

INFORMATION MEMORANDUM

FOR SALE BY PUBLIC AUCTION

FRIDAY 1 APRIL 2022 AT 12PM - ONSITE

28
MICHELLAN
COURT
BAYSWATER VIC 3153



SALES OFFICE

03 8727 9555

20 Station Street, Bayswater VIC 3153

APPLEBY.COM.AU





Introduction

For Sale By Public Auction Friday 1 April 2022 at 12pm

Appleby Real Estate is pleased to offer 28 Michellan Court, Bayswater for sale by Public Auction on Friday 1 April, 2022 at 12pm onsite. The property will be sold with an existing month to month tenant providing flexibility to the purchaser to either negotiate a new lease agreement with the tenant or take vacant possession of the property.

28 Michellan Court, Bayswater comprises an open warehouse building of approximately 405 square metres with office area and amenities. The building is sited on a land parcel of approximately 1085 square metres.

Located in a prime position close to Eastlink, this property is ideal for Investors and Owner Occupiers. Appleby Real Estate recommends all Investors and Owner-Occupiers to seriously consider the opportunity this property has to offer.

Location

The property is situated in the suburb of Bayswater and forms part of the extensive Bayswater industrial precinct which is located approximately 27 kilometres east of Melbourne CBD.

Michellan Court is situated off Mountain Highway which is an 18 km west-east highway linking the outer fringes of the city to the Dandenong Ranges.





Executive Summary

Industrial Warehouse Occupy or Invest

Description

28 Michellan Court, Bayswater is a circa 1980's brick, steel and concrete constructed industrial warehouse building on a substantial land parcel.

Building

Total Floor Area: 405 Square Metres*

Land

Total Land Area: 1085 Square Metres*

Zoning

Industrial 1 Zone (IN1Z) under the Knox City Council Planning Scheme

Title Particulars

Certificate of Title Volume 08970, Folio 840 being Lot 19 on Plan Subdivision 113497

Sale Process

Public Auction to be held on-site on Friday 1 April, 2022 at 12pm

Sale Terms

10% Deposit, Balance 30/60 Days



Key Features Include

Convenient Location In Close Proximity To Eastlink

Excellent Investment Opportunity

This property is ideal for Owner Occupiers or Investors seeking an open warehouse facility with office space. Additional features include outdoor storage space with open driveway and car parking area.

Warehouse

The building is suitable for a wide range of businesses and comprises a roof clearance ranging from 4.5 to 5.6 metres. There are also two roller shutter doors and 3 phase power supply.

Office Area

The front of the building houses four good sized, air conditioned offices with male and female amenities and a kitchenette/staff room.

Major Arterials

The property is situated off Mountain Highway close to the Stud Road intersection. Eastlink is approximately 2.5 kilometres providing easy connection the to the M1 and Monash Freeway.

Retail Amenities

Retail amenities in close proximity include the local Wantirna Mall, Bayswater Shopping Precinct and Westfield Knox Shopping Centre.

Surrounded by National Businesses

The property is surrounded by major traders including Streaker Marine, Harris Trade Plumbing Supplies, Direct Fresh and Metfab.

Public Transport

Bayswater Train Station is approximately 2.7 kilometres and bus services run along Mountain Highway and Stud Road.





Warehouse







Kitchenette



Contact Details

For more information or to organise an inspection time please contact:



