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# SALISBURY PLACE

NICHOLSON STREET FITZROY  
MELBOURNE



Artist Impression

PERMIT APPROVED EIGHT LEVEL PROJECT

OVERLOOKING THE STUNNING CARLTON GARDENS

THE BEST OF MELBOURNE LIFESTYLE AT YOUR DOORSTEP

LUXURY PERMIT APPROVED  
PARK-FACING DEVELOPMENT OPPORTUNITY

VICTORIAN  
DEVELOPMENT  
SITE SALES

FOR SALE VIA EXPRESSIONS OF INTEREST  
CLOSING FRIDAY 12TH OCTOBER 2018 AT 2.00PM

CBRE



SP

Artist impression of stunning views over the Carlton Gardens



## Overview

Superbly located just metres from the Melbourne CBD and directly opposite the Carlton Gardens

Permit approved for a luxurious eight-level development comprising 11 oversized & stylish apartments

Designed by award winning Fender Katsalidis Architects

652sqm\* landholding with rear laneway access facilitating car park entry and construction access

Existing improvements of two double-storey houses with period façade generating strong income



Fantastic cafes & restaurants on Spring Street, Melbourne CBD



The Princess Theatre in Melbourne's East End theatre district only 450m\*



Annual Flower & Garden shows at the Carlton Gardens



Opposite Carlton Gardens, Melbourne Museum and the Exhibition Building



A short stroll to Spring Street dining & entertainment precinct

## Location

Positioned less than 200m\* from the Melbourne CBD, an international business centre offering world class retail, dining, entertainment and cultural experiences

Directly opposite the stunning Carlton Gardens, Melbourne Museum and Royal Exhibition Building, home to an endless array of events and exhibitions

Moments from Gertrude Street's eclectic retail & dining scene

The historic Fitzroy Gardens (only 600m\*) provide a scenic walk to Melbourne's famed sporting precinct including the MCG (1.5km\*)

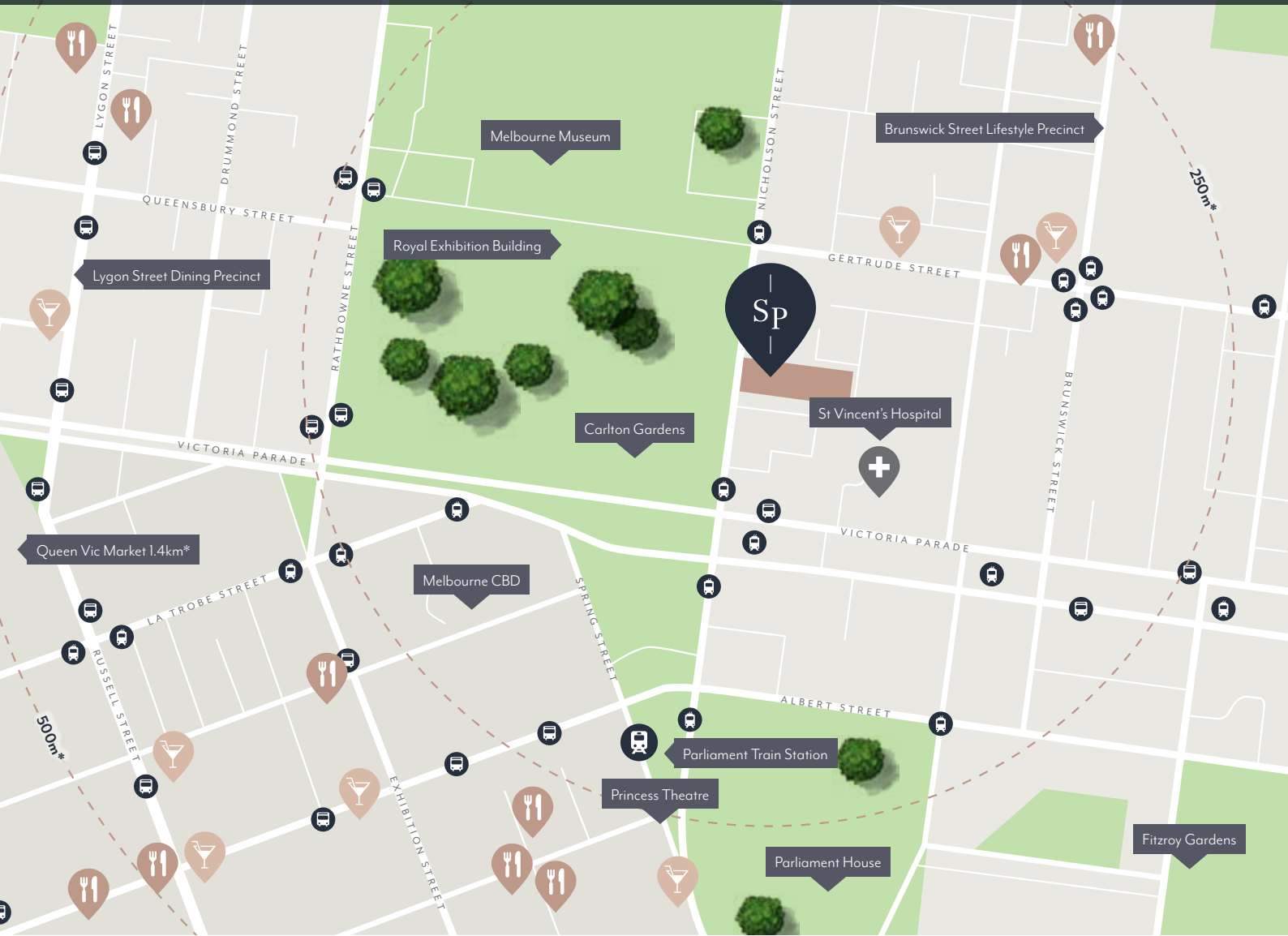
World class medical facilities close by: St Vincent's Private Hospital (100m\*), The Royal Victorian Eye and Ear Hospital (500m\*), the Peter MacCallum Cancer Centre (1km\*) and the Royal Melbourne Hospital (2km\*)

High quality tertiary education in close proximity: Australian Catholic University (600m\*), the Royal Australasian College of Surgeons (450m\*), world-renowned University of Melbourne (1km\*) and RMIT University (800m\*)



“ SALISBURY PLACE IS POSITIONED IN A WALKER’S PARADISE, SURROUNDED BY MELBOURNE’S BEST RESTAURANTS, WINE BARS, ENTERTAINMENT AND CULTURAL ATTRACTIONS, MAKING IT PERFECTLY SUITED TO A LUXURY APARTMENT DEVELOPMENT ”

WALK SCORE  
96/100



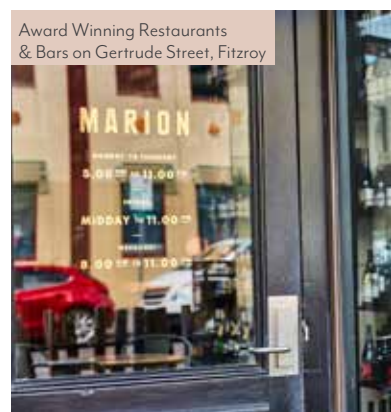
Parliament House & Gardens only 500m\*



The Melbourne Cricket Ground & Sporting Precinct only 1.5km\*



The picturesque Carlton Gardens directly opposite Salisbury Place



Award Winning Restaurants & Bars on Gertrude Street, Fitzroy

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**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.