

# AUCTION

UNDER INSTRUCTIONS FROM THE MELBOURNE & METROPOLITAN BOARD OF WORKS

TRAMWAYS

Wednesday June 1982 at 3.00 p.m. at the M.L.C.  
Theatrette, First Floor, 303-317 Collins St., Melbourne.

## OUTSTANDING INDUSTRIAL DEVELOPMENT SITE WITH TWO STREET FRONTAGES 7231 m<sup>2</sup> (77,830 ft<sup>2</sup>)



21 BAY ST. & 32-38 NOTT ST.  
**PORT MELBOURNE**



# IMPROVEMENTS

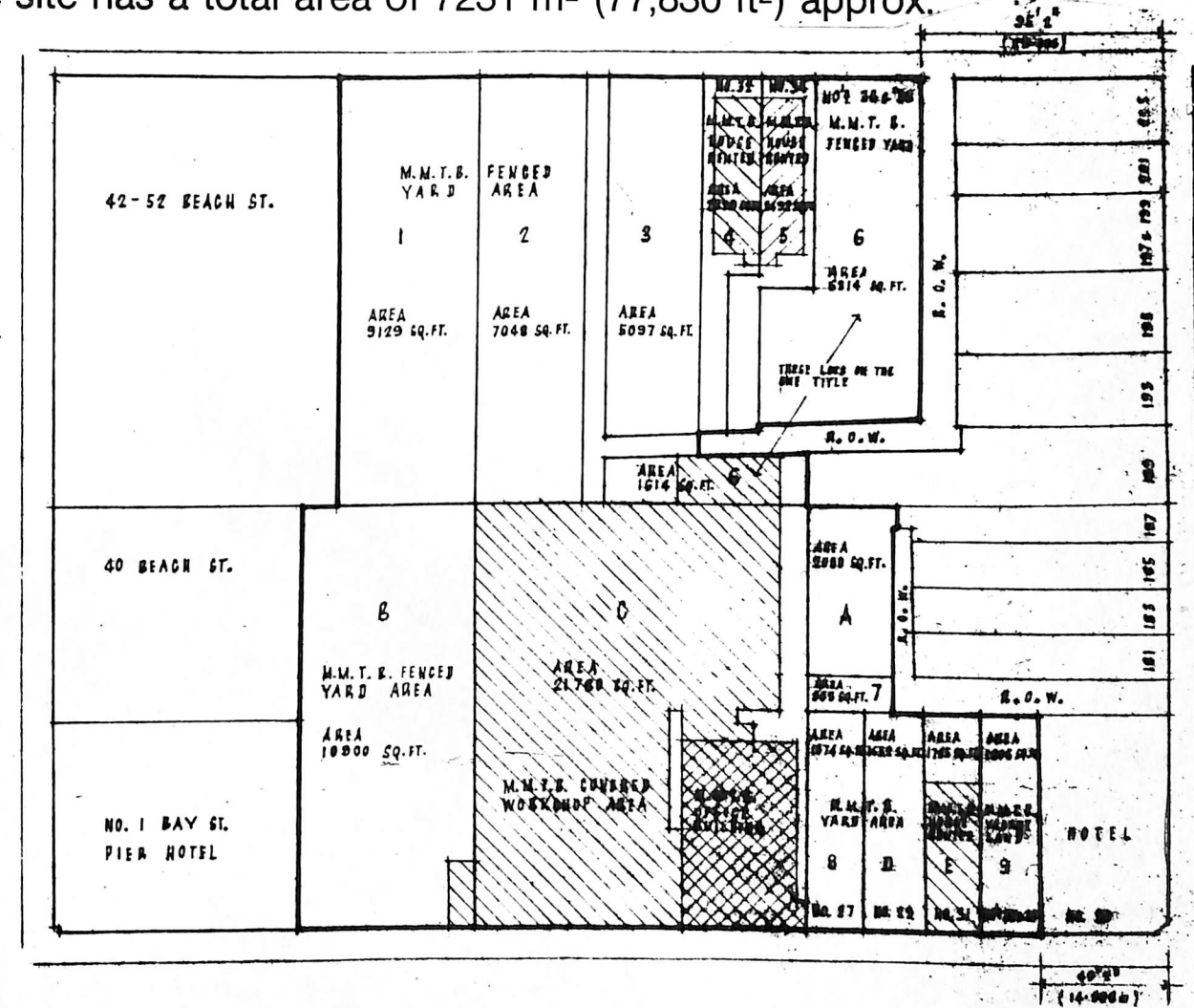
The property comprises various buildings occupied on monthly tenancies. The main buildings are as follows:

1. 21-29 BAY STREET.  
Brick warehouse. 1616 m<sup>2</sup> approx. (17,395 ft<sup>2</sup>) appr.  
Leased to Fowles Purdy Pty. Ltd.
- Brick office. 2023m<sup>2</sup> (21,780 ft<sup>2</sup>)  
Leased to Fowles Purdy Pty. Ltd.
2. 31 BAY STREET.  
2 storey brick house. 199 m<sup>2</sup> approx. ( 2,150 ft<sup>2</sup>) appr.
3. 134 NOTT STREET.  
2 small weatherboard cottages.



