FLETCHER ST

ESSENDON

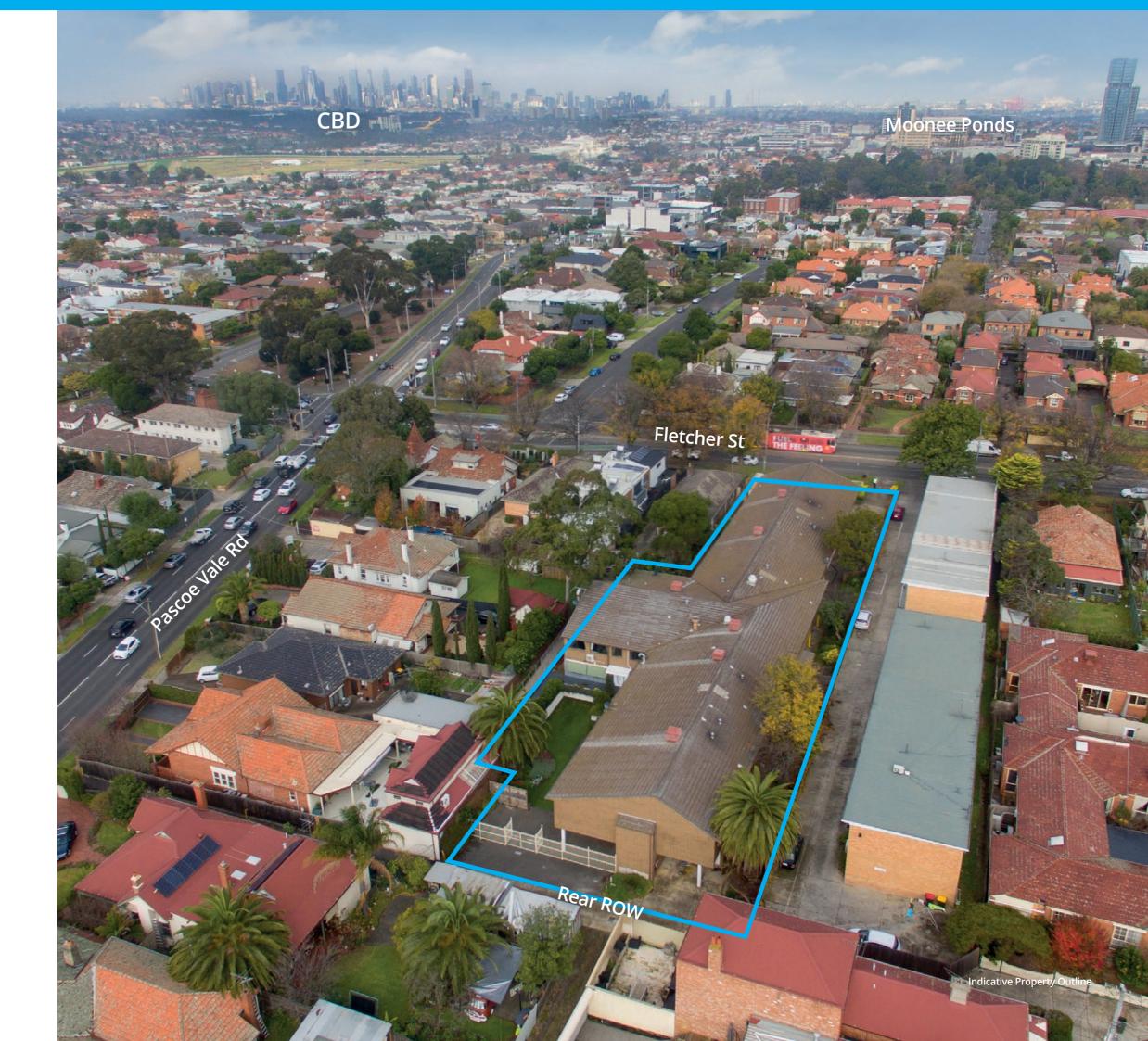
INFORMATION MEMORANDUM

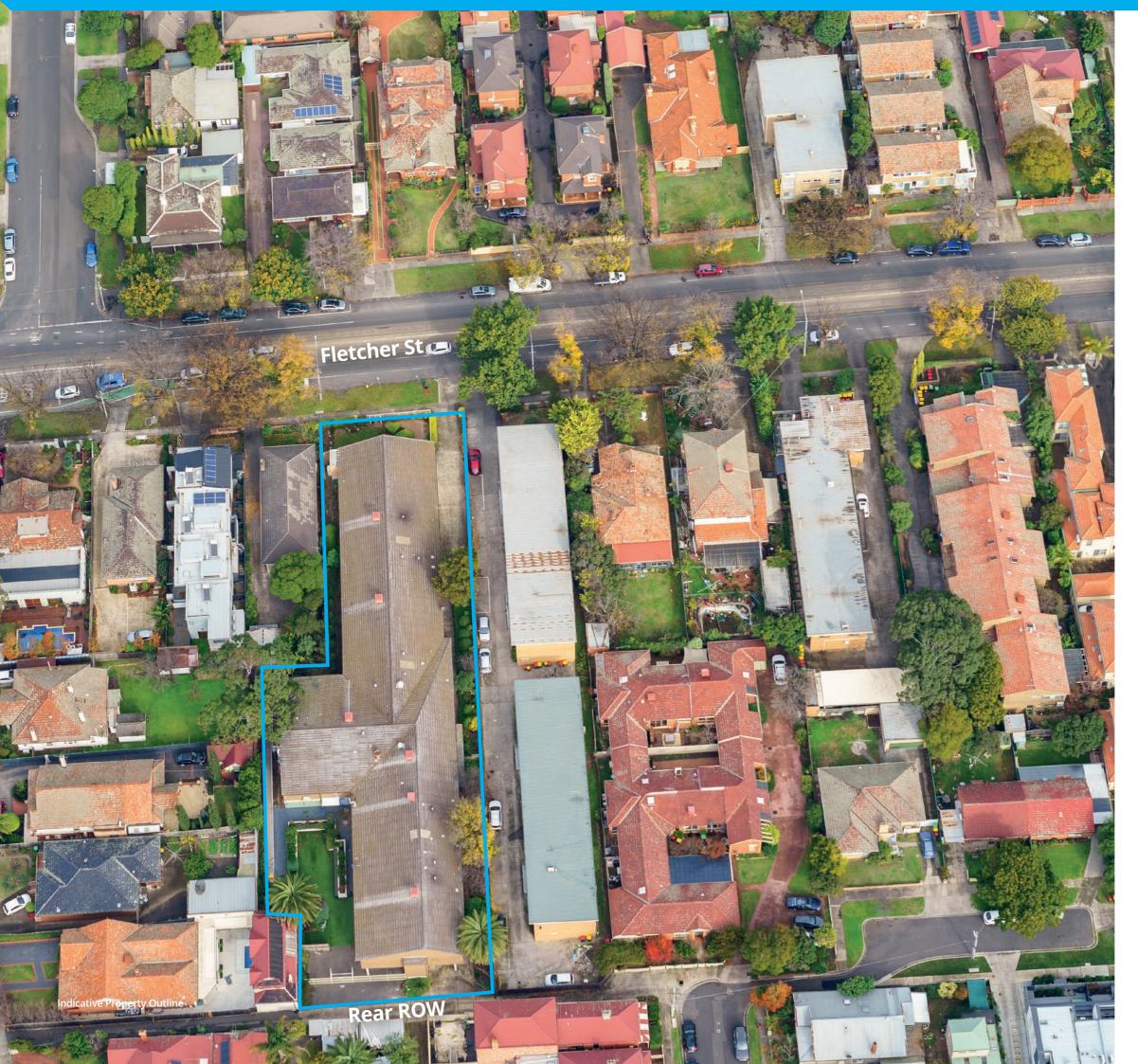




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1. INTRODUCTION

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.



2. EXECUTIVE SUMMARY

□ PROPERTY

10 Fletcher Street, Essendon.

□ DESCRIPTION

Existing aged care facility suitable for redevelopment.

BUILDING AREA

2,000 sqm plus19 Undercover car spaces.

SALE PROCESS

Expressions of Interest.
Closing 11 August at 4pm.

PLOCATION

In the heart of Essendon.

LAND AREA

2,727 sqm.

△ PLANNING

General Residential.

