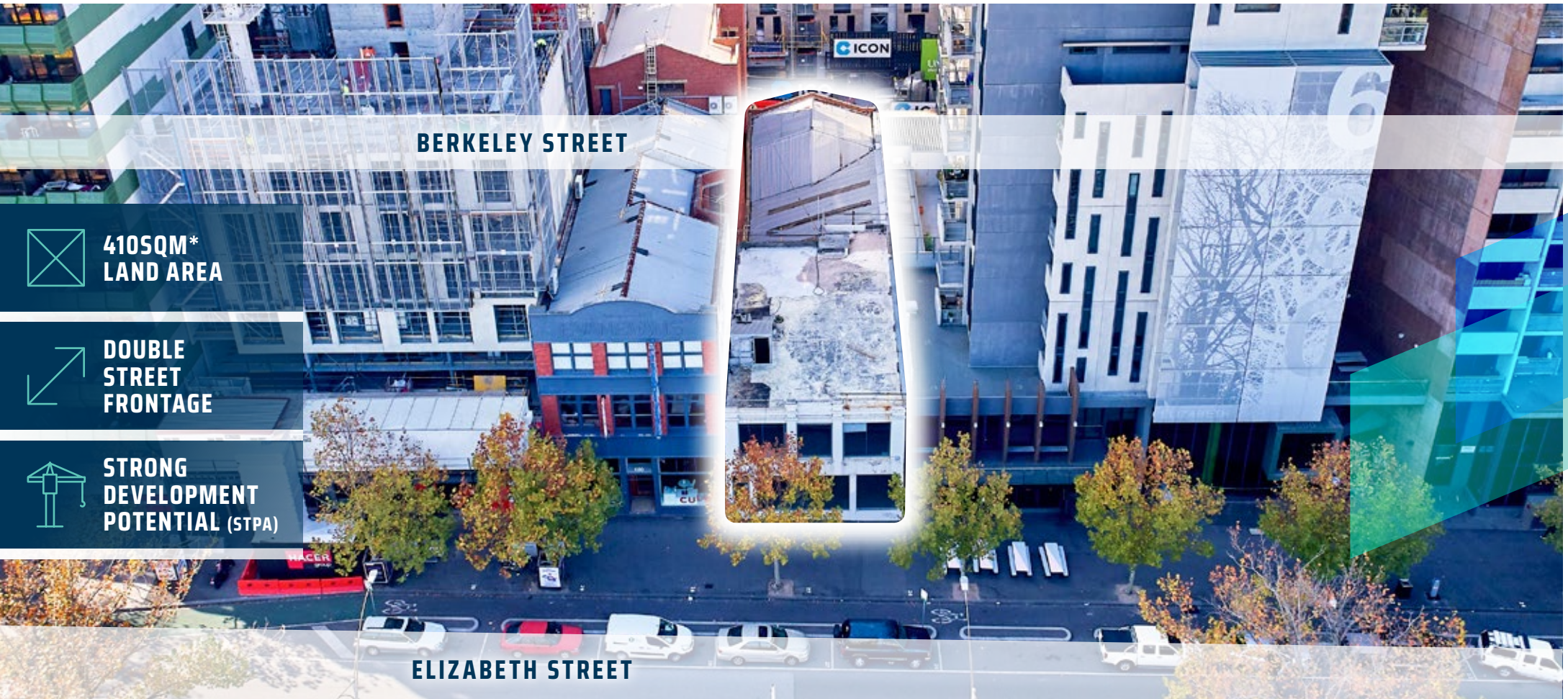


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# ELIZABETH STREET MELBOURNE CBD

OCCUPY, INVEST OR DEVELOP  
IN MELBOURNE'S EDUCATION  
& MEDICAL PRECINCT



BERKELEY STREET



410SQM\*  
LAND AREA



DOUBLE  
STREET  
FRONTAGE



STRONG  
DEVELOPMENT  
POTENTIAL (STPA)

ELIZABETH STREET

MELBOURNE  
CITY SALES

FOR SALE VIA PUBLIC ON-SITE AUCTION  
FRIDAY 20TH JULY 2018 AT 12.30PM (AEST)

CBRE

**SUBSTANTIAL 750SQM\***  
two (2) level freehold building on 410sqm\* landholdinh offered with vacant possession

**OUTSTANDING HEIGHT PRECEDENT**

Strong opportunity for major development with set nearby (STPA)

**DOUBLE STREET FRONTAGE** via both Elizabeth & Berkeley Streets

**TERRIFIC PUBLIC TRANSPORT CONNECTIVITY** with direct access to tram networks & the future Parkville underground train station

**SURROUNDED BY** exceptional lifestyle amenity — parklands, popular hospitality, education and retail shops

**PERFECTLY POSITIONED ON THE EDGE OF MELBOURNE CBD**



**FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 20TH JULY 2018 AT 12.30PM (AEST)**



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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.