

4ha*
Infill Site



GOLDEN GATEWAY

ESTATE

GATEWAY TO THE YARRA VALLEY

335 MAROONDAH HIGHWAY
CHIRNSIDE PARK

EXTRAORDINARY 40,000SQM* MIXED-USE DEVELOPMENT
OPPORTUNITY IN MELBOURNE'S BOOMING EAST

ARTIST IMPRESSION

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING THURSDAY 30TH MARCH AT 5PM

CBRE VICTORIAN
DEVELOPMENT
SITE SALES



LOCATED DIRECTLY OPPOSITE
CHIRNSIDE PARK SHOPPING CENTRE



BUSY BAKERS DELIGHT AT
CHIRNSIDE PARK SHOPPING CENTRE



OXLEY CHRISTIAN COLLEGE ONLY 50M*



READING CINEMA ONLY 10M*



MOOROOLBARK TRAIN STATION (2.3KM*)
PROVIDING DIRECT ACCESS TO MELBOURNE CBD



OXLEY PARK & STADIUM LESS THAN 150M*

DOMINANT 40,000SQM* INFILL MIXED USE DEVELOPMENT SITE
LOCATED JUST 30KM* EAST OF THE MELBOURNE CBD, SITUATED IN
THE HEART OF CHIRNSIDE PARK'S POPULAR ACTIVITY CENTRE



← **DANDENONG RANGES 6KM***

← **MOOROOLBARK STATION 2.3 KM***

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

40,000SQM*
MIXED USE LAND

coles

Officeworks
BUNNINGS warehouse
JB HI-FI
AMART SPORTS

MAROONDAH GOLF PARK 50M*

OXLEY CHRISTIAN COLLEGE 50M*

MELBOURNE CBD 30KM*

CHIRNSIDE PARK 2016 MEDIAN HOUSE PRICE GROWTH 21%**

CHIRNSIDE PARK SHOPPING CENTRE AND READING CINEMA 10M*

HERITAGE GOLF & COUNTRY CLUB 4KM*

THE GARDENS ESTATE DEVELOPMENT

OUTLINE INDICATIVE ONLY



Ideally positioned in the heart of Chirnside Park major activity centre, with Chirnside Park Shopping Centre directly opposite offering a wide range of local and national retailers including Woolworths, Coles, Aldi, Kmart and Target



Outstanding accessibility, with extensive frontages to Maroochydore Highway, Old Melbourne Road and Kimberley Drive totalling 1.25km*



An up-and-coming area boasting excellent schools, parks and recreation facilities. Close proximity to the Dandenong Ranges and the Yarra Valley wine region with direct public transport linkages to the Melbourne CBD (30km*)



Zoned for Mixed Use development (MUZ) providing ultimate flexibility for future developers



Council Approved Development Plan in place, which estimates approximately 55,000sqm* of GFA can be accommodated on site:

- Retail: 10,000sqm***
- Office: 15,000sqm***
- Residential: 30,000sqm***

AN EXCITING OPPORTUNITY TO IMPACT THE LANDSCAPE OF A TRANSFORMING LOCATION, AT THE GATEWAY TO THE FAMED YARRA VALLEY WINE REGION



THE HERITAGE GOLF & COUNTRY CLUB AND GARDINERS RUN GOLF CLUB BOTH ONLY A SHORT DRIVE



LILYDALE LAKES SCENIC TRAIL JUST 3.5KM*

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

JULIAN WHITE

0422 764 137

JULIAN.WHITE@CBRE.COM.AU

MARK WIZEL

0409 809 868

MARK.WIZEL@CBRE.COM.AU

LEWIS TONG

0421 870 833

LEWIS.TONG@CBRE.COM.AU

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 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.