



3,577sqm Hardy Street site - builds on South Perth large-scale development reputation

Five lot offering set to become the largest site offered in South Perth since the Civic Triangle sale

PERTH, 7 September 2015 – The call for expressions of interest for the purchase of 3,577sqm of land in Hardy Street, South Perth has further reinforced the area’s status as Perth’s epicentre of high-end mixed use development.

The site comprising five adjoining lots at 14-24 Hardy Street is the largest offering in the City of South Perth’s residential and retail precinct since it sold its 7,206sqm Civic Triangle site to the Finbar-led SPV joint venture in August last year.

Located only about 250m from the Civic Triangle site, the Mixed-use Commercial R60/80 zoned properties are being marketed exclusively by JLL Directors of Sales and Investment WA, Tom Natrass and Sean Flynn, who also successfully brokered the sale of Civic Triangle on behalf of the City of South Perth.

Mr Natrass said the site currently comprises four residences which have been converted to office use along with a two-storey office building.

“Similar to what is now known as the \$380million, 38 storey Civic Heart development, Hardy Street is offering a very flexible list of development uses including office and apartment, café/restaurant, tourist accommodation, hotel, consulting rooms and specialty retail.

“The rectangular site offers extremely flexible dimensions with a large 84.48m frontage to Hardy Street and depth of 42.24m,” said Mr Natrass.

Mr Flynn said the Mends and South Perth Peninsular precinct is further consolidating its status as one of Perth’s most prestigious and sought after residential and mixed-use development locations.

“Current plans for Civic Heart, showing nearly 12,000sqm of retail and commercial space in a spacious multi-level mall, will effectively propel this location closer to the hub of South Perth’s CBD.

“The Hardy Street site with potential for a nine storey development (STCA) presents developers with the opportunity to capitalise on the suburb’s increasing amenity, attractiveness and close proximity to the Perth CBD,” he said.

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Mr Flynn said that unlike other near-city developments, South Perth was advantaged by its freeway connectivity to the city along with high frequency bus routes and Mends Street Jetty Ferry service.

“Additional to these is the proposed future South Perth Train Station which is planned for the eastern end of nearby Richardson Street,” said Mr Flynn.

Expressions of Interest close **2.00pm (WST) Wednesday, 21 October 2015.**

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