

## BAYSIDE CORNER DEVELOPMENT SITE WITH PRIME PARK FRONTAGE



## For Sale

248-250 Bay Road, Sandringham VIC 3191

 10

 5

 3458sqm

Contact Agent

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 10  5  3458sqm

### BAYSIDE CORNER DEVELOPMENT SITE WITH PRIME PARK FRONTAGE

- +3,458sqm\* bayside corner landholding over two (2) title allotments
- +Established office/warehouse building and residential dwelling offering income potential
- +Outstanding exposure with multiple street frontages of 51m\* to Bay Road and 67m\* to Aberdeen Road providing for flexibility for building design and access points
- +A multi-million dollar median house price suburb at close to \$2,500,000\* (REIV)
- +A strategic redevelopment site offering high density scope (STCA) under the flexible Mixed Use Zone
- +Picturesque parkland position offering uninterrupted view aspects with potential for distant bay views from upper levels
- +A premium lifestyle location only 1.8km\* to Sandringham's retail, caf & lifestyle village & beach, walking distance to Aldi & Coles Supermarkets and 1.6km\* to Westfield Southland Shopping Centre, one of Australia's largest shopping centres (David Jones, Myer, Apple, Village Cinemas)
- +Surrounded by an abundance of Parklands, lifestyle attractions including Royal Me...



ABERDEEN ROAD

67m\*

3,458 sqm\*  
MUZ

51m\*

BAY ROAD

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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