

IRREPLACEABLE 2,209SQM* BOROONDARA ACTIVITY CENTRE LANDHOLDING

SUITING RETAIL, RESIDENTIAL & COMMERCIAL DEVELOPMENT





Hartwell Train Station (450m*)



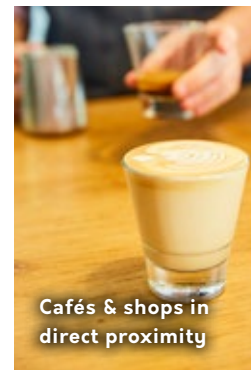
Trams along Toorak Road



Prestigious Deakin University (3.5km*)



Leo's Fine Food & Wine Supermarket adjacent



Cafés & shops in direct proximity

CBRE Victorian Development Sites is proud to present this outstanding, centrally positioned development proposition within Camberwell's Hartwell Activity Centre. This exceptional landholding offers developers and land bankers the opportunity to secure one of the largest premium holdings within this bustling Activity Centre.

KEY FEATURES OF THIS PROPERTY INCLUDE

-  Irreplaceable 2,209sqm* C1Z landholding with 55m* frontage to Toorak Road, and rear laneway access
-  Strong mixed-use development potential in a highly proven golden inner-eastern owner/occupier market
-  Superbly positioned within the Hartwell Activity Centre featuring cafes/restaurants, retail, commercial and lifestyle options, and directly adjoining the famous Leo's Fine Food & Wine Supermarket
-  Strategically located within one of Melbourne's most lucrative and sought-after suburbs, Camberwell, with a median house price of \$2,200,000**
-  Within walking distance to both Hartwell Train Station (450m*) & Burwood Train Station (400m*), plus tram access (No.75) directly linking to Melbourne's CBD just 10km*

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