



9 Le John St, Rowville VIC 3178

Opportunity Awaits Premier Redevelopment Parcel



Introduction

Ray White Commercial Glen Waverley is honoured to present this rare redevelopment proposition exclusively to the market. With limited opportunities in this area available, purchasers are invited to consider all possible outcomes for this changing region subject to council approval (STCA[^]).

Situated parallel to Wellington Road and considering the property's proximity to aged care, essential services, places of worship, shopping and recreation centres, opportunities of this magnitude don't present themselves often and 9 Le John Street represents an unlimited scope of possibilities for the right purchaser.

Critical points of interest to potential purchasers:

- Corner positioned 3,082 sqm* parcel off Wellington Road
- Square shape and flat topography
- Multiple ingress/egress points
- Neighbouring Rowville CFA Fire Station, Homestyle Aged Care Rowville Manor,
- Rowville Baptist Church, Wellington Village Shopping Centre and many health and wellness practitioners
- LDRZ1 zoning allows for many usage exemptions (STCA)
- Already connected to sewerage, gas, electrical and water unlike many LDRZ1 properties.

**Approximately. ^Subject to Council Approval.*

Method of Sale

Expressions of Interest closing Friday, 28th June 2024.

Inspections

For further information or to arrange an inspection please contact:



Vincent Daniele

Ray White Glen Waverley
M (+61) 0428 272 887
E vincent.daniele@raywhite.com

Ryan Trickey

Ray White Glen Waverley
M (+61) 0400 380 438
E ryan.trickey@raywhite.com

This Information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the disclaimer & sources of information. Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.



Your opportunity to acquire a 3082 sqm* corner-positioned parcel off Wellington Road.



Wellington Road

Ames Street

Le John Street

HAVEN EARLY LEARNING

ST SIMONS SCHOOL

ARCADIA RESERVE

ROWVILLE PRIMARY SCHOOL

STUD PARK SHOPPING CENTRE

ROWVILLE COMMUNITY CENTRE



PARK RIDGE PRIMARY SCHOOL

ROWVILLE SECONDARY COLLEGE

PEREGRINE RESERVE

HOMESTYLE AGED CARE

ROWVILLE BAPTIST CHURCH

WELLNESS ON WELLINGTON MEDICAL



Wellington Road

Le John Street

Ames Street

Location Particulars

Suburb Profile & Location

Rowville is located 27 km* south-east of the CBD. Bounded by the Dandenong Creek in the west Rowville has been one of the fastest growing new suburbs in Melbourne over the last twenty years. It has been one of the major areas of new residential development in the eastern suburbs and some growth is anticipated in the future.

Rowville is primarily residential in nature but has a small industrial belt in the north along Stud Road. The suburb also features the Kingston Links Golf Course, Stud Park Community Shopping Centre, Wellington Village Shopping Centre, many denominations of Churches, and is easily accessible via Eastlink and the Monash Freeway (M1).

The median age of a Rowville resident is 41 and increasing year to year. Median household weekly income is \$2,205.

Data source: ABS 2021.

Rowville Transport & Amenity



*Map, boundary outlines and markers are indicative only. Obtained from sources deemed to be correct at the time of publication. Map not to scale. *Approximate.*



Within walking distance of shopping centres, health and wellness practitioners and cafés.

WELLINGTON VILLAGE SHOPPING CENTRE

Area Particulars

Position Access & Activities

The subject property is accessed via Wellington Road, and lies parallel to said road. Aside from the numerous benefits of this positioning from an end-user viewpoint, 9 Le John Street has the added benefit of being a corner lot and is directly opposite Rowville Manor Aged Care.

Within walking distance is shopping centres, health and wellness practitioners (including GP's, Podiatry, Pathology, Dentistry and more), Emerson Dog Park, Wellington Village Shopping Centre, Saint Simon's School and many restaurants and cafés.

The property is easily accessible via Wellington Road, the M1 freeway and Eastlink, and is 27 km* from Melbourne's CBD.

