

A ONCE IN A LIFETIME OPPORTUNITY TO SECURE 4.55HA* OF THE PRESTIGIOUS MORNINGTON PENINSULA

Martha's Bay | 646 NEPEAN HWY MOUNT MARTHA

 MOUNT MARTHA BEACH 1KM*

 MORNINGTON 3KM*

 MELBOURNE CBD 50KM*

 BENTONS SQUARE SHOPPING CENTRE 1KM*

Bakers Delight Dan Murphy's
 

 MARTHA COVE 6KM*

157m*

NEPEAN HIGHWAY

45,500sqm*
GENERAL
RESIDENTIAL ZONE

**SOLD WITH
5%*
RETURN**

 GOODSTART EARLY LEARNING CHILD CARE CENTRE

280m*

CRAIGIE ROAD

 OSBOURNE PRIMARY SCHOOL

**MOUNT MARTHA
MEDIAN HOUSE PRICE
\$945,000****

A remarkable coastal landholding, ideally suiting townhouse, apartment, aged care & retirement living development (STCA)

OUTLINE INDICATIVE ONLY

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING FRIDAY 5TH MAY 2017 AT 2.00PM

CBRE VICTORIAN DEVELOPMENT SITE SALES

STUNNING NEARBY MARTHA COVE MARINA 6KM*



FAVOURABLE AND KEY DISTINCT POINTS OF ATTRACTION ARE:



An exceptional residential zoned corner landholding spanning over 45,500sqm*



Outstanding exposure with multiple street frontages of 157m* to Nepean Highway and 280m* to Craigie Road providing flexibility for building design



Existing commercial improvements with proposed income set at 5% of the purchase price



Would ideally suit a townhouse, apartment or aged care and retirement living development (STCA)



A strong median house price of \$945,000** which has experienced over 20% capital growth over the past 18 months



Blue-chip coastal location within easy walking distance to the beach & foreshore reserve; only 1km* to Bentons Square Shopping Centre comprising a Woolworths & Bakers Delight and 3km* to Mornington retail, food & lifestyle precinct

Martha's Bay presents buyers with an exclusive opportunity to secure a significant part of the prestigious Mornington Peninsula zoned favorably for multi-dwelling development (STCA)



AN ARRAY OF RESTAURANTS & CAFES NEARBY



ONLY 1KM* TO BEAUTIFUL MOUNT MARTHA BEACH



OFFERING VARIOUS PICTURESQUE WALKING TRACKS



CLOSE TO BENTON'S SQUARE SHOPPING CENTRE 1KM*

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