

PERMIT APPROVED FOR 8 HIGH QUALITY TOWNHOUSES PLUS REAR ALLOTMENT OF 775SQM*

5-7 MONTGOMERY PLACE

BULLEEN



PERMIT APPROVED



DUAL STREET FRONTAGE



ADDITIONAL VACANT BLOCK OF 775SQM*

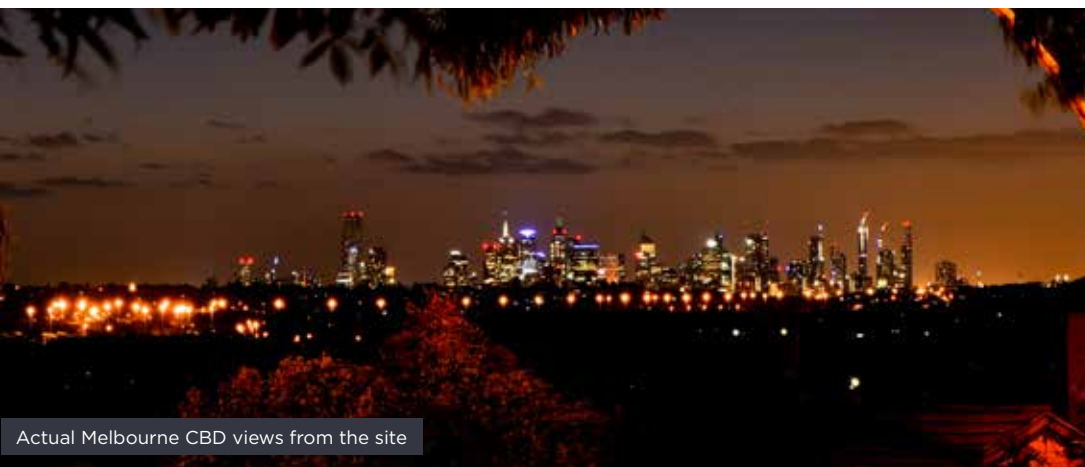
FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 16TH MARCH 12.30PM

CBRE VICTORIAN
DEVELOPMENT
SITE SALES

"STUNNING CBD VIEWS"



-  Significant landholding of 2,050sqm* in Melbourne's sought-after eastern suburbs
-  Premier position with clear city views
-  Permit approved for eight (8) large townhouses plus a 775sqm* vacant allotment facing Flinders Street for further development (STCA)
-  Very attractive design and product mix comprising all three bedroom residences with double car garage parking
-  Existing improvements comprise two (2) quality houses providing holding income
-  Highly sought after location with strong sales confidence and successful townhouse developments, with a median house price of \$1,207,500** in Bulleen
-  Excellent local amenity, being within walking distance to Bulleen Plaza, comprising a Coles supermarket, Westfield Doncaster less than 2km* down the road, various surrounding parks and golf courses plus public transport options
-  Various quality education providers including prestigious Ivanhoe Grammar less than 5km* and St Clement of Rome Parish School just 650m*



Actual Melbourne CBD views from the site

Walking distance to Bulleen Plaza (500m*)

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

JULIAN WHITE

0422 764 137

JULIAN.WHITE@CBRE.COM.AU

NATHAN MUFALE

+61 416 789 218

NATHAN.MUFALE@CBRE.COM.AU

CHAO ZHANG

+61 411 625 068

CHAO.ZHANG@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.