Rowville is a region undergoing a slow but sure demographic shift, with a median income higher than the national average as well as median age higher than the national average. Median house prices are \$1.1 million, higher than Greater Melbourne's median of \$909,000.

Rowville has long been a popular middle-class family region with a small Industrial pocket. It is an area comprised of young families but also a higher percentage of over 60's in comparison to national averages.

*Map not to scale. Markers and boundaries are indicative only. *Approximately.*

Property Overview


9 Le John St, Rowville VIC 3178	
Title Reference	▶ Volume 12008 Folio 039
Zoning	▶ Low Density Residential Zone (LDRZ)
Local Authority	▶ Knox City Council
Building	▶ Single family dwelling and large shed on site
Land area	▶ 3,082 sqm* good topography, great positioning, corner lot with multiple ingress/egress points

Currently serving as a large family home with shed and pool house, 9 Le John Street has seen the neighbours slowly change and is now becoming more of a mixed use hub. It has served the occupying family very well but now as the family nest has been flown and the neighbouring properties converted to non-dwelling uses, our Vendors have decided it is the right time to move onto a new chapter of their lives.


Neighbouring Properties

- ▶ Homestyle Aged Care Rowville Manor
- ▶ Rowville CFA Fire Station
- ▶ Wellington Care Centre
- ▶ Rowville Baptist Church
- ▶ Victorian Podiatry Group
- ▶ Wellness on Wellington
- ▶ St. Simon's Primary
- ▶ Wellington Village Shopping Centre
- ▶ Aurora Early Education


Supporting Redevelopment Opportunities (STCA¹)




