

PROMINENT QUEENS PARADE LANDHOLDING



EXPANSIVE SITE WITH REAR LANE ACCESS

QUALITY EXISTING COMMERCIAL IMPROVEMENTS WITH INCOME POTENTIAL

LOCATED IN ONE OF MELBOURNE'S FINEST INNER-CITY SUBURBS

PRIVATE SALE

CBRE VICTORIAN DEVELOPMENT SITE SALES

15-33

Queens Parade

CLIFTON HILL

High profile and expansive 1,540sqm* landholding

Prominent frontage to Queens Parade of 44m* with rear vehicle access from Hodgkinson Street

Existing commercial improvements spanning 1,200sqm* offering income potential

Ideally suiting owner/occupier, investor or developer

Potential re-zoning to support higher order land use/development (i.e. residential) (STCA)

Strategically located in one of Melbourne's most lucrative and sought after suburbs, with a median house price of \$1,171,000**

Premier location only 2km* from the heart of the world's most liveable city - Melbourne, and only 1.5km* from the world renowned Melbourne University

Surrounded by high quality retail and lifestyle amenity including Smith Street, Brunswick Street, Edinburgh and Darling Gardens

Well linked tram or train, only 700m* to Clifton Hill Railway Station plus easy access to Alexandra Parade and the Eastern Freeway



RENOWNED MELBOURNE UNIVERSITY ONLY 1.5KM* AWAY



ONLY A SHORT 300M* WALK TO DARLING GARDENS



PROMINENT FRONTAGE TO QUEENS PARADE OF 44M*



LESS THAN 100M* FROM THE ECLECTIC SMITH STREET, FITZROY



CLIFTON HILL TRAIN STATION ONLY 700M* AWAY



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: REIV.