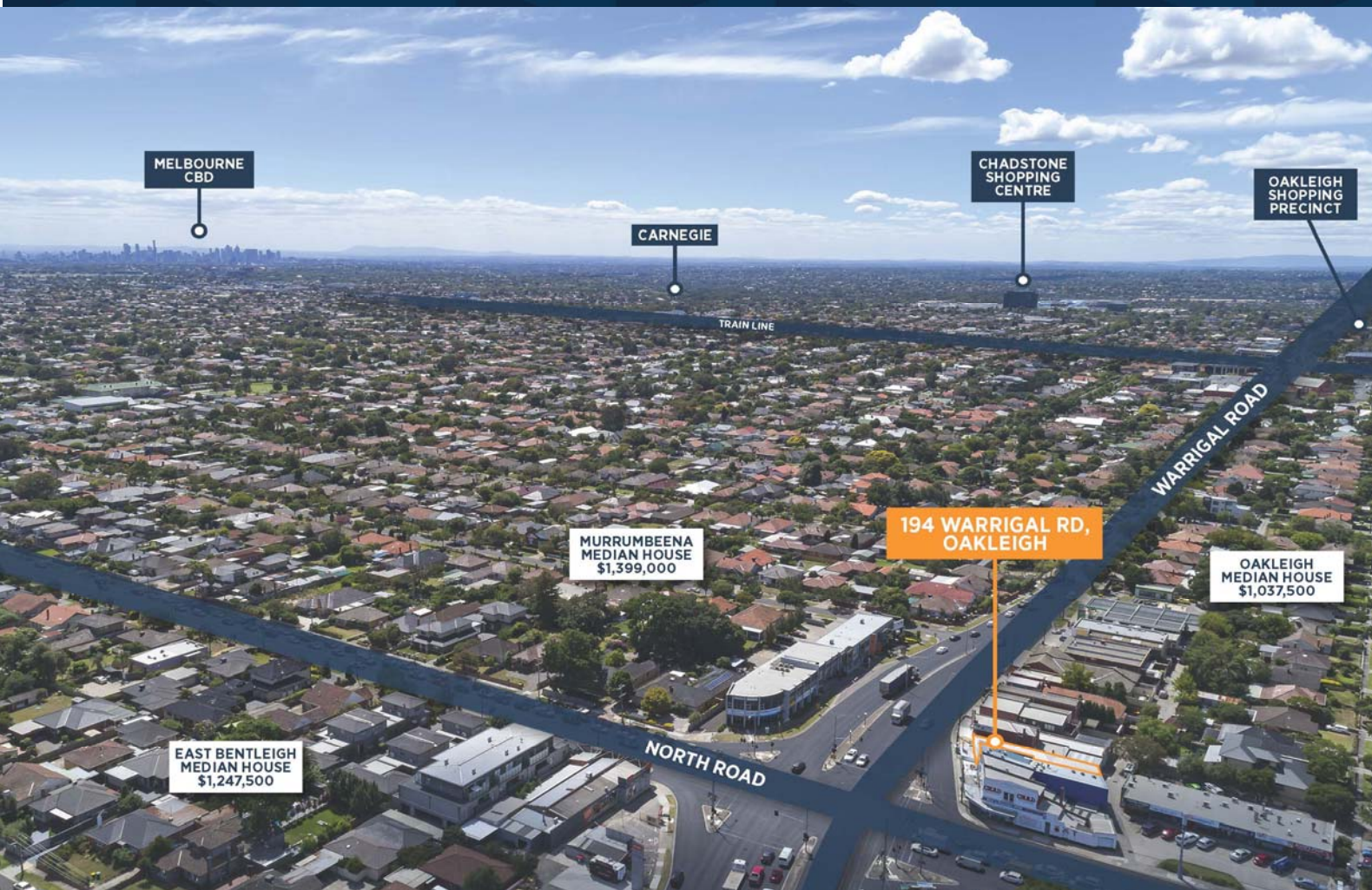


# Information Memorandum

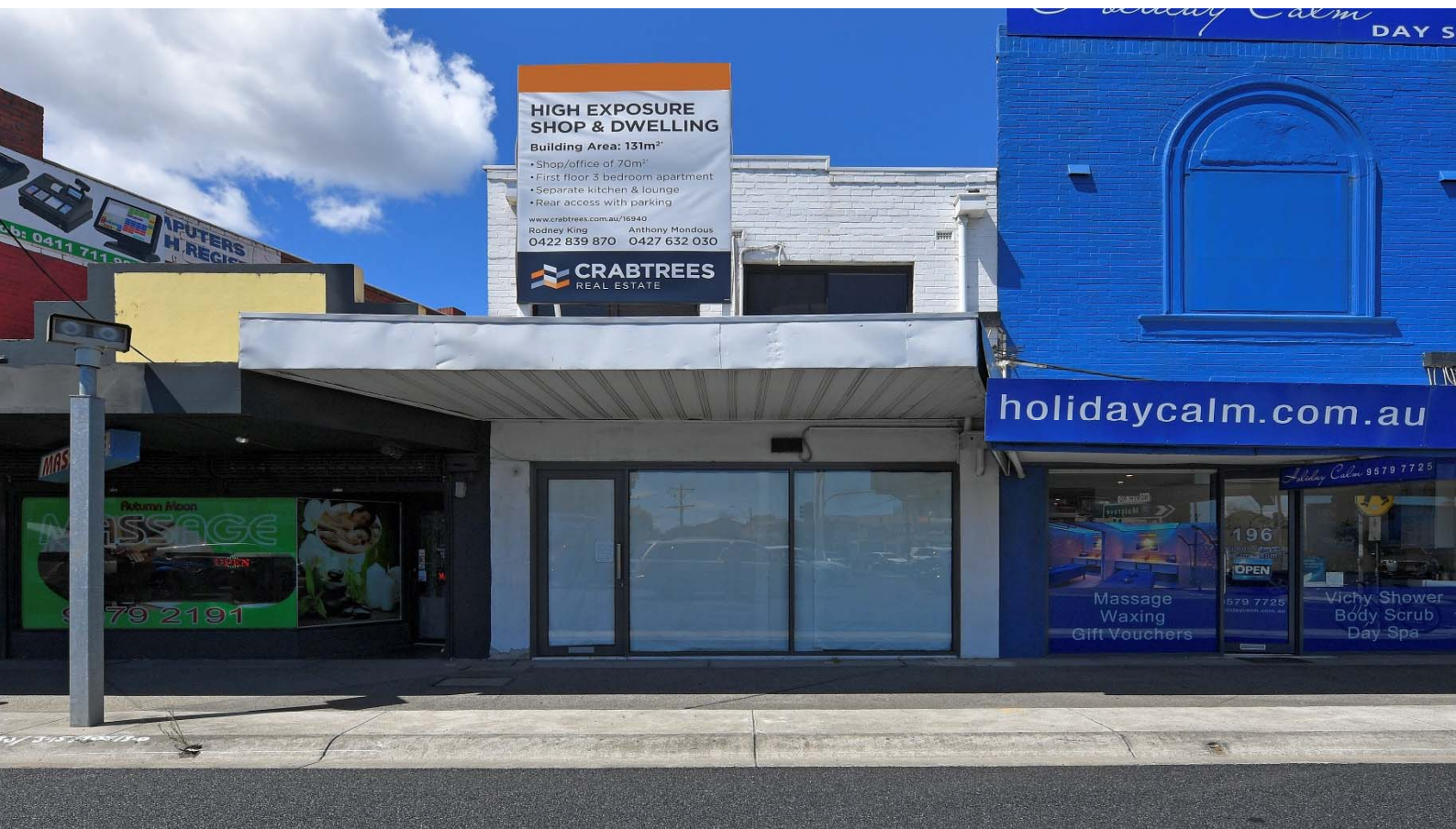
194 WARRIGAL ROAD, OAKLEIGH  
SALE BY PUBLIC AUCTION

**FRIDAY 16<sup>TH</sup> MARCH 2018 AT 1PM ONSITE**





**CRABTREES REAL ESTATE ARE EXCITED TO OFFER FOR  
SALE 194 WARRIGAL ROAD, OAKLEIGH.**



**SALE BY PUBLIC AUCTION FRIDAY 16<sup>TH</sup> MARCH 2018 AT 1PM ONSITE**

194 Warrigal Road, Oakleigh presents an exceptional opportunity to secure a two level freestanding commercial property in the heart of Oakleigh.

