

FULLY LEASED INVESTMENT



MALVERN EAST

37 PAXTON STREET

MONASH University
Monash University Caulfield Campus 2.9km*

Caulfield
Caulfield Racecourse 1.2km*

Melbourne CBD 9.5km*

Central Park 450m*

CHADSTONE
Chadstone Shopping Centre 1km*

Malvern Road Retail Strip 600m*

Darling Train Station 750m*

Malvern Median House Price **\$2,740,000****

Malvern East Median House Price **\$1,965,000****

Outline indicative only



Existing improvements

5 oversized two-bedroom flats

99% Median House Price Growth in Malvern East 2013-2018**

- Wholly-owned block of five (5) two-bedroom flats, fully-leased and income producing
- Major refurbish/rental uplift for value-add investors
- Nested in a location that suits all tenants current and/or future



A short stroll away from the serene Central Park

FOR SALE VIA PUBLIC ON-SITE AUCTION THURSDAY 28TH JUNE 2018 AT 2.30PM





MALVERN EAST

37 PAXTON STREET



Artist impression of future development

Develop tomorrow...

Permit-approved luxury development for 10 high-end residences



Outline indicative only

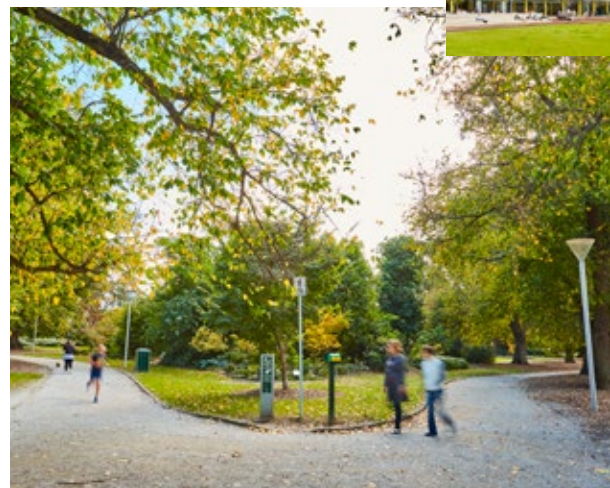
Popular cafes on Malvern Road Retail Strip (600m*)



Monash University Caulfield (1km*)



Darling Train Station (750m*)



Tranquil walking trails at Central Park (450m*)

780sqm* Malvern East landholding in picturesque tree-lined street

- Permit-approved for 10 high-end luxury residences
- Alternative architectural concept for six (6) signature residences
- Vast array of lifestyle amenities all within walking distance, Central Park (450m*) Malvern Road Retail Strip (600m*), Darling Train Station (750m*) & St Mary's Primary School (250m*)

*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

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

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