Andrew Hill
Commercial Industrial
andrew@appleby.com.au
0421904 271



Nick Draffin
Commercial Industrial
nick@appleby.com.au
0407 058 223

Disclaimer

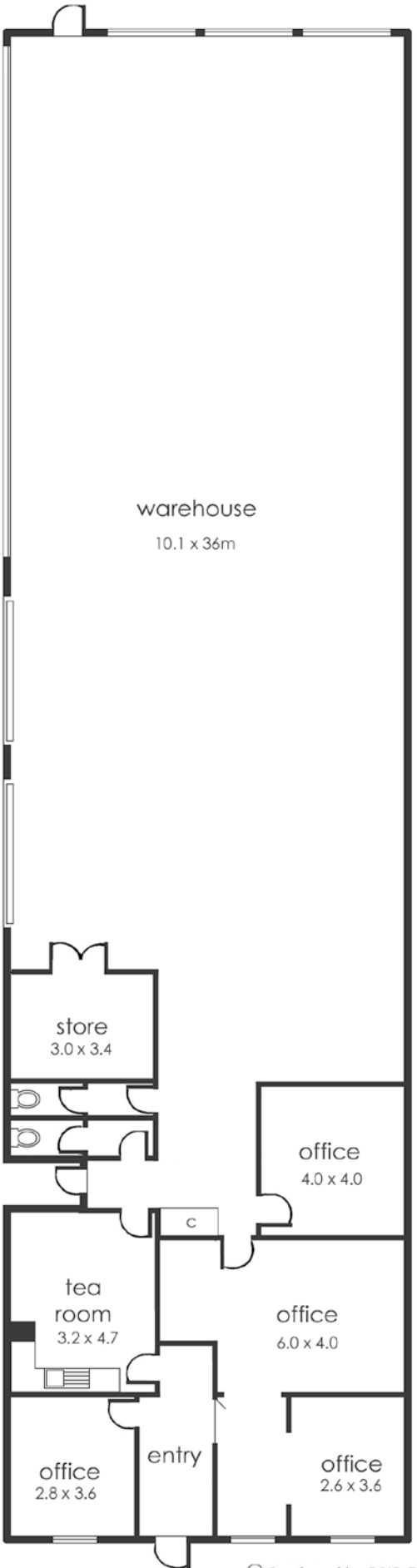
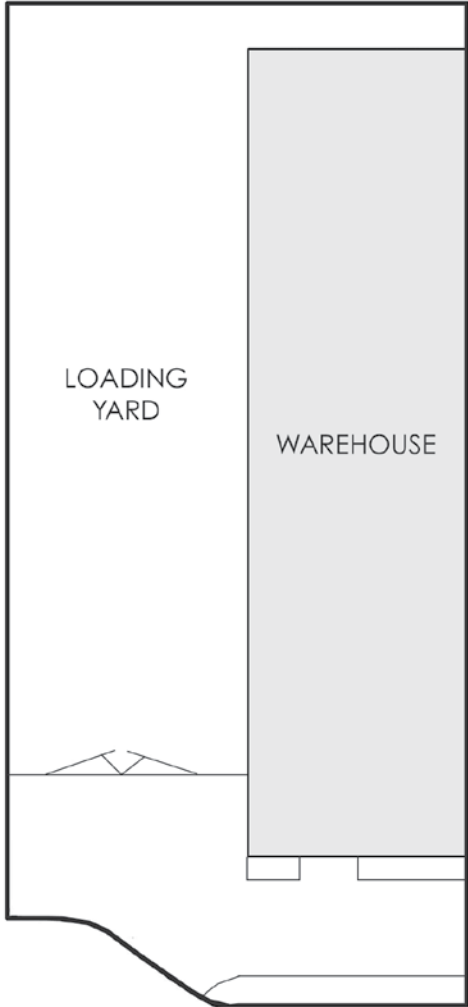
This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not permissible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur.

Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement.

The sole purpose and basis of the provision of this report is for persons to decide if they wish to proceed with the inquiries in connection with the property. The Vendor/Landlord, its Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

**All areas listed are approximate.*





28 Michellan Court, Bayswater

© Produced by DND Floor Plans.

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.

FLOOR PLAN



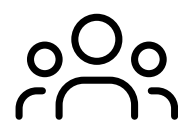


City of Knox

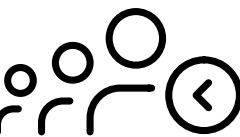
Area Profile, Population & Infrastructure

The property is situated in the City of Knox which is located in Melbourne’s eastern suburbs, 20-25 kilometres south east of Melbourne CBD. While being largely residential, Knox has significant areas of employment, with key employment sectors including manufacturing, retail, health and education. Employment is dominated by large manufacturing and wholesale industries, with large industrial parks in Bayswater and Scoresby, and smaller areas in Knoxfield and Rowville. Knox’s major retail centre is Knox City/Knox O-Zone, with several other significant retail centres (Bayswater Village, Boronia Central, Boronia Junction, Ferntree Plaza, Mountain Gate and Stud Park) plus the Caribbean Gardens and Wantirna Trash and Treasure Markets. Knox features a major public hospital (Angliss) and a major private hospital (Knox Private). One tertiary institution is located in Knox (Swinburne TAFE) and numerous public and private schools.

