District

03 June 2026 | Development & Residential Insights | Sector Spotlight | Interviews

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WELCOME

Welcome to our third edition of District.

This edition brings together a curated mix of opportunities across the eastern seaboard, from Tallawong in Sydney's north-west, offering scale and future mixed-use potential in a high-growth metro corridor, to inner-urban assets in Kogarah and the Sydney CBD where connectivity continues to drive demand.

In Melbourne, Glen Waverley and Mont Albert highlight tightly held infill locations with strong development and accommodation upside, while across Queensland, opportunities in Miami and Palm Beach reflect ongoing momentum across coastal growth markets.

Beyond the campaign, this issue turns to the stories shaping that demand. On the Sunshine Coast, we look at the airport's latest milestone, where the expansion of the precinct is now extending beyond aviation.

The release of new retail, commercial and industrial opportunities within the Gateway Precinct reflects a broader shift, as the airport anchors a growing economic hub supported by strong population growth, infrastructure investment and an expanding regional economy.

This edition also explores the drivers shaping growth across New South Wales, with a focus on Sydney, unpacking how population growth, infrastructure delivery and shifting urban patterns are influencing development across key precincts.

This is complemented by a conversation with Luke Williams, offering an on-the-ground perspective on market sentiment, capital flows and where opportunity is gaining momentum.

Alex Mirzain
Senior Director
Development NSW

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The Gateway Precinct

Signalling the Next Phase of the Sunshine Coast Airport's Growth

Sunshine Coast Airport is advancing its long-term vision with the release of retail, commercial and industrial development opportunities within the Gateway Precinct, marking a significant step in the evolution of one of Queensland's fastest-growing regions.

The offering follows strong market interest in the airport's recently announced hotel development and reflects growing confidence in the broader precinct. This next phase expands the scope from a single asset into a more diverse, mixed-use opportunity aligned with the region's rapid growth.

The Gateway Precinct has been designed to extend the airport's role beyond a traditional transport hub, supporting a broader mix of business, employment and community uses. It reflects a wider shift in how airport land is being utilised, with a focus on creating integrated destinations that serve both travellers and local populations.

Sunshine Coast Airport CEO Chris Mills said the release represents a meaningful step forward in delivering that vision.

"This is a significant opportunity to deliver a mixed-use hub that will broaden the airport's role as an economic driver for the region, creating jobs and services that benefit the wider community," he said.

That ambition is underpinned by a substantial pipeline of infrastructure investment. The airport has committed $400 million over the next five years, including a $170 million redevelopment of its terminal, which is already underway.

The project will expand capacity, improve passenger experience and increase retail and food and beverage offerings, supporting continued growth in aviation activity.

The Gateway Precinct sits at the centre of a high-growth corridor, with direct access to major transport routes including David Low Way and the Sunshine Coast Motorway. Its location places it within reach of rapidly expanding residential catchments while also benefiting from strong and sustained tourism demand, creating a consistent need for services, employment and logistics.

CBRE, which is managing the campaign, points to the region's supply constraints as a key factor driving interest. Limited availability across retail, commercial and industrial land has sharpened focus on opportunities that can deliver scale, flexibility and long-term value within a single, integrated precinct.

Passenger growth is expected to further support the precinct's evolution. Sunshine Coast Airport is forecasting 1.8 million passengers in 2026, rising to 2.4 million by 2030.

This growth is not only increasing demand for aviation services but also reinforcing the need for supporting infrastructure across retail, workplace and industrial sectors.

The composition of the Gateway Precinct reflects that demand.

The retail component has been positioned to provide convenience and essential services, including food and beverage, childcare and healthcare.

The commercial sites offer flexibility for office, education and technology users, with the potential to introduce a level of density that supports sustained employment growth. Industrial parcels complete the mix, catering to logistics, manufacturing and aviation-related uses that benefit from proximity to both air and road networks.

Together, these elements form a cohesive development opportunity with the capacity to drive long-term economic activity.

The precinct also sits within a designated Priority Development Area, providing a clear and coordinated planning framework that supports delivery and reduces complexity for prospective developers.

As the Sunshine Coast continues to attract new residents, businesses and visitors, the importance of well-located, multi-use precincts is becoming increasingly evident.

The Gateway Precinct positions itself at the centre of that trend, offering a rare combination of infrastructure alignment, connectivity and future growth potential.

