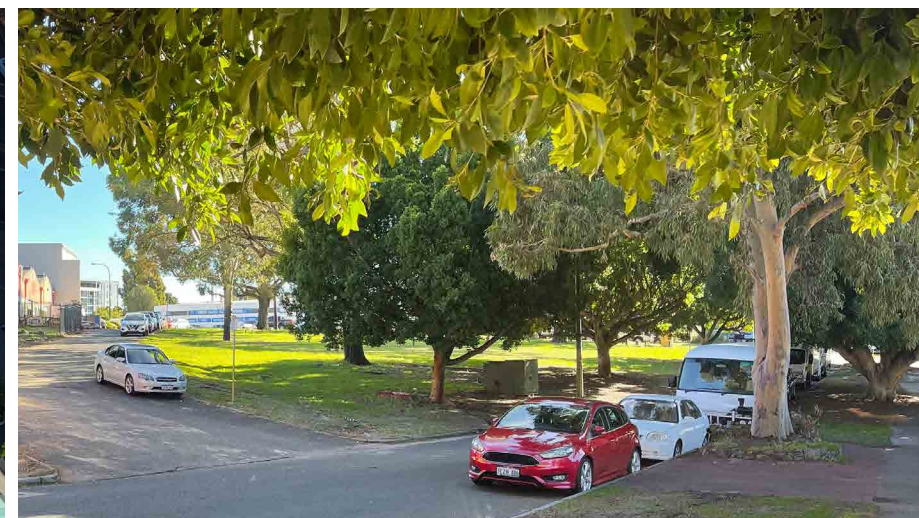


FOR SALE

4,6,8 & 10 STILES AVENUE
BURSWOOD



Park Views



Artist Impression - 'Mixed Use' Development

PRIME BURSWOOD DEVELOPMENT SITE FOR SALE BY PRIVATE TREATY

 **Industrial & General**

EST. 2004. RESULTS DRIVEN.

FOR SALE

4,6,8 & 10 STILES AVENUE BURSWOOD

WHAT A LOCATION PRIME BURSWOOD DEVELOPMENT SITE

Industrial & General is pleased to present Lots 4, 6, 8 & 10 Stiles Avenue in Burswood for Sale by Private Treaty.

In most other states in Australia, this near CBD location would be highly sought after and considerably more valuable. It is minutes from the city via train from Burswood Station, only 8km from Perth Airport, 800m from the Swan River and its parklands with cycle ways directly to the city, 10km to the Swan Valley Wine Region and within close proximity to numerous universities and colleges.

This is a unique opportunity to secure 4 contiguous Lots (N.B. possibly more) in this fantastic location and offers enormous development potential. The combined area totals 1,964m² and sits alongside "The Crest" in Burswood.

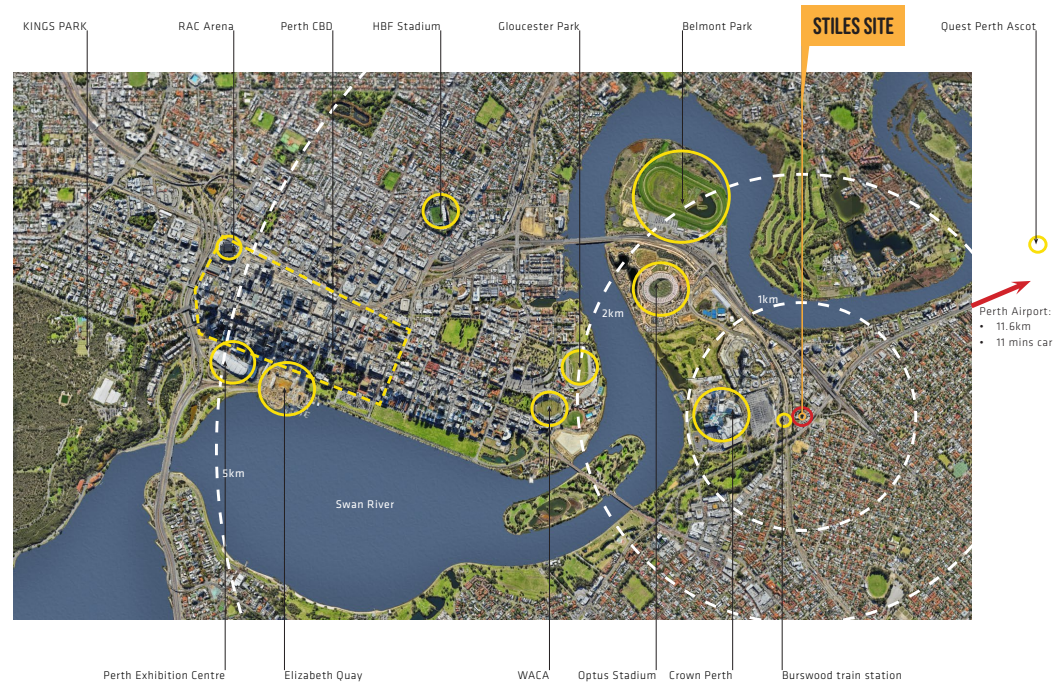
Take part in the ongoing redevelopment of the 'tightly held' Burswood 'mixed use' precinct. Burswood is now considered the Eastern Gateway to the Perth CBD and what is now the centre of Perth's sporting and cultural centre. Burswood is the location of Perth Stadium, the State Tennis Centre, Belmont Park Race Course and Crown Perth Casino and Hotel Complex, including theatres, restaurants and several Micro Breweries.