Aged Care




Healthcare




Essential Services



Early Education



Worship

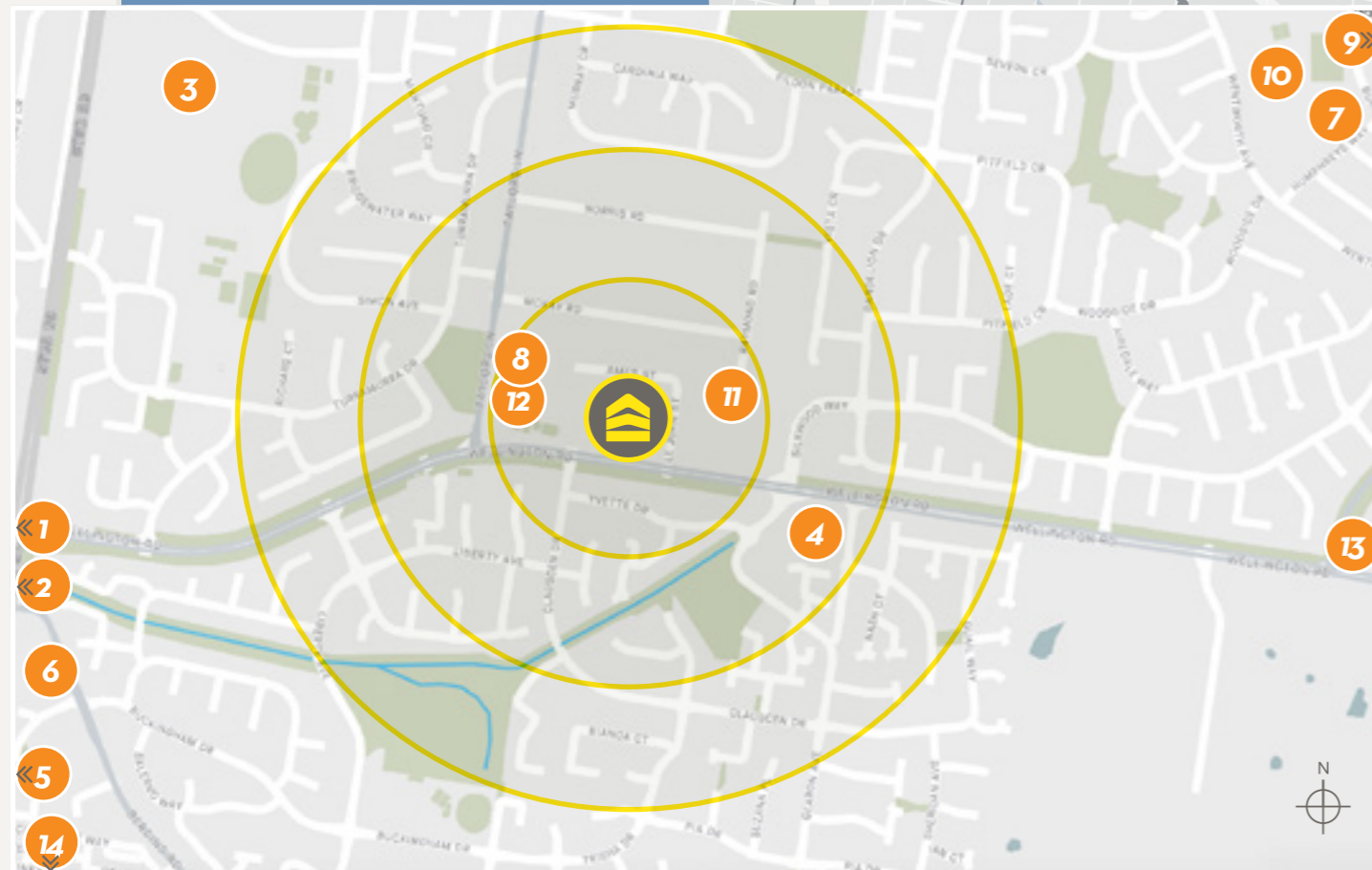
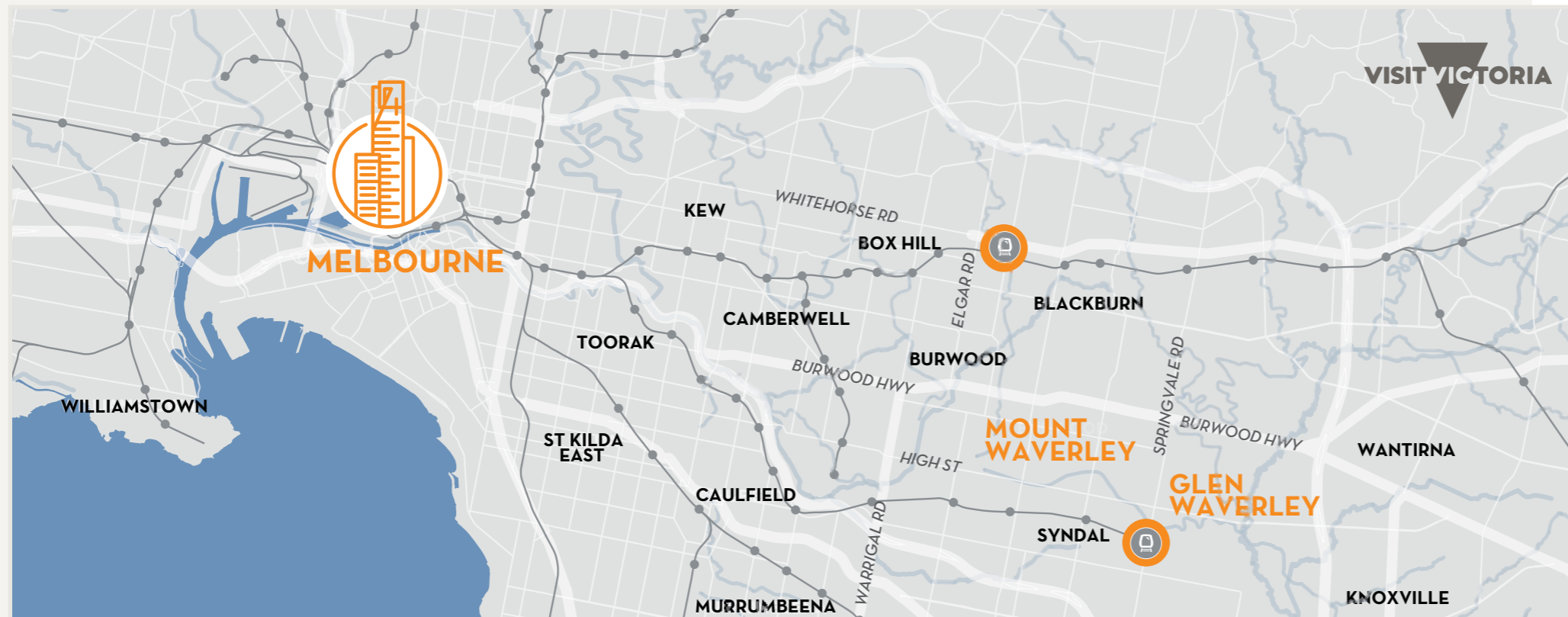


