

FIVE PREMIUM EASTERN-MELBOURNE TOWNHOUSE
DEVELOPMENT OPPORTUNITIES
OFFERED FOR SALE IN-ONE-LINE OR INDIVIDUALLY



Eastern Townhouse Portfolio

DONCASTER • SURREY HILLS • BURWOOD • DONCASTER EAST

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 12TH APRIL AT 5.00PM

CBRE VICTORIAN
DEVELOPMENT
SITE SALES



Overview of 5 site offerings

CBRE is proud to present this collection of premium townhouse development opportunities for sale in-one-line or individually. All are located in Melbourne's premium eastern suburbs, offering exceptional lifestyle opportunities.

1.

38 GREENDALE ROAD, DONCASTER EAST
LAND SIZE: 981SQM*

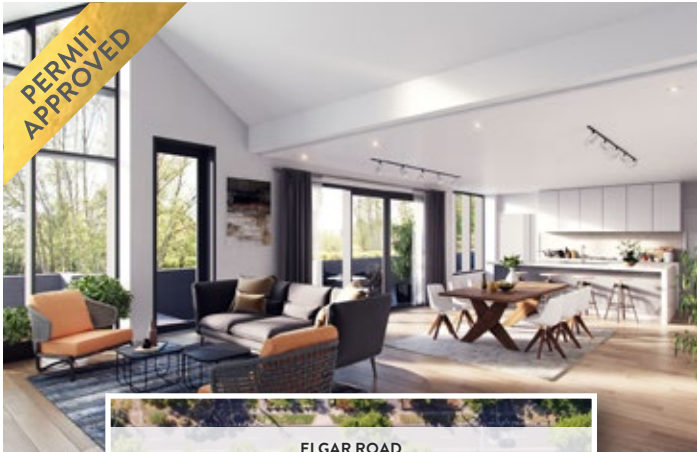


- Boutique permit approved townhouse opportunity within East Doncaster Secondary College school zone
- Attractive development size with approved plans and permit for three (3) large townhouses
- High demand and well designed double garage, two (2) storey product
- Cost effective design with no basement required
- Wide street frontage of 22m*
- Positioned close to Tunstall Square Shopping Centre only 750m* away, comprising a number of specialty shops and a Coles supermarket



2.

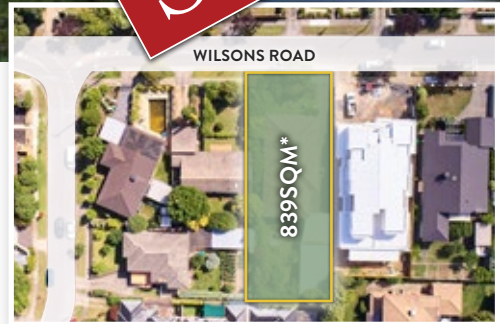
219-221 ELGAR ROAD, SURREY HILLS
LAND SIZE: 1,667SQM*



- Endorsed plans for seven (7) large luxury townhouses - a ready to go project
- A strategically located development opportunity, positioned near Elgar Road retail strip amenity
- Neighbourhood Residential Zoning ensuring a never to be repeated permit outcome
- Highly desirable location in an area historically recognised as a strong median house price suburb with a current median house price over \$1,812,500**
- Prime Surrey Hills location just metres from Elgar Road retail strip and Wattle Park

3.

20 WILSONS ROAD, DONCASTER
LAND SIZE: 839SQM*

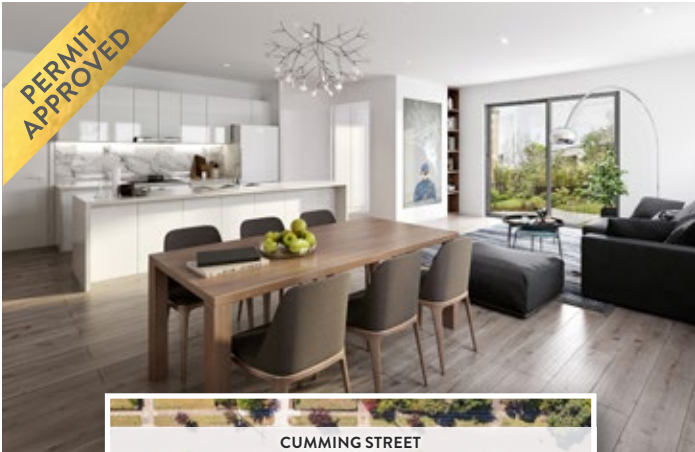


- Boutique permit approved townhouse opportunity in Doncaster, within Koonung Secondary College school zone
- Well located project comprising permit approval for three (3) double storey townhouses
- High demand and well designed double garage, two (2) storey product
- Cost effective design with no basement required
- Prime Doncaster location only 750m* from Westfield Doncaster shopping centre



4.

36 CUMMING STREET, BURWOOD LAND SIZE: 946SQM*



- Well located townhouse project positioned within walking distance to renowned education providers Presbyterian Ladies College and Deakin University
- Endorsed plans with working drawings for three (3) high quality townhouses
- Surrounded by established and similar developments that have been highly successful in the area
- Attractive product mix and design that will be well received by the local market
- Advanced marketing renders
- Strong house price growth in Burwood with a current median house price of \$1,307,944**

5.

7-8 BLANCHE COURT, DONCASTER EAST LAND SIZE: 1,650SQM* (DOUBLE BLOCK)



- Ideally positioned within East Doncaster Secondary College school zone
- General Residential Zoning providing flexibility for townhouse development
- Lodged development plans for seven (7) double storey townhouses
- Cost effective design scheme with no basement required
- Well advanced town planning application

“A rare opportunity to acquire a portfolio of exceptional townhouse projects in Melbourne’s thriving East”





HOME TO ONE OF MELBOURNE'S LARGEST SHOPPING CENTRES,
WESTFIELD DONCASTER



BOX HILL HOSPITAL



INTERNATIONALLY RENOWNED DEAKIN UNIVERSITY



AN ABUNDANCE OF CAFÉS AND
RETAIL AMENITY IN MELBOURNE'S EAST



PICTURESQUE TREE LINED STREETS OF
MELBOURNE'S EAST

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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.**Source: Real Estate Institute of Victoria.