

1536-1542 MALVERN ROAD | (CORNER SCOTT GROVE)

# GLEN IRIS



## BLUE RIBBON CORNER DEVELOPMENT

OPPORTUNITY



MALVERN ROAD

MONASH FREEWAY



SCOTT GROVE

1536 - 1542  
MALVERN ROAD  
GLEN IRIS



BURKE ROAD



\*Outlines Indicative Only  
^Source: yourinvestmentpropertymag.com.au

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 28 FEBRUARY AT 2PM





# DEMOLITION APPROVED

1536-1542 MALVERN ROAD | (CORNER SCOTT GROVE)

## GLEN IRIS

### A MAJOR CORNER SITE OF 1,850SQ M\* IN A COVETED RESIDENTIAL LOCATION

- » Significant corner landholding of 1,850sq m\*
- » Combined 87m\* of street frontage
- » A superb position on the corner of quiet, tree-lined Scott Grove
- » Residential Growth Zone 2 (4 levels STCA)
- » Extremely well suited to a premium residential project or childcare centre
- » Glen Iris has a strong median house price of \$2,005,500^ and is home to some of Melbourne's best schools
- » High quality existing improvements – demolition approval in place
- » Vacant possession
- » A very well serviced location a short walk from Gardiner Train Station and easy Monash Freeway access
- » Extended settlement terms available

\*Approx. ^Source: yourinvestmentpropertymag.com.au



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**CLINTON BAXTER**

0413 569 888

CBAXTER@SAVILLS.COM.AU

**JESSE RADISICH**

0402 085 702

JRADISICH@SAVILLS.COM.AU

**NICK PEDEN**

0402 011 266

NPEDEN@SAVILLS.COM.AU



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