



INTRODUCING

11A & 12A 29-31 Clarice Road,
Box Hill South, VIC 3128

Presented by





29-31 Clarice Road, Box Hill
South, VIC 3128



Flexible
Lease Terms



Walking
Distance to
Major Precincts



80 m² Total Area
(approx.)



Property Highlights



2 Car Parks



Easy Access
to Major Roads



Lease Process:
Private Negotiation

Property Highlights



Prime Location in Box Hill South

Prime location in Box Hills South Commercial Pocket. Located together in professional business district near Canterbury Road, Burwood Highway, and the Eastlink on and off ramps. Officeworks, Spotlight, Anaconda, Bunnings Hardware, Chemist Warehouse, Petbarn, and Repco are just a few of the close national retailers. Less than 2 kilometres* from the new Burwood Brickworks Estate and Shopping Centre, which includes Woolworths, Dan Murphy's, and 40 speciality stores.



Key Attributes

Take Advantage of this opportunity to be among a vibrant sector in Box Hill South. Flexible Lease terms with 2 Allocated Car Spaces. in a highly attractive Commercial pocket.
A creative space that is suited to many types of businesses.

Location



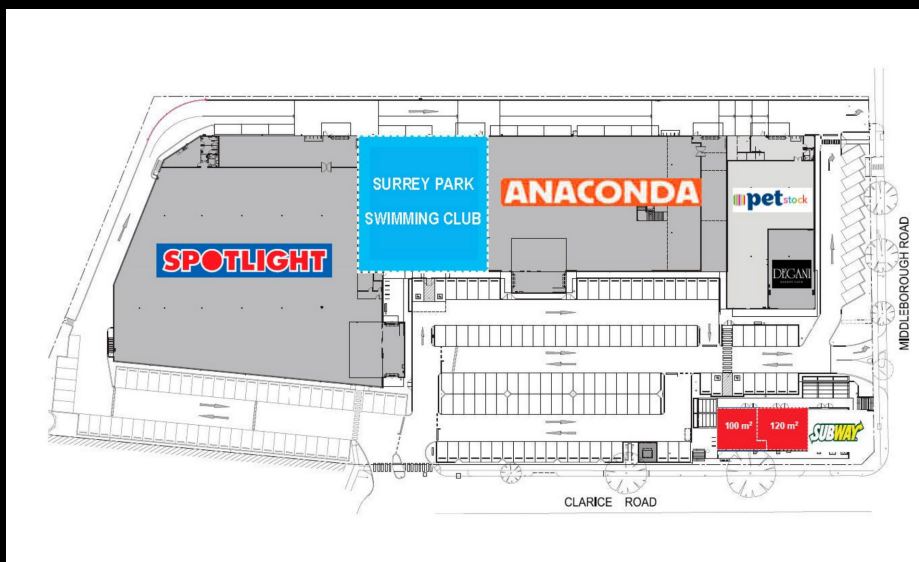
Box Hill South is a bustling suburb 14 kilometers east from the urban excitement of Melbourne. The suburb has a strong multicultural influence, with residents hailing from several Asian countries. Lovers of Asian cuisine will enjoy the wide array of ethnic restaurants and shops in the area. There are no major shopping centers to speak of, but smaller strips of shops are sprinkled along Canterbury Road and a few other streets. If you're in need of more variety you can head to the CBD, but you'll need a car as you won't find trains or trams here.

When you want some recreation, you can play a round at the local golf course; nature lovers can explore the sprawling and dog-friendly Gardiners Creek Reserve.

This is an excellent place to live for families. Kids in the suburb attend Box Hill South Pre-School, St James Kindergarten and Hays International College, all of which are highly rated. You'll find an array of attractive homes, townhouses, and apartments with nice sized lots on leafy streets. Hayville Village is a retirement village located here for empty nesters who want to enjoy an idyllic suburban lifestyle.

Rent and mortgages are more expensive than in neighboring suburbs, but the suburb's cultural diversity and growing appeal have made it a desirable place to live.

Box Hill South is bordered on the north by Box Hill, on the east by Blackburn South, on the south by Burwood, and on the west by Surrey Hills.



