

COMMERCIAL AND INDUSTRIAL PROPERTY



Yes, Officer!

64 Starling Road in the booming outer south-eastern suburb of Officer is being brought to market by Stonebridge Property Group's Julian White, Dylan Kilner and Chao Zhang.

The expansive 12,180 square metre landholding site has been zoned 'neighbourhood convenience centre' under the Officer Precinct Structure Plan, and offers the potential for development into a childcare centre, petrol station, supermarket, residential lots or medium-density residential units.

The offering is expected to achieve above \$4 million based on exceptional sales rates being recorded in the south-eastern growth corridor of Melbourne. According to the selling agents, Lots 1, 2, and 5 Starling Road, as well as 40 Starling Road both sold strongly for \$25 million and \$9 million respectively this year.

"Officer is forecasting population growth of 88% between now and 2026," said White. "Coupled with strong residential statistics, this landholding is in a highly central position in Officer, located within easy walking distance to the future Officer Town Centre and Officer Train Station".

Kilner also noted the rarity of the neighborhood convenience centre zoning in the precinct structure plan: "It is not often that these sites come to market – often they are secured directly by the retailers from the land owners".

64 Starling Road, Officer is being sold via an Expressions of Interest campaign closing on Thursday, 19 August at 2pm..

[For more information, contact Julian White on 0422 764 137 or Dylan Kilner on 0459 396 341.]



Winner winner in Caulfield North

152 Hawthorn Road in bustling Caulfield North is a double-storey property offered for sale for the first time in 40 years by the team of Andrew Greenway and Andrew Waddell of Gross Waddell ICR.

Built in the 1930s, this solid-brick property comprises a ground level retail space that is currently leased to a food eatery, and a first floor commercial retail space, both with independent entry from front and rear. Built on approx 260 square metres of land, the property offers an attractive 6.1 metre frontage to Hawthorn Road, comprises rear parking and access via R.O.W, and is zoned Commercial 1. The property currently also returns \$53,245 per annum net in rental.

The attractive investment property is also ideally located close to trams, family-favourite Caulfield Park and in the heart of the Caulfield Junction retail precinct.

152 Hawthorn Road, Caulfield North will be sold via on-site auction on Wednesday, 11 August at 2pm.

[For more information, contact Andrew Greenway on 0409 547 626 or Andrew Waddell on 0419 400 991.]