"The Sunshine Coast is uniquely positioned to witness unprecedented growth over the next 15 years, with the population expected to exceed 500,000 by 2041. We expect there to be significant market demand, given the current limited land availability on the Sunshine Coast and the lack of comparable projects in the pipeline over the next few years."

Matt Beaumont
Director
Capital Markets - Private Wealth QLD

The Gateway Precinct | Artist impression

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The Opportunity

The Gateway Precinct brings together a mix of retail, commercial and industrial development sites designed to operate as an integrated whole.

The retail mixed-use parcel spans 2.53 hectares and features a prominent 200 metre frontage to David Low Way, with the potential to deliver close to 7,900sqm* of gross floor area, subject to design, accommodating uses such as food and beverage, childcare, healthcare and convenience services.

The commercial offering includes four sites of varying scale, with a combined development capacity of approximately 14,750sqm* and permitted building heights of up to 10 storeys, suitable for office, education, technology and professional services.

The industrial component comprises two sites totalling more than four hectares, capable of delivering around 21,500sqm* of floor space. These are suited to logistics, manufacturing, aviation-related activities and research uses, supported by strong transport connectivity.

The broader precinct is underpinned by a $400 million investment program at the airport, alongside strong passenger growth projections that are expected to drive demand across all sectors.

"On behalf of Sunshine Coast Airport, CBRE is delighted to invite interested parties to consider the opportunity to develop and manage one of the Sunshine Coast's most desirable sites, situated within the Airport's new Gateway Precinct. The offerings represent a compelling opportunity to deliver a service hub in a high-exposure rapidly growing area"

Matt Marenko
Director, Sales & Leasing
Industrial & Logistics, Sunshine Coast

*Approx

Key Property Information

Expressions of Interest
Closing 1:00pm Thursday 23 July

Land Area
25,300 sqm*

Floor Area
7,900 sqm*

Primary Design
Retail & Amenity hub

Permitted Building Height
10 Storeys

Streamlined Approvals
Economic Development Queensland (EDQ)

Principal Sales Agents

CBRE

Matt Marenko
0409 355 123

Matt Beaumont
0459 962 102

Jack McCormack
0412 498 283

Outline/Boundaries Indicative Only

The Gateway Precinct | Artist impression

The Gateway Precinct | Artist impression

THE NEXT **GROWTH WAVE**

Why New South Wales Property Development is Positioned for Strong Upside

Western Sydney International Airport | Artist impression

District

WestConnex | Artist impression

Sydney Metro Expansion | Artist impression

New South Wales, and Sydney in particular, continues to offer attractive opportunities for property development, supported by economic scale, population expansion, infrastructure investment, and a structural shortage of housing. Together, these factors provide a solid foundation for projects that are well located and aligned with market demand.

Population growth remains a key driver. Australia's population approached 27.7 million in 2025, with New South Wales home to more than 8.5 million residents. Sydney continues to capture a significant share of overseas migration, sustaining demand and placing ongoing pressure on an already constrained housing market.

In response, the NSW Government has set ambitious housing targets aimed at delivering hundreds of thousands of new homes over the next decade. Despite this, supply continues to lag. National projections indicate a shortfall of more than 200,000 dwellings over the next five years, with NSW representing a major component of this gap.

Market conditions reflect this imbalance. Vacancy rates across Sydney have remained tight, frequently sitting below 2%. Rental growth has been strong, and median values remain elevated, with Sydney house prices reaching a record $1.76 million at the end of 2025. These dynamics support development feasibility, particularly in areas with strong fundamentals such as transport access, employment nodes, and lifestyle amenity.

Government investment is another major catalyst. NSW has committed more than $118 billion to infrastructure projects, including Sydney Metro expansions, WestConnex, and the Western Sydney International Airport, which is set to open to passengers in October 2026, with metro rail connections to follow.

These investments are reshaping connectivity and driving the emergence of new growth precincts. Western Sydney in particular is transforming into a major economic hub, supported by the Aerotropolis and surrounding employment corridors.

Land in these areas remains more accessible compared to inner Sydney, offering developers opportunities to capture future uplift.

Planning reform is also improving the development landscape. State policies are increasingly focused on accelerating housing delivery through rezoning, higher density allowances near transport, and streamlined approvals. Initiatives supporting build to rent and affordable housing are gaining traction, while the push to unlock more housing in established suburbs is creating new avenues for infill development.

