

INVEST IN THE BEST – OFFICE FREEHOLD IN CANTERBURY VILLAGE

GH CANTERBURY HQ

19 SHIERLAW AVENUE • CANTERBURY • MELBOURNE

FIRST
TIME EVER
OFFERED



Striking Design Features

All Time Low Vacancy
Rates in Municipality

Immediate Train Station Access

Near Popular Retail Amenity

Melbourne
Middle Markets

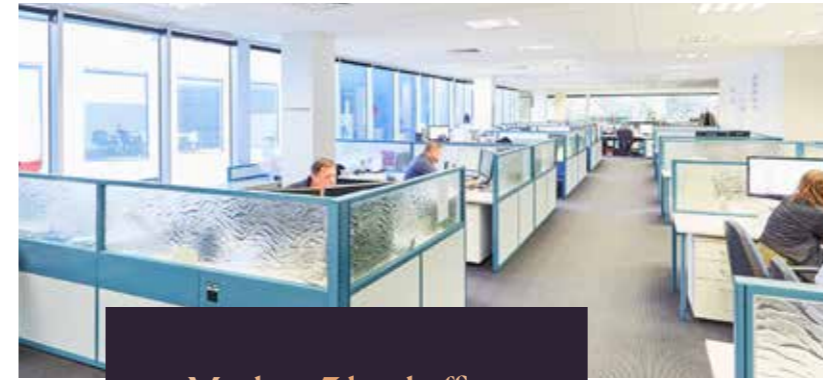
FOR SALE VIA PUBLIC ON-SITE AUCTION
WEDNESDAY 5TH DECEMBER AT 1.30PM (AEDT)

CBRE

Canterbury is part of the popular Boroondara office market, and the Hawthorn, Camberwell, Kew, Balwyn region – experiencing all time low vacancy rates and healthy rent growth.



Highly flexible floor plates with natural light from 3 sides



Premium quality internal fitouts



Modern 3 level office freehold building with striking glazed facade and 1,861sqm* building area



Unique parkland access



Several outdoor terrace areas



Meticulously designed by Clarke Hopkins Clarke Architects and built to the highest specification



1,861sqm* building area and secure basement carparking for 40 cars



Rare 800sqm* Canterbury landholding with Commercial 1 zoning and rear park frontage



Diversified income of \$606,906 p.a* plus GST & outgoings



Immediate access to popular Maling Road retail amenity, dining, cafés, fresh food, fashion and homeware retailers



Located opposite Canterbury Train Station with direct access to Melbourne CBD



3 Star NABERS Energy Rating



HIGH QUALITY OFFICE WITH FAVOURABLE LONG TERM DEVELOPMENT PROSPECTS

FLEXIBLE ZONING, PARK-FRONT VIEWS, PUBLIC TRANSPORT AND ENVIABLE RETAIL VILLAGE LOCATION



Less than 100m* to Canterbury Train Station, providing direct access to the Melbourne CBD



Near renowned & prestigious Monomeath Avenue residential precinct (800m*), with Canterbury median house price of \$2,430,000**



Surrounded by some of Melbourne's finest schools



2km* from Camberwell Junction Shopping amenity & Burke Road Retail



Walking distance to Maling Road's popular Cafés and shops (50m*)

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. **www.reiv.com.au