The key features of the property include:

- Favourable Commercial 1 zoning
- Ground floor retail space with separate room and facilities
- 3 Bedroom residence on first floor
- Suitable for retail or office
- Lock-up garage with rear laneway access
- OCCUPY, INVEST OR DEVELOP (STCA)

There are many options with this versatile property. You can lease the building as one space or the shop and apartment separately. You can occupy part and lease out the other.

**Rodney King**

Senior Executive

0422 839 870

rodney@crabtrees.com.au

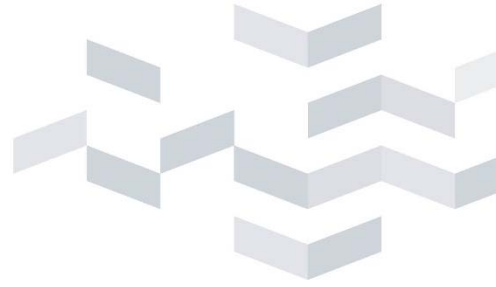
**Stefan Albanese**

Executive

0448 026 186

stefan@crabtrees.com.au

# Executive Summary



Property Address	194 Warrigal Road, Oakleigh VIC 3166
Method of Sale	Public Auction
Property Overview	Two storey retail freehold property with first floor 3 bedroom apartment.
Building Area	240 m <sup>2</sup> *
Land Area	136 m <sup>2</sup> *
Land & Title Particulars	Lot 1 on Title Plan 139073J. PARENT TITLE Volume 07095 Folio 954  The Title and site plan is included in Appendix 1
Zoning	The land is zoned Commercial 1 under the City of Monash Planning Scheme allowing for a broad range of potential uses.
Terms of Sale	10% deposit payable with full settlement payable either 30 or 60 days or as agreed.

\*All sizes and amounts are approximate. The vendor and their agents do not hold themselves responsible for errors, omissions and discrepancies, if any, in these particulars which have been compiled to the best of their ability, but are not guaranteed.



# Property Overview



The subject property comprises a two level freestanding commercial property of approximately 240m<sup>2</sup> in the heart of Oakleigh on a site of approximately 136m<sup>2</sup>.