Although the planning process still requires careful navigation, the overall policy direction is clearly aligned with increasing supply.

NSW's economic strength reinforces demand. The state contributes over 30% of Australia's GDP, making it the largest economy in the country. Employment growth remains steady, supported by diverse industries including finance, technology, healthcare, and education.

This diversity provides resilience and underpins housing demand across different market segments.

At the same time, buyer and renter preferences are evolving. Demand is shifting towards well designed, medium density and mixed use developments that offer convenience, sustainability, and access to transport.

Proximity to lifestyle amenities such as retail, green space, and dining is increasingly important. Developers who integrate these elements into their projects are better positioned to achieve strong sales and rental outcomes.

Sydney and broader NSW present a clear development story driven by supply constraints, population growth, major infrastructure spending, and supportive policy settings. While challenges such as construction costs and regulatory complexity remain, the underlying fundamentals continue to favour developers who take a strategic, location focused approach.

CASE STUDY

DA-Approved Infill Development
Site Sells for $2.815 Million

2 Ellison Parade, Mango Hill QLD

Artist Impression

Landmark Mango Hill Development Site

A strategically located infill development site at 2 Ellison Parade, Mango Hill has sold for $2.815 million following a competitive expressions of interest campaign, highlighting continued demand for well-positioned, medium-density opportunities across South East Queensland's northern growth corridor.

The campaign generated strong interest, with 36 enquiries received from a mix of local and interstate developers seeking exposure to the rapidly expanding Mango Hill and North Lakes precincts.

Spanning 2,021sqm, the property is situated within the Capestone master planned community and benefits from a highly strategic position adjacent to Mango Hill East Train Station and within walking distance to Capestone Shopping Village and surrounding amenity.

The site was sold with an existing development approval in place for a seven-storey residential project comprising 52 two and three-bedroom apartments, providing a shovel-ready opportunity in a market characterised by constrained supply.

The purchaser, local North Lakes-based developer Keymax, is expected to capitalise on the site's positioning within the North Lakes Priority Development Area, which continues to benefit from strong population growth and increasing demand for medium-density housing.

With limited comparable sites offering scale, location and development approval within the immediate catchment, the result highlights ongoing competition for infill development opportunities across South East Queensland.

Key Property Information

Sale Price
$2,815,000

Land Area
2,021 sqm

Land Rate
$1,393 p/sqm

Approval
52 unit residential development

SOLD

Sale Date
May 2026

Principal Sales Agents

CBRE

Will Carman
0477 666 355

John Nucifora
0490 196 034

Outline/Boundaries Indicative Only


Artist Impression


Artist Impression

*Approx

In Conversation

As a manager in CBRE's NSW Capital Markets – Private Wealth team, Luke Williams specialises in the sale of commercial investment assets and development sites across Sydney.

With experience across leasing, property management and sales, he brings a well-rounded perspective to the market, with a particular focus on the strategic and forward-looking nature of development opportunities.

Tell us about your background, how did you find your way into commercial real estate and development sites specifically?

I didn't go straight into development sites. I worked my way around the industry first, starting in residential leasing, then moving into commercial leasing and property management, which gave me a good feel for how assets perform day to day. From there, I moved into commercial sales, and that's where everything clicked.

Development sites felt like the natural next step. Instead of dealing with existing assets, you're looking at the very start of the process and what something could become. Having seen the full lifecycle, that side of the market felt far more interesting and strategic.

Development sites are forward-looking. You're dealing with uncertainty, planning overlays, cost assumptions and end-value projections. It becomes a complex, multi-variable problem that needs to be solved.

What does the current appetite look like from developers and how has that shifted over the past couple of years?

There have been plenty of shifts over the past few years, with rising construction costs, new planning policies and higher interest rates all playing a role.

What I've seen is a much more targeted approach. Developers aren't chasing everything. They are focusing on smaller, boutique sites in premium suburbs where strong end values can still be achieved, or on sites where higher density allows costs to be spread across more product. The appetite is still there, but it's more disciplined. Developers are more selective and focused on making sure the numbers stack up.

Sydney's development site market is fiercely competitive. What separates a good result from a great one?

In a market like Sydney, the difference usually comes down to how well the opportunity is positioned.

