

PERMIT APPROVED FOR 15 HIGH QUALITY TOWNHOUSES IN MELBOURNE'S FAMED EASTERN CORRIDOR

3 8 - 4 2

# Manningham Road

B U L L E E N



ARTIST IMPRESSION

**FOR SALE** VIA PUBLIC ON-SITE AUCTION  
THURSDAY 27TH APRIL AT 12.30PM

**CBRE** VICTORIAN  
DEVELOPMENT  
SITE SALES





3 8 - 4 2

# Manningham Road

BULLEEN

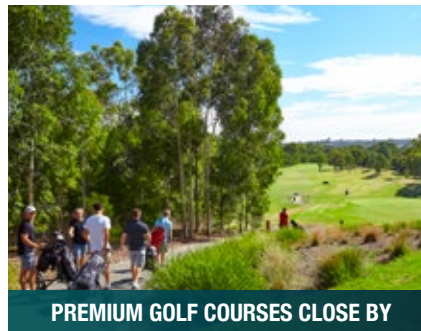
-  Permit approved for fifteen (15) high quality townhouses
-  Stunning landholding of 1,976sqm\* over three (3) titles with generous frontage of 50m\*
-  Desirable Residential Growth Zone with highly favourable DDO8 in place, supporting high density development (STCA)
-  Currently improved with three (3) established dwellings generating holding income of \$56,832 per annum\*
-  Excellent retail amenity, with Bulleen Plaza only 550m\* (featuring a Coles supermarket) and 4km\* from popular Westfield Doncaster
-  Surrounded by parklands, golf courses and the iconic Yarra River, with picturesque scenic trails nearby, providing outstanding lifestyle amenity
-  Favourably located within the Viewbank College school zone, with Marcellin College also in close proximity
-  Direct access to the Melbourne CBD (11km\*) via the Eastern Freeway, plus bus routes along Manningham Road providing easy access around Melbourne



VIEWBANK COLLEGE ONLY 2.5KM\*



BULLEEN PLAZA ONLY 550M\*



PREMIUM GOLF COURSES CLOSE BY



MAJOR SHOPPING CENTRE, WESTFIELD DONCASTER ONLY 4KM\*

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 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.  
\*\*Source: Real Estate Institute of Victoria