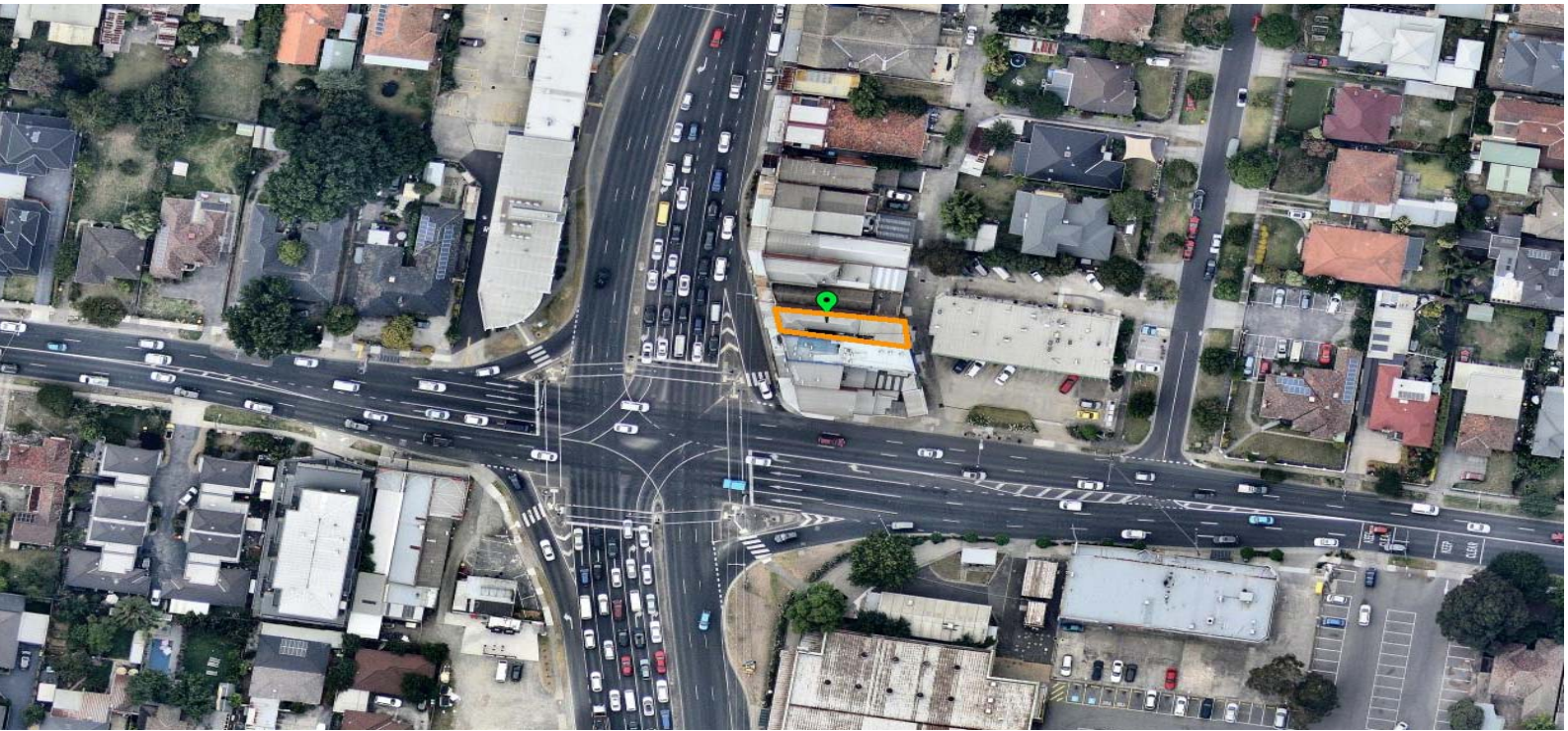
The property consists of ground floor retail space with additional rooms and facilities. There is a three bedroom residence on the first floor with separate rear access. The property boasts a lock-up garage accessed via a rear lane.

Zoned Commercial 1 with the potential for mixed use redevelopment (STCA) this facility offers exceptional exposure with street frontage to Warrigal Road at the intersection of North Road and is located moments from Oakleigh's famous retail and eatery precinct. The property is favourably located close to Chadstone Shopping Centre, home to international luxury brands, is approximately 1.5km\* to Huntingdale Train Station and near the famous Commonwealth & Huntingdale Golf Clubs.



## Property Location

The subject property is prominently located in **Oakleigh**, one of South Eastern Metropolitan Melbourne's most recognisable commercial locations.



