

BALACLAVA MIXED USE SUPER SITE WITH \$1M+ PASSING INCOME

BELLER HOUSE

CNR CARLISLE AVENUE & CARLISLE STREET, BALACLAVA





\$1,094,844*
PASSING INCOME P.A.



3,132 SQM*
BUILDING AREA



2,720 SQM*
LAND AREA



18*
TENANCIES



**PROTECTED
VIEWS**

CARLISLE AVENUE

CARLISLE STREET



ST KILDA BEACH
& STOKEHOUSE
RESTAURANT 2KM*



BALACLAVA TRAIN STATION 200M*



CHAPEL STREET 500M*



BALACLAVA MEDIAN HOUSE PRICE

\$1,391,000*

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 9TH MAY 2018 AT 5.00PM (AEST)

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.