Recreation

¹Approximately. ²Subject to Council Approval. Boundaries, markers and outlines on opposite images are indicative only.



Rowville Greater Region Landmark Map



Markers, outlines and boundaries are indicative only. Map not to scale.

The Location

Rowville Area

27 km* southeast of Melbourne's vibrant Central Business District, Rowville beckons with its expansive charm and promise of prosperity for developers. As one of the largest suburbs in the region, Rowville is not just a place to reside; it's a destination teeming with opportunities and vibrant culture, primed for investment ventures.

At the heart of Rowville lies a vibrant community hub, where the Rowville branch of the Eastern Regional Library stands proudly alongside the Rowville Community Centre, crowned by its iconic Clock Tower. Here, the annual Stringybark Festival comes alive. This event draws over 25,000* attendees every October.

Rowville offers an abundance of options for recreation, with three golf courses gracing its landscape and the ongoing expansion of the beloved Stud Park, there's ample potential for ventures to flourish and cater to the demand for entertainment, health, care and lifestyle amenities.

Setting Rowville apart is its strategic position at the crossroads of multiple local government areas, offering access to diverse markets and opportunities. Here, connections extend beyond boundaries, linking Rowville with neighbouring suburbs within the Shire of Yarra Ranges, City of Monash, City of Greater Dandenong, City of Casey, and the City of Knox. In Rowville, diversity thrives, creating a fertile ground for businesses to establish lucrative ventures that cater to a broad spectrum of clientele.

In Rowville, the essence of Melbourne's famed liveability converges with the promise of commercial success, offering an aspirational journey for property developers seeking to maximise their profits and make a lasting impact on the region's thriving landscape.

Local Amenity

- 1 Eastlink (4 km* / 5 min*)
- 2 M1 Freeway (6 km* / 8 min*)
- 3 Stud Park Shopping Centre (2 km* / 5 min*)
- 4 Wellington Village Shopping Centre (600 m* / ~1 min*)
- 5 Mulgrave Private Hospital (5 km* / 7 min*)
- 6 Rowville International Hotel (2 km* / 4 min*)
- 7 Rowville Secondary College Eastern Campus (2 km* / 5 min*)
- 8 St Simons Primary School (650 m* / ~1 min*)
- 9 Lysterfield Primary School (4 km* / 6 min*)
- 10 Park Ridge Primary School (2 km* / 4 min*)
- 11 Rowville Baptist Church (750 m* / 1 min*)
- 12 St Simon the Apostle Church (650 m* / ~1 min*)
- 13 Islamic Society of Melbourne Eastern Region (2 km* / 3 min*)
- 14 Rowville Recreation Reserve (3 km* / 6 min*)

