

**FOR SALE - \$7,250,000**



## Rare Permit in High Amenity Location

**For Sale**  
Contact Agent  
For Sale

Land/Development • Industrial/Warehouse • Offices

69-75 Racecourse Road, North Melbourne, Vic 3051

**Floor Area:**

0 m<sup>2</sup>

**Land Area:**

1041.00 m<sup>2</sup> (approx)



**STONEBRIDGE**

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## Property Description

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- **Permit Approved For 92 Apartments**
- **Immediate Access To High Value Amenity**
- **City Fringe Location**

Stonebridge Property Group is pleased to present for sale a permit approved development opportunity at 69-75 Racecourse Road, North Melbourne.

For Sale - \$7,250,000.

Situated on a landholding 1,041 sqm\* with dual street frontage, this Commercial 1 Zone development site is permit approved for a 12-level residential development. Designed by Bayley Ward Architects, this permit features 92 well-designed apartments, with an NSA of 5,746 sqm\*.

This offering is in close proximity to outstanding public transport amenity with Flemington Bridge Train Station only 120m\* away and a tram line along Racecourse Road. The property is also walking distance to Racecourse Road retail village, providing a wide range of cafes, restaurants and supermarkets, with Royal Park only 300m\* away.

Major employment hubs close by including the Royal Children's Hospital (900m\*), along with the University of Melbourne and the Royal Melbourne Hospital also only a short distance.

The property is located on the fringe of the Arden-Macaulay development precinct. First proposed in 2012, Arden-Macaulay is predicted by 2040 to accommodate job growth of 22,500 and residential growth of 20,500 people (source: Arden-Macaulay Structure Plan 20120).

Key highlights of the property include:

- Total land area of 1,041 sqm\*
- Permit approved development opportunity...

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**STONEBRIDGE**

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