

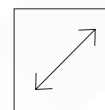


Gross
Waddell
ICR

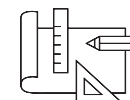
345-349 Bell Street
Preston

Prominent Bell Street Freehold
with Exceptional Flexibility

For Sale

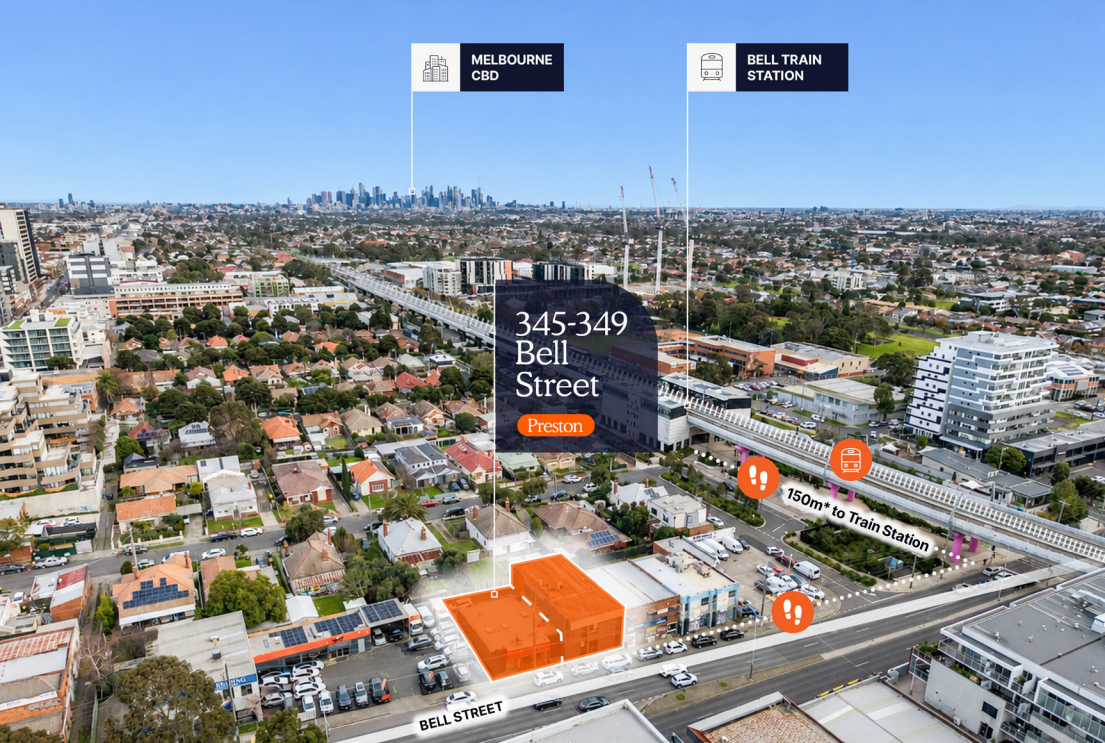


Combined landholding of 573 sqm*



Permit approved for a six-level mixed-use development

For Sale via Expressions of Interest Closing
Wednesday 2nd September at 3:00pm.



Gross Waddell ICR is excited to present for sale 345-349 Bell Street, Preston.

Key property highlights include:



Existing office and retail improvements



Approved scheme for 24 apartments and 2 retail premises



12 on-site car parks plus Rear ROW access



Prominent 23m* Bell Street frontage



Moments from Bell Railway Station & 8km* from Melbourne CBD

*Approximate

For Sale via Expressions of Interest closing Wednesday 2nd September at 3pm (AEST).

Positioned within the highly sought-after Bell Station precinct, this prominent freehold presents a rare and flexible opportunity for Developers, owner-occupiers and investors.

TERMS

10% deposit, balance 90 days.

EXCLUSIVE SELLING AGENTS



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