

TWO  
PREMIUM

# St Kilda Junction

FREEHOLDS  
WITH INCREDIBLE  
UPSIDE

18 + 20  
ST KILDA ROAD  
ST KILDA

THE ICON BUILDING  
18 LEVELS

18

20

ST KILDA ROAD

9.45 metres

FOR IMMEDIATE PRIVATE SALE

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# An iconic St Kilda location

WITH REMARKABLE  
DEVELOPMENT POTENTIAL

- Two adjoining retail buildings
- Premium landholding of 276sq m\*
- High exposure St Kilda Junction location with wide frontage to St Kilda Road
- Valuable rear laneway access
- Vacant possession
- Prime Commercial 1 Zoning
- Major development upside with potential for at least 18 levels (STCA)
- Proven development location with numerous successful neighbouring projects
- A superb opportunity to occupy, invest, value-add or develop
- Superb location moments from some of Melbourne's most renowned lifestyle precincts including Fitzroy Street, Albert Park Lake, Acland Street and St Kilda Foreshore.

**FOR IMMEDIATE  
PRIVATE SALE**



**NICK PEDEN**

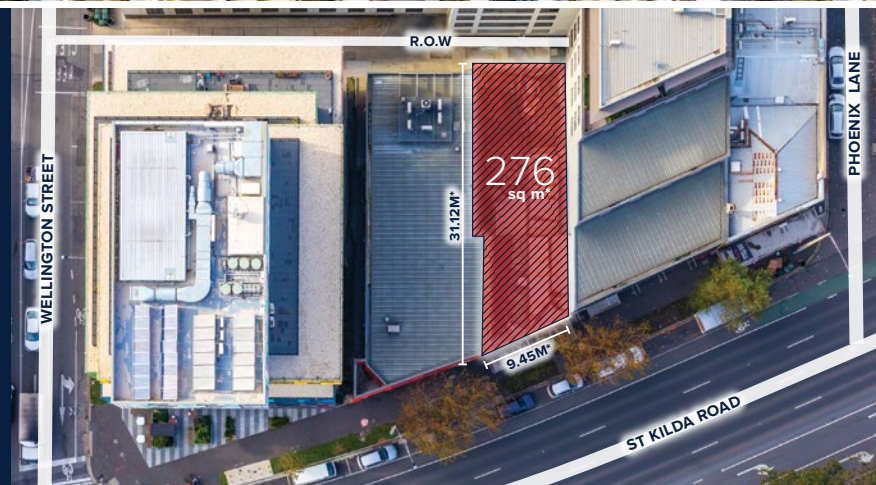
0402 011 266  
npeden@savills.com.au

**MARK STAFFORD**

0404 401 053  
mstafford@savills.com.au

**GLENN YE 叶格林**

0476 938 888  
gye@savills.com.au



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