



## ICONIC MELBOURNE FREEHOLD - ONCE IN A LIFETIME OPPORTUNITY

### Description

- ICONIC MELBOURNE FREEHOLD
- LAND RICH SITE - ENDLESS POSSIBILITIES
- DEVELOP, OWNER OCCUPY OR INVEST

Nestled along tree lined St Kilda Road this iconic Melbourne venue offers a fantastic city fringe location which is truly unique and unmatched.

- \* Expansive land holding of 987.4 sqm\*
- \* Building Area of 220 sqm\* with additional marquee space of 140 sqm\*
- \* High profile location on busy St Kilda Road with fantastic signage opportunities (STCA) - 29.4 metre\* frontage
- \* Idyllic setting and grounds with generous space for outdoor dining and events
- \* Liquor license in place offering huge upside for hospitality operators
- \* Exceptional inner-city location within minutes of everything Melbourne has to offer
- \* Well serviced by public transport with the new Domain Metro Station which is currently under construction just 800 metres\* north

This property provides a prized freestanding trophy asset steeped in history and grandeur.

This is truly a rare opportunity for owner-occupiers or investors.

\*approx.

Allard Shelton  
Joseph Walton 0417 309 347  
Michael Ryan 0433 180 199

### Unit:

**Area m<sup>2</sup>:** 360.00

**Land Area m<sup>2</sup>:** 987.00

**Asking Price:** Contact Agent

**Parking:** on-street parking

**Contact:** **Joseph Walton**  
0417 309 347  
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**Michael Ryan**  
0433 180 199  
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462 St Kilda Road, MELBOURNE

FOR SALE

Pat Barnes 0417 555 190

in conjunction with Colliers  
Daniel Wolman 0412 957 839  
Oliver Hay 0419 528 540  
Chris Ling 0419 294 346

FOR AN IMMEDIATE INSPECTION CALL US TODAY!