

# BURWOOD EAST

WITH EXCELLENT DEVELOPMENT POTENTIAL

The Glen  
Shopping Center



CHINA Bar 不夜天  
Buffet & Grill

QUEST  
BURWOOD EAST

46  
RUBY ST  
BURWOOD  
EAST



East Burwood  
Reserve



TRAM  
(Stop 71)

Sofia  
FAMILY RESTAURANT

BURWOOD HWY

RUBY ST

46 RUBY STREET

coles





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## THE OPPORTUNITY

**THIS RARE OPPORTUNITY IS ONLY 20KMS EAST OF MELBOURNE'S CBD AND INCLUDES ALL THE ESSENTIAL ATTRIBUTES FOR A SUCCESSFUL RESIDENTIAL/COMMERCIAL DEVELOPMENT.**

### Key features of this offering include:

Significant land holding of 1,455 sqm approx. providing an exceptional in Mixed Use Zone

Excellent development potential including Residential, Childcare, Medical Centre, and social housing (STCA)

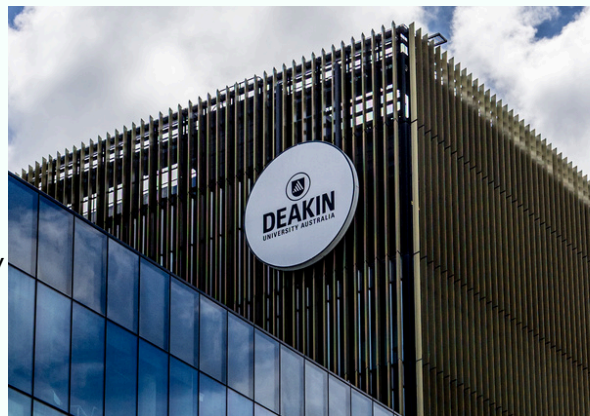
The land is levelled to facilitate construction

Surrounded by extensive amenity including shops, eateries, parklands, and various recreational options

With the city tram at the door, bus services nearby and the popular Burwood Village Shopping Centre conveniently close, this central location includes Deakin University, Burwood One and Brickworks Shopping Centre

Excellent educational facilities nearby including PLC, Wesley College, Huntingtower and many more

Convenient access to major arterial roads including Burwood Highway and Blackburn Road





## PROPERTY OVERVIEW

### Site Details

The site is rectangular in shape.  
The site encompasses a total site area of 1,455 sqm approx

### Improvements

Vacant land with  
potentially gain access  
from Burwood Highway

### Zoning

MUZ - Mixed Use Zone -  
No Overlay

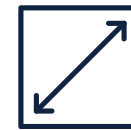
Accordingly, the property could be utilised for a range of alternate uses and development outcomes (STCA).





## POTENTIAL DEVELOPMENT OPPORTUNITY

INCLUDING CHILDCARE CENTRE/  
TOWNHOUSES/ APARTMENTS/  
MEDICAL CENTRE (STCA)



**1,455sqm**

Total Land Area



Nearby PLC, Wesley College,  
Huntingtower and many more



Close to Public Transport  
Tram/Bus



Nearby Burwood One, Brickworks  
and Heights Shopping Centre



## LIFESTYLE

The site enjoys a convenient location surrounded by a rich array of lifestyle and recreational options. From charming dining establishments to lovely walking/running trails and a professional animal centre, the offerings are diverse and appealing. This location not only provides ample green space and sports resources but also ensures that your pets receive top-notch care. It's a harmonious blend of vibrant amenities and excellent pet services, making it an ideal destination for both relaxation and the well-being of your furry companions.





