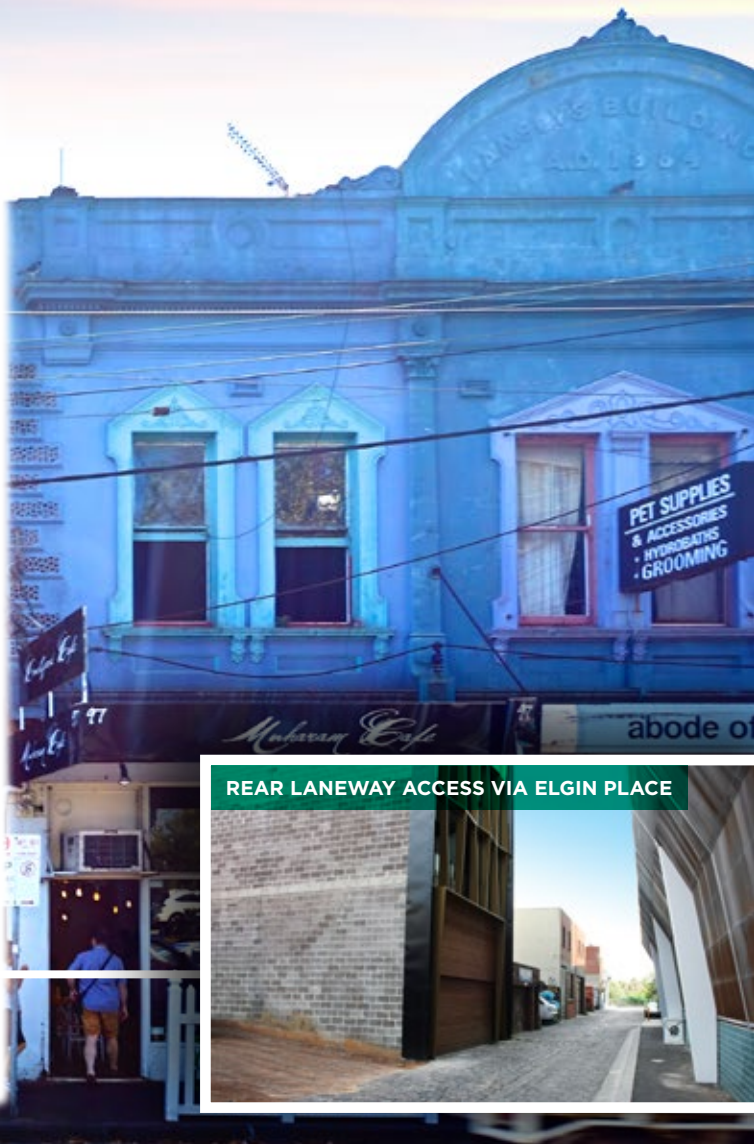


NINETY-FIVE BURWOOD ROAD

# HAWTHORN

EXCEPTIONAL  
DOUBLE FRONTED  
**FREESTANDING  
INVESTMENT**  
WITH IMMEDIATE  
DEVELOPMENT  
UPSIDE



WALKWAY ACCESS

REAR LANEWAY ACCESS VIA ELGIN PLACE



**FOR SALE** VIA PUBLIC ON-SITE AUCTION  
FRIDAY 28<sup>TH</sup> APRIL 2017 AT 2.30PM







# NINETY-FIVE BURWOOD ROAD HAWTHORN



An exceptional two (2) level double fronted building with separate access to first floor dwelling (3 bedroom + living)



An underutilised landholding of 260sqm\* including four (4) car parks on-title, complimented by highly accessible rear lane access via Elgin Place



Immediate capacity to add value to the rear of the site with approved permits for a four (4) level development



An unparalleled location just 4.5km\* from the CBD and serviced by multiple public transport options



Positioned in one of Melbourne's most lucrative and sought after suburbs, Hawthorn, with a median house price over \$2,079,000\*

**FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 28<sup>TH</sup> APRIL 2017 AT 2.30PM**

100M FROM HAWTHORN STATION (12MIN TO CBD)



DIRECTLY OPPOSITE HAWTHORN SQUARE



POSITIONED IN THE HEART OF THE BURWOOD ROAD CAFÉ & RETAIL PRECINCT



EXISTING GROUND FLOOR TENANT



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



**GEORGE KYPRIOTIS**  
+61 412 560 810  
george@kypa.com.au

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

**SANDRO PELUSO**  
+61 418 389 757  
sandro.peluso@cbre.com.au

[www.cbremelbourne.com.au](http://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.