

525

KOORYONG RD

GARDENVALE

INFORMATION MEMORANDUM

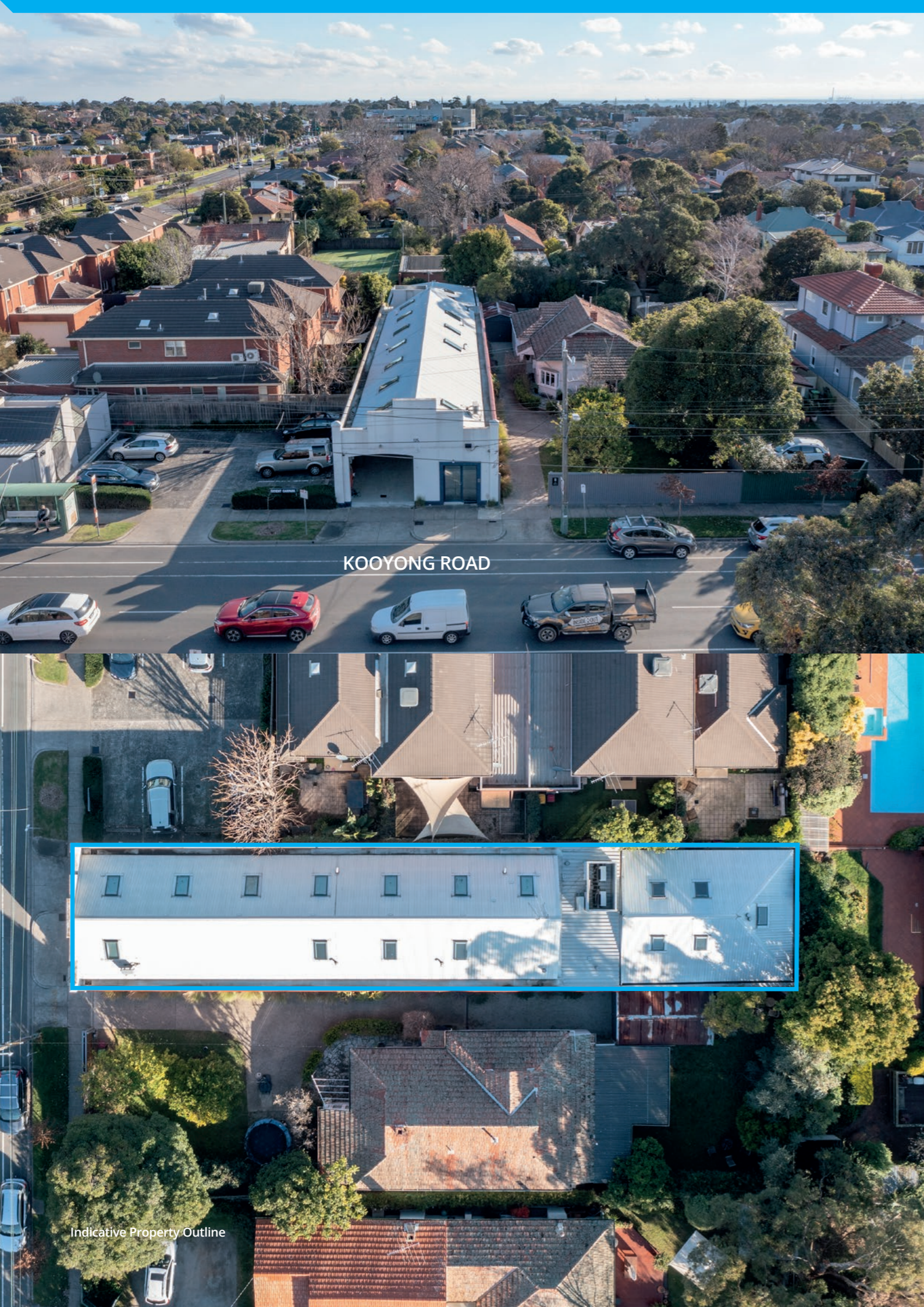
CONTENTS

1. Introduction
2. Executive Summary
3. Location
4. Site Particulars
5. Improvements
6. Building Features
7. Sale Process

Annexure 1. Expression of Interest Form



Indicative Property Outline



1. INTRODUCTION

Sutherland Farrelly are proud to offer for sale this fastidiously created space.

