINBURNE UNIVERSITY OF TECHNOLOGY 1KM\*

HAWTHORN AQUATIC & LEISURE CENTRE 1KM\*

GLENFERRIE ROAD RETAIL STRIP

GLENFERRIE ROAD

RIVERSDALE ROAD



**FOR SALE** VIA PUBLIC ON-SITE AUCTION  
THURSDAY 13TH OCTOBER 2016 AT 12:30PM

**CBRE** VICTORIAN HEALTH, AGED & CHILD CARE



FULLY FITTED MEDICAL FACILITY



HIGH EXPOSURE TO GLENFERRIE ROAD



SUBSTANTIAL ONSITE PARKING



GLENFERRIE ROAD RETAIL STRIP



TRAM ACCESS ON YOUR DOORSTEP



Leased to Primary Health Care Limited (ASX listed) - Company employs around 12,000 people.



Substantial building area of 195sqm\* with close to 483sqm\* of prime Hawthorn land plus onsite parking



Current income of \$106,800 pa\* plus ALL outgoings (including land tax) and GST



Positioned on one of Melbourne's busiest suburban retail shopping strips, Glenferrie Road. Surrounded by premium amenity and within walking distance to Hawthorn Station



Excellent location in close proximity to world class internationally renowned Swinburne University



Outstanding access to the Monash and Eastern freeways providing direct access to Melbourne CBD in just 7km\*



Superbly situated within Melbourne's elite Private School belt featuring Camberwell Grammar; Scotch College; MLC and Carey Grammar

**AUCTION • AUCTION • AUCTION**

**THURSDAY 13TH OCTOBER 2016 AT 12:30PM**

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

**JOSH TWELFTREE**

+61 452 524 985  
josh.twelftree@cbre.com.au

**SANDRO PELUSO**

+61 418 389 757  
sandro.peluso@cbre.com.au

**CBREMELBOURNE.COM.AU**



**CBRE**

**1300 666 888**

Level 34, 8 Exhibition Street, Melbourne

\*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.