

HIGH YIELDING STUDENT ACCOMMODATION ASSET IN CENTRAL BOX HILL

PRIVATE
SALE

32-34
KANGERONG
ROAD
BOX HILL

REAR LANEWAY

54.96METRES*

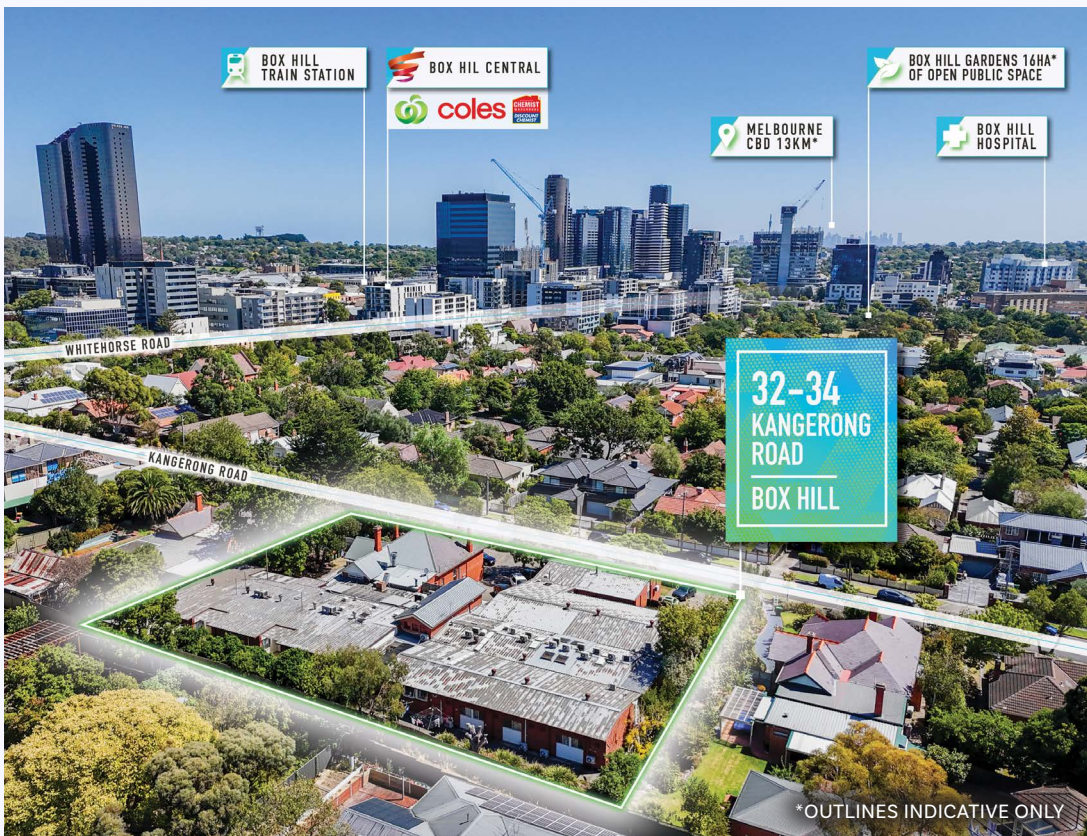
KANGERONG ROAD

*OUTLINES INDICATIVE ONLY

savills

INVEST IN A HIGHLY ESTABLISHED LOCATION WITH SIGNIFICANT DEVELOPMENT UPSIDE

PRIVATE SALE



- Leased 46 room student accommodation facility
- Large landholding of 2,842sqm*
- Estimated fully leased gross annual income of \$554,700 - \$655,980 p.a
- Features commercial kitchen, various communal and outdoor spaces

- 13 on site car parks
- Flexible General Residential Zone 3 allowing for a range of future development outcomes (STCA)
- A short walk to Box Hill Gardens and Box Hill Oval providing access to premium lifestyle amenity
- Central Box Hill location with immediate access to a wide range of premium retail, education & transport amenity

*Approximate

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SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE DEVELOPMENT SITES



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