TERMS OF SALE

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



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Essendon Panels Le Cateau St All About Class Cross Keys Reserve Supercheap Auto Essendon Reynard St Pascoe Vale South Primary School 5 Morton St Reynard St Max's Corner Ā Parkstone Av Parkstone E nemist Warehouse Marco Polo S Brentwood Kindergarten ♂ Glenbervie □ Napier Cres Essendon Mt... Napier Cres 43 Ā 5 Mile Creek Reserve Ā 35 Allison Park Only About Children Morris Reserve Ten One Ate Ward Gr Essendon Family Medical Clinic Kiora St Medical Clinic Ā Windy Hill Therese's rish Essendon Le Pine Funerals The Brunswick Essendon Moreland Rd Essendon Cricket Ground Moreland Rd Goodstart Early Learning Brunswick West Windy Hill Fitness Centre Beyond The Box Arcare Essendon Donald Ave Aged Care Goodlife Health Clubs Essendon LD Johns Penleigh and Essendon Grammar... Reserve Rock Salt Lamps Miller St Himalayan Rock Salt. Assembly Ground Dunst 10 Fletcher Street 0 Rese Fraser Reserve Chemist Warehouse ð Montgomery Essendon Traffic Schoo Ā Essendon Primrose & Vine Essendon 🖽 Augustus Gelatery - Essendon (2) ā Mr Walker Melbourne St Columba's College Karworx Car Repair Bowls Club 7-Eleven Moonee Ponds Kendall St Benetas Gladswood Rude Boy Burger 1 ā Buckley St Lodge Residential. Theo's Fish Bar Brunswick West Lowther Hall Anglican Saint Monica's Shell Coles Express Moonee Ponds Grammar School Primary School Montague St Ā Shiels Reser Inglebrae Ct The Cheesecake Fanny Reserve Shop Moonee Ponds Dewdrops Early Learning PEGS Junior School (girls) Propel Physiotherapy ē Harry St Queens Park M2 Wilson St Moonee Valley Legends Wilson St Brady Reserve Wilson St Derby St. Coles Moonee Ponds Victoria St Goodstart Early **ALDI Moonee Ponds** rning Moonee Ponds Kenna St Denzil Don Moonee Ponds Central Shopping Centre 43 Reserve dmillan Place Shopping Centre Moonee Ponds Kmart Moonee Ponds Moonee Valley Racing Club Moonee Valley Community Children Chemist Warehouse Racecourse

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.

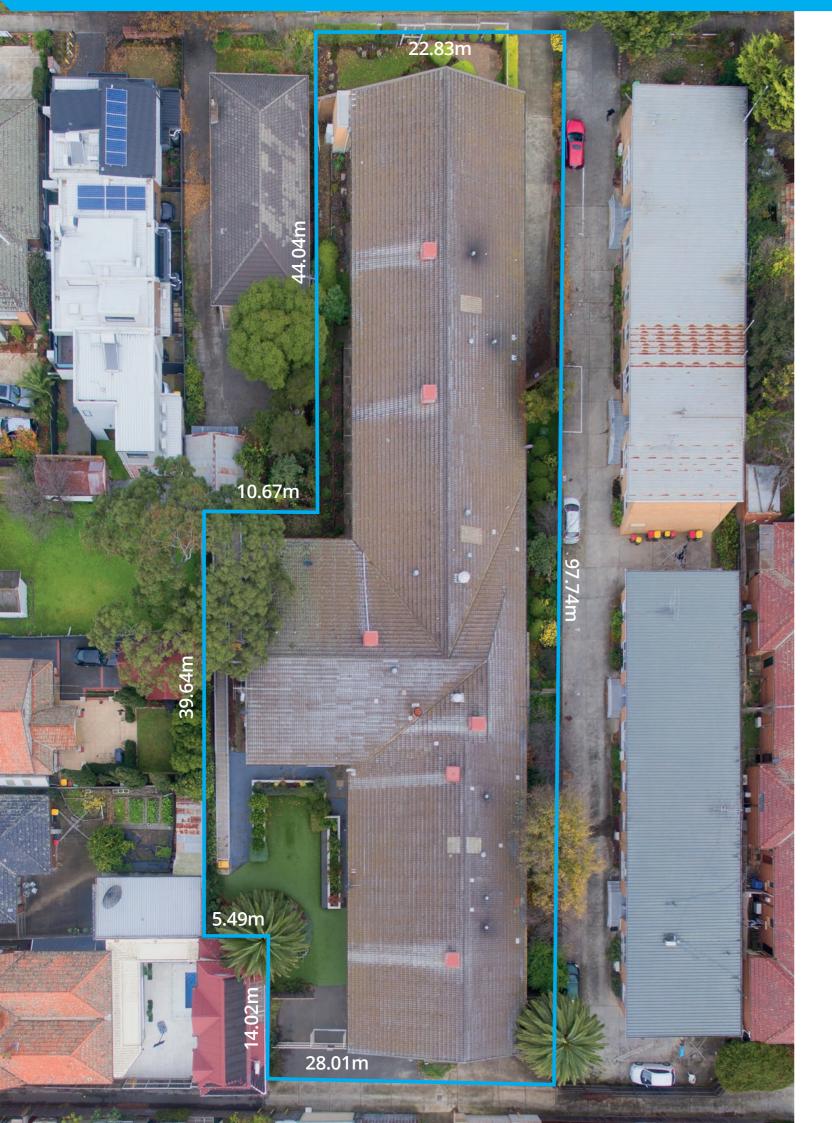
Essendon was named after the village of Essendon in Hertfordshire, England.

