

Investment Portfolio Auction 65

11am – AEDT

Wednesday 7 December 2011

River Room Crown Casino

Southbank Melbourne



Camberwell, Victoria

745 Riversdale Road (Melway Ref 60 C1)

Blue Chip Location, Business 1 Zone Occupy or Develop

- Substantial 1,141m²* site in highly sought after location
- Directly opposite high trading Woolworths Supermarket, easy walking distance to Riversdale and Canterbury Railway Stations and 100m* to tram stop
- Significant 2 level office building of 564m²*
- Premium 'Business 1' zoning and no special overlays
- 21 on site car spaces and very low site coverage (25%*) providing flexibility for multitude of uses
- Potential for mixed use redevelopment STCA
- Holding income to April 2012 (potentially GST free acquisition)

www.investmentportfolioauction.com.au

Interstate bidding by prior arrangement

Jamie Perlinger 0413 860 315

jperlinger@burgessrawson.com.au

Billy Holderhead 0422 817 696

bholderhead@burgessrawson.com.au

*All areas and figures approx. only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agent.

Level 2, 360 Little Collins Street
Melbourne VIC 3000

03 9613 0400

www.burgessrawson.com.au

burgess rawson