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BOX HILL SOUTH



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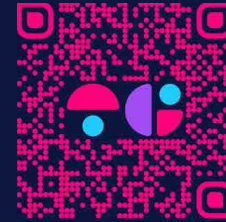
TATS & BODY STORES

Music Studio

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CANTERBURY ROAD
BOX HILL SOUTH

Offered for Sale by Negotiation

SITE **372m²**



**SCAN FOR
WEB LISTING**



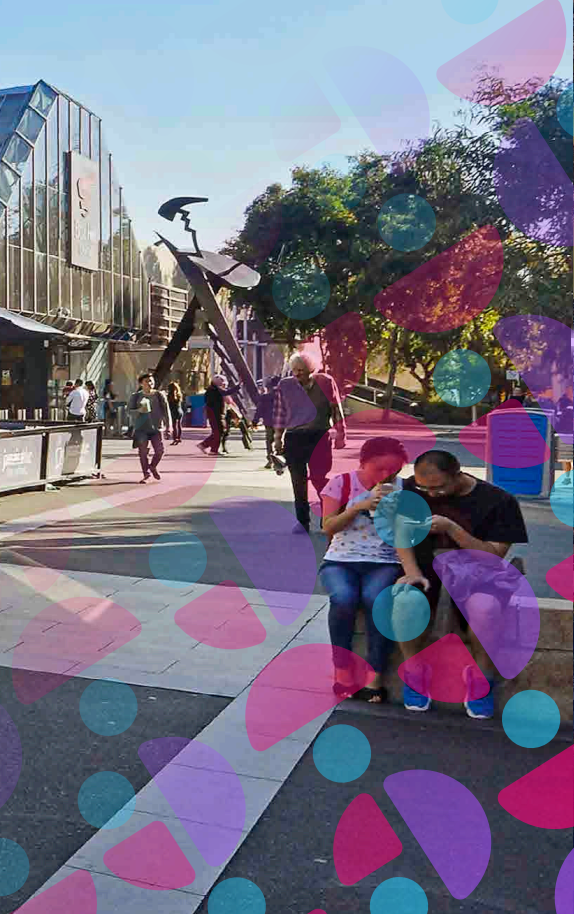



Box Hill
Central

Janakabau

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900 - 902 CANTERBURY ROAD



- PROPERTY
- BOX HILL LIFESTYLE CENTRE

aqualink

CANTERBURY ROAD

STATION STREET





Ph: 9890 8171

Engineered Timber
Laminate Hybrid - Vinyl

Cozy Floor

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Cozy Floor



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YAT SING FOOD STORES

A FOODIES' GUIDE TO BOX HILL*

It may not have the flashy neon of Chinatown or boast establishments with starched linen and fine china, but what's happening in Box Hill is drool worthy. Reminiscent of colourful Hong Kong, Carrington Road and the adjoining streets are bustling with excellent budget-friendly restaurants, Canto-style cha chaan tengs (cafes) and specialist shops.

While the foods of Japan, Korea, Malaysia and Vietnam are well represented, it's the regional Chinese food-styles that are particularly exciting. I mean, how many of us have heard of Shaanxi cooking or Shandong food? In fact, this patch of Melbourne is so amazing that you should make it a whole day out and return inspired. It could very well be the new Chinatown! Here's what's happening in multicultural Box Hill.





CASUAL LUNCH

For an authentic Cantonese experience, Roast Duck Inn with its glistening roast duck and slabs of crunchy roast pork is the go-er. A no-nonsense, friendly, buzzy space, their signature roast duck with rice and bok choy hits the spot every time. A few doors away is a Hong Kong style diner – cha chaan teng – that’s more nostalgia than gourmet. Hong Kong Best Food dishes up cheap tasty lunch deals for \$10 including wok-fragrant beef with rice noodles. It typifies no frills service – you eat and leave. New kid Umaido is delivering freshly made Sanuki udon with perfect onsen egg and your choice of toppings from the self-service bar.

Malaysian food lovers should aim for Madam Kwong’s. One of Melbourne’s best-kept secrets, you come for exceptional nasi lemak wrapped in banana leaves, great Penang assam laksa and Nonya kuih cakes that will make a Nonya matriarch weep with joy. I have only one word for this clean and humble venue – GO! Shaanxi-Style is a find; a gem from Xian (think Terracotta Warriors) in China’s north-west, this eatery serves fantastic roujiamo, a crisp flat bread with braised pork and magnificent stir-fried house-made noodles with cumin and lamb that’s evocative of the Silk Road.

