

# HAWTHORN

49 & 51 HENRY STREET

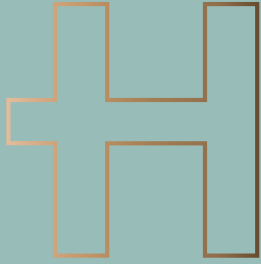


**ATTENTION**

RESIDENTIAL, COMMERCIAL, STUDENT  
ACCOMMODATION DEVELOPERS & LAND BANKERS

**FOR SALE**





WIDE RANGE OF CAFÉS & RESTAURANTS CLOSE BY

50M\* FROM SWINBURNE  
UNIVERSITY IN HAWTHORN'S  
PROVEN DEVELOPMENT PRECINCT



METRES FROM RENOWNED  
SWINBURNE UNIVERSITY



ULTIMATE  
LIFESTYLE  
LOCATION



CORNER STREET FRONTAGE OF 48M\*



Highly strategic corner site comprising two existing buildings with combined building area of 534sqm\*



Current rental income of \$97,244 p.a\*



Strong development potential with favourable height allowance for 7-8 levels (STCA) & flexible Commercial 1 zoning



Will suit residential, hotel, student accommodation & multifamily development (STCA)



Highly proven apartment precinct driven by owner/occupier demand and strong median house price of close to \$2,000,000\*\*



Central Hawthorn location, walking distance to Central Gardens (50m\*), Glenferrie Road retail and dining precinct (600m\*) & Swinburne University (50m\*)



A short stroll to Auburn Train Station (250m\*) providing direct access to the Melbourne CBD (6km\*)



AUBURN TRAIN STATION (250M\*)  
PROVIDING DIRECT ACCESS TO  
THE MELBOURNE CBD



A SHORT STROLL TO  
CENTRAL GARDENS (50M\*)



EXISTING TENANCIES PROVIDING INCOME

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