

STRATEGIC 15.41HA* LANDHOLDING ON MELBOURNE'S BOOMING MORNINGTON PENINSULA



895 MOOROODUC HIGHWAY MOOROODUC

PORTSEA
(40KM*)

SORRENTO
(35KM*)

MOUNT MARTHA
(6KM*)

PORT PHILLIP BAY
(5KM*)

BENTONS SQUARE
SHOPPING CENTRE (3.5KM*)

MORNINGTON
RACECOURSE (1.5KM*)

MORNINGTON COUNTRY
GOLF CLUB (6.4KM*)

MOOROODUC HIGHWAY

693M* FRONTAGE

15.41Ha*
(154,100SQM* FREEHOLD LAND)

BARMAN PARK VINEYARD
& CAFE (500M*)

MELBOURNE CBD
(50KM*)

MORNINGTON-TYABB ROAD

PENBANK SECONDARY
SCHOOL (1KM*)

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 3RD MAY AT 3PM

CBRE MELBOURNE

MELBOURNE'S FINEST | 墨尔本首选



DOC PIZZERIA AND MOZZARELLA BAR (5.5KM*)



MORNINGTON SECONDARY COLLEGE (5.4KM*)



CLOSE PROXIMITY TO BUSTLING MAIN STREET RETAIL PRECINCT



MELBOURNE CBD
(100KM*)

MOUNT ELIZA
MEDIAN HOUSE PRICE
\$954,500**

MORNINGTON
SUBURB BOUNDARY

BUNGOWER ROAD

WOORALLA DRIVE

MOOROODUC HIGHWAY

TYABB ROAD

895
MOOROODUC
HIGHWAY

H PARK VINEYARD
(500M*)

BARAK ESTATE
WINERY (1KM*)

PENBANK
SCHOOL (1KM*)

500m

"Melbourne's coastal playground, the booming Mornington Peninsula"



SURROUNDED BY PICTURESQUE GOLF COURSES AND WINERIES

"Described as Melbourne's playground, the Mornington Peninsula is the most popular informal recreation destination in Victoria.

The site is nestled amongst popular retail and lifestyle attractions including Barak Estate Winery, Mornington Racecourse, Bentons Square Shopping Centre, Mornington retail strip and the Mornington Yacht Club."

Source - forecast.id.com.au

895 MOOROODUC HIGHWAY MOOROODUC



Magnificent 15.41ha* landholding
with combined frontage of 693m*
and multiple access points



60 minutes* from the
Melbourne CBD via Peninsula
Link Freeway



Major growth precinct with
the population expected to reach
178,146 by 2036*

"The most popular informal recreation destination in Victoria"



DIACO'S GARDEN NURSERY (3KM*)



PENINSULA LINK FREEWAY (3KM*)

"Surrounded by an abundance of retail and hospitality" amenity"



BENTONS SQUARE SHOPPING CENTRE (3.5KM*)



MAIN STREET RETAIL PRECINCT (4.5KM*)



FAMOUS MORNINGTON YACHT CLUB (6.4KM*)

"Just 5km* from the Mornington Peninsula's pristine coastline"

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES & MARKETING AGENTS:

NATHAN MUFALE

+61 416 789 218

NATHAN.MUFALE@CBRE.COM.AU

MARK WIZEL

+61 409 809 868

@CBRE.COM.AU

TOM TUXWORTH

+61 410 988 960

TOM.TUXWORTH@CBRE.COM.AU

CBREMELBOURNE.COM.AU



CBRE

1300 666 888

Level 34, 8 Exhibition Street, Melbourne

* Approximately. ** Source Real Estate Institution of Victoria. ^forecast.id.com.au 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.