



DOMINANT HAWTHORN LANDMARK POISED FOR THE FUTURE

For Sale
Contact Agent
Expression of Interest

Land/Development • Showrooms/Bulky Goods

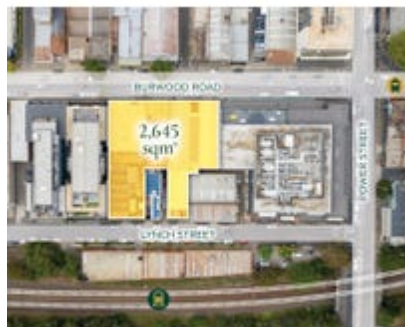
135-149 Burwood Road and 10 Lynch Street, Hawthorn, Vic 3122

Floor Area:

2,500 m²

Land Area:

2645.00 m² (approx)



Property Description

- **IRREPLACEABLE COMMERCIAL 1 ZONE LAND**
- **VAST FUTURE DEVELOPMENT POSSIBILITIES**
- **OFFERED IN-ONE-LINE OR ANY COMBINATION**

CBRE Victorian Development Sites is offering for sale "The Hawthorn Collection" comprising five substantial freehold properties, available for sale in-one-line or any combination for the first time in over 35 years.

+2,645sqm* site with immediate development upside in highly flexible Commercial 1 Zone.

+Sweeping 55* metre high exposure frontage to Burwood Road with combined 29m* frontage to Lynch Street providing multiple points of access.

+The ultimate Hawthorn opportunity ideal for development, enhancement, or owner occupation (STCA).

+Near the heart of highly acclaimed Glenferrie Road retail, hospitality and public transport area.

+Hyper connected and accessible location with immediate access to Monash Freeway and major arterials throughout Melbourne, a short walk to Hawthorn Train Station (300m*), Glenferrie Train Station (800m) and surrounding bus & tram services.

+Established residential and commercial market, home to a variety of retail and corporate businesses and close to the Melbourne CBD & prestigious inner-city suburbs with median house prices ranging from \$1.5-\$2.6million*.

+Outstanding development scope within a proven high density location. An opportunity to take advantage of picturesque CBD & hinterland views within Boroondara's strongest apartment pre-sales precinct.

+Strong current income of \$656,200 p.a.*.

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Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

135-149 Burwood Road and 10 Lynch Street, Hawthorn, Vic 3122



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