525 Kooyong Road, Gardenvale is the result of several years of tireless work by the owner to create a space that is both practical, functional as a work space and creates an environment to display the owner's passion for high end motor vehicles.

The property is being offered for sale by Expressions of Interest closing Thursday 14 October at 4:00 pm.



2. EXECUTIVE SUMMARY

PROPERTY

525 Kooyong Road, Gardenvale.

LOCATION

Bayside.

DESCRIPTION

Fully refurbished car workshop/display facility.

LAND AREA

418 sqm.

BUILDING AREA

418 sqm plus elevated mezzanine.

PLANNING

Neighbourhood Residential Zone (non conforming use rights).

SALE PROCESS

Expressions of Interest.
Closing 14 Oct at 4pm.

TERMS OF SALE

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



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Church Street, Brighton



Bay Street, Brighton



3. LOCATION

525 Kooyong Road is located in the heart of Bayside Melbourne, metres from the junction of Kooyong Road and North Road in Gardenvale.

Gardenvale is an exclusive pocket of Melbourne, surrounded by Brighton, Elsternwick, Caulfield South and Brighton East.

Only 10 kms from the Melbourne CBD via Nepean Highway, the suburb is predominantly a residential area, with the Gardenvale Road /Martin Street retail precinct, a short distance to the north west of the property.

Bus services are provided in Kooyong Road and Gardenvale Road, and the Gardenvale Railway Station is within 1 km of the property.



4. SITE PARTICULARS

📐 SITE DIMENSIONS & AREA

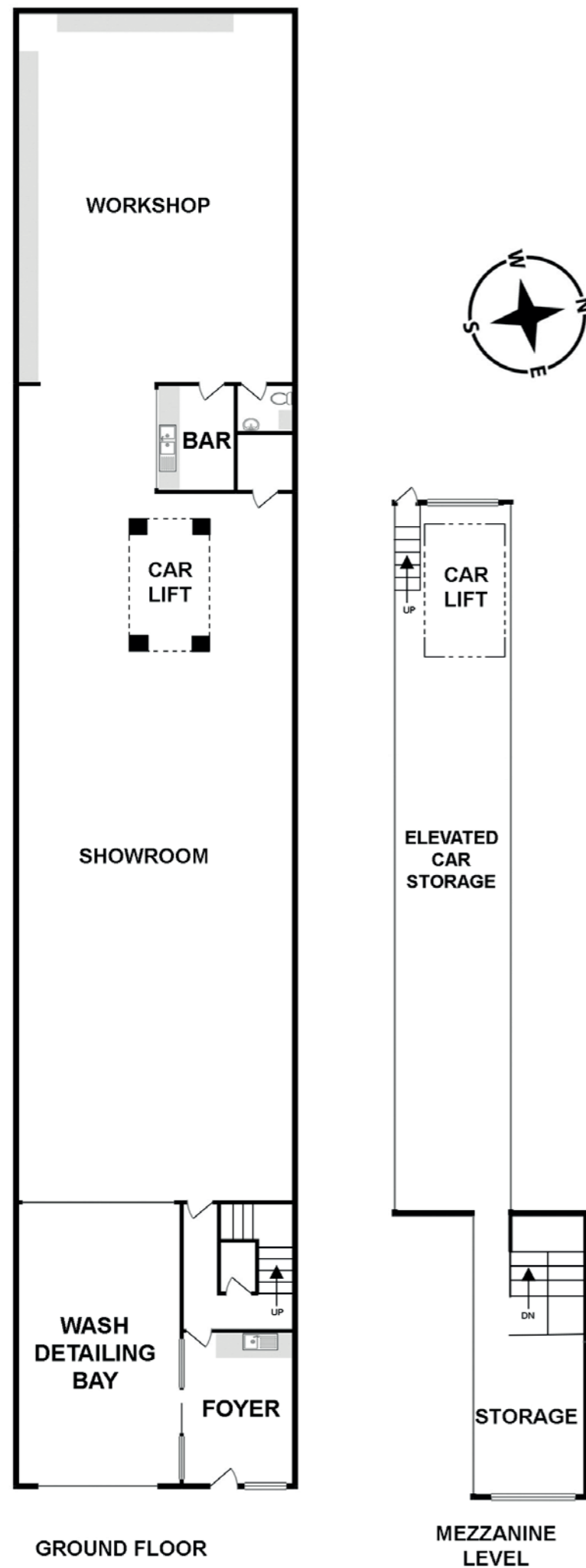
Kooyong Road Frontage	9.14 metres*
Boundary Depth	45.72 metres*
Total Site Area	418 square metres*

