

## 57 and 59 Chatsworth Quad Templestowe Lower VIC

The sale offers great opportunity to capture both ongoing investment incomes and realistic, substantial capital gains.

Currently there are two shops on site, boasting 12.4 meters frontage in total, being rented to a karate school on a long term, secure lease with return of \$49,754 excluding GST, plus tenant's share of 100% of outgoings.

Development plan and permit is in place for -

292sqm apartment units upstairs (4 X 2 Bedrooms)  
168sqm retail shops (2 shops) downstairs  
4 on site car spaces, side by side and behind the shops,

at elevated position with broad views around in a neighbourhood featuring quiet, leafy ambience, wide streets, easy access to beautiful parks and family-oriented

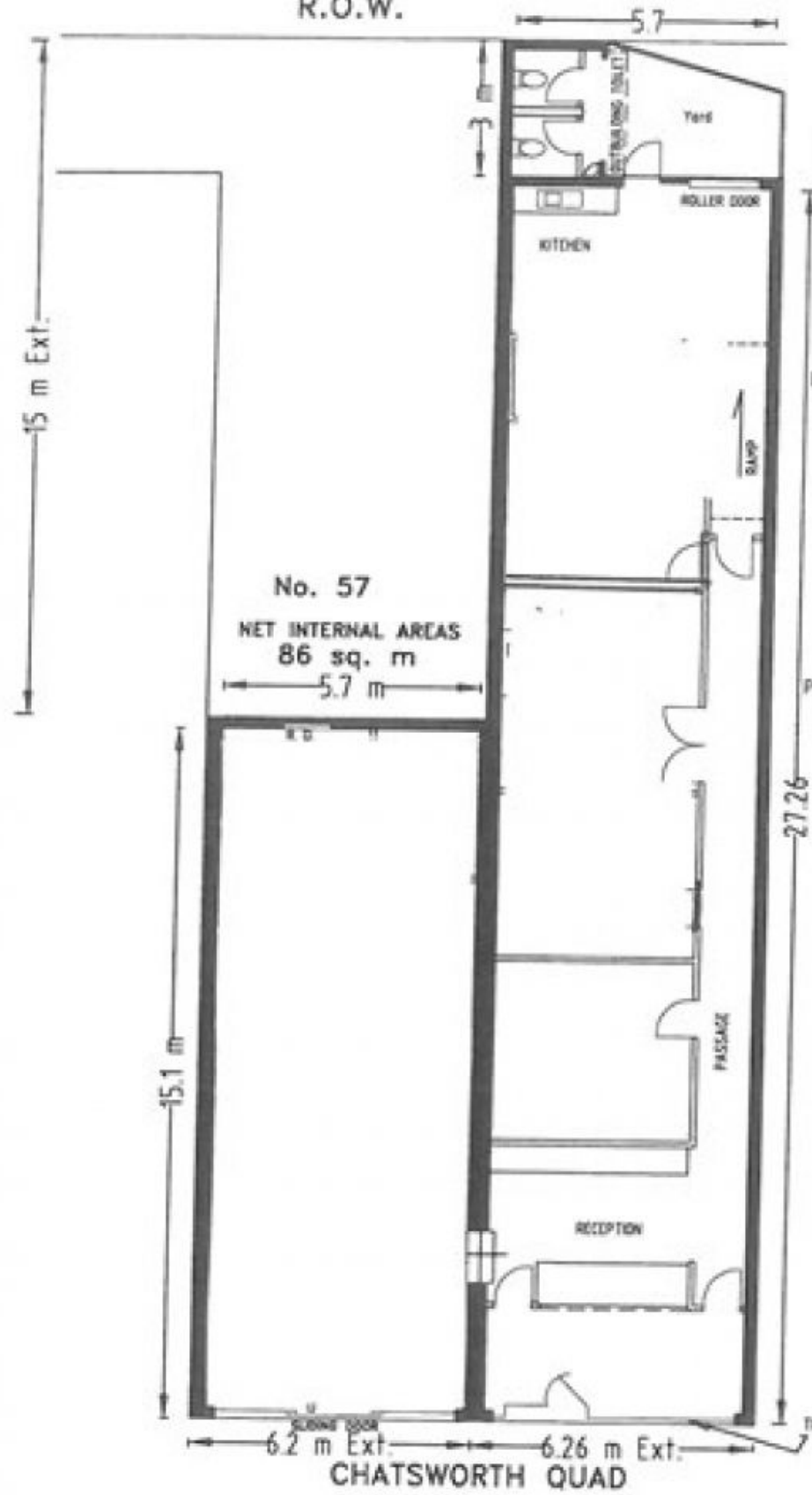
**Price** : Contact Agent  
**Building Size** : 266 sqm  
**Land Size** : 370 sqm  
**View** : <https://www.briggshaw.com.au/sale/vic/east/templestowe-lower/commercial/retail/7675115>



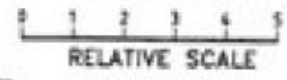
**Justin Tang**  
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# 57-59 CHATSWORTH QUAD, LOWER TEMPLESTOWE

R.O.W.



FLOOR PLAN



No. 57-59

COMBINE NET INTERNAL AREAS  
241.4 sq. m  
PLUS OUTBUILDING TOILET BLOCK 6 sq. m

No. 59

NET INTERNAL AREAS  
155.4 sq. m  
PLUS OUTBUILDING TOILET BLOCK 6 sq. m

No. 57  
NET INTERNAL AREAS  
86 sq. m  
5.7 m

27.26

15.1 m

15 m Ext.

6.2 m Ext. 6.26 m Ext.

CHATSWORTH QUAD

TINTED GLAZING AT SHOP FRONTS