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Your Success...Our Future

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June 2017 Update I

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Footscray 8 Empire Street

Expression of Interest

Exceptional Opportunity

Burnham Real Estate is delighted to present this prime development site located on approximately 989m² of land. The zoning (Residential Growth Zone Schedule 1 – RGZ1) allows for potential development of up to 4 storeys subject to Council approval.

Within close proximity to Highpoint Shopping Centre, Victoria University, Western Hospital and public transport. The site has great access to various open space and recreational destinations, such as, Quarry Park, Pipemakers Park, Footscray Park and the Maribyrnong River.

All the key ingredients for property success are here (location, development potential, proximity to public transport, shops, healthcare and education), be sure not to miss this exceptional opportunity.

Contact Stefan Markovic 0405 164 399
Tony Gerace 0411 121 701
Christian Robas 0425 810 110

Office **Footscray** 03 9687 1344
273 Barkly Street
footscray@burnham.com.au

Seddon 03 9689 9000
94 Charles Street
seddon@burnham.com.au

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The site is for sale by Expression of Interest closing on 21st July 2017 at 3:00pm

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Footscray 10/30 Pickett Street

Auction Saturday 1 July at 11am

Delightful Studio, Excellent Investment opportunity!

Secure this fabulous opportunity to gain future capital growth. Studio apartment means low maintenance, therefore suited for today's busy lifestyle.

Conveniently located within walking distance to transport, shops, markets, restaurants and the multi-million dollar transport redevelopment precinct.

Don't miss out on this great investment opportunity. Act now to avoid disappointment.

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Spotswood 50 The Avenue

For Sale

Approved Plans in a Premium Location

Prime real estate that is perfectly situated with easy access to the Westgate freeway, parks, transport, school and local shops. This house is ideal to purchase as a home to live in or redevelop.

Highlights of this home include:

- Prime position (The Avenue and Melbourne Rd)
- 522 m2. approx
- Dual townhouse development site (plans and permits approved)
- General Residential Zoned (GRZ1)
- Existing 3 bedroom home – Returning rental \$1,994 per annum

Contact us today for further information.

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Werribee 2/6 Pitta Close

For Sale

Move In or Invest

Great opportunity to purchase well located home close to Werribee Plaza, Schools and Parkland. Includes 2 bedrooms with Built in Robes, Gas Heating, Lounge, adjoining Meals Area with air conditioning unit, Kitchen with Hot Plates and Wall Oven, Garage/Outdoor Living Area plus Large Rear Yard.

Contact Stefan Markovic 0405 164 399
Warwick Burnham 0412 318 998
Christian Robas 0425 810 110

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273 Barkly Street
footscray@burnham.com.au

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Footscray 10/17 Gordon Street

For Sale

Superb Location and Plenty of Lifestyle Appeal

Perfectly positioned within walking distance to shops, Footscray Hospital, Victoria University, only a short bus or tram ride into Footscray CBD, Highpoint SC and easy access to the City. Enjoy this well-proportioned two bedroom apartment that has separate kitchen/meals from the surprisingly large living area adjoining a north facing balcony plus the convenience of a car park. Rest assured, astute investors take advantage of the high rental demand the Footscray lifestyle appeal has to offer whilst first home owners can purchase with confidence and certainty. Current lease is until June 2017 at \$195 per week.

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Stefan Markovic 0405 164 399
Tony Gerace 0411 121 701

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Footscray 5/232 Nicholson Street

Auction Saturday 17 June at 11am

Live The Lifestyle...

An outstanding one bedroom apartment with ample space in a beautiful old Victorian style building circa 1888, which has been refurbished retaining its original facade and transformed to create cutting edge residential spaces right in the centre of Footscray's retail and cafe scene. Approx. 53m² of living space, offering open-plan kitchen, stylish bathroom and generous balcony that complement living/accommodation. Featuring reverse cycle heating/cooling, Security entrance, well equipped kitchen and high quality finishes.

A boutique modern finish to a grand old building in the heart of Footscray, just a short walk to Victoria University and the Footscray train station, well serviced by public transport with easy access to the City, between Buckley and Irving Streets making this a great purchase for someone to call 'home' or the astute investor. Inspection is highly recommended.

