

HAWTHORN

49 & 51 HENRY STREET



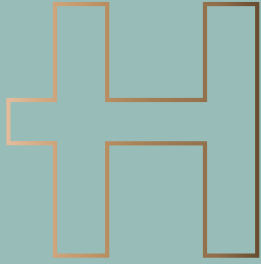
ATTENTION

RESIDENTIAL, COMMERCIAL, STUDENT
ACCOMMODATION DEVELOPERS & LAND BANKERS

VICTORIAN
DEVELOPMENT
SITE SALES

**FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 6TH DECEMBER AT 10.30AM**





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*



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



A SHORT STROLL TO
CENTRAL GARDENS (50M*)



EXISTING TENANCIES PROVIDING INCOME



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*)

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