

# TEN FLETCHER ST ESSENDON

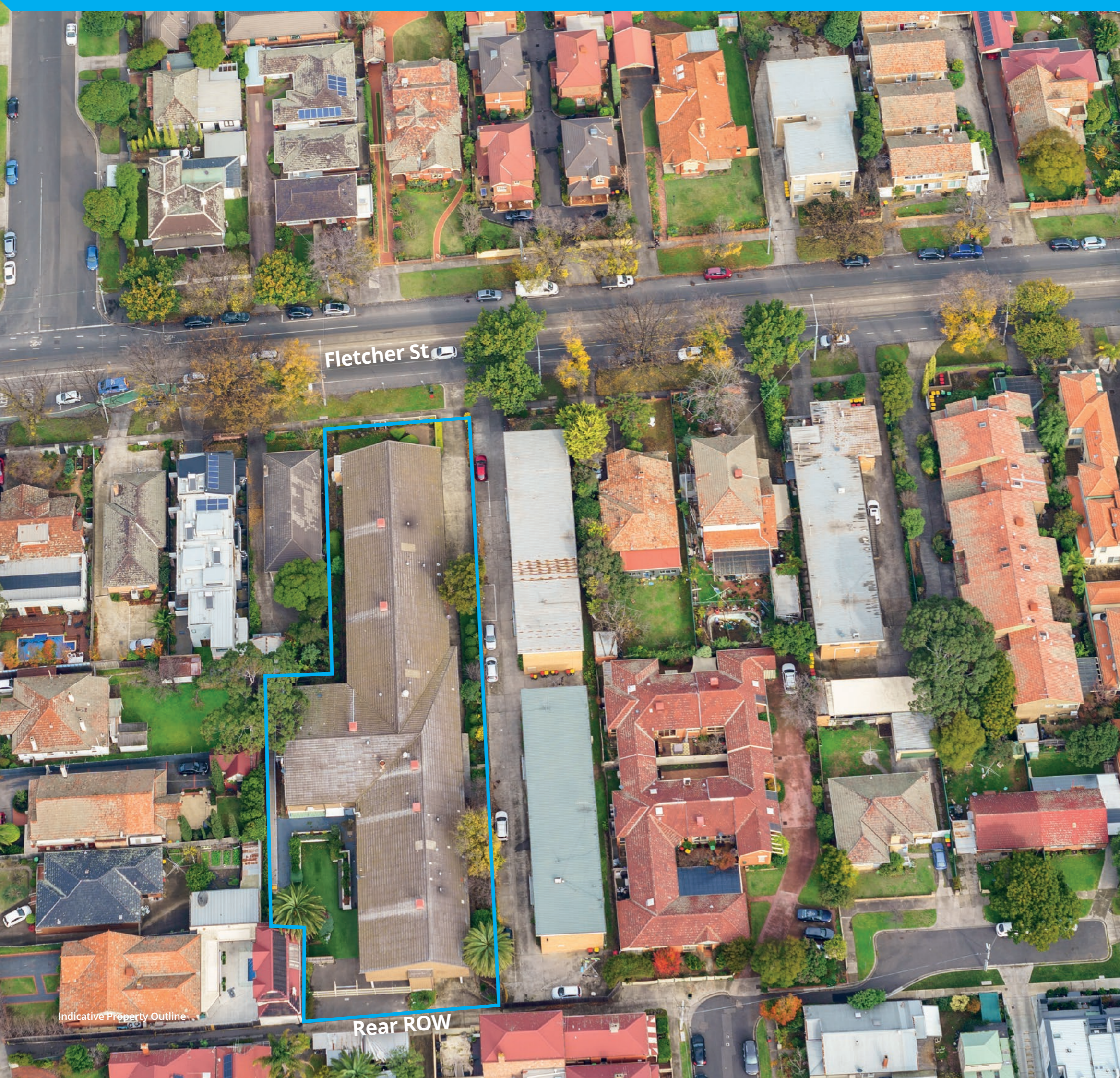
INFORMATION MEMORANDUM



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## 1. INTRODUCTION

Sutherland Farrelly in conjunction with Kelemen Commercial are proud to offer for sale this exciting development opportunity.