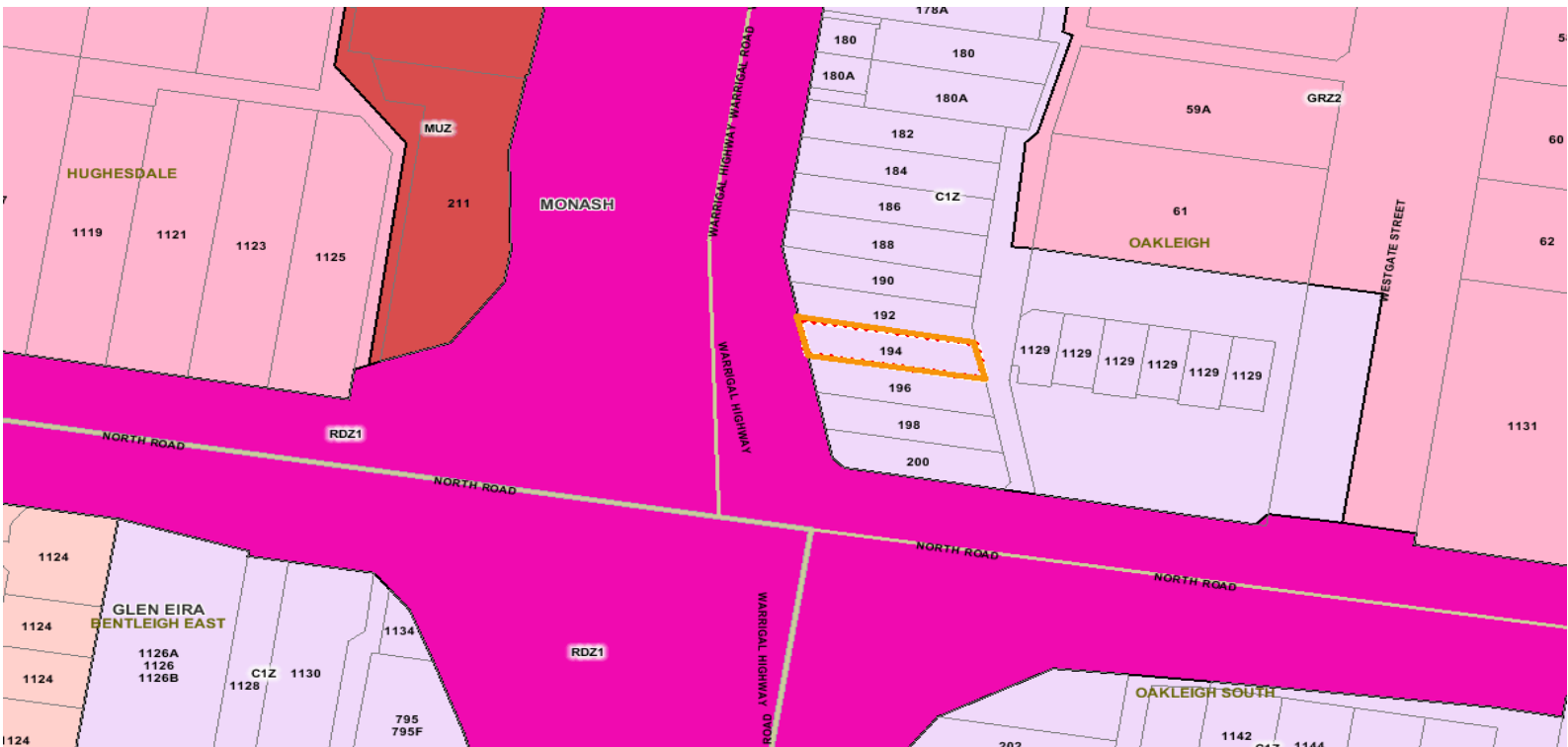
Oakleigh has been identified as a Major Activity Centre with many properties along Warrigal Road near the intersection of Atherton Road being rezoned to allow for development. 194 Warrigal Road has excellent exposure being located on the corner of North Road with approximately 70,000 vehicles passing daily.

Oakleigh is recognised as a high demand market with a median house price of \$1,225,000 and a median apartment price of \$470,000. The property is bounded by East Bentleigh with a median house price of \$1,247,500 and Murrumbeena with a median house price of \$1,399,000. The subject property is approximately 1.5km from Huntingdale Train station with buses running along Warrigal Road and North Road allowing easy access across Melbourne.

Oakleigh offers an abundance of amenities, including major supermarkets and retailers at the Oakleigh Centro Shopping Centre, a diverse mix of restaurants and cafes, a post office, most major banks as well as the Oakleigh train and bus station. Oakleigh is also ideally located with excellent access to major arterial routes including Princes Highway, M1 Monash Freeway, Warrigal Road, North Road and Huntingdale Road.

## Zoning

The subject property is zoned Commercial 1 under the City of Monash Planning Scheme, according to the most recent Victorian zoning information available.



## Method of Sale Auction

194 Warrigal Road, Oakleigh is being offered by public Auction on **Friday 16<sup>th</sup> March 2018 at 1pm onsite.**

Access to the property will be available from 12:30pm on Auction day, however you can book an inspection prior by contacting Rodney King on 0422 839 870 or Stefan Albanese on 0448 026 186.