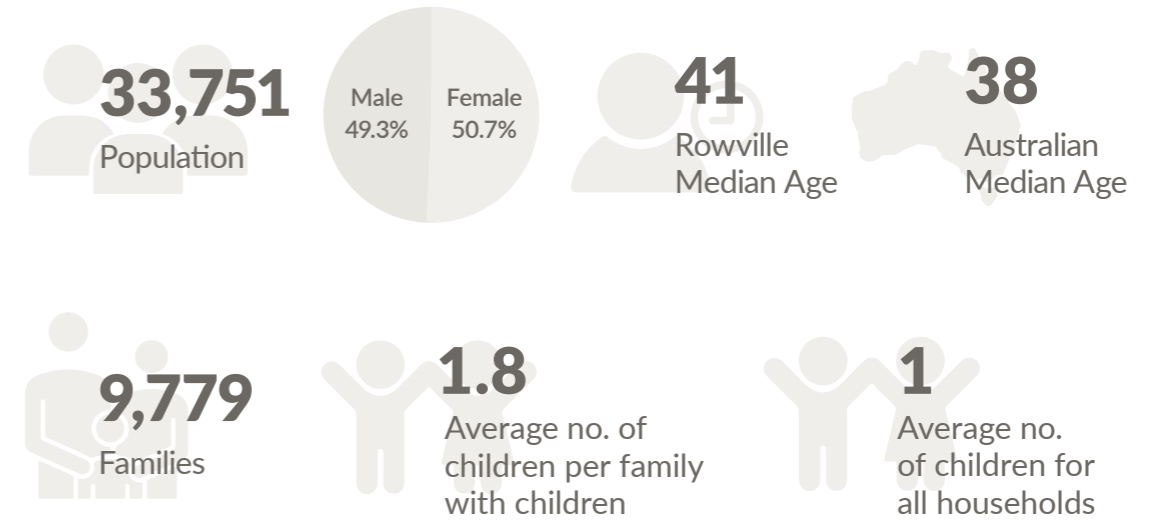
*Approximate driving distances from the asset. Source: Google Maps 04/23. Markers, outlines and boundaries are indicative only. Map not to scale.

Location Highlights

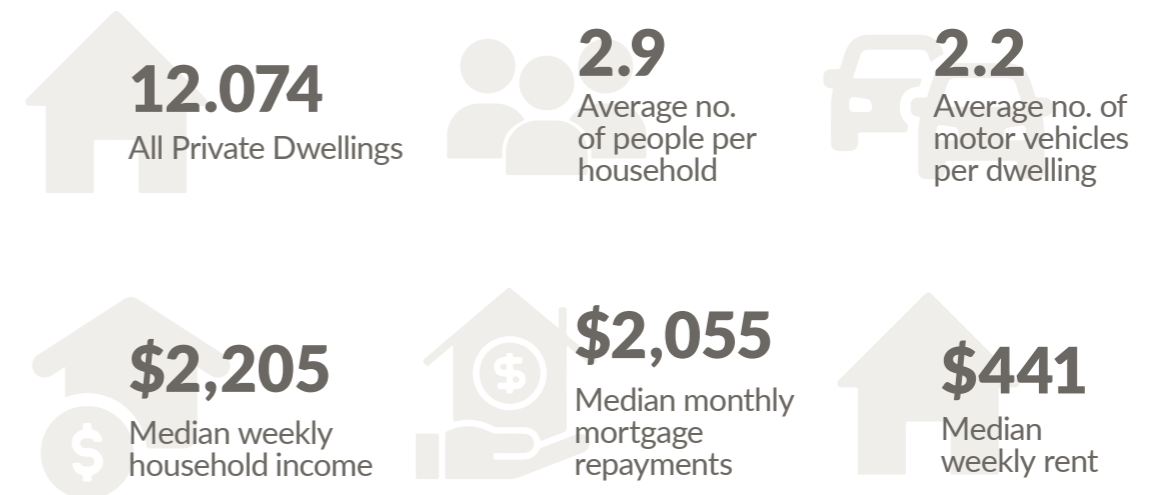


Demographics

A Strong Local Community Rowville, VIC



Rowville Household Statistics



Data has been prepared by trusted sources, deemed to be accurate at the time of publication. Last updated April, 2024. Prepared by Ray White Commercial Glen Waverley Research (04/24).