- Roast Duck Inn, 29-31 Carrington Road
- Hong Kong Best Food, 35 Carrington Road
- Madam Kwong’s Kitchen, 1025 Whitehorse Road
- Shaanxi-Style Restaurant, 945 Whitehorse Road

ASIAN BREAKFAST

One of the best things to do is to go on a brekkie crawl in Box Hill Central, where just about all things Asian are on offer. Begin at Pancake Village for jianbing, a delicious Beijing crepe that's not seen elsewhere in Melbourne. It's traditionally filled with egg, hoisin sauce, spring onion and a savoury crunchy biscuit, though other options are available. Across the court you'll find Mr Kitchen, a stall featuring congee with pork and preserved egg or roast duck with ginger. Finish your crawl with warm Hong Kong style custard tarts at Grain Asia Dessert Bar.

- Pancake Village, Shop 45A Box Hill Central South
- Mr Kitchen, Shop 58 Box Hill Central South
- Grain Asia Dessert Bar, Shop 56 Box Hill Central South

KingswoodCollege



Kingswood College

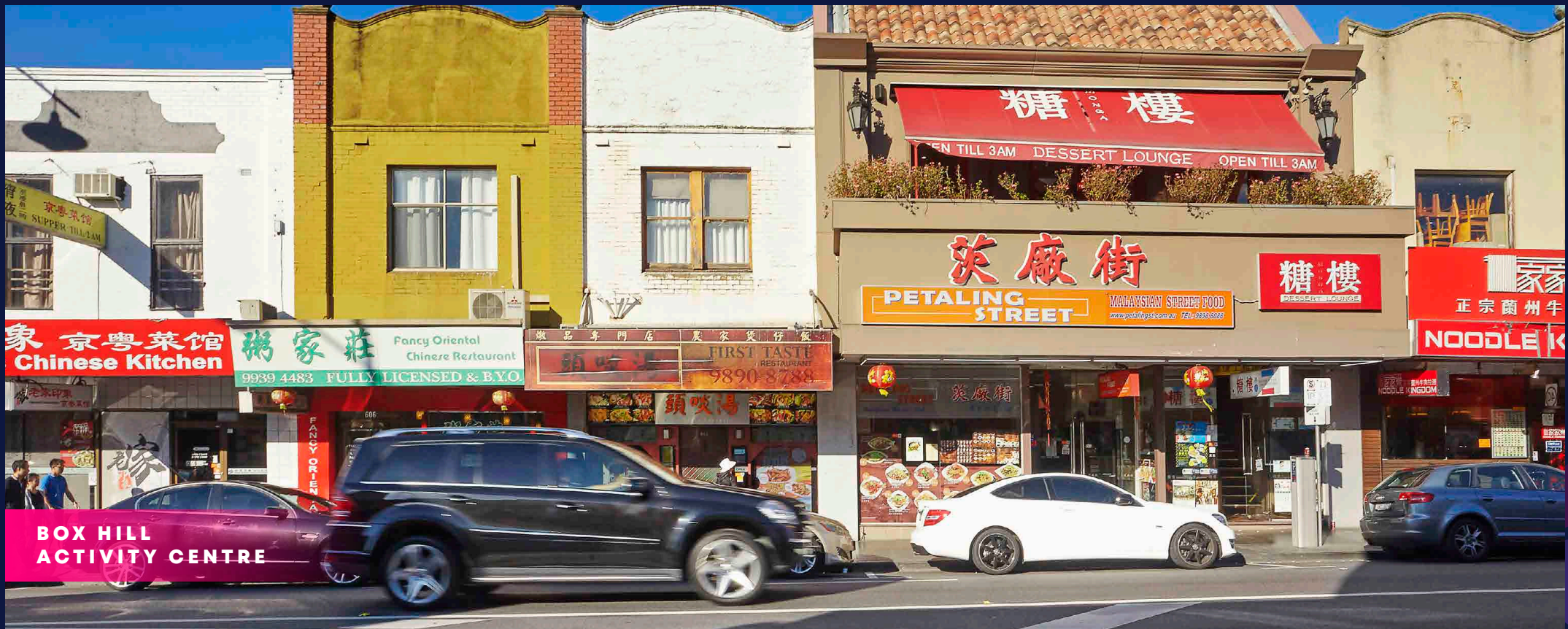
Early Learning Centre
to Year 12

Elisabeth Lenders
Principal

T: 9896 1700

www.kingswoodcollege.vic.edu.au

PRIVATE
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NO
TRESPASSING



**BOX HILL
ACTIVITY CENTRE**



HONG KONG BEST FOOD



**GRAIN ASIA
DESSERT BAR**

MR KITCHEN



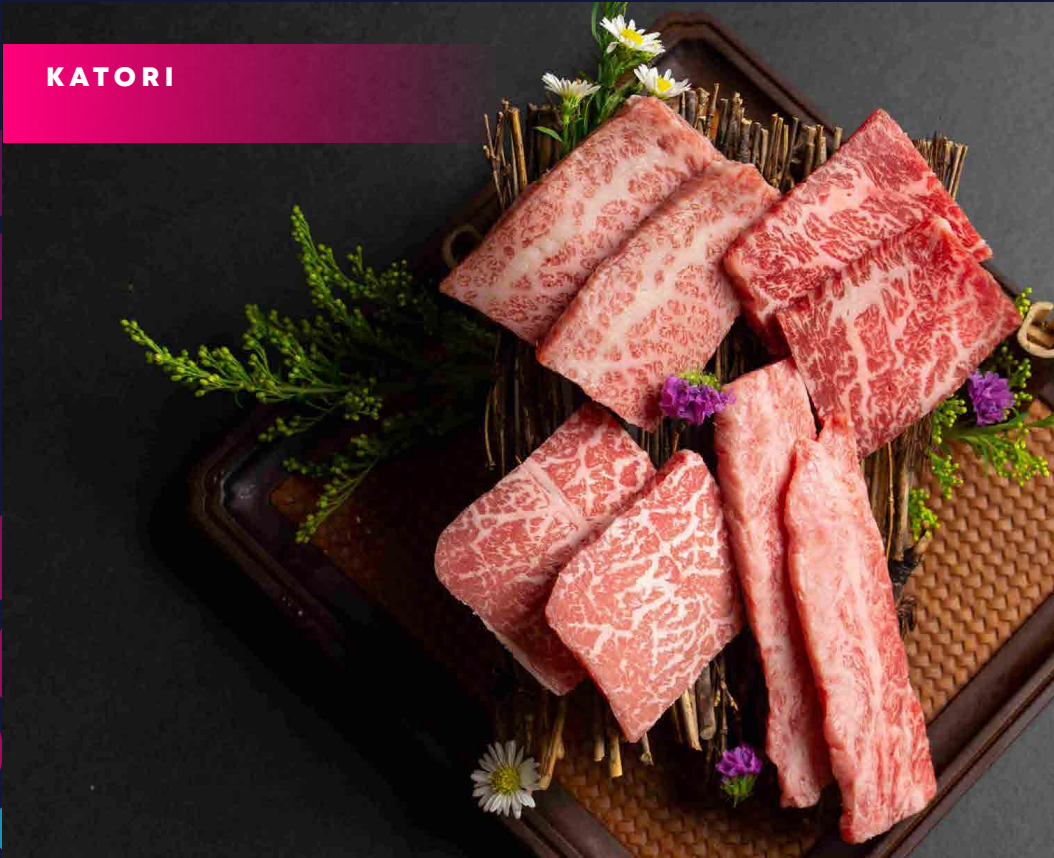
PANCAKE VILLAGE