Provided below are some of the population characteristics of the municipality.

 **Population 2022**
167,975

 **Population 2041**
192,407

 **Change 2022 - 41**
14.55%

Predominately a large residential catchment and workforce which is forecast to experience growth of over 14% over the next 20 years.

Employment

Retail Trade, Health Care and Manufacturing industries are the largest employers in the City of Knox which is in line with the current use of the site for future occupier demand.

Health Care & Social Assistance	12.2%
Retail Trade	11.9%
Manufacturing	9.8%
Construction	9.7%
Education & Training	7.9%
Professional, Scientific & Technical Services	7.1%
Accommodation & Food Services	5.3%
Wholesale Trade	5.1%
Other	31.0%

Source: For further information, please visit www.profile.id.com.au

PROPERTY REPORT



From www.planning.vic.gov.au at 02 March 2022 03:08 PM

PROPERTY DETAILS

Address: 28 MICHELLAN COURT BAYSWATER 3153

Lot and Plan Number: Lot 19 LP113497

Standard Parcel Identifier (SPI): 19\LP113497

Local Government Area (Council): KNOX www.knox.vic.gov.au

Council Property Number: 103667

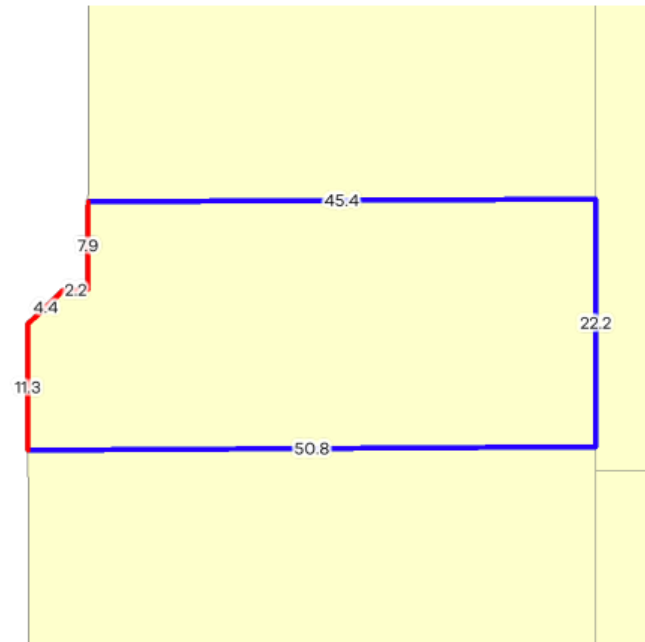
Directory Reference: Melway 64 A4

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 1085 sq. m
Perimeter: 144 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: Inside drainage boundary

Power Distributor: AUSNET

STATE ELECTORATES

Legislative Council: EASTERN METROPOLITAN

Legislative Assembly: BAYSWATER

PLANNING INFORMATION

Planning Zone: [INDUSTRIAL 1 ZONE \(IN1Z\)](#)
[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)

Planning Overlay: [SPECIAL BUILDING OVERLAY \(SBO\)](#)
[SPECIAL BUILDING OVERLAY SCHEDULE \(SBO\)](#)

PROPERTY REPORT



Planning scheme data last updated on 23 February 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

