



TOORAK TROPHY LANDHOLDING – FIRST TIME OFFERED IN OVER 55 YEARS

Description

- 3,589SQM* COMMERCIAL 1 ZONE LANDHOLDING
- LUXURY TENANT RETURNING \$721,543*
- MAJOR HIGH DENSITY DEVELOPMENT SCOPE

CBRE & Allard Shelton are delighted to present one of the most prominent landholdings to be offered to the market in Melbourne's most prestigious suburb, Toorak.

Spanning over 3,589sqm* with two (2) street frontages, this commanding landholding provides buyers with an opportunity to deliver a future major mixed use project next to the iconic Toorak Village.

Known as 7 – 11a Carters Avenue and 17-19 Carters Avenue, Toorak, the property is leased to NGP Group operating as Mercedes Benz Toorak.

+Immaculate 3,500sqm* Toorak landholding with multiple street frontages to Carters Avenue (65m*) and Ross Street (46m*).

+Quality existing improvements comprising 1,962sqm* motor vehicle showroom, offices, detail workshop, delivery lounge and large hardstand area.

+Occupied by long standing tenant NPG Group trading as Mercedes Benz Toorak returning \$721,543*p.a. (tenant pays all outgoings including insurances and Land Tax)

+Highly flexible Commercial 1 Zone encouraging residential, retail, office, hotel/service apartments and medical uses.

+Favourable height allowance for future development and surrounded by

Area m²: 1,962.00

Land Area m²: 3,589.00

Asking Price: Contact Agent

Parking: Ample onsite parking

Sale Method: Expression of Interest
Thursday, 31 March 2022
12:30 PM

Contact: **Joseph Walton**
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newer established luxury residential projects.

+Melbourne's strongest median house price suburb at\$5,380,000.

+Outstanding position next to the opulent Toorak Village featuring premium cafes, retail, restaurants, nightlife & major Woolworths supermarket.

+Immediate proximity to Viclands' \$600 million development 'Village Way' that will feature 10,000sqm of premium office space (fully leased) over 8 levels plus a new Coles Supermarket.

+Surrounded by Melbourne's best schools including Geelong Grammar, Lauriston Girls School, St Kevins College, Scotch College and Loreto Mandeville Hall.

+Superb transport connectivity via the 58 Tram along Toorak Road and a short walk to Toorak Train Station providing direct access to Melbourne's CBD (4.5km*).

7 – 11(a) Carters Avenue and 17-19 Carters Avenue, Toorak is For Sale
Via Public Expressions of Interest Campaign Closing Thursday 31st
March at 2:00pm(AEDT).

*Approx