UMAIDO



KATORI



ROAST DUCK INN





BOX HILL
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Global Educators



BOX HILL
INSTITUTE
Global Educators

Build
7

EVENING

Although there are no fine dining restaurants in Box Hill, there are some impressive newcomers and vintage stayers that will not break the bank. Dainty Sichuan, pioneers of Sichuan cuisine in Melbourne, and winner of The Age Good Food Under \$30 best new restaurant award, has upped the ante by bringing solo-serve hotpot to this buzzy space. Opened in June last year, you select your broth (spicy or non-spicy), your ingredients (including staples like sliced pork and exotica such as duck gizzard), and start cooking!

Another newish arrival is Gangnam Station. This excellent, friendly Korean gem complete with K-pop does arguably the best KFC (Korean fried chicken) in town, fresh crisp seafood pancake (haemul jeon) and hearty chilli-flecked potato stew (kamjatang). Long-time stayer Dumpling King still offers fine Shanghainese dumplings, but their tea-smoked duck, beautifully infused with fennel seeds and rose dew wine, is pure magic. Tien Dat, the 30-year-old Vietnamese, is still as fresh as ever with its excellent banh cuon, steamed rice rolls filled with wood fungus and pork, as well as bo la lot, grilled wild betel leaves stuffed with minced beef.

