

415 - 423

Macaulay Rd

KENSINGTON

SIGNIFICANT MIXED-USE DEVELOPMENT OPPORTUNITY IN VIBRANT KENSINGTON

-  OCCUPY, INVEST OR DEVELOP
-  SCHEME FOR SIX LEVEL MIXED-USE DEVELOPMENT
-  EXISTING COMMERCIAL IMPROVEMENTS WITH PROPOSED LEASEBACK OPTION



OUTLINE INDICATIVE ONLY

FOR SALE

 VIA PUBLIC ON-SITE AUCTION
FRIDAY 21ST JULY AT 10:30AM

CBRE

 VICTORIAN DEVELOPMENT SITE SALES



Prominent 1,068sqm* landholding located in sought-after Kensington, a suburb attracting a median house price of \$1,247,500**

Existing commercial improvements, sold with holding income potential

Scheme for six level mixed-use development comprising retail & apartments (MUZ)

Immediate proximity to retail & dining amenity on Macaulay Road, Bellair Street & surrounds plus a FoodWorks supermarket only 250m* and future Woolworths supermarket only 630m*

Only 2.5km* from the Melbourne CBD with direct access via Kensington Train Station (200m*) and Macaulay Train Station (250m*) plus future Arden Metro Station (1km*) to promote growth to the area

World-class education providers nearby including internationally renowned Melbourne University (2.5km*), Victoria University (3km*) plus nearby primary schools; Kensington Primary (500m*) and Holy Rosary Primary (300m*)

Surrounded by wonderful parks, recreation & lifestyle amenity including Royal Park & Melbourne Zoo (1.5km*) plus Flemington Racecourse (1.5km*), home of the famed Melbourne Cup Racing Carnival

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

JULIAN WHITE

+61 422 764 137
julian.white@cbre.com.au

DAVID MINTY

+61 422 564 199
david.minty@cbre.com.au

JIMMY TAT

+61 439 399 118
jimmy.tat@cbre.com.au

*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 or purchasing 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.

** Source: Real Estate Institute of Victoria

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CBRE
1300 666 888

Level 34, 8 Exhibition Street, Melbourne