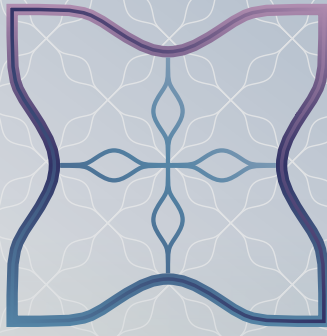


F O R S A L E



P A R A D I G M

111 A'BECKETT STREET, MELBOURNE – AUSTRALIA

*Take advantage of a new paradigm in
the world's most liveable city*

**A SIMPLY UNREPEATABLE PERMIT APPROVED DEVELOPMENT
SITE IN THE MELBOURNE CBD'S MOST PROGRESSIVE QUADRANT**

**FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 31ST MAY 2017 AT 2.00PM**

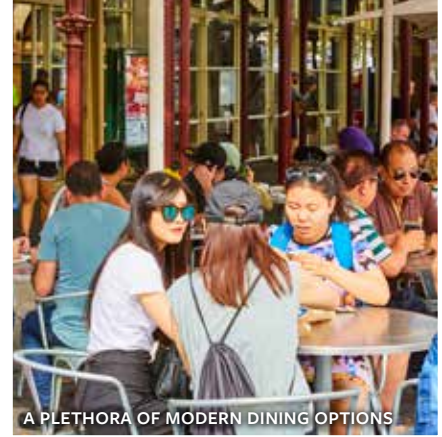
CBRE | **A DECADE**
CITY SALES | OF PARTNERSHIP



THE CITY'S MOST PROVEN QUADRANT, DRIVEN BY MELBOURNE'S PRE-EMINENT MEDICAL, RETAIL AND EDUCATIONAL INSTITUTION

The northern quadrant of the Melbourne CBD, bordered by Swanston and La Trobe Streets, extending to Victoria Street and the Queen Victoria Market, is the most proven and actively developed location in Melbourne.

Underpinned by elite educational institutions, world class medical infrastructure and proximity to Melbourne Central – the CBD's pre-eminent shopping centre and train station, 111 A'Beckett Street is an exceptional opportunity to ride the wave of successful development activity.



A PLETHORA OF MODERN DINING OPTIONS



THE WORLD-FAMOUS QUEEN VICTORIA MARKET



ENCAPSULATING MELBOURNE'S URBAN HEARTBEAT



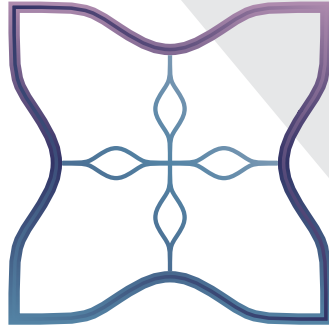
PRESTIGIOUS RMIT UNIVERSITY



SURROUNDED BY VARIOUS TASTES OF THE WORLD



FLANKED BY MELBOURNE'S BEAUTIFUL PARKLANDS



PARADIGM

111 A'BECKETT STREET, MELBOURNE – AUSTRALIA

- ✦ A strategically located Melbourne CBD development site with a combined street frontage of 82 metres*
- ✦ Fully approved for the construction of a signature 64 level mixed use high-rise, comprising of 632 residences and two (2) prime retail tenancies
- ✦ Unrepeatable permit with a plot ratio of 35:1 (new planning guidelines dictate a maximum of 18:1) designed by internationally acclaimed architecture firm Elenberg Fraser
- ✦ Providing captivating views of the Melbourne CBD and beyond
- ✦ Well advanced development program with the ability to immediately commence pre-sales
- ✦ Significant existing two (2) storey freehold building providing short term income and additional value-add opportunities
- ✦ Moments from Australia's cultural heart, world class education facilities, Melbourne's finest restaurants and retail amenity serviced by all forms of public transport





ARTIST IMPRESSION

Captivating 360° views of the Melbourne CBD



*High quality ground floor retail component
incorporating classical Melbourne façade*

A 200 METRE* WALK TO THE BEST THAT MELBOURNE HAS TO OFFER



STATE LIBRARY OF VICTORIA

RMIT UNIVERSITY

MELBOURNE UNIVERSITY

MELBOURNE CENTRAL SHOPPING
CENTRE AND TRAIN STATION

MEDICAL PRECINCT



QUEEN VICTORIA FRESH FOOD MARKET

LEGAL PRECINCT

FLAGSTAFF TRAIN STATION

FLAGSTAFF GARDENS

PORT PHILLIP BAY

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 31ST MAY 2017 AT 2.00PM

PARADIGMMELBOURNE.COM.AU

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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.