



## 273 Charman Road CHELTENHAM VIC

Auction Thursday 19th July 2012 at 1pm onsite.

This is an outstanding opportunity to secure a prime piece of Charman Road in the heart of the Cheltenham Shopping Strip which has been pin pointed as a Major Activity Centre in the State Government's 2030 infrastructure plan.

<b>Price</b>	: POA
<b>Building Size</b>	: 265 sqm
<b>Land Size</b>	: 406 sqm
<b>View</b>	: <a href="https://www.crabtrees.com.au/sale/vic/bayside/cheltenham/commercial/development/5861630">https://www.crabtrees.com.au/sale/vic/bayside/cheltenham/commercial/development/5861630</a>

### Property Features:

- Well presented existing retail/office of 265sqm\*
- Prime site of 406sqm\* with 12m\* frontage to Charman Road, side lane access and rear lane access which also directly accesses the train station car park
- Only a few moments away from Cheltenham Train Station

<https://www.crabtrees.com.au>

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