

51-53 Arden Street, North Melbourne, Vic 3051



Residential Land For Sale

Sunday, 26 May 2024

51-53 Arden Street, North Melbourne, Vic 3051

Area: 265 m2

Type: Residential Land



Daniel Philip



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Contact Agent

POINT OF INTEREST:In true North Melbourne fashion, this building has versatility sewn into the fabric of the blueprint. It's currently occupied for food preparation, but the 265 sqm* building and land package will suit an abundance of occupiers or strategically be developed into something completely different. The direct Arden Street and side lane access makes this standalone building even better, with two roller shutter doors also at your disposal. The mixed-use zoning is on display across Arden Street itself, with a lineup of cottages that either have residential or commercial tenants living here. This makes this site ideal for potential residential occupiers / developers, as well as value add investors who could see this as the ideal site for a mixed use offering. Thanks to the connection to the CBD, commuting to North Melbourne is simple. The 57 tram sits on Queensberry Street and will take you straight into the city, or Flemington Road will do a similar job with the 58 or 59 tram. Of course, you could walk to the upcoming Arden Station railway station which sits only 1 kilometre* away, or if you're behind the wheel, you're 500 m* from Victoria Street and a kilometre* from the Citylink.- 265 sqm* total land area.- 265 sqm* total building area.- Mixed use zoning.- Short term monthly holding income. - 1 km* to the new Arden Station. - Direct access from Arden Street. - Side lane access with two roller shutter doors.- 1.4 km* to the CBD.- 1 km* to the Citylink.- 500 m* to Victoria Street.**POINT OF VIEW:**Four walls that could cater to many, but it's the four - minute walk to Errol Street and four - minute commute to the new Arden Street Station that turns this package from opportunistic to strategic.*Approx.Pricing excludes GST