Buyers need to clearly understand the upside. If the planning pathway, achievable density and end values are easy to grasp and feel credible, you are already in a stronger position. From there, it's about getting in front of the right buyers who genuinely see value in that type of site.

Creating competition is another key factor. Whether through a structured campaign or how the process is run, building competitive tension can have a significant impact on the result.

Reducing uncertainty also makes a huge difference. The more you can de-risk a site through planning advice, reports or feasibility guidance, the more confidence buyers have and usually the stronger the sale price.

Are there particular precincts or asset types within the development site space that you're watching closely right now?

Student housing corridors around Kingsford and Kensington are particularly interesting, especially where larger sites can be put together. The fundamentals are strong with proximity to universities and ongoing demand, and student housing is critically needed in Sydney.

Bondi Junction is another area to watch. It already benefits from strong transport and amenity, and the recently released master plan will likely shape future opportunities.

Randwick is also continuing to evolve. On the flip side, recently saturated suburbs like Rose Bay and Double Bay are softening slightly due to incoming unit stock.

Once that supply is absorbed, there is likely to be another wave of activity in the next three to five years, making it more of a timing play than a long-term concern.

What has been the most memorable or challenging campaign of your career so far and what did it teach you?

One of the more challenging campaigns I worked on was 173 Blair Street in North Bondi. At a glance, it ticked a lot of boxes. It was a large landholding with DA approval for oversized apartments in a suburb known for strong land values and end sales.

Once you looked closer, there were real complexities. The approved design didn't align with what the market wanted, as there was no parking, and the site had difficult access constraints. At the same time, the market was shifting, with rising interest rates and increasing construction costs making buyers more cautious.

I had to think outside the box, almost stepping into the role of an architect to help buyers understand how the scheme could be reworked into something commercially viable.

The biggest takeaway was the importance of reshaping the narrative around a site. It's not just about selling what's there but helping buyers see what it could become and giving them enough confidence to act.

Luke Williams
Manager, Capital Markets - Private Wealth NSW

Mixed Use Development Site

Tallawong NSW, 16-24 Implexa Parade

200m* to Tallawong Metro Station

CBRE is pleased to offer to market 16–24 Implexa Parade, Tallawong. The Site presents a compelling opportunity to secure a 1.579ha* mixed-use development site positioned within one of Sydney's fastest-growing corridors.

Benefiting from B4 Mixed Use zoning, the site allows for a wide range of residential and non-residential outcomes.

Favourable planning controls including a 1.75:1 FSR and 26-metre height limit.

With an estimated maximum GFA of 20,113sqm[1], the property offers the potential to deliver approximately 240 dwellings (STCA), providing flexibility to capitalise on strong demand for housing in the North West Growth Area.

The Site is ideally located within walking distance of Tallawong Metro Station and the future Tallawong Town Centre, and well connected to The Ponds via Tallawong Road, with potential for Blue Mountain views.

Property Highlights

Site Area	1.57 ha / 3.88 acres*
Zoning	B4 Mixed Use
Estimated Combined Maximum GFA	20,113sqm[1]

Invitation To Tender

Closing 5:00pm (AEST) Friday 31 July 2026

Contact

Alex Mirzaian 0400 523 523	Ben Wicks 0422 206 015

* Approx [1]Subject to detailed design and approval.

Unit Block Footsteps to Kogarah CBD

Kogarah (Sydney) NSW, 2 Station Street

Value-Add Residential Holding

CBRE, as the exclusive sales agent, is pleased to present 2 Station Street, Kogarah, a rare opportunity to secure a 15 unit residential block. The property comprises 15 x 2 bedroom apartments totalling 920sqm* of internal area, together with eight valuable car spaces held on separate titles, offering immediate scale and a flexible, vacant possession holding ready to lease.

Set on a large 839sqm* site with flexible MU1 Mixed Use zoning and 32m* of combined dual street frontage, the property occupies a highly connected position within the Kogarah CBD. It sits footsteps to Kogarah Town Centre Shopping Centre (100m*) and just 40m* from Kogarah Train Station, which offers direct rail connections to the Sydney CBD in approximately 25 minutes*. The property is also located within 600m* of the St George health precinct, including St George Public Hospital, currently undergoing more than $400 million* in redevelopment.

Forming part of the Georges River LGA, one of Sydney's fastest growing local government areas, and underpinned by a suburb vacancy rate of just 0.9%* (March 2026), the property offers genuine upside through staged refurbishment and rental reversion to current market levels.