10 Fletcher Street presents an opportunity to develop one of the last large landholdings in this well known, tree lined location.

The property currently comprises an aged care facility over two levels.

The land of 2,727 square metres has multiple development opportunities (STCA).

The property is being offered for sale by Expressions of Interest closing Wednesday 11 August at 4:00 pm.

Indicative Property Outline

Rear ROW



## 2. EXECUTIVE SUMMARY

### PROPERTY

10 Fletcher Street, Essendon.

### DESCRIPTION

Existing aged care facility suitable for redevelopment.

### BUILDING AREA

2,000 sqm plus  
19 Undercover car spaces.

### SALE PROCESS

Expressions of Interest.  
Closing 11 August at 4pm.

### LOCATION

In the heart of Essendon.

### LAND AREA

2,727 sqm.

### PLANNING

General Residential.

### TERMS OF SALE

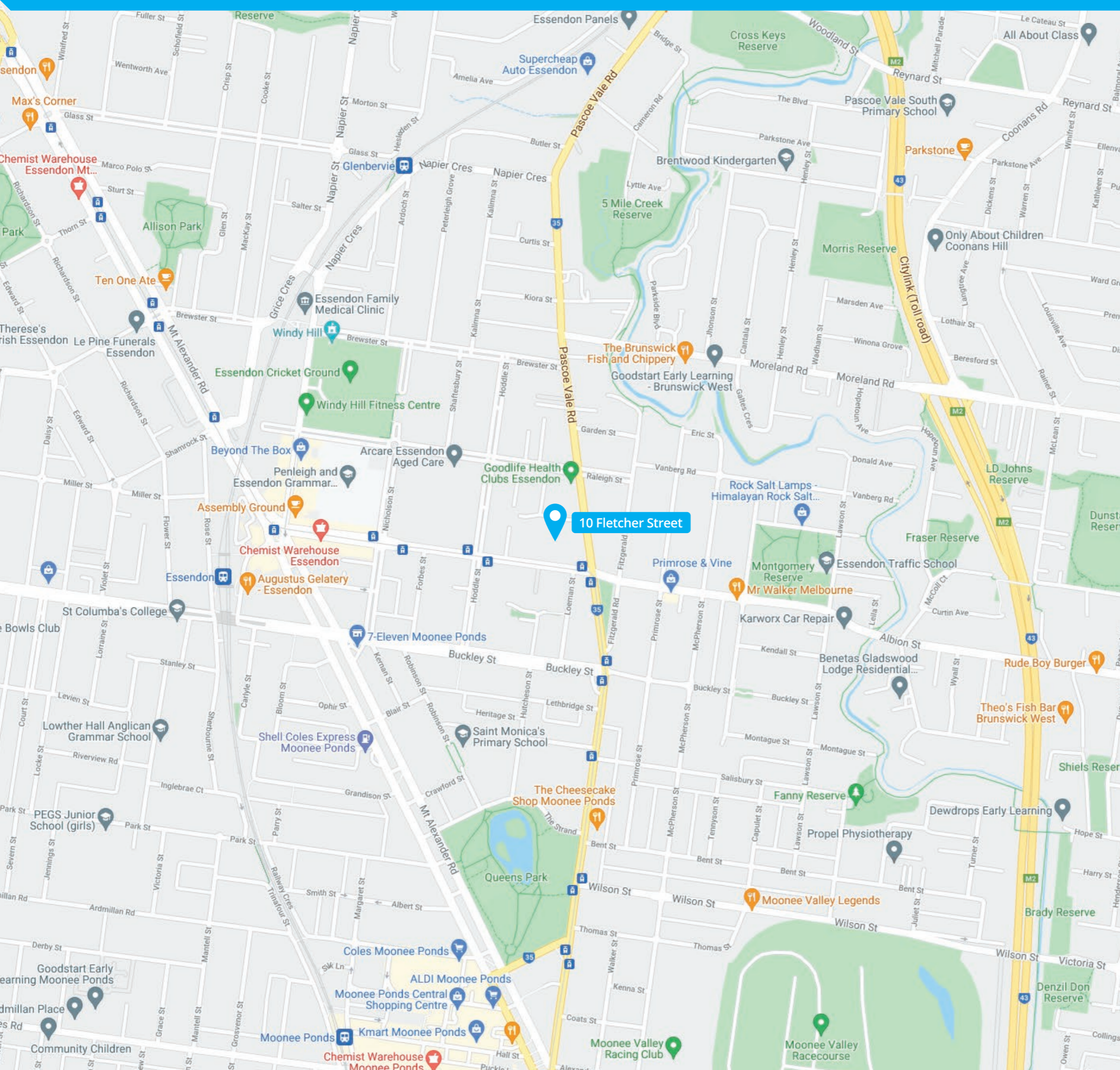
10% Deposit,  
Settlement 30/60/90 days.



