

# SHIEL

A UNIQUE **PERMIT APPROVED**  
NORTH MELBOURNE DEVELOPMENT OPPORTUNITY

3-15 SHIEL STREET • NORTH MELBOURNE



Artist impression of permit approved development

Superior Elenberg Fraser **architectural design** | Northerly aspect & **outstanding view** potential | **Walking distance** to North Melbourne's charming village

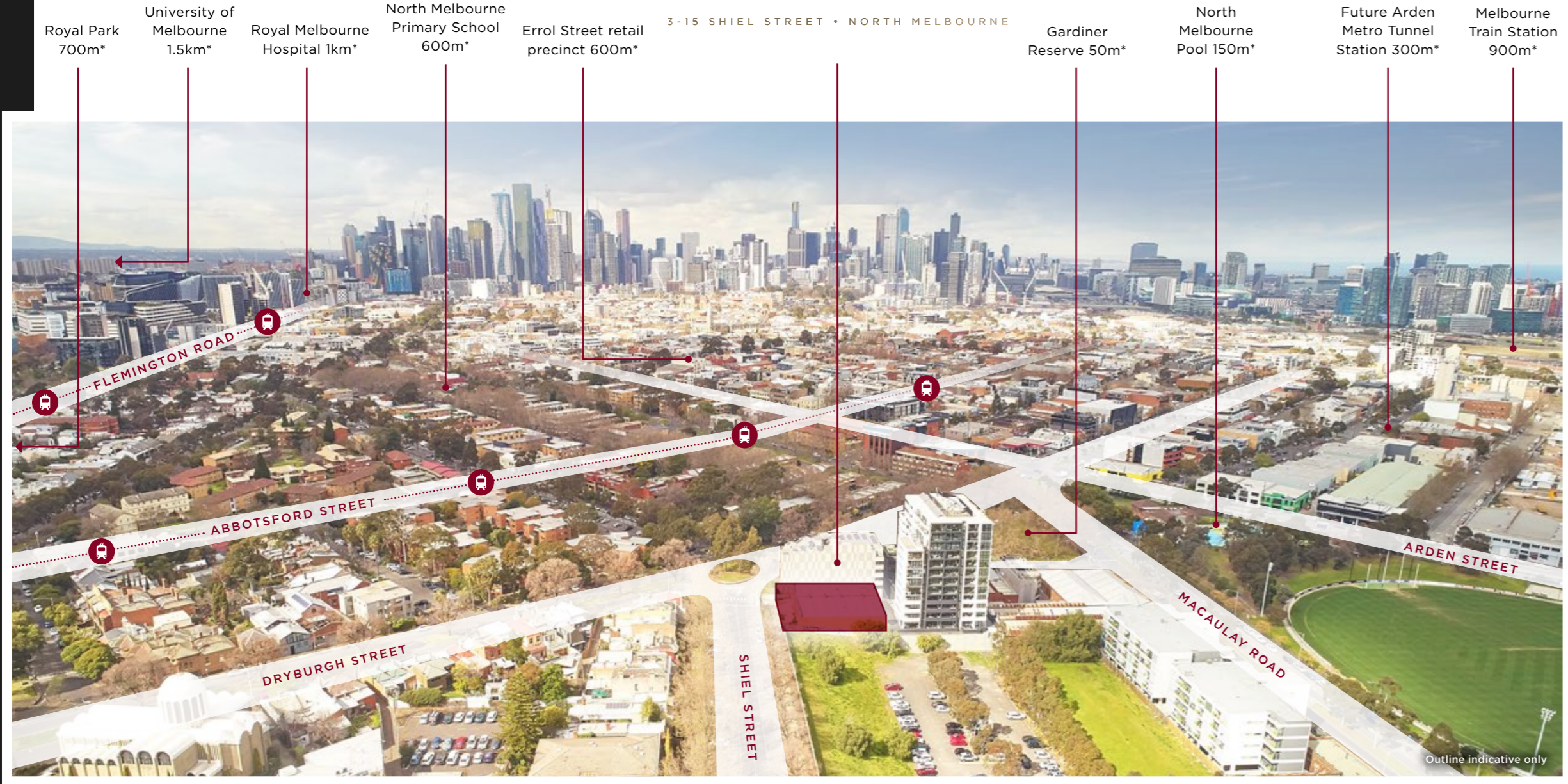
VICTORIAN  
DEVELOPMENT  
SITE SALES

**FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING  
THURSDAY 1ST NOVEMBER 2.00PM (AEDT)**

**CBRE**

# SHIEL

3-15 SHIEL STREET • NORTH MELBOURNE



Outline indicative only

RESIDENCES WILL BENEFIT FROM THE **FINEST VIEWS** OF THE MELBOURNE CBD

**PERMIT APPROVED FOR 82 LUXURY APARTMENTS**  
**OVER NINE (9) LEVELS, DESIGNED BY AWARD**  
**WINNING ELENBERG FRASER ARCHITECTS**