## **Terms of Sale**

The property is offered for sale on the basis of;

**Deposit:** 10% of the agreed purchase price payable upon signing the Contracts of Sale.

**Settlement:** The Vendor will require full settlement of the sale upon 30 or 60 days from date of Exchange of Contracts.





## Summary

We strongly recommend 194 Warrigal Road Oakleigh for your consideration, as it is an exceptional opportunity to secure a Commercial 1 zoned freestanding two level building in one of Melbourne's fastest growing suburbs.





# Annexure 1



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09797 FOLIO 784

Security no : 124070338773Q  
Produced 13/02/2018 11:27 am

LAND DESCRIPTION

Lot 1 on Title Plan 139073J.  
PARENT TITLE Volume 07095 Folio 954  
Created by instrument N218729J 30/12/1987

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
KIYOTAKA MATSUURA  
MARI MATSUURA both of 36 BOWEN ST OAKLEIGH  
U645501X 19/02/1997

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1446868

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP139073J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

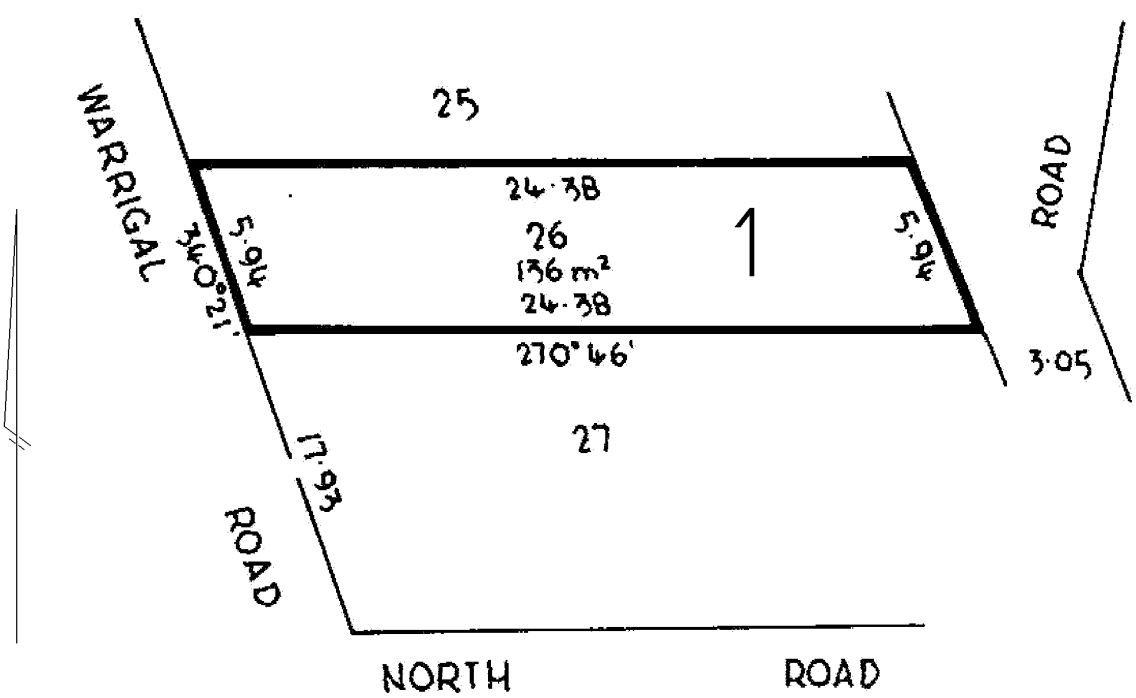
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 194 WARRIGAL ROAD OAKLEIGH VIC 3166

DOCUMENT END



TITLE PLAN		EDITION 1	TP 139073J						
<b>Location of Land</b>  Parish: MULGRAVE Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP 10198 Derived From: VOL 9797 FOL 784 Depth Limitation: NIL		<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 10/09/1999 VERIFIED: CP							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 26 ON LP 10198</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 26 ON LP 10198	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 26 ON LP 10198									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