Property Highlights

Site Area	839sqm*
Zoning	MU1 Mixed Use
Configuration	15 x 2-Bed Units
Car Spaces	8 (separate titles)
Frontage	32m* dual frontage

Expressions of Interest

Closing 4:00pm (AEST) Thursday 23 July 2026

Contact

Jake Hatch 0488 221 100	James Dow 0459 161 397

* Approx

District

DA Approved Childcare Opposite Primary School

Blacktown NSW, 65 Orwell Street

Approved 90-Place Childcare in Growth Corridor

Situated in a highly sought-after pocket of Blacktown, the subject block sits on a sizeable R3-zoned land area of 1,684sqm*. This rare DA approved childcare in-fill site benefits from flexible planning controls and allows both investors and developers to enter a hot pocket of Western Sydney at an affordable price point.

Covering 1,684sqm* and Zoned R3 Medium Density, this raw DA Approved land parcel for a 90 place childcare facility with basement level car parking for 30 cars is situated within a family-friendly setting across from St Michaels Primary School.

65 Orwell Street benefits from easy access to the Great Western Highway, M4 motorway, and public transport ensuring utmost convenience. Nearby amenities include the Blacktown Workers Club, Arndell Park industrial area, and Blacktown CBD. Prospect Woolworths is also conveniently situated within a short distance.

Property Highlights

Site Area	1,684sqm*
Zoning	R3 Medium Density
DA Approved	90 Place childcare
LEP	Blacktown Local Environment Plan 2015

Expressions of Interest

Closing Early August 2026

Contact

Ray Ahsan
0402 270 888

Adrian Cabral
0414 579 517

Lord Darkoh
0434 675 724

* Approx

Rare 2,200sqm* R3 Medium Density Development Site

Casula NSW, 4, 6 & 8 Casula Road

Prominent Landholding within Fast-Growing Urban Centre

The subject site comprises a 2,200sqm* landholding within the suburb of Casula with an 80-metre* frontage, zoned R3 Medium Density Residential under the Liverpool Local Environmental Plan 2008 (LLEP 2008). A building height of 8.5 metres* and a 0.5:1 floor space ratio apply, with the potential for a bonus FSR given the rear lane access from Manorina Lane (STCA).

The site presents as a compelling residential development opportunity, comprising three separate freehold titles with the strong potential to be consolidated into a single landholding. This configuration provides developers with significant flexibility across a range of project scales, typologies and delivery strategies — whether pursuing a stage or single-stage development program.

Situated approximately 38km* south-west of the Sydney CBD, Liverpool is one of Western Sydney's most prominent and fast-growing urban centres. Well-connected via arterial roads, a comprehensive bus network and Liverpool Train Station, the area offers exceptional accessibility for residents, workers and businesses alike.

Property Highlights

Site Area	2,200sqm*
Zoning	R3 Medium Density
FSR	0.5:1
Title Details	Lot 6 in DP16741 Lot 5 in DP16741 Lot 4 in DP16741

Expressions of Interest

Closing 3:00pm (AEST) Thursday 29 July 2026

Contact

Leo Guzman
0420 412 047

Adrian Cabral
0414 579 517

Lord Darkoh
0434 675 724

* Approx

Prime R3 Infill Landholding

Mount Druitt NSW, 40 Morehead Street

Significant 6,724sqm Landholding In Key Western Sydney Position

Significant high profile 6,724sqm* corner landholding in a development rich corridor offering flexible zoning for a variety of high-value uses including Residential, Childcare, Medical, Shop top Housing & more (STCA).

Located in the highly popular suburb of Mount Druitt which has seen large government and institutional investment, the subject property sits on a large R3 Zoned parcel approximately 6,724sqm* in size.

This rare in-fill development site benefits from flexible planning controls and allows both investors and developers to enter into a booming pocket of Western Sydney at an affordable price point, which is set to continue to grow, aided by the New Western Sydney Airport and nearby St Marys Metro Station. The site enjoys a prominent position within close proximity to Mount Druitt town centre, which sits 43km* and 19km* West of the Sydney and Parramatta CBDs, respectively. This gentrifying hub benefits from a wide array of desirable amenities, shops, restaurants, and public services, all within walking distance from Mount Druitt train station.