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Tony Gerace 0411 121 701

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Footscray 35 Whitehall Street

For Sale

Value Adding Opportunity

CORNER ALLOTMENT adds HUGE POTENTIAL. Located on the Eastern side of Footscray and within a short stroll to Footscray's major redevelopment along the train station and CBD district.

The home has been well maintained and recently refurbished. Currently occupied though it does offer scope for further improvement. On the corner of Bunbury St it offers the flexibility to access the rear for easy off street parking or the opportunity to redevelop (STCA).

Features 2 Bedrooms, large lounge with adjacent dining room, kitchen/meals plus car parking space with access from Bunbury Street.

Concept drawings for 5 apartments available upon buyer's request.

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West Footscray 21/709 Barkly Street

Fabulously Presented

Securing this beautifully maintained apartment will delight a home owner or investor looking for a low maintenance property.

Fabulously located, you can walk to public transport, shops, markets and restaurants.

This area is increasingly growing in popularity and therefore this property's value will surely enjoy great growth in years to come.



North Melbourne 209/3-11 High Street

Invest In Our Future

This is your opportunity to purchase an investment designed for Student Accommodation. Extremely well located unit within walking distance to Universities close proximity to Melbourne CBD, hospitals, Queen Victoria Market, cafes and restaurants. This fully furnished apartment comprises bed, television, computer desk, heater/cooler, bar fridge, microwave. Plus secured tenant contract until July 2017.

Further facilities include safety entrance, complex manager office, communal living/study area and Laundry facilities.



Maribyrnong 119/41 Edgewater Blvd.

Boulevard Apartments, Perfect Starter

Delightful open-plan living complemented by generous bedroom with BIR, bathroom with high end fixtures as well secure off street parking with storage cage. Offering well appointed kitchen fitted with gas appliances dishwasher, European laundry, split system for heating/cooling and more.

Conveniently located, close to public transport, Melbourne CBD, Maribyrnong River, Highpoint Shopping Centre, Victoria University, bike tracks and parklands.



West Footscray 1/165 Sunshine Road

Nearly New - Very Affordable

This near new 2 bedroom apartment is now available in one of Melbourne's most affordable inner city locations that is only 9 km from the CBD.

All the latest design trends and fixtures have been combined to create a tasteful finish. Together with trains, buses and local shopping literally at your doorstep, it will ensure you have all the ingredients to experience good capital growth and rental returns and provide a comfortable and convenient lifestyle.

Footscray 03 9687 1344
273 Barkly Street
footscray@burnham.com.au

Tony Gerace **0411 121 701**
Trung Duong **0468 929 922**

Stefan Markovic **0405 164 399**
Christian Robas **0425 810 110**

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Inc Farnbach Burnham

Footscray

273 Barkly Street Footscray VIC 3011
Telephone 03 9687 1344
Facsimile 03 9687 2044
Email footscray@burnham.com.au

Seddon

94 Charles Street Seddon VIC 3011
Telephone 03 9689 9000
Facsimile 03 9689 1900
Email seddon@burnham.com.au

Deer Park

93 Station Road Deer Park VIC 3023
Telephone 03 9363 6333
Facsimile 03 9363 8728
Email deerpark@burnham.com.au

Directors



Warwick Burnham
Director/Auctioneer
Mobile: 0412 318 998



Tony Gerace
Director/Auctioneer
Mobile: 0411 121 701



Allan Barry
Director/Auctioneer
Mobile: 0418 372 015

Sales



Trung Duong
Sales Consultant
Mobile: 0468 929 922



Stefan Markovic
Sales Consultant
Mobile: 0405 164 399



Christian Robas
Sales Consultant
Mobile: 0425 810 110

Property Management



Kyra Burke
Property Manager
Mobile: 0430 177 355



Walter Gerace
Commercial Property Manager
Phone: 03 9687 1344



Darren Burnham
Property Manager
Mobile: 0419 518 298



Leila Medzic
Property Manager
Mobile: 0412 919 871

Administration



Umin Xu
Sales Administration
Phone: 03 9689 9000



Anna Tedesco
Accounts Manager
Phone: 03 9687 1344



Chloe Neal
Administration
Phone: 03 9687 1344

Preferred Agent In The West For

