



## Prime Corner Development Opportunity - 6,353m<sup>2</sup> High-Exposure Site in Thriving Mount Waverley

EXPRESSIONS OF INTEREST CLOSING THURSDAY 5TH MARCH 5:00PM

Seize the chance to shape the future of one of Melbourne's most sought-after suburbs with this expansive 6,353m<sup>2</sup> corner allotment at the former Hotel Bruce County site (445-467 Blackburn Road, corner Lemont Avenue).

### Highlights:

- Unrivalled Visibility & Access: Prominent dual frontages to Blackburn Road and Lemont Avenue, with direct adjacency to the Monash Freeway (M1) off-ramp for maximum exposure and seamless connectivity.

445-467 Blackburn Road



> John Ke

Mobile :0410 888 737

Email :john@bekdonrichards.com.au



> Paul Richards

Phone :03 9815 2999

Mobile :0414 503 324

Email :paul@bekdonrichards.com.au