Property Highlights

Site Area	6,724sqm*
Zoning	R3 Medium Density
Building Height	10 metres*
LEP	Blacktown City Council LEP 2015

Expressions of Interest

Closing Early August 2026

Contact

Ray Ahsan
0402 270 888

Adrian Cabral
0414 579 517

Lord Darkoh
0434 675 724

* Approx

KFC, Pearl Energy & Bridgestone DA-Approved Service Centre

Bundaberg South QLD, 336 Goodwood Road

Substantial 5,895sqm Landholding

Development Approval (DA) for a premium four-tenancy roadside service centre, comprising two fast-food drive-thru outlets, a fuel station, and an automotive service tenancy.

Agreements for lease with KFC, Pearl Energy and Bridgestone across a total approved NLA of 995sqm* plus 40 on-site car parks.

Prominent high-exposure position on the key Southern gateway into Bundaberg CBD, capturing significant inbound traffic with exposure to 105,000+ vehicles weekly*.

McDonald's has already acquired and settled the adjoining lot on Channel Lane, validating the precinct's long-term commercial appeal with agreement to contribute 50% of the external works upgrade & infrastructure charges.

Close proximity to surrounding infrastructure & investment - $1.2 Billion Bundaberg Hospital development, set to deliver approx 410 beds, Bundaberg Airport & Bundaberg Private Day Hospital.

Bonus drive-thru pad site - incoming purchaser controls the fourth tenancy and final development outcome.

Property Highlights

Site Area	5,895sqm*
Lease Terms	10 to 12 years
Rent Increases	Fixed 3% annually
Committed Estimated Net Income	$697,513* pa with one remaining drive-thru tenancy for lease

Expressions of Interest

Closing 4:00pm (AEST) Thursday 25 June 2026

Contact

Josh Scapolan
0484 229 829

Tom Lawrence
0428 626 117

John Nucifora
0490 196 034

* Approx

Partner with the City of Gold Coast to Deliver Arts Depot

Miami QLD, 2 Ozone Parade

Transformative mixed-use precinct

Invest Gold Coast, on behalf of the City of Gold Coast, invites Expressions of Interest from experienced development partners to help deliver the Miami Arts Depot (MAD) – a transformative mixed-use precinct set to become a cornerstone of the region's creative economy.

Located on a prime 4-hectare site at 2 Ozone Parade, Miami, this unique project will repurpose the former Miami Council Depot into a vibrant, industry-led hub. The precinct will integrate creative industries, residential living, retail, dining and activated public space —bringing together innovation, culture and community.

Delivered via a land-for-infrastructure partnership model, this is a rare opportunity to collaborate directly with Council to create a globally relevant creative destination, supported by visionary partner Bazmark.

The City is seeking bold, commercially viable proposals that demonstrate design excellence, delivery capability and alignment with the long-term vision for the precinct.

Property Highlights

Prime coastal site	4ha* high-growth corridor
Mixed-use development	Creative industries hub
Council partnership	Land-for-infrastructure model

