

THE ULTIMATE **PERMIT APPROVED** ABBOTSFORD DEVELOPMENT SITE

288-296 JOHNSTON ST

ABBOTSFORD



TRIPLE STREET FRONTAGE



EXISTING IMPROVEMENTS
WITH INCOME



ONLY 100M* FROM VICTORIA
PARK TRAIN STATION

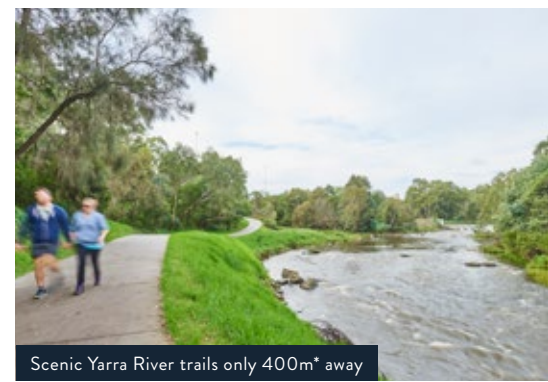


ARTIST IMPRESSION

FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 15TH JUNE AT 2:30PM

CBRE VICTORIAN
DEVELOPMENT
SITE SALES

✓ BOUTIQUE PERMIT APPROVED ✓ PRIME CITY-FRINGE LOCATION
 ✓ OUTSTANDING LIFESTYLE AMENITY



ABBOTSFORD MEDIAN HOUSE PRICE
\$1,290,000**
 Supporting high quality apartment development



- Permit approved for 44 high quality apartments & three commercial/retail shops, over eight levels
- Outstanding 1,182sqm* landholding with triple street frontage totalling 99m*
- Quality existing improvements with income
- Fantastic location on Johnston Street, only 100m* from Victoria Park Train Station & football oval
- Unrivalled retail, dining & lifestyle amenity nearby on Johnston, Victoria & Smith Streets plus Victoria Gardens Shopping Centre only 2km* featuring Ikea, Coles and Kmart stores
- Surrounded by parklands, reserves & scenic Yarra River trails only 400m*
- Positioned adjoining some of Melbourne's most expensive residential real estate in Kew, with a median house price of \$2,165,000**
- All just 2.3km* from the Melbourne CBD



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FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS

JULIAN WHITE
 +61 422 764 137
 julian.white@cbre.com.au

DAVID MINTY
 +61 422 564 199
 david.minty@cbre.com.au

CHAO ZHANG
 +61 411 625 068
 chao.zhang@cbre.com.au

CBREMELBOURNE.COM.AU
CBRE
 1300 666 888

*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 or purchasing 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