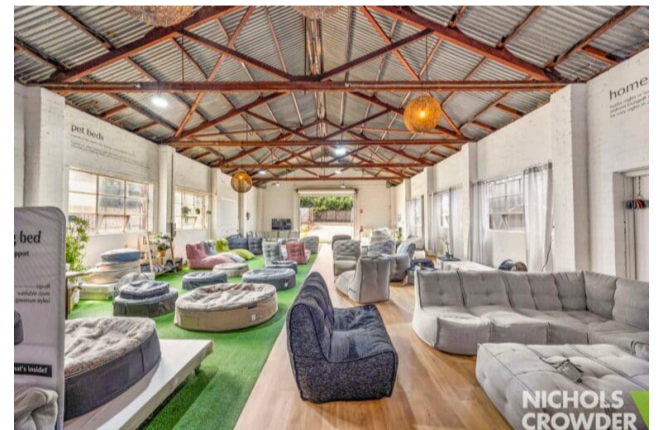


303 Reserve Road, Cheltenham



For Sale

Corner Site - Occupy or Develop

Nichols Crowder is pleased to offer for sale this prime corner site.

This site is the gateway to Melbourne's Bayside World Class Sporting Precinct.

Its elevated corner position has an approved permit and provides so many opportunities for business, accommodation and entertainment.

Whether you're a business looking for unbeatable profile, or a developer seeking to create a lasting landmark in Bayside, 303 Reserve Road presents a unique opportunity.

SITE:

- Impressive corner site, total land area: 1,855sqm*
- Two warehouses providing total area: 510sqm*

- Two street frontages of 87metres*
- Commercial 2 zone
- Short term rental income from Ambient Lounge

PERMIT:

- Approved Permit for an 8-level residential hotel development
- Architecturally designed to enhance the stunning golf course views
- Plans available

BUSINESS TYPES:

Strong trend for sporting-related uses operating in the area:

- World class Golf courses
- Basketball stadium and training / coaching facilities
- Bayside & District Netball Association headquarters
- Pickleball and Padel is moving in
- High performance centres offering a range of sports
- Swimming pools and sporting clubs

With these sports comes a range of allied health professionals, administration offices and increasingly the need for food, restaurant and accommodation options for guests.

Further details of the property's attributes will reveal further opportunities appealing to both Owner Occupiers and Developers.

Whatever the end use may become, tapping into the lucrative Bayside market and making the most of the incredible surrounding golf course views will provide future enormous upside.

303 Reserve Road Cheltenham, one of Bayside's most well positioned and strategic sites, is now for sale.

FOR FURTHER DETAILS AND INSPECTIONS CONTACT:

Matt Nichols 0418 186 488

David McIntosh 0407 850 909

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright and Architects Impressions are displayed.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

2P4017

Price

Contact Agent

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