

# T&G HOUSE

## ICONIC GEELONG CBD OPPORTUNITY



149-151  
RYRIE  
STREET  
GEELONG

PRIVATE  
SALE

savills

\*OUTLINES INDICATIVE ONLY

# RESIDENTIAL & RETAIL OPPORTUNITY IN THE HEART OF GEELONG



149-151

RYRIE STREET  
GEELONG

GEELONG

PRIVATE SALE



Iconic 5 level corner building comprising of 33 studio units, 3 ground retail tenancies, extensive communal space & basement.



Prominent CBD corner boasting 40 metres of frontage to Ryrie & Moorabool Street



Fully refurbished building



Utilised by Deakin University for student accommodation with short term leases in place providing substantial holding income



Absolute prime Geelong CBD location metres from Market Square Shopping Centre & Westfield Geelong



600m\* from Deakin University & Geelong Waterfront



Chance to capitalise on Geelong's rapid growth with forecasted population growth of 37.03% by 2041<sup>^</sup>

\*Approximate <sup>^</sup>forecast.ID



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