

Offered for the first time since 1985

moonee ponds

30-32 HOLMES ROAD

Moonee Ponds Train Station 100m*

1,076sqm*

✓ Quality office/retail building

✓ 867sqm* NLA

✓ Holding income with major scope to improve

LANEWAY

✓ Permit approved for 33 apartments & two shops

✓ Dual fronted landholding

✓ Activity Centre Zone

18M*

HOLMES ROAD

OUTLINE INDICATIVE ONLY

VICTORIAN DEVELOPMENT SITE SALES

MELBOURNE STRIP RETAIL INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION
WEDNESDAY 3RD OCTOBER 2018 AT 2.30PM

CBRE



- Large 1,076sqm* Activity Centre Zone landholding with dual street frontages totalling 37m*
- Permit approved for 33 apartments across four levels & two ground floor retail shops
- Highpoint Shopping Centre undergoing major improvements only 2.5km* away

- Quality existing building of 867sqm* NLA comprising four (4) suites
- Current rental income of \$108,595 per annum* plus GST with strong scope to improve
- Highly central location within Moonee Ponds Activity Centre – a short walk to Moonee Ponds Train Station (100m*), Moonee Ponds Woolworths (300m*) & Puckle Street Retail (100m*)

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