



Boundaries & measurements are indicative only \*Approx



## 251-265 Lygon Street Brunswick East VIC

Melbourne Acquisitions are pleased to offer for sale this unrepeatable opportunity to acquire a prime Lygon Street corner site with enormous upside.

Situated on one of Melbourne's most well known streets only 5km\* from the CBD.

Some key highlights include:

- > Land area 2653sqm\*
- > Building area 3800sqm\*
- > 53.5 metre\* frontage Lygon St and over 105 metres\* total street frontage
- > Median house price \$1,303,500\*
- > Offered with short term holding income
- > Surrounded by a range of vibrant and iconic bars, cafes restaurants and lifestyle amenities

**Building Size** : 3800 sqm  
**Land Size** : 2653 sqm  
**View** : <https://www.melbourneacquisitions.com.au/sale/vic/north/brunswick-east/commercial/development/6838017>



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