Sale Process

9 Le John Street, Rowville

Method of Sale

Expressions of Interest (EOI), closing Friday, 28th June 2024.

Changes to the process

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the 100% interest and to modify or add any items and conditions to the proposed contracts or other material associated with the proposed sale which may be made available to a potential purchaser.

Disclaimer

This information memorandum has been prepared by Ray White Commercial Glen Waverley on behalf of the vendor. Its purpose is to provide information in relation to the property and the opportunity that is available. It is produced solely as a general guide for interested parties.

Due Diligence

To assist in the assessment of this offering, Due Diligence information is available via an Electronic Data Room (EDR).

To obtain access, please contact the exclusive selling agents. Interested parties should seek independent financial, taxation, accounting, legal and other advice when receiving this information memorandum and the material provided in the EDR.

Inspections

An inspection of the property is highly recommended and can be arranged by appointment with the exclusive selling agents from Ray White Commercial Glen Waverley.

Enquiries

All inspections by potential purchasers and/or their consultants are to be arranged by prior appointment with at least 24 hours notice via the appointed agents.



Vincent Daniele

Ray White Glen Waverley
M (+61) 0428 272 887
E vincent.daniele@raywhite.com

Ryan Trickey

Ray White Glen Waverley
M (+61) 0400 380 438
E ryan.trickey@raywhite.com

Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice.

Expression of Interest (EOI) Form

RWC

Form / Particulars

I / We register our Expression of Interest to enter into negotiations to purchase the property located at 9 Le John Street, Rowville VIC ("the Property").

Date	
------	--

Property Details:

Address	9 Le John Street, Rowville VIC		
Real Properties Description			
Land Area	3,082 sqm*	Local Authority	Knox City Council

Expression of Interest:

Proposed Price	\$	GST Exclusive.
Proposed Deposit	10% of the Purchase Price = \$	GST Exclusive.
Proposed Settlement Date		
Further Details or Information	(Finance, Conditions etc.)	

Details of the Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	
Company Name	(If applicable)		
ABN		ACN	(If applicable)
GST Registered	<input type="radio"/> Yes <input type="radio"/> No (please circle one)		

Details of the Proposed Buyer's Solicitor (if known):

Firm			
Name / Contact			
Address			
Contact Telephone		Contact Email	

1/2

RWC

Proposed Buyer Acknowledgement

In submitting an Expression of Interest to buy the subject property ("EOI"), the Proposed Buyer agrees to the following conditions:

- The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
- The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
- The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this EOI form.
- The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular EOI.
- The Vendors may sell the subject property to any person they choose, as a result of the EOI process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - The Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - The Vendors will accept the highest purchase price offered;
 - The Vendors will consider any particular feature of an EOI or other proposal to buy the subject property as determinative; or
 - The submission of the Proposed Buyer's EOI will lead to any particular outcome.
- No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an EOI.
- This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution:

Signed by the Proposed Buyer only.

Full Name	
Signature	
Date	

Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice.

2/2



9 Le John Street, Rowville VIC 3178

ENQUIRE TODAY...

All enquires, requests for inspections and lodgement of offers are to be directed to the below agents:

Vincent Daniele

Ray White Glen Waverley
M (+61) 0428 272 887
E vincent.daniele@raywhite.com

Ryan Trickey

Ray White Glen Waverley
M (+61) 0400 380 438
E ryan.trickey@raywhite.com

RWC

RayWhiteCommercialGlenWaverley.com

The material contained herein is presented by Ray White Commercial Glen Waverley VIC (including its related bodies corporate), its principal or its servants or agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers should not only rely on the material but should make their own enquiries and satisfy themselves as to the accuracy of all aspects of the material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition, fitness for any particular purpose or compliance with any relevant law. Australian Executor Trustees Limited and its agents reserve the right, at sole discretion, to postpone or cancel the proposed trade or lease of the property and to modify or add any terms and conditions to any proposed contract or other material associated with the proposed lease, which may be made available to a potential purchaser.