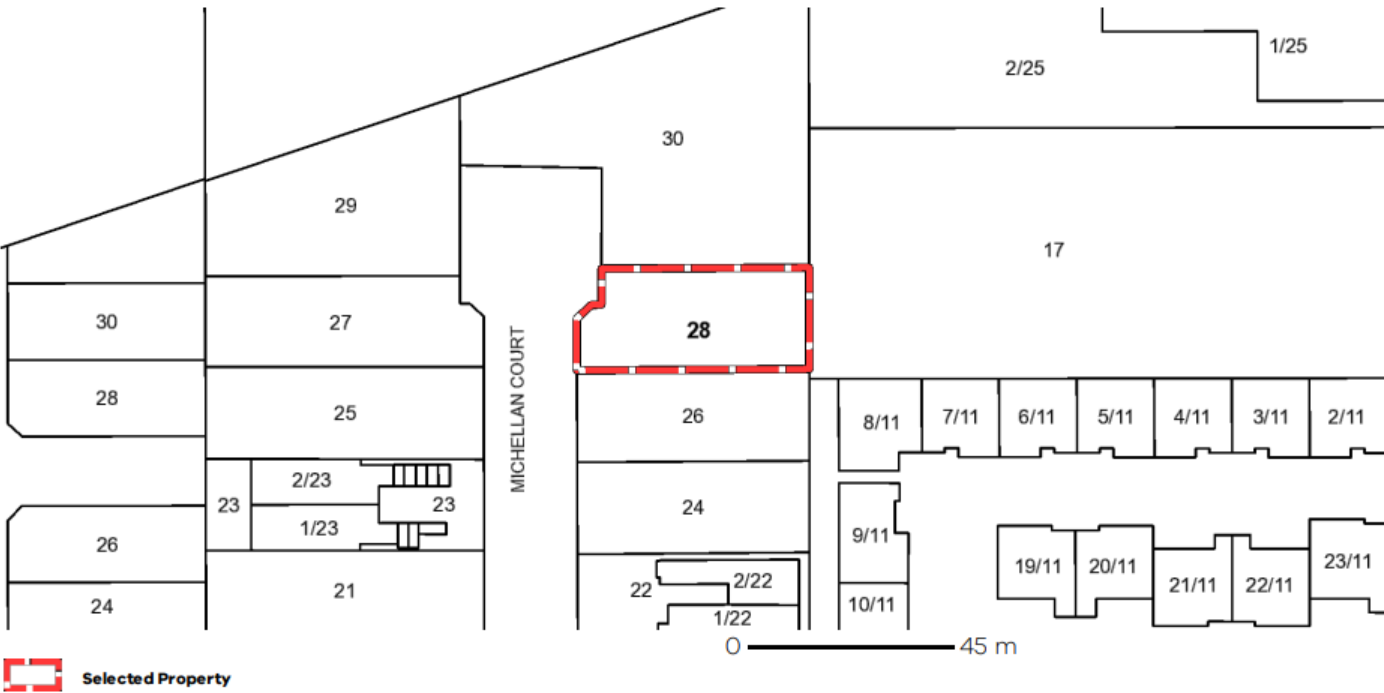
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may about the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Area Map



PROPERTY REPORT



PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 02 March 2022 03:08 PM

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Lot and Plan Number: **Lot 19 LP113497**
Standard Parcel Identifier (SPI): **19\LP113497**
Local Government Area (Council): **KNOX** www.knox.vic.gov.au
Council Property Number: **103667**
Planning Scheme: **Knox** [Planning Scheme - Knox](#)
Directory Reference: **Melway 64 A4**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**

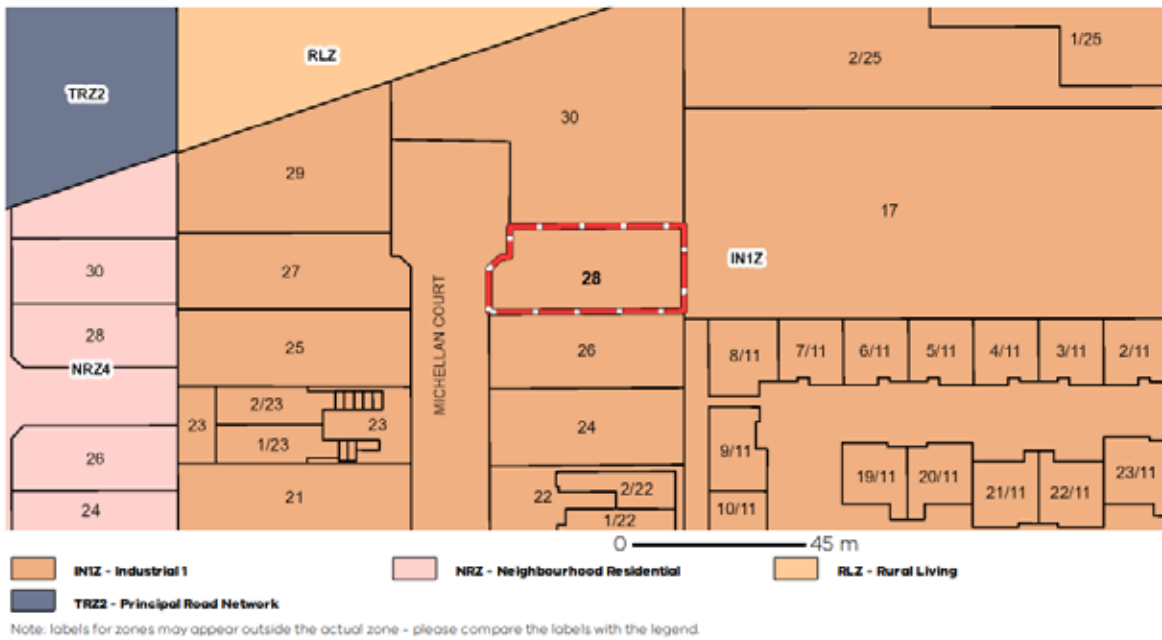
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)
[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)