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

Fletcher Street Frontage 22.83 metres*
Rear Laneway / Northern Boundary 28.01 metres*

Depth 97.74 metres*

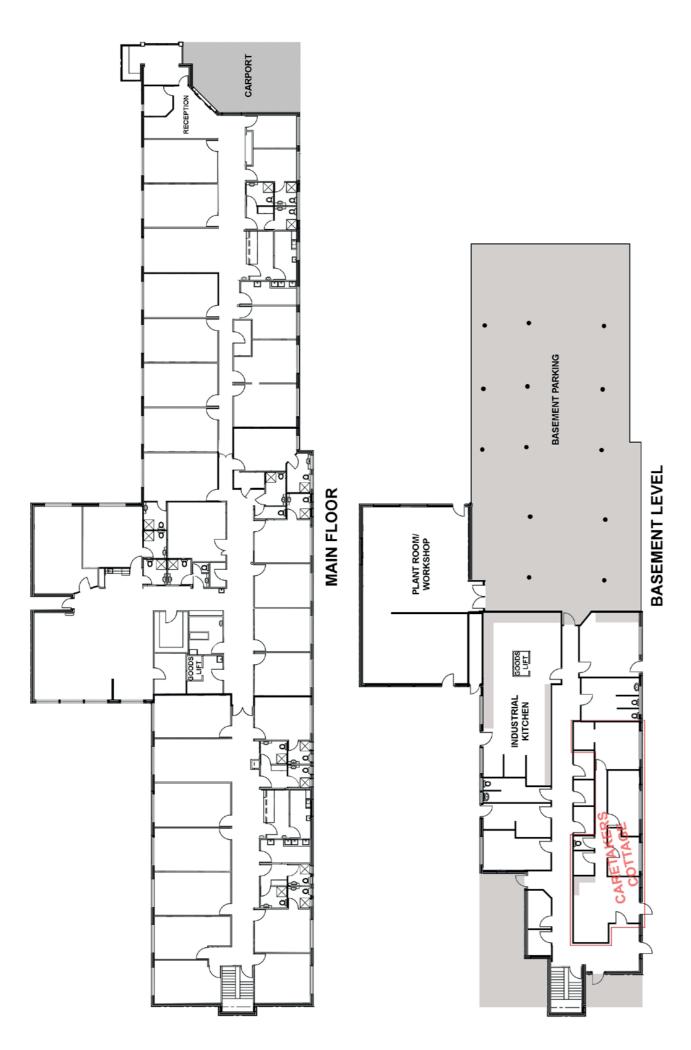
Total Site Area 2,727 square metres*

☐ 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.



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 Floor671 sqmUpper Ground Floor1,329 sqmTotal2,000 sqm

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

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





Expressions of Interest Form 10 FLETCHER STREET, ESSENDON

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**.

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Paul Farrelly Rudy Kelemen
pfarrelly@sutherlandfarrelly.com.au 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.	Re	gistrant's Details:			
	a.	Name of Individual:			
	b.	Name of Company:			
	C.	Street Address:			
	d.	ABN:			
	e.	Telephone:			
	f. Er	Email:			
	g.	Attention:			
2.	Re	gistrant's Solicitor:			
	a.	Company:			
	b.	Street Address:			
	C.	Telephone:			
	d.	Facsimile:			
	e.	Attention:			
3.	Pro	pposed Purchase Terms:			
		Purchase Price:			
	b.	Deposit (%):			
	C.	Settlement Period:			
4.	Spe	ecial Conditions:			
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Sig	ned	for and on behalf of the Regis	rant	Date	
		of Signatory (please print)			
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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.