

OCCUPY, INVEST AND/OR DEVELOP

- FOR SALE -

63
TOPE
STREET

SOUTH MELBOURNE



716SQM* OF TOTAL
BUILDING AREA



2KM TO THE HEART OF
MELBOURNE CBD



BASEMENT PARKING
FOR SEVEN (7)

FULLY
APPROVED
PERMIT



FOR SALE

VIA PUBLIC ON-SITE AUCTION
THURSDAY 25H MAY AT 2.30PM

CBRE | A DECADE
CITY SALES | OF PARTNERSHIP

63 TOPE STREET

SOUTH MELBOURNE



716sqm*

Four (4) level freehold building comprising 716sqm* of total building area



High levels of natural light and basement car parking for seven (7) vehicles



238sqm* of total land area providing opportunity with capacity for future upside (STCA)



Fully approved development permit



Suitable for owner-occupiers, investors or developers



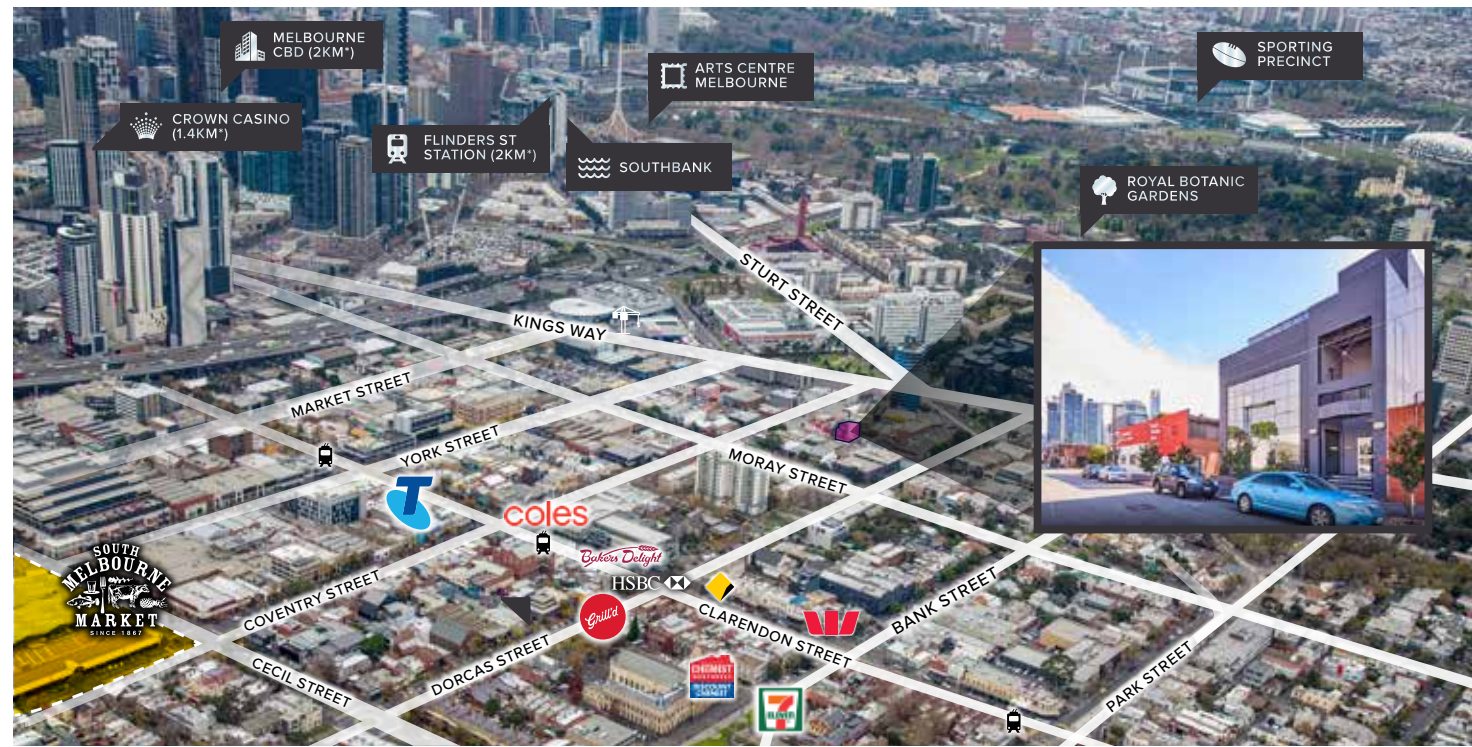
An irreplaceable opportunity moments away from South Melbourne's prestigious Clarendon Street cafe and retail precinct



Situated in one of Melbourne's highest growth locations, with in excess of 800 residential dwellings under construction in the immediate area



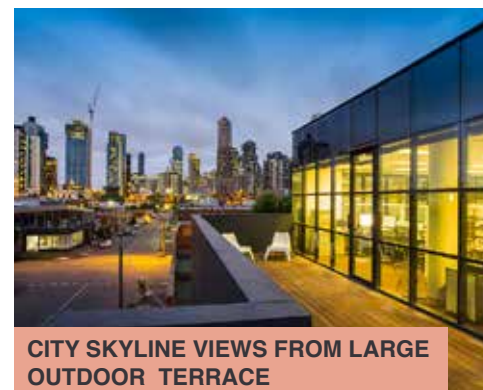
Only 2km* from the Melbourne CBD, with direct access via tram or Light Rail (Both less than 200m* away)



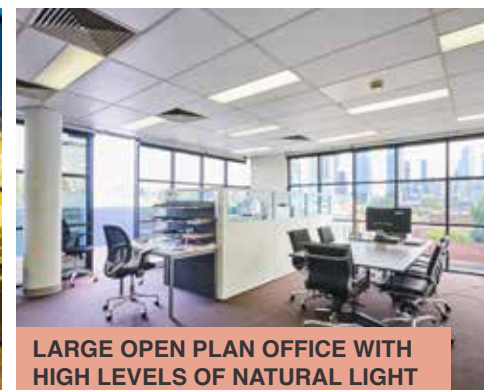
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MINUTES TO BUSTLING CLARENDON STREET RETAIL PRECINCT



CITY SKYLINE VIEWS FROM LARGE OUTDOOR TERRACE



LARGE OPEN PLAN OFFICE WITH HIGH LEVELS OF NATURAL LIGHT

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.