📄 TITLE PARTICULARS

525 Kooyong Road, Gardenvale is contained within Certificate of Title Volume 9168 Folio 108.

🏠 PLANNING

525 Kooyong Road is zoned 'Neighbourhood Residential' under the Glen Eira Planning Scheme.



5. IMPROVEMENTS

The building has been completely refurbished. Basically the floor and brick walls are the only part of the original structure that remain.

The brief was to create a space that would allow the owner to display and "work on" his motor vehicles in a comfortable and controlled environment.

In addition, an acknowledgement that creature comforts should not be overlooked.

❖ STRUCTURAL IMPROVEMENTS

A complete steel structure has been created within the external walls to both support the roof, however more importantly support, in a column free manner, an elevated vehicle storage/display platform centrally located in the main showroom area.

The roof has been completely replaced with galvanised iron and fully insulated for both sound and temperature control, in addition the entire roof has dispersed at regular intervals VELUX skylights that are electronically operated by remote control and sensors.

The space itself offers the discerning car enthusiast a functional space that caters to their every need. The first glimpse of what lies beyond is the entrance foyer lined with bookshelves and a service kitchenette - the ideal space to rest and contemplate.

The initial entrance from Kooyong Road is via remote roller door which leads to an area that has been specifically designed as a detailing area.

Progress through a second remote glazed roller door into the showroom area. This space displays the cars on a commercial carpet floor which can double as an area to carry out minor repairs or detailing.

In addition to the ground floor space, the owner has created a mezzanine/display platform which is accessed via a "car lift". This gives the owner the ability to accommodate a further 4 - 6 cars without occupying the ground floor area. This elevated area is accessed via stairs from the main foyer area. Numerous weight supported storage areas are provided on the mezzanine to store the inevitable vehicle parts that come with ownership of such car collections.

At the rear of the building a workspace has been created for more of the mechanical works that may be required with an exposed concrete floor and excellent natural light. This space has perimeter workbenches and ample storage areas.



6. BUILDING FEATURES

Whilst the space was designed to work on and appreciate a collection, the owner felt a place to relax was important. There is a full bar/kitchen area.

The property has too many features that can only really be appreciated by a private inspection, however to list a few:

- Fully air conditioned with both reverse cycle ducted system and split systems in isolated areas.
- Security system with base monitoring and high grade CCTV both internally and externally.
- Mechanical vehicle exhaust ventilation reticulated in both the showroom and workshop area.
- Reticulated compressed air lines (with compressor).
- Reticulated 3 phase power.
- Entertaining bar with tv and sound system.

No expense has been spared to create this incredible property, which awaits the next owner.



7. SALE PROCESS

For Sale by Expressions of Interest closing Thursday 14 October 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 as attached in Annexure 1 and any inclusions and exclusions of the sale

Expressions of Interest may be submitted via email 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.

TERMS

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

INSPECTIONS

Strictly 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.

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For Sale by Expressions of Interest
Closing Thursday 14 October at 4:00 pm



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