



Artist impression of approved design by award winning Bird de la Coeur Architects



SOUTH YARRA

55 CLAREMONT STREET

Attention all Educated Developers



Will suit residential, hotel, student accommodation & multifamily development



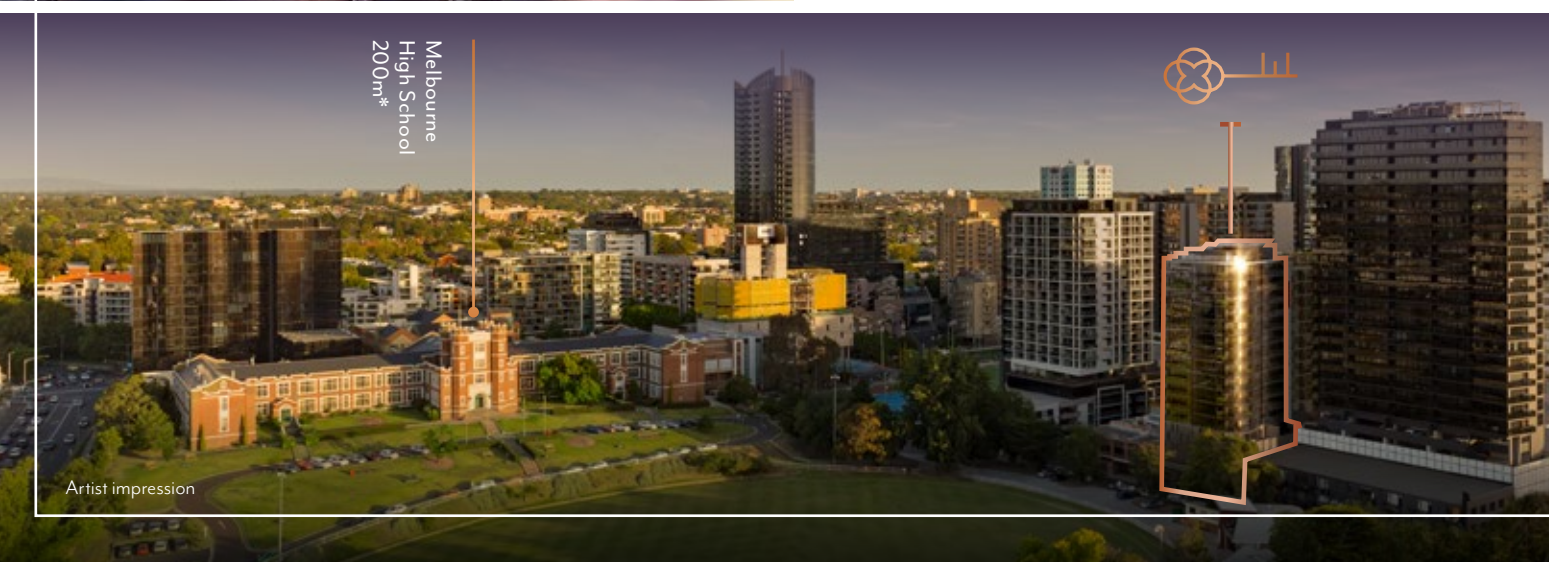
North facing corner landholding with uninterrupted Melbourne CBD & Yarra River views



Flexible Activity Centre Zoning



Permit approval for 15 level luxury tower



Melbourne High School
200m*

Artist impression

Melbourne Sporting
Precinct 2km*

Melbourne CBD 3km*

Royal Botanic Gardens 900m*



Artist impression of indicative view

PREMIER OFFERING



Permit approved 15 level luxury tower development for 37 apartments with recent planning approvals supporting increased height



Optimal for residential, office or hotel end-use, due to favourable Activity Centre zoning



North facing corner allotment with combined 41m* street frontage onto Claremont Street & side laneway



Unique view lines over Melbourne High School & towards Melbourne's CBD



Artist impression

ELITE LOCATION



Located within one of Australia's most successful apartment precincts, with an enviable track record of high performing development projects



Unrivaled lifestyle amenity on nearby Toorak Road retail/dining village (350m*) & iconic Chapel Street fashion precinct less than 500m*



Walking distance to the Royal Botanic Gardens, Fawcner Park & the Yarra River



Close to Melbourne's best schools including Melbourne High School, Melbourne Grammar, Melbourne Girls Grammar & Christ Church Grammar



Less than 350m* to South Yarra Train Station & Toorak Road trams, providing direct Melbourne CBD access (only 3km*)



Melbourne's famous Royal Botanic Gardens (900m*)



South Yarra Train Station (300m*)



Fine dining at France Soir (1km*)



Nearby Chapel Street shopping & retail precinct (450m*)



Nearby Yarra River & Yarra River Trail (250m*)

FOR FURTHER 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.