



# PERMIT APPROVED MIXED-USE SITE

563-565 BURWOOD ROAD Hawthorn



MELBOURNE  
SPORTS PRECINCT



CBD  
7.5KM\*



XAVIER  
COLLEGE

GLENFERRIE ROAD



CENTRAL  
GARDENS

AUBURN ROAD



AUBURN  
STATION



FOR IMMEDIATE  
PRIVATE SALE

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\*Outlines Indicative Only



..... A .....  
*perfectly positioned*  
SITE WITH  
**SIGNIFICANT UPSIDE!**

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**563-565 BURWOOD ROAD**  
*Hawthorn*  
.....

- An ideal 654sq m\* landholding
- Dual street frontages to Burwood Rd and Queens Ave
- Planning Permit for 17 apartments and retail over 7 levels
- Recent height changes offer additional permit upside (STCA)
- Highly sought after Commercial 1 Zoning
- Situated within the heart of Hawthorn's vibrant retail precinct with direct proximity to Glenferrie Road
- Currently improved with a well presented two level commercial premises
- Brilliant inner city location in direct proximity to the Melbourne CBD and Swinburne University



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**PRIVATE SALE**



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