



# HAWTHORN EAST

488 BARKERS ROAD

RARE LARGE  
LANDHOLDING WITH  
22M\* FRONTAGE

ENORMOUS FUTURE  
DEVELOPMENT  
POTENTIAL

EXISTING 5-BEDROOM  
DOUBLE STOREY  
FAMILY HOME





Ideally suited to either townhouse or childcare development (STCA)



Prestigious Hawthorn East landholding of 1,430sqm\*



Close to Camberwell Junction, Glenferrie Road Junction and Auburn Road retail, dining and transport



Surrounded by some of the best school's in Melbourne including Carey Grammar, MLC & Xavier College



Existing 5-bedroom family home with potential holding income while undertaking planning applications



Prime central location in prestigious Hawthorn East and only 7km\* from the Melbourne CBD, with a median house price of \$2,140,000\*\*



Prominent public transport options serviced by tram bus and train



## FOR MORE 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. Development/height potential indicative only, does not consider potential set back requirements and is STCA. \*\*Source: Real Estate Institute of Victoria