

FOR SALE



# ASCOT CENTRAL

## PAKENHAM'S BEST MIXED-USE DEVELOPMENT OPPORTUNITY

**coles**  
**Target**

**PAKENHAM CBD – 200M\***

**THE GOOD GUYS**  
**BIGW**  
**Woolworths**

**CARDINIA**  
VICTORIA'S 4TH FASTEST GROWING SHIRE

**PAKENHAM TRAIN STATION**

**26,490SQM**  
SUITABLE FOR:

- TOWNHOUSES OR HIGHER DENSITY RESIDENTIAL USES
- COMMERCIAL AND/OR SOCIAL INFRASTRUCTURE (STCA)
- RETAIL
- MEDICAL

**FUTURE COMMUNITY PARK**

**ASCOT ESTATE**

**SOLD**  
FUTURE CHILD CARE CENTRE

MAIN STREET  
HENRY STREET  
RAILWAY AVENUE  
STATION STREET  
LONGCH...



ONLY 200M WALK TO THE ESTABLISHED PAKENHAM CBD

POSITIONED WITHIN THE HIGHLY REGARDED ASCOT ESTATE CURRENTLY UNDER CONSTRUCTION

METRES FROM A FUTURE COMMUNITY PARKLAND

SURROUNDED BY HIGHLY SUCCESSFUL RESIDENTIAL DEVELOPMENTS

# FOR SALE

 VIA PUBLIC EXPRESSIONS OF INTEREST  
CLOSING THURSDAY 10TH NOVEMBER AT 5.00PM

# CBRE

 VICTORIAN DEVELOPMENT SITE SALES



# ASCOT CENTRAL

- Substantial 2.65ha\* CDZ site which encourages residential, retail, commercial, and medical (STCA)
- Infill site adjoining the Pakenham CBD
- Serviced by water, electricity, gas, and telecommunication infrastructure.
- Situated within Pakenham's premium Ascot residential estate
- Within the heart of Cardinia, the 4th fastest growing municipality in Victoria
- Over 560\* metres of frontage to 4 thoroughfares
- Surrounded by an established precinct with high amenity

Acting under instructions from ISPT



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**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.