

UNIQUE ALBERT PARK INVESTMENT / DEVELOPMENT OPPORTUNITY

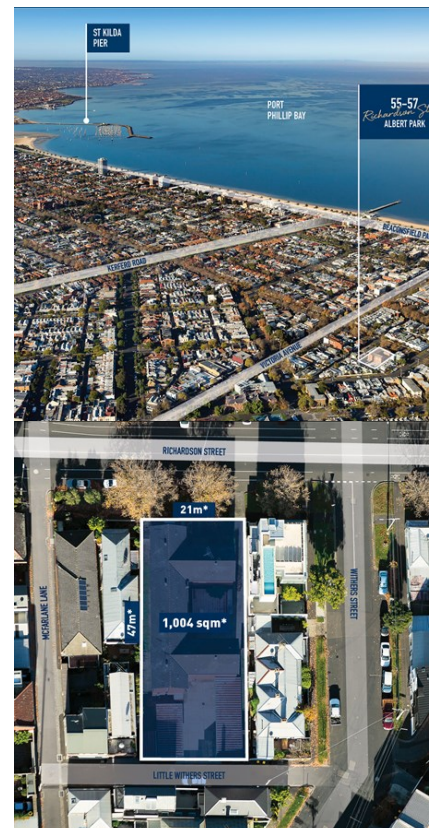
**55-57 RICHARDSON STREET, ALBERT PARK, VIC
3206**

Development/Land (Residential), Residential

Property ID: 1372

Price: Contact Agent **Rent:** N/A

Building: N/A **Land:** 1004m²



Conquest Estate Agency is privileged to offer this excellent Investment / Development opportunity of a 3 storey block of 17 older style one bedroom apartments situated on 1,004 sqm* of premium Albert Park land. The unique land size of 55-57 Richardson Street stands out as one of the very few sites suitable for sizable future development within one of Melbourne's top suburbs. The existing improvements also provide the added bonus of passing income until redevelopment.

Attributes of this unrivalled opportunity are:

- Massive Land Area of 1,004 sqm*
- 17 Strata Titled one bedroom units to be sold as a whole
- 17 on grade carspaces
- Current Gross Income of \$260,904 pa*
- Sensational Development Potential
- Two Street Frontages
- Offered with 3 proposed development schemes
- Neighbourhood Residential Zoning 1

Ideally located in the heart of Albert Park, just north of Victoria Avenue within close proximity to tram and light rail access to CBD, Albert Park Beach, Restaurants, cafes, bars and Albert Park Primary school. Everything you could possible needs within 10 minutes walk or drive of the property. From the palm tree lined beachfront to the hub of social activity in the welcoming shopping Strips of the Albert Village, this location truly cant be beat.

The Property is being offered for Sale by Expression Of interest Closing 18th July at 3pm.

For more information including the Information Memorandum, proposed development plans & Contracts, please contact:

Luke Conquest on 0432 328 668
Simon Conquest on 0425 732 535

*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.)
Block Of Flats [SOLD]	0	N/A	1004m2	Contact Agent	Contact Agent