

ENORMOUS LANDHOLDING IN THE HEART OF PRESTIGIOUS CAULFIELD NORTH

52-58
NORTHCOTE AVENUE
CAULFIELD
NORTH

Suiting townhouse/apartment development or refurbish/re-purpose the existing improvements for aged care, student housing, education or serviced apartment accommodation (STCA)



ACTING ON BEHALF OF
JewishCare
Enriching Lives

OUTLINE INDICATIVE ONLY



EXISTING BUILDING AREA OF 2,214SQM*



45-BED AGED CARE FACILITY



CAULFIELD NORTH MEDIAN HOUSE PRICE - \$1,780,000**



FOR SALE VIA EXPRESSIONS OF INTEREST
CLOSING THURSDAY 13TH SEPTEMBER AT 2.00PM





45-BED CAPACITY AGED CARE FACILITY



FULLY EQUIPPED KITCHEN AMENITIES



VARIOUS RECEPTION AREAS



OUTLINE INDICATIVE ONLY

3,683sqm*

61m*

61m*

Northcote Avenue

Highly functional existing aged care facility of 2,214sqm* with 45 bed capacity, including full line commercial kitchens, office & administration areas



CLOSE TO CAULFIELD TRAIN STATION ONLY 1KM*



MONASH UNIVERSITY ONLY 1.2KM* RANKED #5 IN AUSTRALIA



POPULAR CAFES ON HAWTHORN ROAD RETAIL STRIP ONLY 500M*



WALKING DISTANCE TO CAULFIELD PARK ONLY 500M*



PRESTIGIOUS CAULFIELD GRAMMAR SCHOOL ONLY 2.2KM*



QUALITY HOSPITALS & HEALTH SERVICES NEARBY

52-58 NORTHCOTE AVENUE CAULFIELD NORTH



Highly coveted location, close to retail & transport amenity, Caulfield Park, Cabrini General Practice, & Caulfield Hospital within 1.5km*



Nestled amongst Melbourne's exclusive educational institutions including Caulfield Grammar School (2.2km*) & internationally esteemed Monash University 1.2km*



Premium oversized Caulfield North landholding of 3,683sqm* with sizeable street frontage of 61m*



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A unique future headquarters for a not-for-profit or charitable organisation (STCA)

FOR MORE INFORMATION PLEASE CONTACT THE SALES & 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. **Source: Real Estate Institute of Victoria