Demographic



average age

48.1%
Male



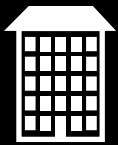
51.9%
Female

\$1836

Median household income

HOUSEHOLDS

Most Prominent Housing Types



19.3%

High-rise apartment (4 or more stories)



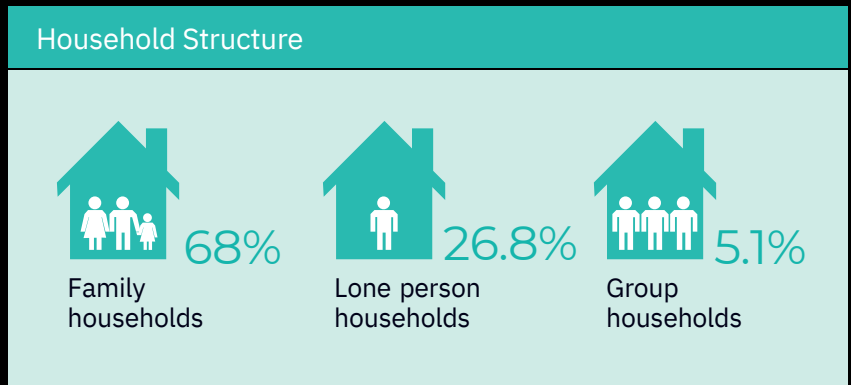
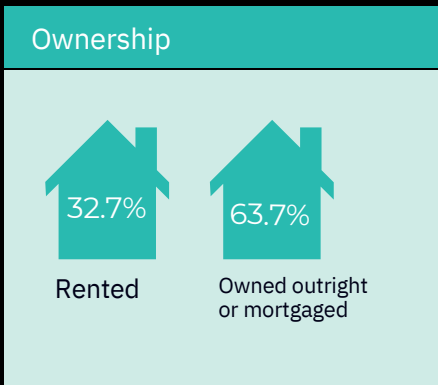
54.1%

Separate house



26.4%

Semi-detached house or townhouse



METHOD OF TRAVEL - For workers coming into area



36.8%
Car as driver



3.4%

Train



N/A



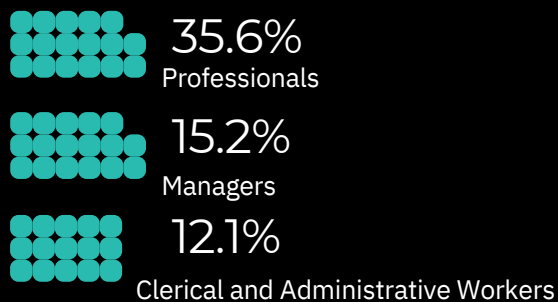
3.1%
Walk only



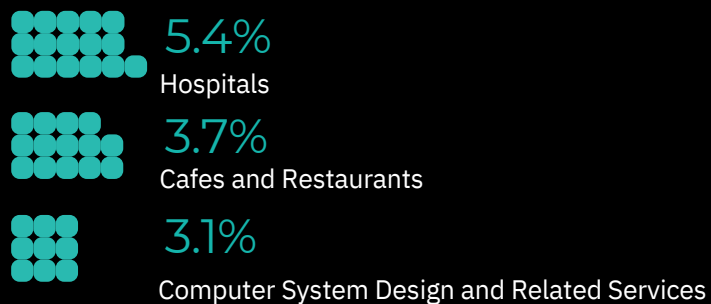
N/A

EMPLOYMENT (Top 3)

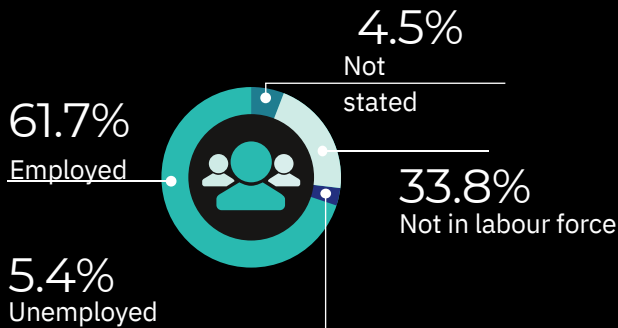
Occupations



Industries



LABOUR FORCE



11A & 12A 29-31 Clarice Road,
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INFORMATION MEMORANDUM



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Director

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