Bounded by the Swan River, Graham Farmer Freeway and Great Eastern Highway, Burswood is located immediately across the Swan River from Perth's CBD. It is strategically placed to take advantage of continued fringe city development with public transport via train and bus services and extensive cycle and walking paths.

This prime development site offers both front and rear access, is approximately 1,964m² spread over four contiguous titles and has a frontage of 48.8m and a depth of 40.2m to a 5m bituminised rear general use laneway.

The zoning is 'mixed use', allowing for many other uses, such as Group and Multiple Dwellings, Serviced Apartments and Commercial under the City of Victoria Park Local Planning Scheme No. 2.



INDUSTRIALANDGENERAL.COM 1300 000 350

Lyfords Pty Ltd (ACN 624 317 193) (ABN 45 624 317 193) - Licensee - Licence No 76102
T/A Industrial & General - Licensed Real Estate and Business Agents. Unit 8, Sphere Office Park, 63 Knutsford Avenue, Rivervale, WA 6103.

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* Approximate and Subject to Survey

Building designs that accommodate a range of housing options with an integration of work places are encouraged. The site has a prescribed building height of 9 stories within the precinct plan and a Plot Ratio of 2.0. Taller developments may be considered by council, however all buyers will need to make their own enquiries directly with the Town of Victoria Park.

“Work from home” mixed use style development would be ideally suited to this location, as the occupant will be in close to everything Perth has to offer. Kick back after work or on the weekend or even after the footy and enjoy one or two at Blasta Brewing or Fox Friday which are both located across the park from the property. Alternatively, if you want even more choice or you want fine dining, jump on the train and be in the city within 4 stops.



Blasta Brewing



Crown Perth



Optus Stadium



Swan River Precinct

FOR SALE

4,6,8 & 10 STILES AVENUE BURSWOOD



Example Office Development



Artist Impression - Townhouse Development

THE SITE SUMMARY

Lots 4, 6, 8 & 10 Stiles Ave (The Site) is presented as vacant land and is centrally located approximately 50 metres east of the intersection of Graham Farmer Freeway and Great Eastern Highway.

- 4 contiguous lots are being offered for sale in one line, [***not on an individual basis**].
- Town of Victoria Park Local Planning Scheme No. 2 - Burswood Precinct.
- Zoned - 'mixed use'.
 - 750m* from Crown Entertainment Complex.
- LPS2 R Code - R-ACO (ASR8).
 - 800m* from the Swan River.
- 5km* from the CBD.
 - 8km* from the Perth Airport.
- 1.5km* from Optus Stadium.
 - 10km* from the Swan Valley.

Total land area 1,964m²* comprised as follows:

- 4 Stiles Ave – 491 m² (lot 60 on Plan 2619, Certificate of Title, Volume: 1092 Folio: 428)
- 6 Stiles Ave – 491 m² (lot 59 on Plan 2619, Certificate of Title, Volume: 2094 Folio: 923)
- 8 Stiles Ave – 491 m² (lot 58 on Plan 2619, Certificate of Title, Volume: 1733 Folio: 310)
- 10 Stiles Ave – 491m² (lot 57 on Plan 2619, Certificate of Title, Volume: 1816 Folio: 369)

TOWN OF VICTORIA PARK

Please contact Town of Victoria Park for planning or zoning information:
www.victoriapark.wa.gov.au/develop-and-build/planning/zoning-enquiries.aspx

SPECIAL CONDITIONS

The owner of No 4 Stiles is not registered for GST or required to be registered and accordingly GST will not apply to the sale of Lot No 4. The owners of Lot No's 6, 8 and 10 Stiles are registered for GST and accordingly GST will apply to the sale of these lots.

DISCLAIMER: Lyfords Pty Ltd T/A Industrial & General (the agents) gives notice that:

1. While the agents makes every effort to ensure that any information it provides is accurate and complete, we provide it for information purposes only, it is indicative rather than definitive. Specifically, all information given in relation to any property contained on our website, websites of third party providers, within any document or brochure (including this document if applicable) or any associated document, attachment or other media or any information about a property that is given verbally is given without responsibility, may not be accurate and is not intended to, and does not form, part of any contract to purchase or lease a property or any property. The agents makes make no explicit or implicit guarantee as to the accuracy of any information provided in whatever form, and, as far as applicable laws allow, we neither accept responsibility for errors, inaccuracies or omissions, nor for loss that may result directly or indirectly from reliance on its content;
2. Users of information obtained from our website, the website of any third party provider, from any brochure, document or material, or from verbal interactions with one of our agents should not take, or omit to take, any action in reliance on such information. The agents may correct or update our website, the website of any third party provider, any brochure, document, material or media or may otherwise verbally advise of any correction or update at any time without prior notice.
3. Intending purchasers or lessees should satisfy themselves as to the truth or accuracy of all information given including by making their own inspections, searches, enquiries and taking their own independent professional advice, undertaking their own due diligence and taking such other steps as they deem necessary to confirm the truth or accuracy of all information about any property;
4. The agents and each of its directors, employees and agents do not have authority to make or give any representation or warranty in relation to the property, or any property.

For Sale by Private Treaty.

Further information or inspection please contact:

MATT LYFORD 0419 934 904

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