



A BLUE-CHIP CORNER WITH ULTIMATE FLEXIBILITY

For Sale

Contact Agent
Expression of Interest

Land/Development • Hotel/Leisure

Rydges On Swanston, 701 Swanston Street, Melbourne, Vic 3000

Floor Area:

1,762 m²

Land Area:

1762.00 m² (approx)



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real estate



www.realcommercial.com.au/503194050

Property Description

- **EXCEPTIONAL 4.5 STAR HOTEL**
- **CITY NORTH UNIVERSITY PRECINCT LOCATION**
- **INVEST, OCCUPY OR DEVELOP**

Jones Real Estate and Colliers International are pleased to present the opportunity to secure Melbourne's and arguably Australia's finest investment and development opportunity namely 701 Swanston Street.

For Sale by International Expressions of Interest campaign Closing Wednesday 12th June 2019 at 12pm.

The outstanding property comprises the following key attributes:

- Exceptional 4.5-star hotel operated by Rydges Hotel & Resorts comprising 107 rooms across five (5) levels
- Premium facilities including basement parking, ground floor dining and function areas, rooftop bar and pool, alfresco dining and Skyline Conference Centre
- Substantial 1,762m²* landholding and Capital city zoning providing maximum development and value-add potential
- Expansive frontage of 84m* along Swanston Street and Lincoln Square North offering uninterrupted views of Lincoln Square Gardens and the Melbourne CBD
- Located in Melbourne's tightly held and favorably zoned City North precinct, metres from the University of Melbourne, RMIT, Melbourne's Bio-medical precinct and the CBD
- Nearby Lygon Street's Golden Mile with countless world class restaurants, cafes and bars surrounded by tree-lined boulevards
- Conveniently serviced by the Swanston Street tram network, this strategic and sought-after location is soon to be further stimulated by the Melbourne ...

Additional Details

| Tenure Type | Zoning |
|-------------------|-------------------|
| Vacant Possession | Capital City Zone |

Rydges On Swanston, 701 Swanston Street, Melbourne, Vic 3000



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