



Indicative Property Outline

INFORMATION MEMORANDUM

DEVELOPMENT POTENTIAL PLUS

283-287 JELLS ROAD
WHEELERS HILL

 SUTHERLAND
FARRELLY



1. INTRODUCTION

Sutherland Farrelly is pleased to offer for sale this magnificent residential site in Wheelers Hill.

283-287 Jells Road offers the astute purchaser the opportunity to develop townhouses, a significant residence, child care centre, medical centre, aged care complex or subdivide (STPA).

The property is being offered for sale by Executors' Auction on Saturday 14 May at 11:00 am on site.

CONTENTS

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

2. EXECUTIVE SUMMARY

PROPERTY

283-287 Jells Road,
Wheelers Hill.

DESCRIPTION

Significant Residential Site
with a 45 metre frontage.

SALE PROCESS

Executors' Auction
Saturday 14 May at 11:00 am on site.

LAND AREA

2,626 sqm approx.

PLANNING

Neighbourhood Residential 4.

TERMS OF SALE

10% Deposit,
Settlement 60/90 days.

3. SITE PARTICULARS

SITE DIMENSIONS & AREA

Jells Road Frontage	45.11 metres*
Boundary Depths	58.22 metres*
Total Site Area	2,626 square metres*

TITLE PARTICULARS

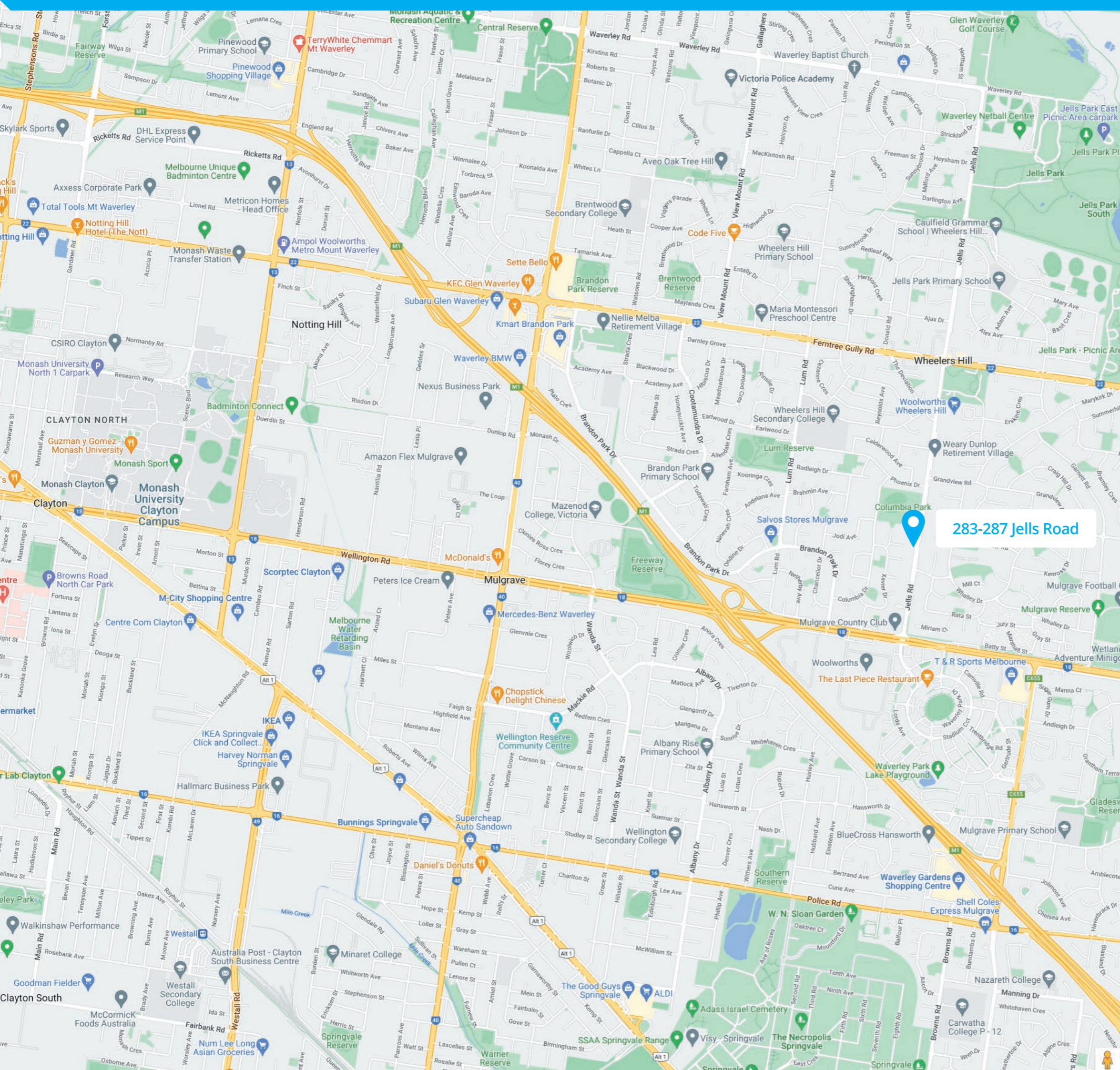
283-287 Jells Road, Wheelers Hill is described in Certificate of Title
Volume 8980 Folio 509, being Lot 1 on Plan of Subdivision 98125.

