

EXCEPTIONAL TOWNHOUSE OPPORTUNITY IN MELBOURNE'S ACCLAIMED EASTERN CORRIDOR



— 15-17 HERLIHYS ROAD —
TEMPLESTOWE LOWER

PERMIT APPROVED



PERMIT APPROVED FOR 14 HIGH QUALITY TOWNHOUSES

HUGE 2,956SQM* LANDHOLDING

ESTABLISHED LOCATION WITH STRONG SALES CONFIDENCE

ARTIST IMPRESSION

FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 8TH DECEMBER 12.30PM

CBRE VICTORIAN
DEVELOPMENT
SITE SALES



ARTIST IMPRESSION OF APPROVED DEVELOPMENT

Planning permit for 14 multi-level luxury townhouses

Prime elevated rectangular 2,956sqm* residential landholding

Existing residential dwelling offering income potential

Significant frontage width of 32.77m* offering great exposure and opportunities for multiple access points

A 2016 REIV top growth performing suburb recording an increase of over 30% in the median house price over the past 18 months (MHP \$1,080,000)

Excellent educational facilities in nearby Latrobe University 7km* and Deakin University 9km*, prestigious Ivanhoe Grammar School 6.9km*

A stunning lifestyle location proximate to Templestowe Village 500m*, Westfield Doncaster (2.5km*) one of Australia's largest shopping centres (David Jones, Myer, Apple, Village Cinemas), and the Pines Shopping Centre (4km*)

Surrounded by an abundance of parklands and lifestyle attractions including the iconic Yarra River 700m* and walking/cycling trail; Ruffey Creek Reserve; nearby Yarra Valley Country Club and the Heide Museum of Modern Art (3.3km*)

Ideally positioned within Melbourne's highly sought after eastern corridor providing excellent road infrastructure and access to Melbourne's CBD in only 14km*



CAFES AND RETAIL IN NEARBY ACTIVITY CENTRE



MAIN YARRA TRAIL JUST 850M*



PROXIMITY TO QUALITY EDUCATION PROVIDERS



TEMPLESTOWE VILLAGE ONLY 500M*

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 selling 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. ** The Source The Real Estate Institute of Victoria.