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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

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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.