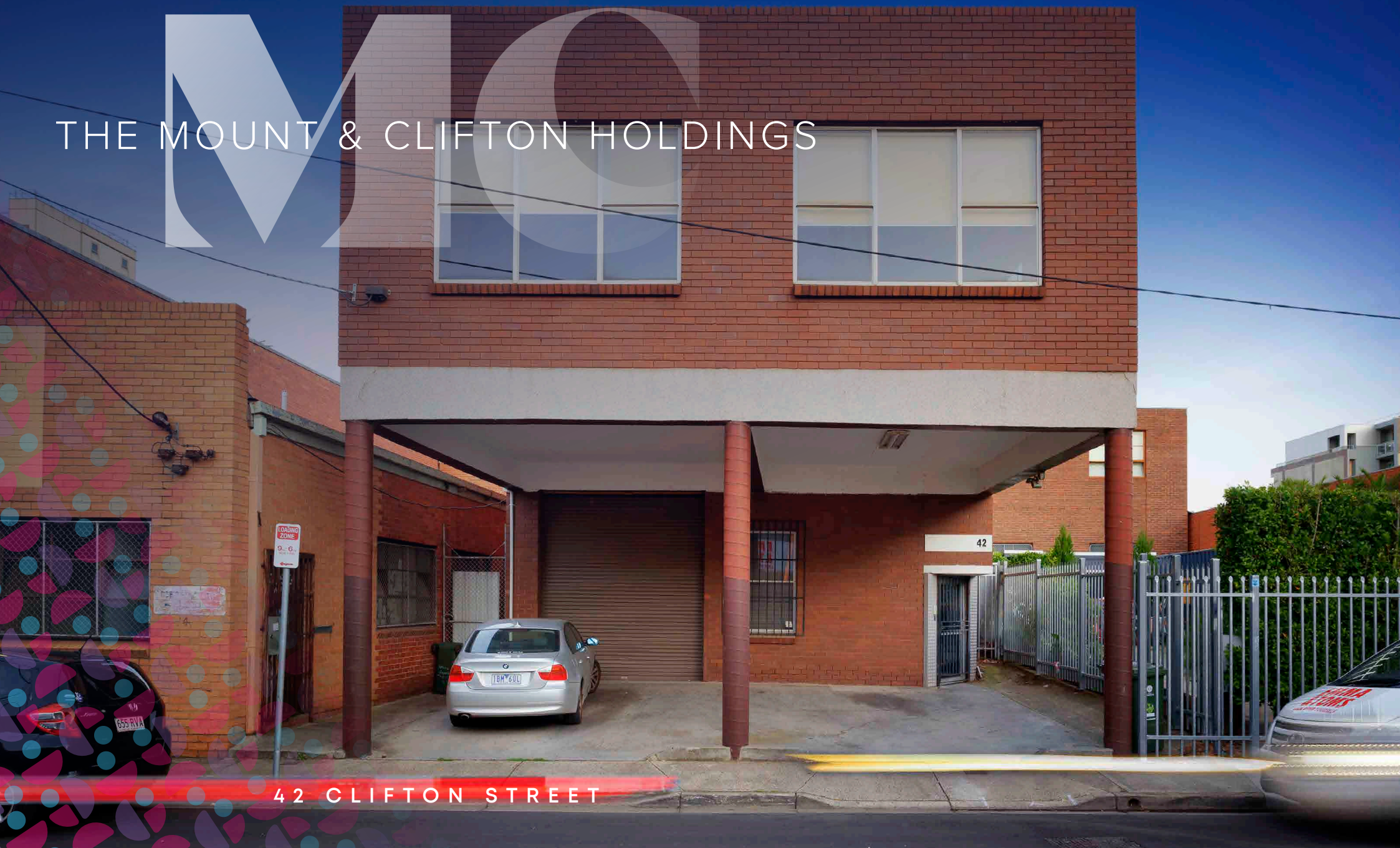
THE MOUNT & CLIFTON HOLDINGS



42 CLIFTON STREET

LOADING ZONE
9 to 6
42
THIS AREA UNDER 24 HOUR SURVEILLANCE
EMMA & TOMS

01

35 - 37
MOUNT STREET

Offered for Sale by Negotiation

SITE	545m²
BUILDING	741m²

02

42
CLIFTON STREET

Offered for Sale by Negotiation

SITE	216m²
BUILDING	330m²

03

44
CLIFTON STREET

Offered for Sale by Negotiation

SITE	280m²
BUILDING	260m²

04

35 - 37, 42 & 44
MOUNT & CLIFTON ST.

