

TOORAK VILLAGE FREEHOLD OFFICE WITH UPSIDE

THE ULTIMATE BLUE-CHIP PACKAGE, OFTEN SOUGHT BUT NEVER FOUND

TWELVE
CARTERS AVENUE
TOORAK
MELBOURNE



IDEALLY SUITING INVESTORS,
OWNER OCCUPIERS AND/OR FAMILY OFFICE

LONGSTANDING
TENANTS 25 YEARS* ++

4.5 YEAR*
WALE

FUTURE DEVELOPMENT
POTENTIAL (STPA)

Melbourne
Middle Markets

VICTORIAN
HEALTH, AGED
AND CHILD CARE

FOR SALE VIA PUBLIC ON-SITE AUCTION
FRIDAY 23RD NOVEMBER AT 12.30PM (AEDT)

CBRE



441sqm* of prime Toorak Village land with Commercial 1 Zoning



Prominent corner appearance and exposure, adjoining convenient council car park



Fully leased with dual tenancy areas returning \$270,286pa* + GST and outgoings



Ground floor dental practice and first floor occupier with 25+ years* occupation



4.5 year* wale with early termination clause



Value-add rental growth and future development potential (STCA)



Tram and train public transport on your doorstep quickly linking to Melbourne CBD and inner eastern suburbs



Melbourne's most prestigious and affluent residential market with a median house price of \$3,920,000**, close to distinguished primary and secondary private school education

FLEXIBLE TWO (2) LEVEL OFFICE BUILDING OF 535sqm* WITH 12 ON-SITE CAR SPACES

LOCATED IN THE HEART OF TOORAK AND BUSTLING RETAIL, CAFE & FINE DINING AMENITY



Spacious ground floor reception area



Purpose built & owned for over 32 years



Flexible & modern office space



Bustling Toorak Village retail & dining precinct (80m*)

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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