

Premium Camberwell Opportunity - Occupy, develop or land bank on prime corner location

603  605

Riversdale Road

(CORNER TRAFALGAR ROAD)

“CAMBERWELL MANOR”

Offered with
• Vacant •
Possession

TRAFALGAR ROAD
44M*

RIVERSDALE ROAD
45M*



Prestigious Supported Residential Services (SRS) facility



Expansive 2,025sqm* corner landholding



Significant 1,490sqm* building area with accompanying permit for 34 beds

OUTLINE INDICATIVE

VICTORIAN
HEALTH, AGED
AND CHILD CARE

FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING
THURSDAY 13TH SEPTEMBER 2018 AT 5.00PM

CBRE



The Well Shopping Centre 1.2KM*



High exposure to Riversdale and Trafalgar Road



Woolworths Supermarket 500M*



Camberwell Station 750M*

Highly suitable for a variety of outcomes including residential, aged care or medical development (STCA), refurbishing, repositioning or land banking in one of Melbourne's top tier suburbs

Favourable demographic with an 20% increase in the population of senior residents forecast by 2041^

Former hospital now featuring all the amenities required of an aged care facility inclusive of a commercial kitchen, formal living and dining areas

Within close proximity to an abundance of surrounding retail and medical facilities inclusive of Camberwell Junction, The Well Shopping Centre and Epworth Hospital

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

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*Approximately. ^Source: forecastid. 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.

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