# THE LAND

The site has a total area of 7231 m<sup>2</sup> (77,830 ft<sup>2</sup>) approx.



# TITLE PARTICULARS

	Volume	Folio	Conveyance	Book	
1	6155	944	A	439	628
2	6155	943	B	720	571
3	5959	637	C	248	553
4	5872	335	D	45	586
5	6085	897	E	135	636
6	5574	764			
7	9405	039			
8	1324	638			
9	2737	216			

**ZONING M.M.B.W.**

# THE LOCATION

**CITY**



This is a rare opportunity for an owner-occupier, investor or developer to secure a unique parcel of real estate approximately 4kms from the C.B.D. with immediate re-development potential for a variety of industrial uses.

To be offered as a whole.

## TERMS OF SALE

10% deposit — Balance 90 days.

### VENDORS SOLICITORS

Darvall & Hambleton 80 Collins Street, MELBOURNE, VIC. 3000.

For further details contact Auctioneer.



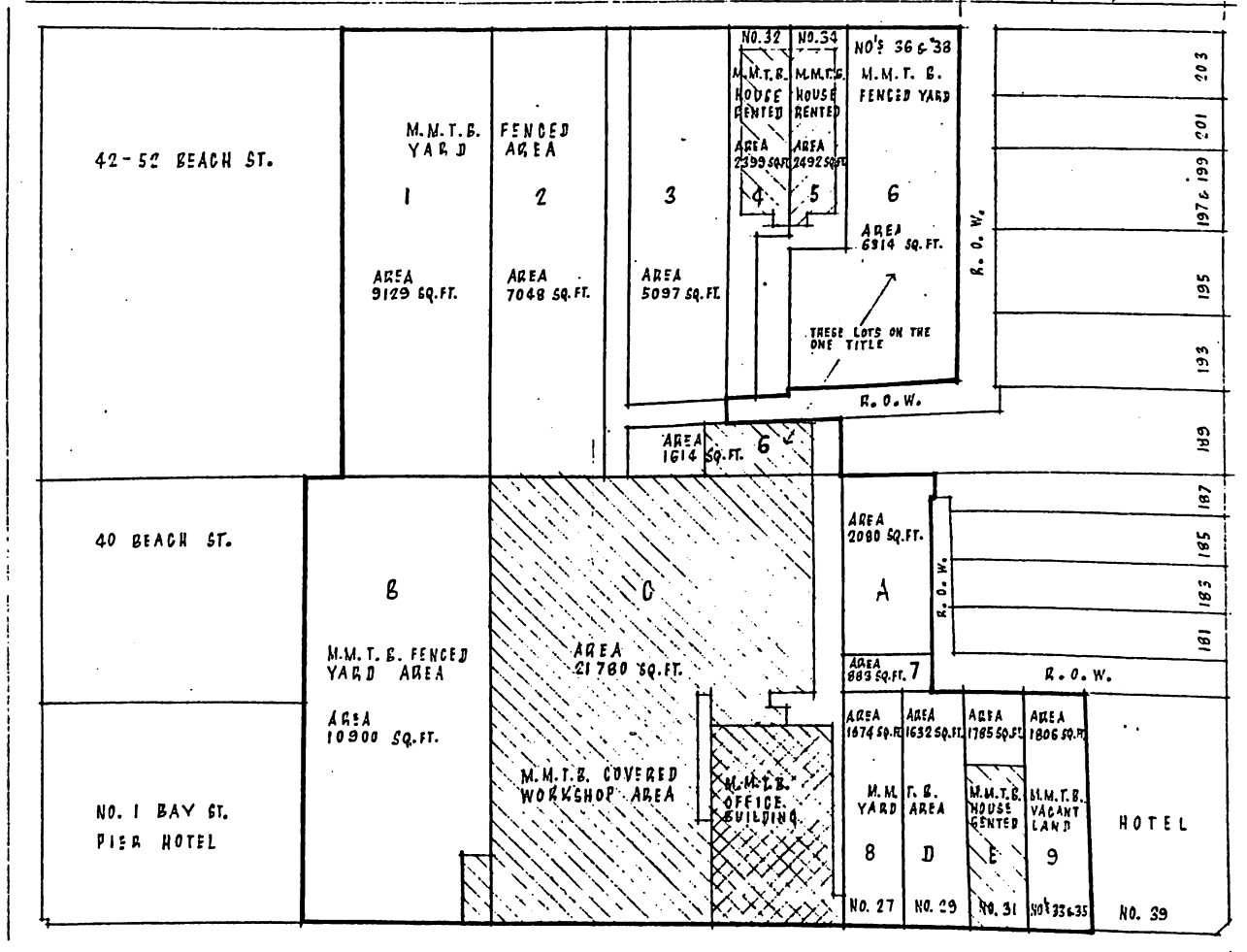
**Note:** Every care has been taken to verify the correctness and details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.

N O T T STREET

95' 2"  
(29.006)

B E A C H STREET

R O U S E STREET



49' 2"  
(14.986m)

B A Y STREET

\* TOTAL AREA - 76,833 SQ. FT.  
AREAS ARE APPROXIMATE ONLY

