



941, 945 & 947

WHITEHORSE ROAD
BOX HILL

TWO (2) ADJOINING FREEHOLD TITLES CENTRALLY POSITIONED
WITHIN BOX HILL'S ACTIVITY CENTRE TO INVEST OR DEVELOP



FIRST TIME
OFFERED
SINCE
1971

STATION STREET

20M*

WHITEHORSE ROAD

OUTLINE INDICATIVE ONLY



Proven high density
development market



Positioned in favourable
Commercial 1 Zoning



Sizeable land area &
development floor plate



The largest & fastest growing activity
centre outside of Melbourne's CBD

VICTORIAN
DEVELOPMENT
SITE SALES

FOR SALE VIA PUBLIC ON SITE AUCTION
THURSDAY 30TH AUGUST 2018 AT 2.30PM

CBRE



BOX HILL GARDENS ONLY 200M*



STEPS FROM BOX HILL CENTRAL ONLY 100M*



LOCATED ALONG RENOWNED DINING STRIP, STATION STREET



Two (2) prime adjoining Commercial 1 zone landholdings totalling 917sqm* with established at grade car park

Expansive Whitehorse Road frontage of 20m* with rear access via Hiltons Lane

Three (3) established retail tenancies offered with holding income

A flexible investment, value-add or development opportunity

Centrally located within the Box Hill Activity Centre, providing an abundance of retail, dining and culinary attractions, education, public transport plus lifestyle amenity



IMMEDIATE TRAM ACCESS WITH DIRECT ROUTE TO MELBOURNE CBD

Located in one of the highest growth suburbs in Melbourne with a strong median house price of \$1,800,000**, 29% growth in the past 12 months



BOX HILL TAFE ONLY 750M*

The largest and strongest performing city outside of Melbourne's CBD which is experiencing rapid expansion via emerging high density residential & commercial developments

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