

38-40
Keilor rd.
Essendon North

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Essendon North Primary School 500m*

Penleigh & Essendon Grammar 3.5km*

Tram access 100m*

DFO Essendon 1km*

Woodlands Park 450m*

coles Supermarket 200m*

Mt Alexander Road Shopping Village 220m*

IGA Supermarket 70m*



HIGH PROFILE 1,235SQM*
LANDHOLDING IN
ESSENDON NORTH VILLAGE

✓ Suiting high-density residential & mixed-use development

✓ Existing improvements with holding income

✓ Popular & proven apartment location

OUTLINE INDICATIVE ONLY

Lowther Hall Anglican Grammar 1.8km*

Highpoint Shopping Centre 3.5km*

Melbourne CBD 9km*

FOR SALE VIA EXPRESSION OF INTEREST
CLOSING THURSDAY 2ND NOVEMBER AT 5:00PM

CBRE VICTORIAN DEVELOPMENT SITE SALES



Outstanding 1,235sqm*
Commercial 1 Zone landholding



High profile 26m* frontage with
rear access



Existing improvements with strong
holding income



A 'key site' offering scope for high density
residential / mixed use development



Superbly positioned in a highly popular and
proven apartment location



A short walk to Essendon North retail,
food and lifestyle village featuring an
IGA Supermarket (adjacent) and Coles
supermarket, plus Essendon DFO &
Essendon Fields only 1km*



Immediate tram access plus nearby
Essendon & Glenberrie Railway Stations



Strong road connections with access to
Melbourne CBD (9km*) via the Western
Ring Road



ACCLAIMED PENLEIGH ESSENDON GRAMMAR
SCHOOL (3.7KM*)



UNWIND AT NEARBY CAFES ON KEILOR
ROAD (100M*)



DFO ESSENDON SHOPPING CENTRE ONLY
3.5KM* AWAY



BUSTLING CAFE STRIP ON MT ALEXANDER
ROAD (100M*)



GLENBERRIE TRAIN STATION (1.2KM*)



DELIGHTFUL TRAIL THROUGH THE
WOODLANDS PARK (340M*)



38-40 KEILOR ROAD, ESSENDON

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 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.

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