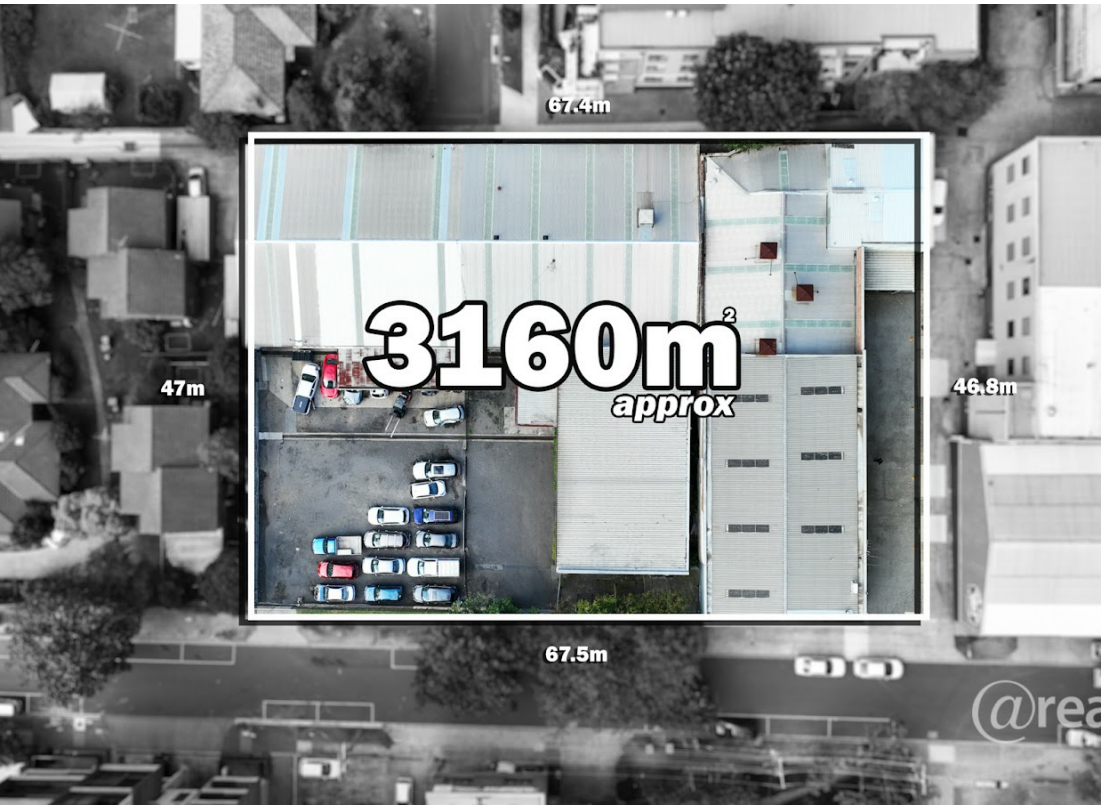
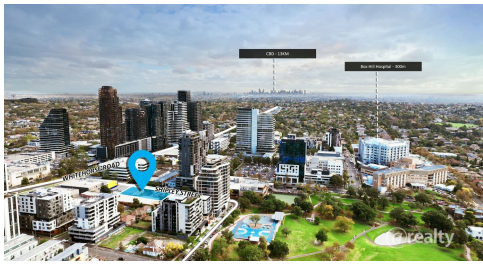
4-10 SHIPLEY STREET, BOX HILL, VIC, 3128









FOR SALE

BOX HILL MIXED-USE DEVELOPMENT OPPORTUNITY

A rare opportunity to secure a substantial amalgamated landholding within the heart of Box Hill, one of Melbourne's most tightly held and rapidly evolving metropolitan activity centres.

Offered as a combined development parcel, 4–10 Shipley Street provides approximately 3,160m² of land (approx.) with a wide frontage of approximately 67 metres, positioned within an established high-density precinct surrounded by major residential and mixed-use development.

The property is located just moments from Box Hill Central, Box Hill Station and Box Hill Hospital, reinforcing strong demand drivers for residential, mixed-use and potential health-related development outcomes (STCA).

The site is zoned Mixed Use Zone (MUZ) and located within the Box Hill Metropolitan Activity Centre and Suburban Rail Loop (SRL) structure plan area, supporting long-term intensification and growth.

An existing VCAT-supported planning approval applies to 6–10 Shipley Street for a 15-level mixed-use development comprising:

*109 apartments
*Retail and commercial space
*Medical suites
*Community centre
*Childcare facility
*Basement parking and resident amenities

The inclusion of 4 Shipley Street creates a substantially larger combined landholding than the previously approved permit area, offering purchasers the opportunity to explore alternative or expanded redevelopment outcomes (STCA).

Existing improvements across both properties provide potential holding income while future development plans are considered.

0 BED | 0 BATH | 0 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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