

POSITIONED IN ONE OF MELBOURNE'S MOST SOUGHT AFTER SUBURBS

188 WHITEHORSE ROAD BALWYN



10.1m*
FRONTAGE



2
CAR PARKS



TRAM STOP
ON YOUR DOORSTEP



214sqm*
BUILDING AREA



PEDESTRIAN CROSSING DIRECTLY OUTSIDE

PRIVATE SALE

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

PRIVATE SALE

Deepdene Median House Price
\$2,230,000*

188 WHITEHORSE ROAD BALWYN

MELBOURNE CBD 9KM*

SWINBURNE UNIVERSITY

DEEPPENE PARK

ST GEORGE'S HOSPITAL

GENAZZANO COLLEGE

THE PALACE BALWYN CINEMA



CALTEX

BALWYN ACTIVITY CENTRE 400M*

ANZ nab coles

Balwyn Median House Price
\$2,062,500*

188 WHITEHORSE ROAD BALWYN



This expansive 214sqm* retail shop benefits from 10.1m* of valuable Whitehorse Road frontage and two (2) off street car parks



Surrounded by successful hospitality venues including, Augello's Pizzeria, Arthur Radley, White Mojo Specialty Coffee & Roaster and The Balwyn Eatery



Positioned in the heart of Balwyn, one of Melbourne's most affluent suburbs, which has seen an increase in median house price of 35%* in just 4 years. Providing exciting future capital growth prospects



Directly opposite the newly expanded Palace Balwyn Cinema, providing strong foot traffic to the immediate retail precinct



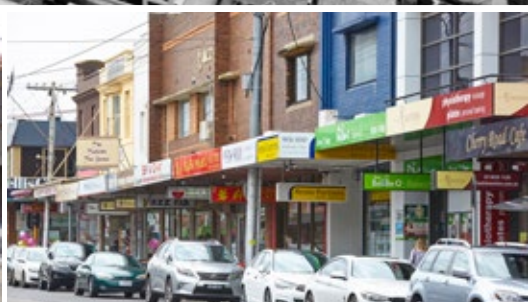
Located underneath the brand new Botanic Balwyn project, boasting 196 luxury apartments



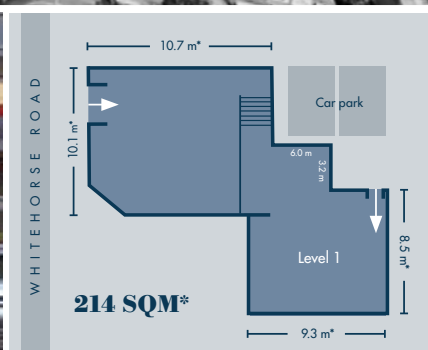
An exclusive and desirable inner-east suburb close to an endless list of distinguished private schools, large retailers and state of the art recreational facilities



SERVICED BY PUBLIC TRANSPORT AND DIRECTLY OPPOSITE THE NEWLY RENOVATED PALACE BALWYN CINEMA



CLOSE PROXIMITY TO BALWYN VILLAGE



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.