Food Republik resembles an exciting night market with six separate stalls featuring Taiwanese street foods like beef brisket noodles, gorgeous paper-thin xiao long bao, the much-copied gua bao, an incredibly delicious steamed “burger” packed with pork belly, pickles and coriander, and great Asian desserts. A hit with locals the moment it opened, the menu is extensive and the service amateurishly friendly. The drill is to select your choices, tick the number on the pad and let the wait staff do the footwork for you. Once you’ve had their shengjian bao, crisp bottom dumplings, you’ll know why diners keep returning to this crazy fun venue.

- Dainty Sichuan, Level 1, 2A, Cambridge Street
- Dumpling King, 572 Station Street
- Tien Dat, 3 Carrington Road
- Food Republik, 1 Main Street (Box Hill Central South)

TAKEAWAY

With its sizeable Asian population, there's no shortage of fantastic Chinese "delis". Hong Kong Dim Sum displays cabinets packed with frozen Cantonese dim sums, including daily specials like sweet black sesame roll made with water chestnut flour.

For the sweet tooth, Chinese cake shops abound, but if you're after something unusual, drop by Bread Kingdom, a superior Korean pastry chain for sweet treats like fluffy rolls, cinnamon manju, sort of like moon cakes (filled with pureed green beans) but tastier, and castella, a sponge cake originally from Portugal.

- Hong Kong Dim Sum, 37 Carrington Road
- Bread Kingdom, 55A Carrington Road



M METRO

PT >

Box Hill Station



Platforms



Trams



Buses



OCEAN
ING



THE YEAR OF THE APARTMENTS!

We've all heard it and seen it with our own eyes... Australia's housing prices increased by over 20% in 2021. What we haven't seen yet... is the inevitable and incoming, corresponding increase, in apartment prices.

The maths are simple... as houses go up, it lowers affordability. As more and more people, get priced out of the market, in their desired location, they will start to buy apartments. More demand, will lead to higher prices. This cycle has played out many times before and will play out many more times in the future.

There are already signs of this happening in the City Fringe and it won't be very long at all, until this flows into the Suburban areas.

2021 was the Year of the Houses... 2022 will be the Year of the Apartments!

900 – 902 Canterbury Road is an outstanding, 'ready to go' development opportunity, being offered at the perfect

moment in time. Brilliantly located adjoining the Box Hill Activity and Lifestyle Centre, as well as many of Melbourne's most prestigious schools.

The site was previously, sometime back, approved for a 4 Storey development, with ground floor retail & parking, with apartments above. Council's current development guidelines (STCA), now allows for an additional floor or a 5 Storey development.

Most of the hard work has been done for you... the building has been demolished. Council is stepping out, in easy to understand detail, what development potential is on offer... The market is turning, with a strong uptrend in apartments...

All you have to do, is piece together these simple steps and take full advantage of the potential on offer!

For further information to arrange an inspection, please contact our exclusive sales team.