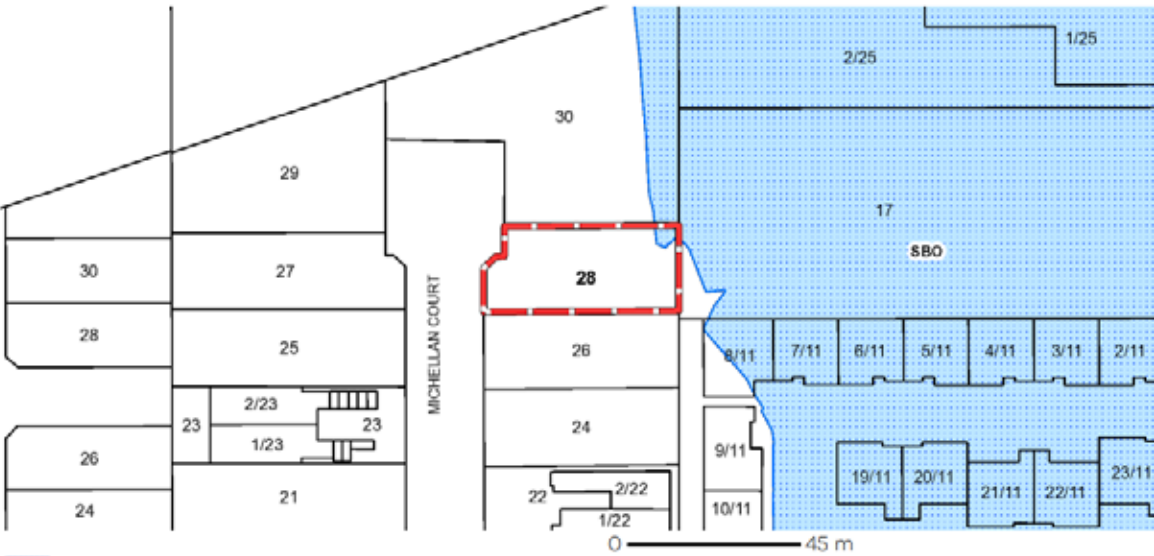


PLANNING PROPERTY REPORT



Planning Overlays

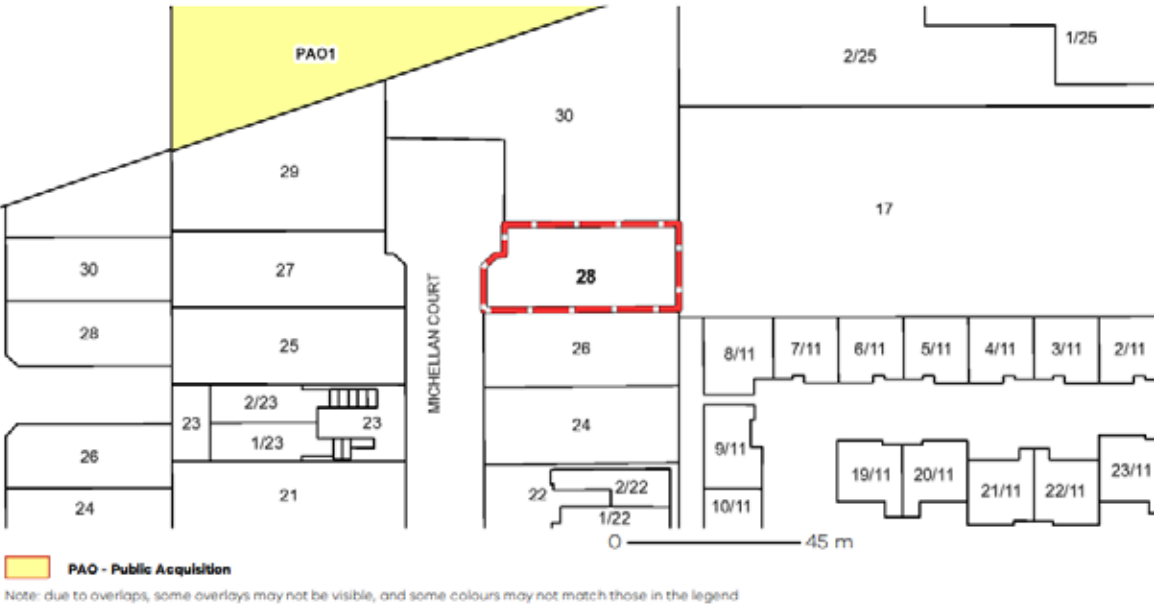
[SPECIAL BUILDING OVERLAY \(SBO\)](#)
[SPECIAL BUILDING OVERLAY SCHEDULE \(SBO\)](#)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

