

BALWYN NORTH'S FITTEST FREESTANDING INVESTMENT

378-380
BALWYN ROAD
BALWYN NORTH



FULLY LEASED
UNTIL 2021 WITH
NO FURTHER
OPTIONS



BALWYN HIGH
SCHOOL ZONE



4 CAR SPACES
ON TITLE

 EXECUTOR'S AUCTION

WEDNESDAY 18TH OCTOBER 2017
AT 12.30PM, ON-SITE

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

378-380 BALWYN ROAD

BALWYN NORTH



Strategic and highly exposed 338sqm* triple fronted landholding with dual access and onsite parking



Occupied by longstanding and successful tenants, providing an annual income of \$63,141* + GST + Outgoings



Fully leased to 2021 with fixed 4% & 5% rental increases, with NO further options for the tenants to renew



Short to medium term value-add potential given the surrounding building height being achieved

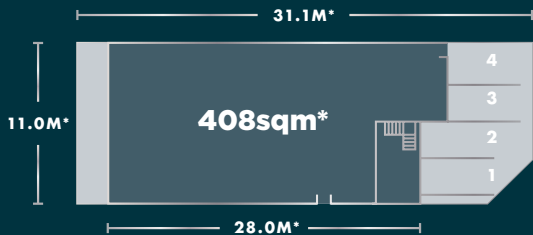


Located within the affluent suburb of Balwyn North, with a median house price of \$1,833,000**



Conveniently positioned within the highly acclaimed Balwyn High School Zone

**source: www.realestate.com.au



BALWYN NORTH MEDIAN HOUSE PRICE

\$1,833,000**

BALWYN MEDIAN HOUSE PRICE

\$2,290,000**



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LONGSTANDING TENANT OF OVER 30 YEARS



ONE OF MELBOURNE'S PREMIER RESIDENTIAL SUBURBS



REAR LANEWAY AND PARKING

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.

CBRE MELBOURNE STRIP RETAIL INVESTMENTS — THE ONLY INTERNATIONAL REAL ESTATE AGENCY SPECIALISING IN THE MELBOURNE STRIP RETAIL MARKET