Paul Farrelly  
0418 358 998  
pfarrelly@sutherlandfarrelly.com.au



Rudy Kelemen  
0419 558 803  
rudy@kelemen.com.au



### 3. LOCATION

10 Fletcher Street is located in the heart of Essendon which is considered one of the inner north's most prestigious suburbs. The immediate area has seen numerous quality residential developments.

The property benefits from excellent public transport accessibility which includes tram along Fletcher Street and only being 750 metres from Essendon Railway Station.

Also in proximity are Windy Hill, Penleigh and Essendon Grammar, Moonee Valley Racecourse and CityLink.

Essendon last year had a median house price of \$1,530,000.

Essendon homes range from gorgeous Edwardians to Art Decos, and modern apartments and townhouses.

Essendon was named after the village of Essendon in Hertfordshire, England.

Essendon Post Office opened on 18 August 1856.

The suburb is bordered on the south west by the Maribyrnong River Trail, and on the east and north by the Moonee Ponds Creek Trail.

Biking by the river, brunching on French pastry, zipping into the city then back in time to watch the sun set on the water.

Essendon is the perfect match for mature, independent people or families who want to keep the city in their sights.



## 4. SITE PARTICULARS

### 📐 SITE DIMENSIONS & AREA

Fletcher Street Frontage	22.83 metres*
Rear Laneway / Northern Boundary	28.01 metres*
Depth	97.74 metres*
Total Site Area	2,727 square metres*

### 📄 TITLE PARTICULARS

10 Fletcher Street, Essendon is contained within Certificate of Title Volume 5230 Folio 901.

### 🏠 PLANNING

10 Fletcher Street is zoned 'General Residential' as per Moonee Valley Planning Scheme. There are no Overlays affecting the site.

\*approx.



## 5. EXISTING IMPROVEMENTS

Erected on the land is a substantial purpose built aged care facility that we estimate was constructed in the late 1970s. The building is of a two level design and provides aged care bedroom accommodation over a single level with kitchen, laundry and staff amenities being located on the lower ground floor.

We have estimated that the building has the following areas:

Lower Ground Floor	671 sqm
Upper Ground Floor	1,329 sqm
<b>Total</b>	<b>2,000 sqm</b>

Car parking is via lower ground floor consisting of 19 spaces.



## 6. SALE PROCESS

For Sale by Expressions of Interest closing Wednesday 11 August at 4:00 pm.

Each Expression of Interest must contain the following information:

- The name of the prospective purchaser
- The intended purchase price
- Deposit and settlement terms including finance conditions and any inclusions and exclusions of the sale

Expressions of Interest may be submitted via email or mail to the exclusive selling agents on the prescribed form by no later than the closing date.