Offered for Sale by Negotiation

SITE	1,041m²
BUILDING	1,331m²

SCAN FOR
WEB LISTING

THE MOUNT & CLIFTON HOLDINGS
PROPERTY
CHAPEL ST. LIFESTYLE STRIP
ALBERT PARK LAKE
Formula 1
ROYAL BOTANIC GARDENS VICTORIA
AAMI Park
RODLAVER ARENA AT MELBOURNE PARK
MCG
PRAHRAN MARKET
BOOST
BP
woolworths
adriano zumbo PÂTISSIER
Hunky Dory Fish & Chips
JAM FACTORY SHOPPING CENTR
ALDI
coles
VILLAGE CINEMAS
Nando's
[AQUILA]
rebel
Dan Murphy's
NIKE
ISHKA
LuckyCoq
Kathmandu
SUBWAY
MESSINA
lululemon athletica
MORRIS JONES
Grill'd
BEN & JERRY'S
7 ELEVEN
CREMPLER
LORD OF THE FRIES
Mr. Miyagi
Sauced
Fonda
BELLES
HAWKER HALL
CHAPEL STREET
CLIFTON STREET
MOUNT STREET
BANGS STREET
HIGH STREET

MARK'S MOTORS
MECHANICAL REPAIRS
NO PARK
24 HOUR
ASSESS
REQUIRED
055 RVA
1BM 6UL

42
THIS AREA
UNDER
24 HOUR
SURVEILLANCE
EMMA
&TONY'S
LOOK AFTER YOURSELF

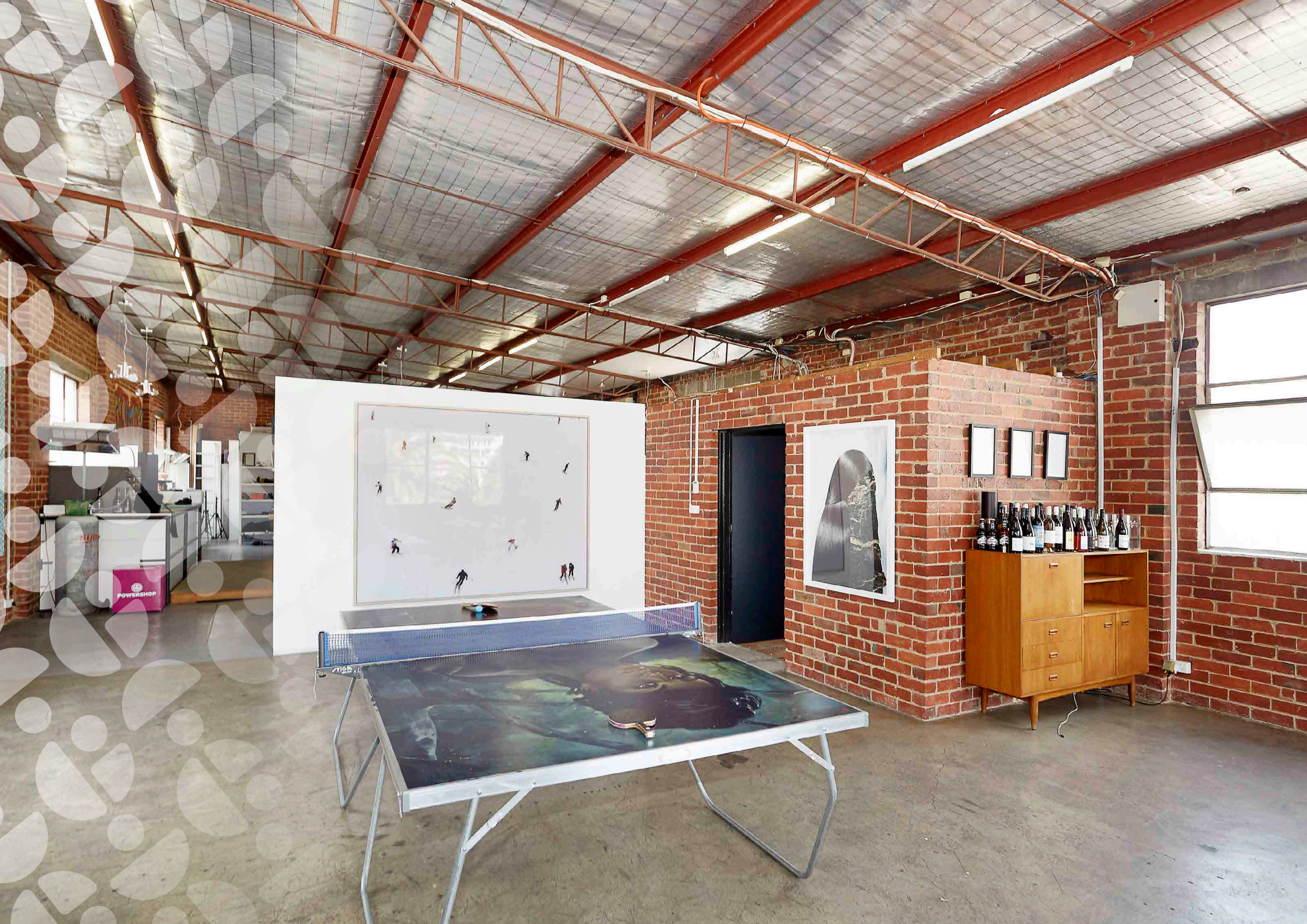
PRAHRAN: NO MATTER HOW YOU PRONOUNCE IT, IT IS A STATUS SUBURB*

Prahran has numerous claims to fame, not least its status as one of the most linguistically divisive suburbs in Melbourne. You'll know an outsider if they pronounce it "Pra-ran" rather than the easy shorthand of the locals rendering it as a single-syllable "Pran".

Prahran has come a long way from its working-class days. It has long been a centre of commerce, with shopping emporiums built along Chapel Street offering a rival to the city centre in the late 19th century.

Boasting an eclectic mix of residents and housing types to this day, it welcomed migrants in the 1960s and '70s into new housing commission high-rises.

*Larissa Dubeki 2018, *Domain*, accessed August 2022, < https://www.domain.com.au/news/prahran-no-matter-how-you-pronounce-it-it-is-a-status-suburb-20180817-h13n2d-758618/>


