

FOR SALE

27-33 MAHONEYS ROAD

FOREST HILL



24M*



ANNUAL INCOME
OF \$328,000*



IN THE HEART OF THE FOREST
HILL SHOPPING DISTRICT



628 SQM* OF
IRREPLACEABLE LAND

PRIVATE SALE

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

2733 MAHONEYS ROAD

FOREST HILL



STUNNING FREEHOLD PROPERTY IN THE HEART OF THE FOREST HILL SHOPPING DISTRICT



628SQM* IRREPLACEABLE LAND HOLDING OVER 2 TITLES WITH REAR ACCESS



FULLY LEASED TO WESTPAC (\$99.5 BILLION* MARKET CAP.) AND ANZ (\$78.4 BILLION* MARKET CAP.), AND A LONG STANDING REAL ESTATE AGENCY



PROVIDING A DIVERSE ANNUAL INCOME OF \$328,000* PER ANNUM, WITH A SIGNIFICANT PORTION OF LAND TAX RECOVERED



HELD WITHIN ONE OF MELBOURNE'S FASTEST GROWING SUBURBS



FUTURE DEVELOPMENT POTENTIAL (STCA)



CONVENIENTLY SERVICED BY SURROUNDING CAR PARKING AMENITY (3,427* PARKS IN FOREST HILL CHASE)

*APPROX

**REALESTATE.COM.AU

PRIVATE SALE



OPPOSITE THE BUSTLING FOREST CHASE SHOPPING CENTRE



UNDERPINNED BY MAJOR TENANTS (ANZ & WESTPAC)



WELL CONNECTED BY PUBLIC TRANSPORT

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. ** Source: Real Estate Institute of Victoria (REIV).