Following this date, the Vendor may elect to negotiate with one or more parties of their choice. The Vendor may vary the process or withdraw the property from sale at any time at its discretion.

Should you wish to receive our EOI form, please email your request to [pfarrelly@sutherlandfarrelly.com.au](mailto:pfarrelly@sutherlandfarrelly.com.au) or [rudy@kelemen.com.au](mailto:rudy@kelemen.com.au).

### TERMS

10% deposit, balance of purchase monies payable within 30/60/90 days from the date of sale.

### INSPECTIONS

By Appointment

**DISCLAIMER** This Information Memorandum has been prepared by Sutherland Farrelly Pty Ltd, ACN 004 601 469, solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale, to proceed with further investigation of the property. The information does not constitute all or any part of an offer or Contract of Sale or a representation or inducement by Sutherland Farrelly or the Vendor, and is intended as a guide only.

The information contained in the Information Memorandum has been prepared in good faith and with due care by Sutherland Farrelly. Potential purchasers should take note however, that this Information Memorandum and the calculations contained in the Information Memorandum are based on information and figures provided to Sutherland Farrelly by outside sources and have not been independently verified by Sutherland Farrelly or the Vendor and therefore may not be correct; no representation or warranty is made by Sutherland Farrelly or the Vendor as to the accuracy of the material, in whole or part including, but not limited to dimensions and area.

Sutherland Farrelly and the Vendor are not liable for any loss or damage of any kind howsoever caused, whether direct or consequential, including misrepresentation negligence or breach of contract by Sutherland Farrelly, its employees or agents that arises in whole or in part from, or in connection with, this Information Memorandum.



For Sale by Expressions of Interest  
Closing Wednesday 11 August at 4:00 pm



Paul Farrelly  
0418 358 998  
[pfarrelly@sutherlandfarrelly.com.au](mailto:pfarrelly@sutherlandfarrelly.com.au)



Rudy Kelemen  
0419 558 803  
[rudy@kelemen.com.au](mailto:rudy@kelemen.com.au)

# Expressions of Interest Form

## 10 FLETCHER STREET, ESSENDON

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Parties interested in the purchase of the above property are invited to complete this form and return it to Sutherland Farrelly or Kelemen Commercial Property (details below) no later than **WEDNESDAY 11 AUGUST 2021 AT 4:00 PM.**

**By Email:**

Paul Farrelly

[pfarrelly@sutherlandfarrelly.com.au](mailto:pfarrelly@sutherlandfarrelly.com.au)

Rudy Kelemen

[rudy@kelemen.com.au](mailto:rudy@kelemen.com.au)

Additional information, which supports or clarifies a Registrant's submission may be annexed to this "Expressions of Interest Form". The Contract of Sale, Vendor Statement and any other available information has been provided to interested parties upon request.

**1. Registrant's Details:**

- a. Name of Individual: \_\_\_\_\_
- b. Name of Company: \_\_\_\_\_
- c. Street Address: \_\_\_\_\_
- d. ABN: \_\_\_\_\_
- e. Telephone: \_\_\_\_\_
- f. Email: \_\_\_\_\_
- g. Attention: \_\_\_\_\_

**2. Registrant's Solicitor:**

- a. Company: \_\_\_\_\_
- b. Street Address: \_\_\_\_\_
- c. Telephone: \_\_\_\_\_
- d. Facsimile: \_\_\_\_\_
- e. Attention: \_\_\_\_\_

**3. Proposed Purchase Terms:**

- a. Purchase Price: \_\_\_\_\_
- b. Deposit (%): \_\_\_\_\_
- c. Settlement Period: \_\_\_\_\_

**4. Special Conditions:**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signed for and on behalf of the Registrant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Signatory (please print)

Note: The Vendor has the right, in its sole discretion, to vary the sales process, to postpone or cancel the sale of the property and to modify or add any terms and conditions to any proposed Contract of Sale or Vendor's Statement which may be made available to a potential purchaser.