

FOR SALE

503 MALVERN *Road*

(CORNER WILLIAMS ROAD) HAWKSBUURN

ONE OF MELBOURNE'S MOST RENOWNED AND EXCLUSIVE RETAIL CORNERS!

 **AUCTION** FOR SALE VIA PUBLIC ON-SITE AUCTION
WEDNESDAY 14TH DECEMBER 2:30PM

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION WEDNESDAY 14TH DECEMBER 2:30PM



CLOSE TO PUBLIC TRANSPORT



PROVEN & HISTORICALLY SUCCESSFUL HAWKSBURN RETAIL PRECINCT

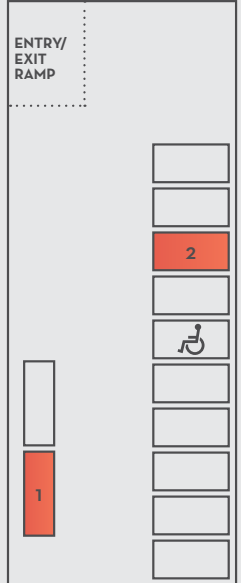


SECURE & DEDICATED BASEMENT CAR PARK

BASEMENT CAR PARK PLAN

Two car parks on title

McKILLOP STREET



MALVERN ROAD

WILLIAMS ROAD

503 MALVERN Road

(CORNER WILLIAMS ROAD) HAWKSBURN



A prime Hawksburn corner retail investment surrounded by Melbourne's most popular retailers, cafes and hospitality venues



Priceless corner exposure within the highly sought after Hawksburn retail precinct



Added convenience of secure basement car parking with two (2) car parks available on title



Leased to popular cafe 'Two Dudes Kitchen' with favourable 4% annual rental increases



Net annual income of \$58,493* + GST + Outgoings (As at March 2017)

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

TOM TUXWORTH
+61 410 988 960
tom.tuxworth@cbre.com.au

ROREY JAMES
+61 439 400 081
rorey.james@cbre.com.au

NICK LOWER
+61 414 259 494
nick.lower@cbre.com.au

www.cbremelbourne.com.au



CBRE
1300 666 888
Level 34, 8 Exhibition Street, Melbourne

*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.