Expressions of Interest

Closing 4:00pm (AEST) Friday 31 July 2026

Contact

Mark Witheriff
0439 038 100

* Approx

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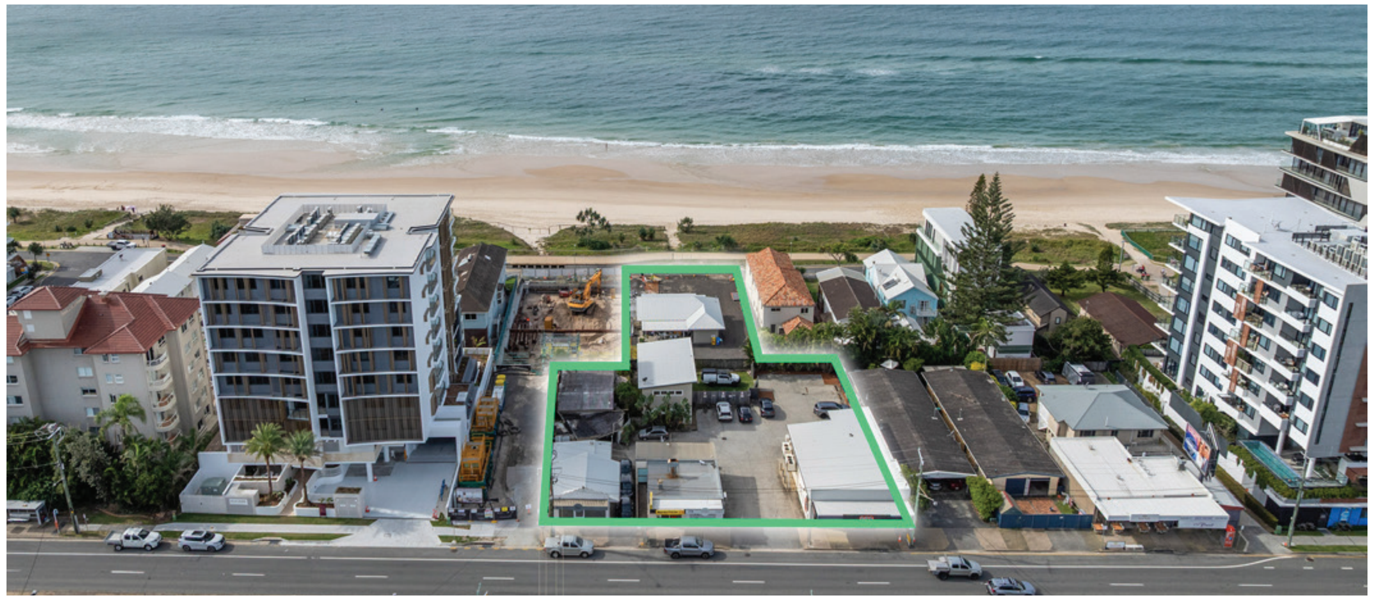


Palm Beach Ocean Front DA Approved Site

Palm Beach QLD, 436-438 The Esplanade & 1395-1405 Gold Coast Highway

Investment Highlights

Amalgamated and expansive 2,473sqm* landholding representing an unrivalled development opportunity along the Gold Coast's premier coastline

Development Approval for 'EST.', Palm Beach, a two tower residential and retail development. The Eastern tower contains 22 direct beachfront apartments and the western tower contains 72 apartments. EST., includes a total of 94 high-end apartments and 182 carparks

Holding income derived from a diversified income stream, which comprises several older commercial/retail with accommodation.

All tenancies have short remaining lease terms, or the ability to gain vacant possession within a reasonable time frame.

The property is in close proximity (within 2.5km*) to key lifestyle anchors including Tallebudgera Creek, Palm Beach Surf Life Saving Club and Tallebudgera Surf Life Saving Club.

Property Highlights

Site Area	2,473sqm
Zoning	Medium Density Residential Neighbourhood Centre
Ocean Frontage	20m*
Approved Development	2 Residential Towers Beachfront Tower - 22 Apartments Western Tower - 72 Apartments 182 Car Parks 466sqm* Recreation & Amenities