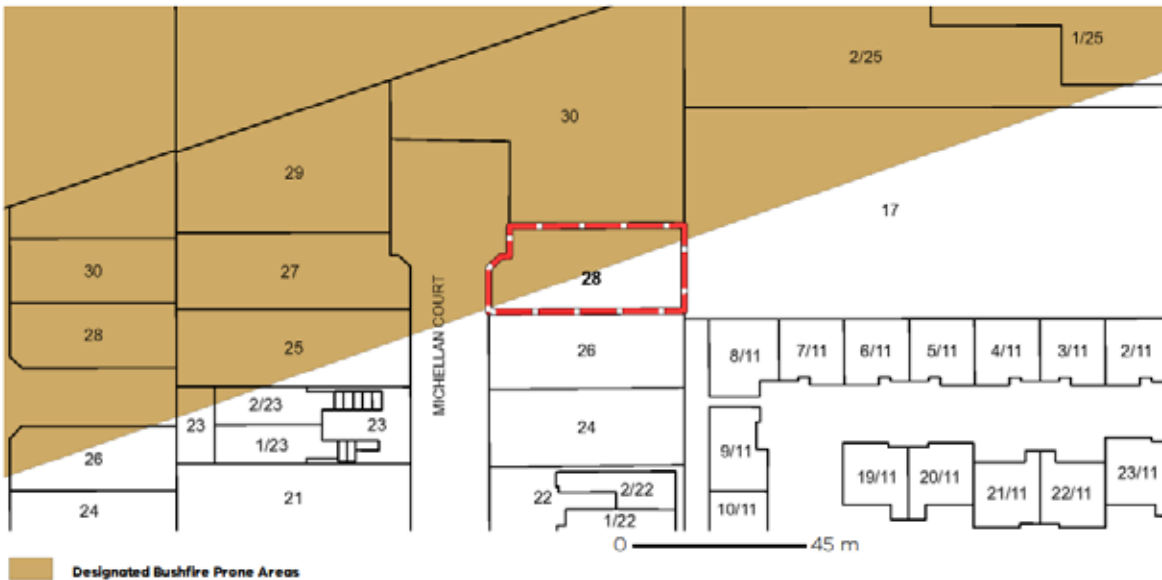


PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

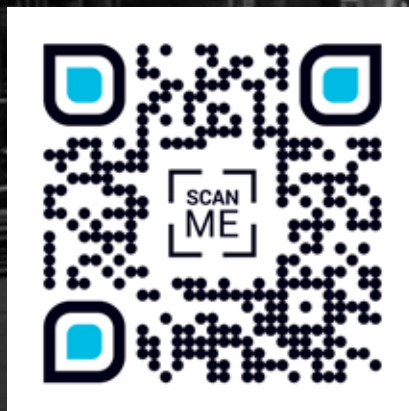
PLANNING REPORT





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