



## CORNER ST. KILDA'S JEWEL IN THE CROWN

### Description

- CORNER FREEHOLD OF 504 SQM (APPROX.)
- OUTSTANDING DEVELOPMENT UPSIDE (STCA)
- OCCUPY, INVEST OR DEVELOP

\* Prominent Land Area: 504 sqm\* with a combined street frontage of 46 metres\* including 18.79m frontage to Fitzroy Street.

\*Corner St. Kilda's jewel in the crown - be the pride of Fitzroy Street.

\* Directly next door to \$35 million dollar Pride Centre and opposite The Block "Gatwick" development and metres from The Block's 2019 edition of the redevelopment of "Oslo House"

\* Strong short term holding income

\* Two level building of approximately 360sqm

\* Array of development outcomes (STCA)

\* Rejuvenating lifestyle precinct offering genuine uplift, with a heavy amount of government and private investment to the immediate area.

\*Extremely rare opportunity to acquire one of St. Kilda's iconic corners suitable for Investors, developers and owner occupiers.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

<b>Area m<sup>2</sup>:</b>	360.00
<b>Land Area m<sup>2</sup>:</b>	504.00
<b>Asking Price:</b>	Contact Agent
<b>Parking:</b>	10 on-site car spaces
<b>Sale Method:</b>	For Sale

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