



# 4000 SQM\* INNER CITY DEVELOPMENT SITE SURROUNDED BY PARKLAND

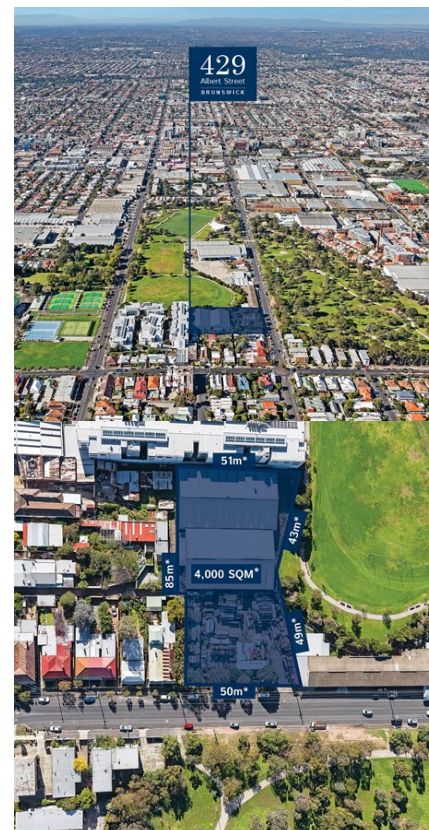
429 Albert Street, BRUNSWICK, VIC 3056

Development/Land (Residential, Retail, Offices), Hotel/Leisure

Property ID: 1368

Price: Contact Agent Rent: N/A

Building: N/A Land: 4000m2



Conquest Estate Agency is privileged to offer this sizeable and unique, recently rezoned development site surrounded by parkland within the popular suburb of Brunswick.

Attributes of this excellent development opportunity are:

- Massive Land Area of 4,000 sqm\*
- Mixed Use Zoning
- 50m\* frontage to Albert Street
- The site adjoins Clifton Park to the East and is opposite Gilpin Park to the South, providing excellent potential views
- Discretionary Height limit of 8 Levels (STCA)
- Offered with a Proposed Development Scheme
- Part of a 1.7 hectare\* rezoned area called the Albert Street Urban Renewal Precinct
- Prime location within walking distance to Brunswick Station and Sydney Road trams & ammenities

For Sale by Expression of Interest closing Wednesday 16th May at 2pm.

For more information, please contact:

Luke Conquest on 0432 328 668.

Approx\*

An error has occurred while processing PictureBox 'picGoogleMap':  
Invalid image data.  
----- InnerException -----  
The remote server returned an error: (403) Forbidden.

**Luke Conquest**  
**Mobile:** 0432 328 668  
**Email:** luke@conquestea.com.au

## Additional Features

### Features

Nil

### Outgoings

Nil

## Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Land	0	N/A	4000m2	Contact Agent	Contact Agent