**BOX HILL
ACTIVITY CENTRE**



TIEN DAT



LITTLE SICHUAN



**TINA'S NOODLE
KITCHEN**



BREADTOP



FOOD REPUBLIK



ZERO MODE



DUMPLING KING



900
-
902

**CANTERBURY
ROAD
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TENANT

None - Sold with Vacant Possession

9000-90







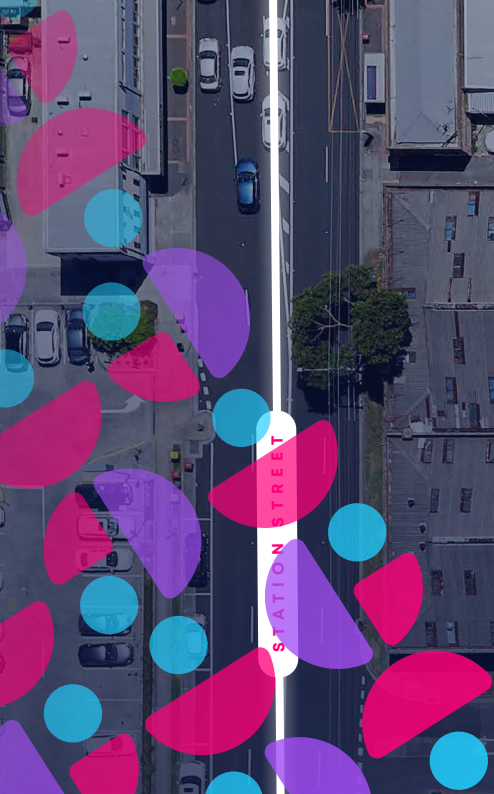


PROPERTY

900 - 902 CANTERBURY ROAD

CANTERBURY ROAD

STATION STREET



900

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902

CANTERBURY ROAD

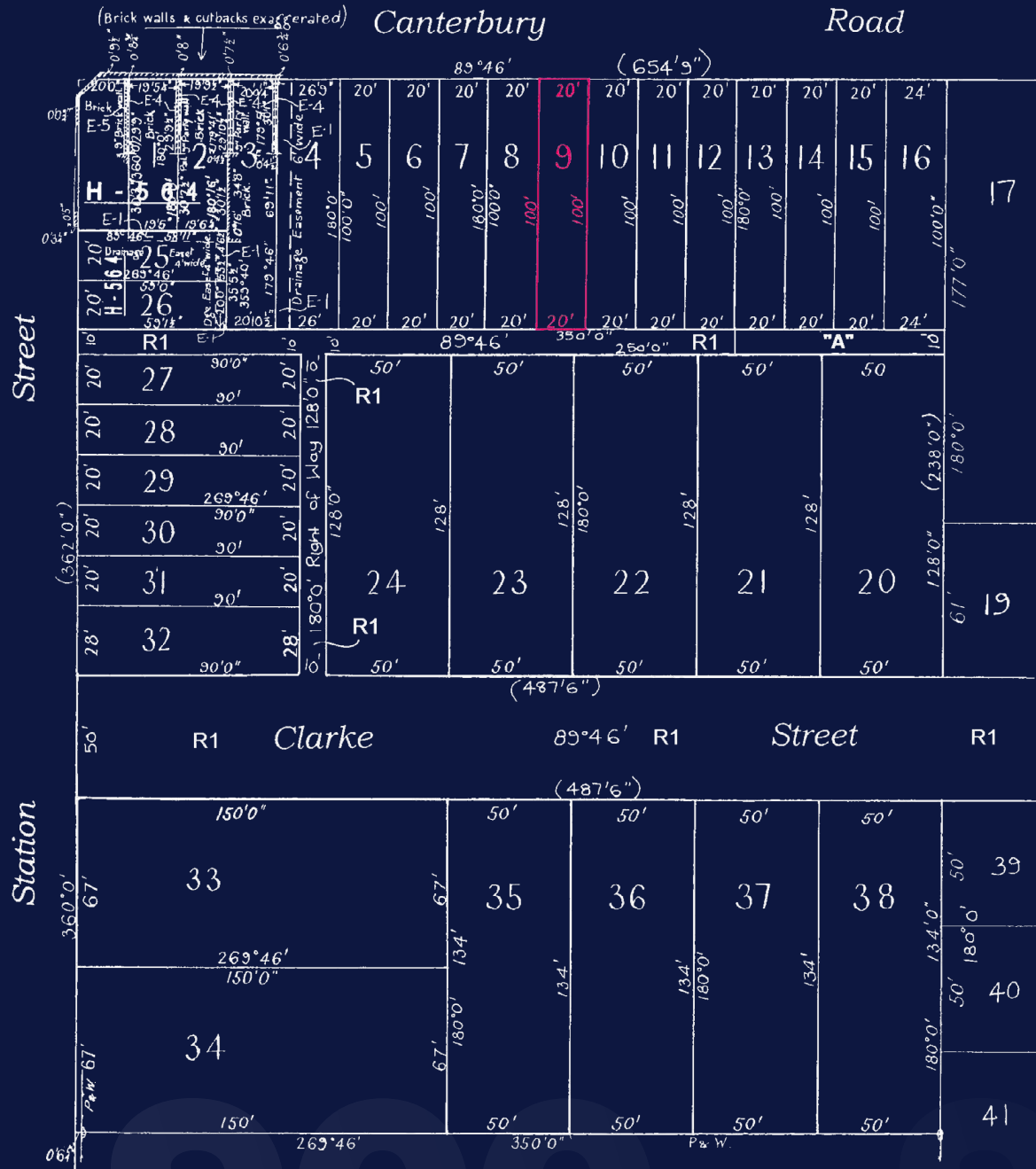
TITLE

LOT 9

SITE

225m²





SEE SHEET 2



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高价收购二手车

二手车



Traffic light pole with pedestrian signal (red) and a silver spherical sculpture.

PEDESTRIANS
GIVE WAY
TO
TRAMS

PEDESTRIANS
GIVE WAY
TO
TRAMS

PEDESTRIANS
GIVE WAY
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TRAMS

PT
Box Hill Central
Route To
109 Park Mall
109 Park Mall
109 Park Mall

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24 Hour Fitness





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BOX HILL SOUTH

JACK TENEKETZIS

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ALEX TENEKETZIS

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