- 1.** Substantial **1,311sqm\*** landholding with wide street frontage of 38m\*
- 2.** **A unique location**, positioned in a tranquil tree-lined street in one of Melbourne's most desirable inner-urban pockets, only 2km\* from the CBD
- 3.** A short walk to **Errol Street retail** offering fantastic cafes, restaurants, bars and entertainment. Only 330m\* from the near complete North Melbourne Woolworths
- 4.** **Elite education** facilities close by, including University High School (1km\*), University of Melbourne (1.5km\*) & North Melbourne Primary School (600m\*)
- 5.** Melbourne's **major hospital precinct** is only 600m\* away, including Royal Children's, Royal Melbourne & Royal Women's Hospitals
- 6.** Well **connected to Melbourne's CBD** and beyond via trams on Abbotsford Street (200m\*) and the forthcoming Arden Metro Tunnel Station only 300m\* away

Internationally renowned University of Melbourne only 1.5km\*



World renowned Royal Children's Hospital just 600m\*

**3.** A short walk to **Errol Street retail** offering fantastic cafes, restaurants, bars and entertainment. Only 330m\* from the near complete North Melbourne Woolworths

Bustling cafés along Errol Street only 600m\*



**4.** **Elite education** facilities close by, including University High School (1km\*), University of Melbourne (1.5km\*) & North Melbourne Primary School (600m\*)

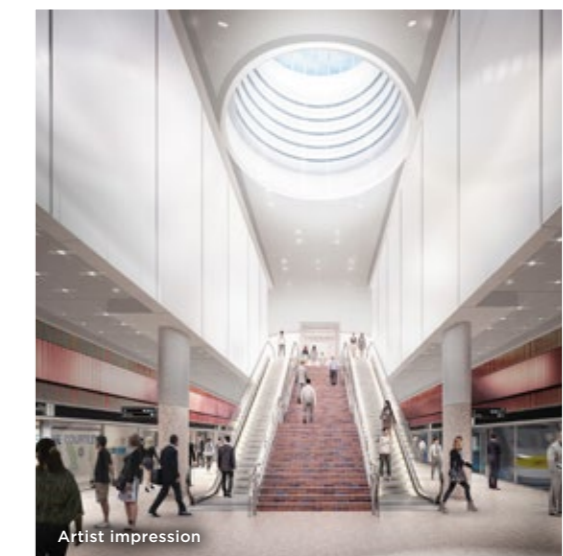
Only 300m\* from future Arden Metro Tunnel Train Station

**5.** Melbourne's **major hospital precinct** is only 600m\* away, including Royal Children's, Royal Melbourne & Royal Women's Hospitals

Moments away from scenic Arden Street Oval



**6.** Well **connected to Melbourne's CBD** and beyond via trams on Abbotsford Street (200m\*) and the forthcoming Arden Metro Tunnel Station only 300m\* away



Artist impression

# SHIEL - A NEW BENCHMARK FOR NORTH MELBOURNE



Artist impression

Future North Melbourne Woolworths (330m\*)

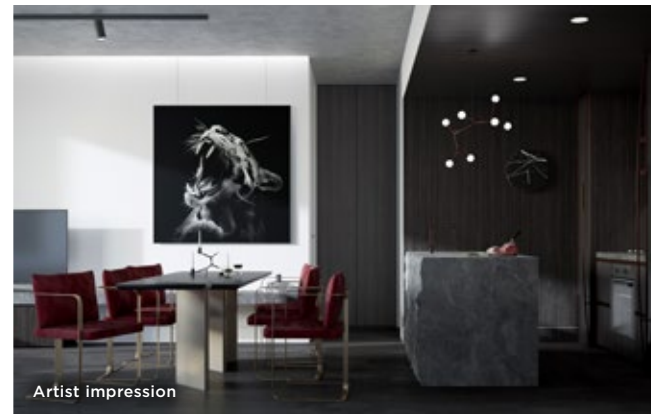


Artist impression

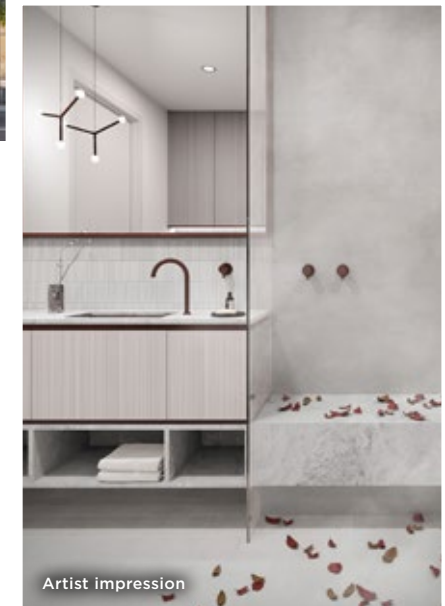


Tranquil tree lined Shiel Street

Beautiful modern interiors



Artist impression



Artist impression

## 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.