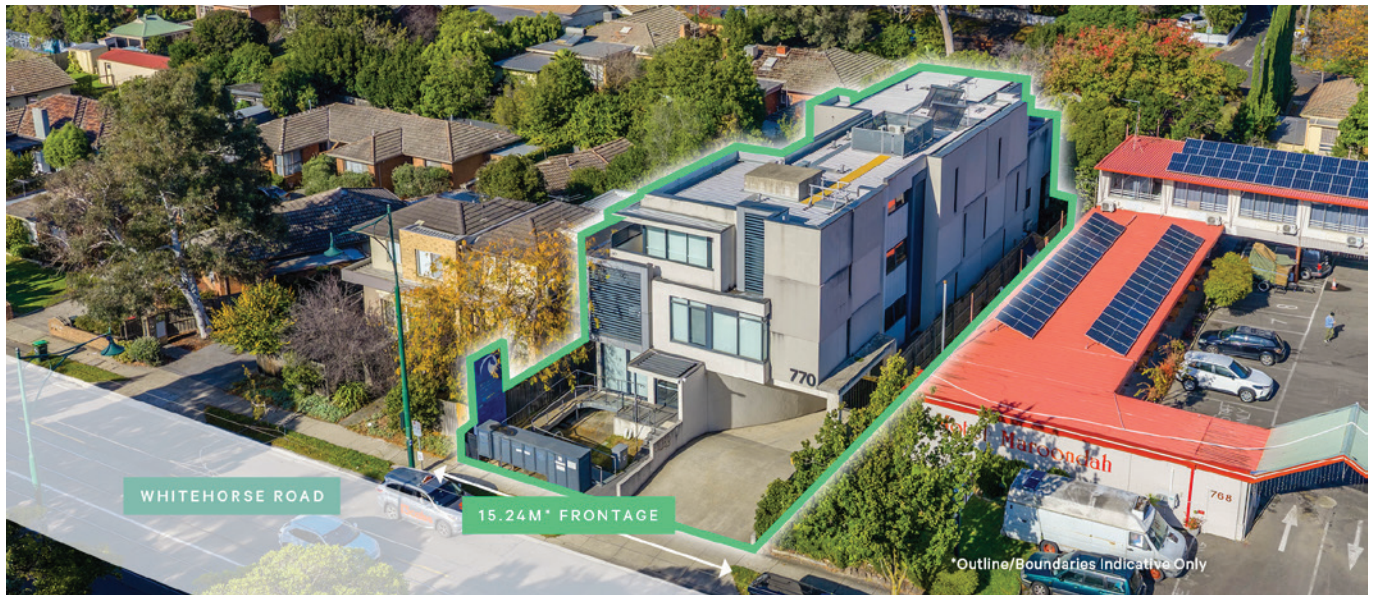
Expressions of Interest

Closing 4:00pm (AEST) Wednesday 29 July 2026

Contact

Mark Witheriff
0439 038 100

* Approx



Freehold Apartment Complex On The Edge Of Box Hill

Mont Albert VIC, 770 Whitehorse Road

Freehold Accommodation Asset

The property comprises a substantial short-stay apartment building with vacant possession. Providing 26 one bedroom apartments on individual certificates of title, each room has kitchen and bathroom amenity, providing a turn-key offering for an incoming operator.

12 on-site car spaces are provided in the basement area.

The property is surrounded by ample amenity including Box Hill Central (featuring 190 retail stores and Woolworths & Coles) only 900m* away, 500m* to Box Hill Hospital & Box Hill Gardens and a short walk to Whitehorse Road food & retail strip.

A strong foundation of educational institutions surround the property, including Box Hill Institute (500m*), Box Hill Secondary College (800m*), Fintona Girls Grammar (2.5km*) and Balwyn High School (3km*).

Extensive street frontage to Whitehorse Road located directly opposite to the 2.4ha* green oasis of Kingsley Gardens.

10min* walk to Box Hill Train Station and the newly redeveloped Union Train Station. The 109 Tram is on the site's doorstep providing direct access to Melbourne's CBD and Box Hill Central.

Property Highlights

Site Area	750sqm*
Zoning	Residential Growth
Lease Terms	Vacant Possession
Apartments	26 x one bedroom

Expressions of Interest

Contact

Scott Hawthorne
0400 861 048

Jing Jun Heng
0411 059 116

Nathan Mufale
0421 224 354

* Approx

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Unrivalled Corner Landholding in the Heart of Glen Waverley

Glen Waverley (Melbourne) VIC, 660-662 Waverley Road

Exceptional Dual-Street Exposure

Positioned on a substantial 1,121sqm* site, this rare landholding presents an outstanding opportunity to secure a highly exposed corner asset within one of Melbourne's highly established eastern growth corridor, located in the blue chip suburb of Glen Waverley.

The property benefits from a dual-street frontage, delivering commanding presence and exceptional visibility to surrounding arterial roads, with in excess of 20,000+ vehicles passing daily.

Currently leased to Auto Spa Hand Car Wash with 3 years remaining on the lease with no further options, providing immediate holding income while preserving near-term flexibility for repositioning, redevelopment or owner-occupation.

Glen Waverley is a premier residential, retail and commercial precinct, underpinned by a high-income demographic, strong population growth and excellent transport links.

The suburb is supported by a large residential catchment and is strategically located near major retail, education and employment hubs, including The Glen Shopping Centre, Monash University and the Monash National Employment and Innovation Cluster.

Property Highlights

Site Area	1,121sqm*
Street Frontages	Waverley Rd 30.65m* Glenwood Ave 36.58m*
Net Income	$103,500 pa*

For Sale

Contact

Jing Jun Heng
0411 059 116

Nathan Mufale
0421 224 354

Scott Hawthorne
0400 861 048

* Approx

With offices across Australia, CBRE has a truly national understanding and unparalleled collective expertise.

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Canberra, ACT 2601

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