

UNREPEATABLE PERMIT APPROVED OPPORTUNITY IN BLUE-CHIP MALVERN EAST



# HURSTMON STREET

• MALVERN EAST •



PERMIT APPROVED  
FOR 46 APARTMENTS



3,521SQM\* OF  
APPROVED NSA



THREE ESTABLISHED HOMES OFFERING  
HOLDING INCOME POTENTIAL

ARTIST IMPRESSION

VICTORIAN  
DEVELOPMENT  
SITE SALES

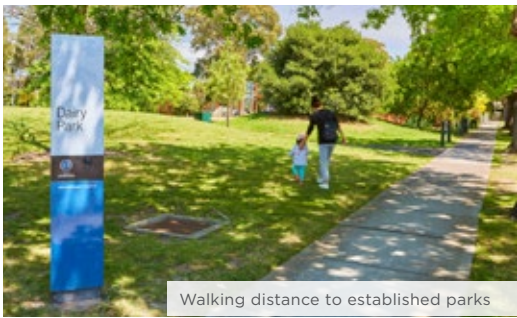
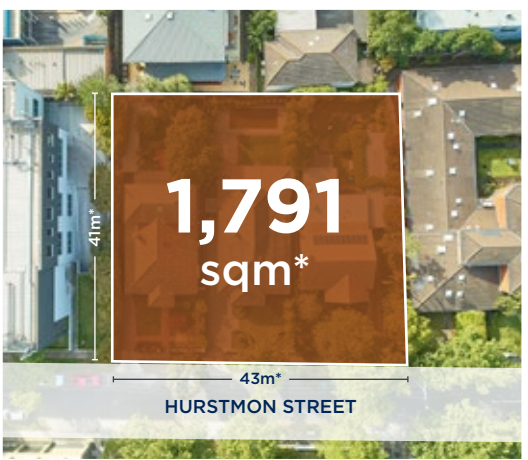
**FOR SALE VIA PUBLIC ON-SITE AUCTION  
WEDNESDAY 12TH DECEMBER AT 10.30AM**

**CBRE**





- 1,791sqm\* landholding over four titles with 43m\* street frontage
- Permit approved for 46 apartments, two & three bedrooms only
- 3,521sqm\* of approved NSA
- Three established homes offering holding income potential
- Premium location, in Melbourne's prized south-eastern suburbs
- Surrounded by high quality education institutions including Monash University Caulfield (1.7km\*), Holmesglen Institute (2.8km\*) plus a wide range of primary & secondary schools
- Chadstone Shopping Centre, Melbourne's fashion capital and the largest in the southern hemisphere only 2.5km\*
- Well connected to the Melbourne CBD via Darling Train Station (100m\*) and Monash Freeway (150m\*)



**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. \*\*Real Estate Institute of Victoria