

PARK FRONTED ELWOOD LANDHOLDING WITH PERMIT FOR FIVE LUXURY TOWNHOUSES



27 GORDON AVENUE

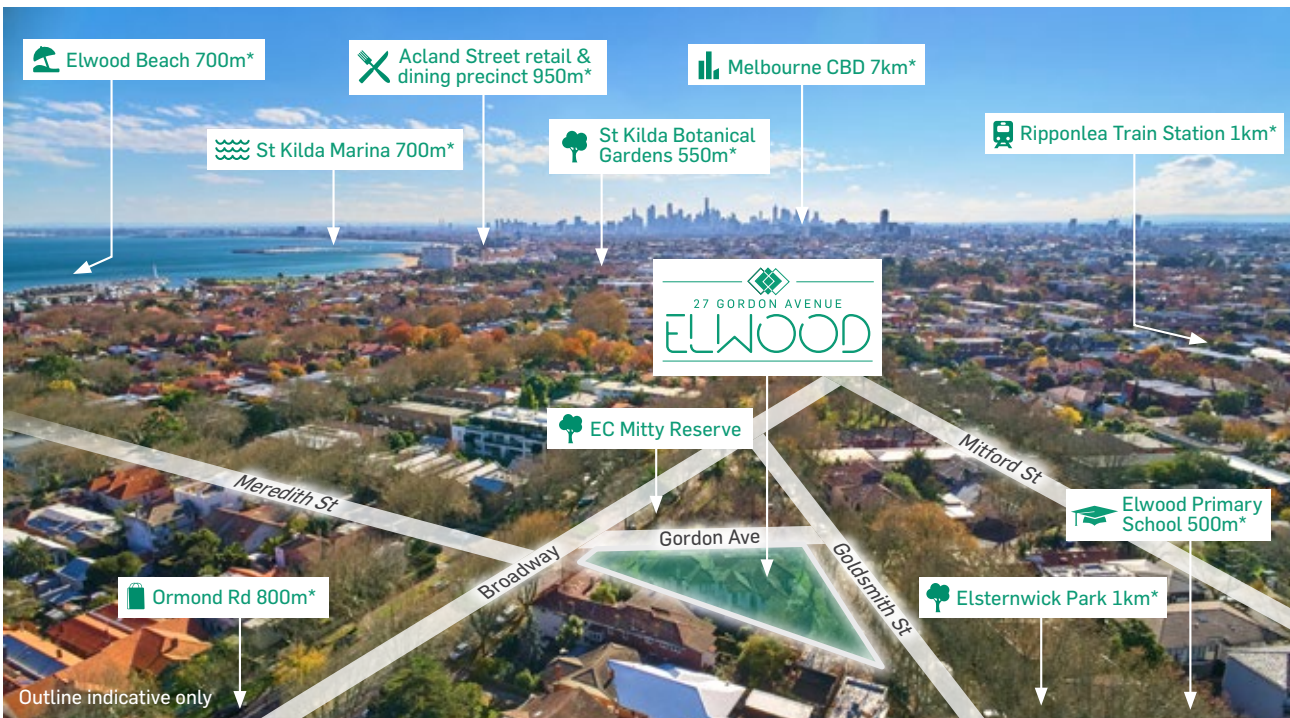
ELWOOD



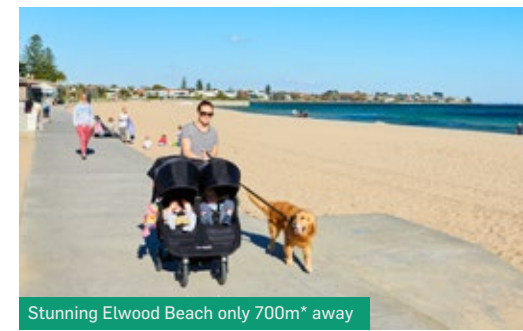
Artist impression

FOR SALE VIA PUBLIC ON-SITE AUCTION
WEDNESDAY 2ND AUGUST AT 12.30PM

CBRE VICTORIAN
DEVELOPMENT
SITE SALES



Outline indicative only



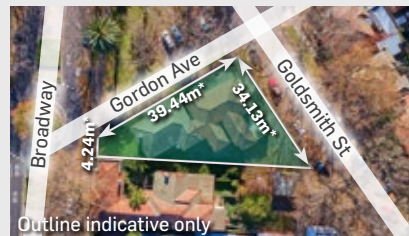
Stunning Elwood Beach only 700m* away

“An unbeatable lifestyle location close to the beach, parks, retail & transport amenity.”



City & bay views from Elwood Bay Trail (700m*)

27 GORDON AVENUE
ELWOOD



Outline indicative only

Permit approved for five (5) luxury architecturally designed townhouses: four three-bedroom & one two-bedroom plus basement parking

Close to Acland Street, St Kilda & Ormond Road, Elwood retail, café & dining precincts

Substantial 763sqm* corner landholding

Quality schools and childcare facilities nearby including Elwood Primary School & Elwood College

Positioned in a tranquil tree-lined neighbourhood, walking distance to Elwood Beach, St Kilda Botanical Gardens & Elsternwick Park

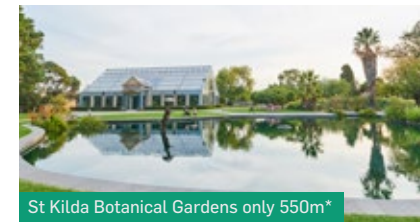
Broadway buses, Brighton Road trams (750m*) & Ripponlea Train Station (1km*) providing access to the Melbourne CBD (7km*)



Elwood Primary School a short 500m* stroll



Acland Street retail, cafe & dining precinct 950m*



St Kilda Botanical Gardens only 550m*



Brighton Road trams only 750m*

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 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 up 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.