PLANNING

The property is included within the Monash City Council and is zoned
Neighbourhood Residential - Schedule 4 under the provisions of the Monash
Planning Scheme.



*approx.



4. LOCATION

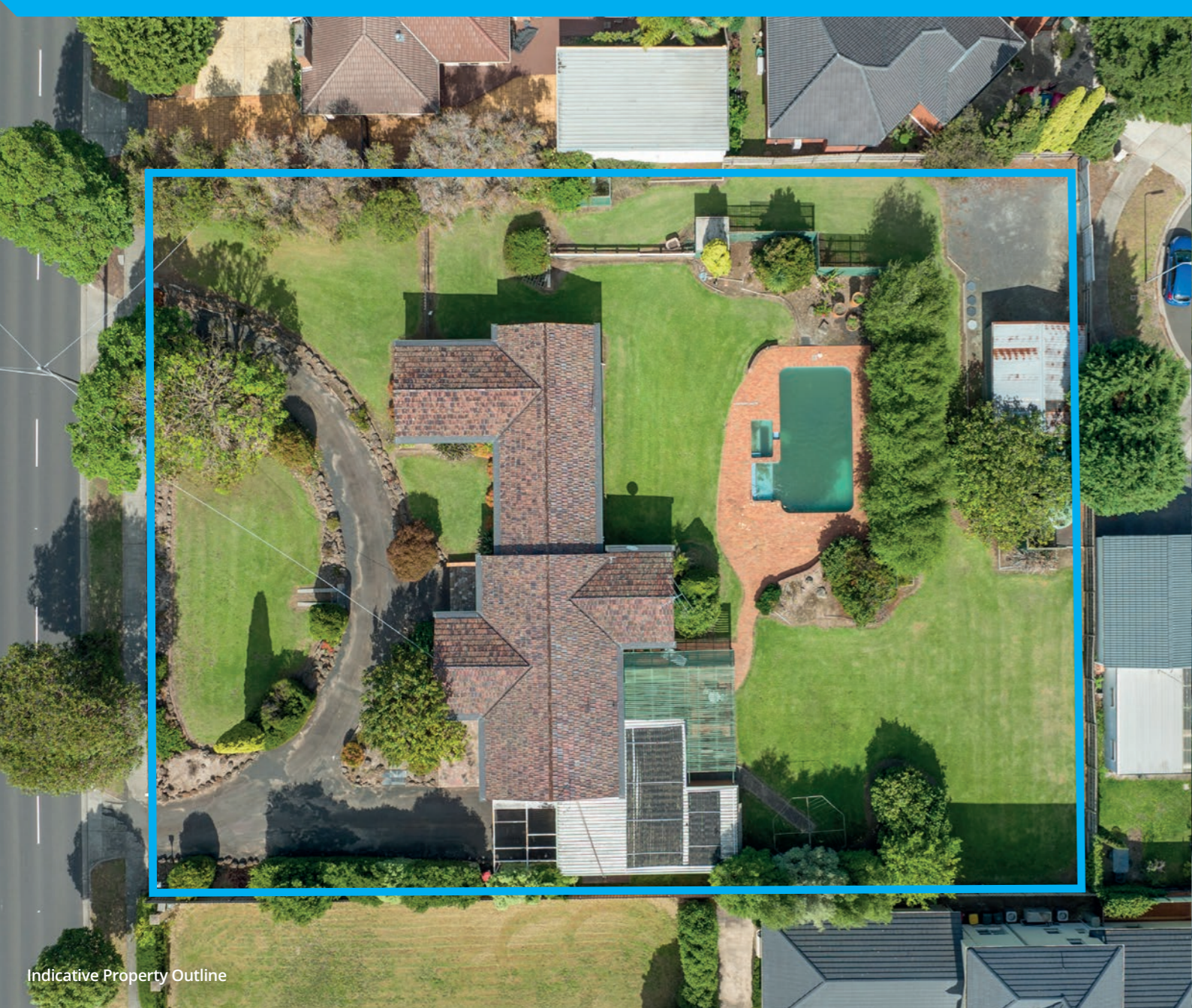
283-287 Jells Road is situated with a frontage to the western side of Jells Road, north of the intersection of Wellington Road in Wheelers Hill.

The property enjoys an additional frontage to Orli Court to the rear.

Located within minutes from Columbia Park, Waverley Meadows Primary School, Wheelers Hill Shopping Centre, Wheelers Hill Secondary College and Mulgrave Country Club.

Easy access to buses, Monash Freeway and EastLink.

In proximity to Caulfield Grammar School, Jells Park and Monash University.



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5. IMPROVEMENTS

Currently a four bedroom 1960s designed residence with inground swimming pool, separate study, multi car carport and garage.

The residence includes entrance foyer, sunken lounge with feature stone wall, dining room, master bedroom with WIR & ensuite, three additional bedrooms with BIRs, bathroom, W/C, family room, kitchen, laundry & powder room.

6. KEY ATTRIBUTES

The subject property offers a number of key attributes, namely:

- Land Area 2,626 square metres
- Frontage 45 metres
- Outstanding location
- Rear access
- Level site
- Huge development potential



7. SALE PROCESS

283-287 Jells Road, Wheelers Hill is For Sale by Executors' Auction
Saturday 14 May at 11:00 am on site.

Contract documentation available upon request.

SALE TERMS

Subject to terms and conditions of Contract of Sale & Vendor's Statement.
10% deposit, balance of purchase monies payable within 60/90 days.

INSPECTIONS

As advertised or by appointment

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