

563 & 565



# BURWOOD ROAD HAWTHORN

TWO EXISTING COMMERCIAL/ RETAIL PROPERTIES +  
REAR SITE WITH SEPARATE PERMIT FOR 17 APARTMENTS

QUEENS AVENUE

10.7M\*

BURWOOD ROAD

  AUBURN RETAIL VILLAGE  
AND TRAIN STATION 250M\*

- ✓ PREMIUM
- ✓ PERMITTED
- ✓ MIXED-USE OPPORTUNITY
- ✓ EXISTING IMPROVEMENTS



Artist impression of permitted 17 apartment development fronting Queens Avenue

OUTLINE INDICATIVE ONLY

# PRIVATE SALE

# CBRE

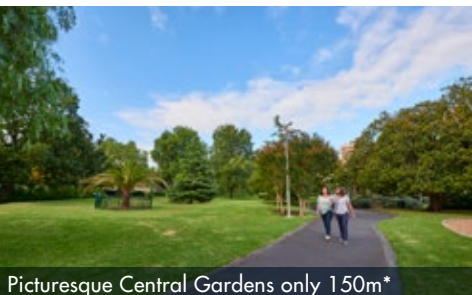
 VICTORIAN DEVELOPMENT SITE SALES



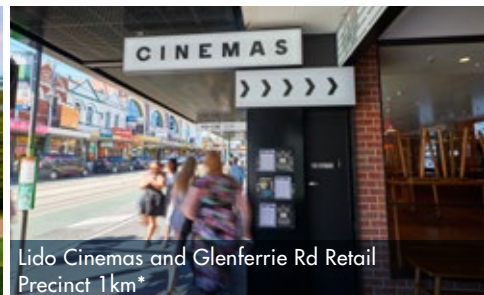
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## BURWOOD ROAD HAWTHORN

- + Outstanding 654sqm\* landholding over two (2) titles with dual street frontages to Burwood Road and Queens Avenue
- + Beautifully presented two (2) level commercial/ retail improvements with rear on-site car park providing 16 car spaces
- + Short term holding income and strong future leasing potential
- + Favourable Commercial 1 Zoning
- + Planning permit for additional seven (7) level building fronting Queens Avenue consisting 17 apartments designed by prominent architects Ascui and Co
- + Strategically located within Melbourne's golden and most lucrative sought after suburb, with a median house price of \$2,470,000\*\*
- + Ideally positioned within the Burwood Road Amenity and Activity Centre precinct, and within walking distance to both Auburn Shopping Village and Glenferrie Road, one of Melbourne's busiest suburban retail shopping strips featuring national retailers, restaurants and lifestyle attractions
- + Located approximately 250m\* to the world class, internationally renowned Swinburne University
- + Excellent transport linkages with Auburn Train Station only 250m\* plus nearby access to Monash and Eastern Freeways providing direct access to the Melbourne CBD (7km\*)



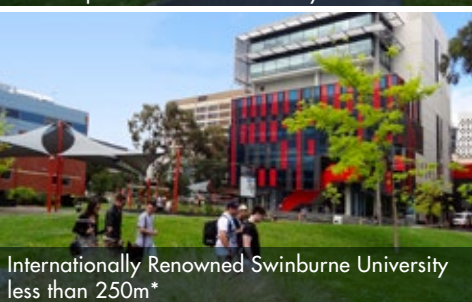
Picturesque Central Gardens only 150m\*



Lido Cinemas and Glenferrie Rd Retail Precinct 1km\*



Set amongst Hawthorn's trending cafe scene



Internationally Renowned Swinburne University less than 250m\*



Auburn Station only 250m\*



Close proximity to various prestigious schools

**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.  
\*\* Data supplied by RP Data Pty Ltd trading