POWERSHOP

CONT...

Boasting an eclectic mix of residents and housing types to this day, it welcomed migrants in the 1960s and ’70s into new housing commission high-rises.

Prahran was the shabbily exciting home to the artistic demi-monde until gentrification hit hard in the 1990s but the crucible of artists such as the late painter Howard Arkley and photographer Bill Henson can still be seen in what is today known as Melbourne Polytechnic.

The past few decades have seen the suburb five kilometres south-east of the city flourish with the arrival of fashion boutiques, design and vintage shops alongside a thriving food and drink scene. Much like Windsor, Prahran has gone from a bridesmaid suburb to the home of real estate hotness, with average house prices rocketing more than 75 per cent over the past five years to just over $1.5 million. The home to a wide variety of architectural styles, an impromptu walking tour should take in the Prahran Town Hall, church-turned-theatre Chapel Off Chapel, and the Prahran fire tower on Macquarie Street.

And the Prahran Aquatic Centre remains one of the city’s best public swimming pools (and one of its best-kept secrets) thanks to its relaxed vibe and shady lawn.

LOCALS LOVE

The Prahran Market, even though it sits on the South Yarra side of Commercial Road, has furnished locals with fresh food, veg and colourful characters for 125 years.

Chapel Street – the upgraded Prahran-Windsor end of the famous shopping strip has everything residents could want or need: great bars and restaurants, fashion outlets and a mix of retail. Here, too, is the popular Chapel Street Bazaar, a remnant of old Chapel Street still selling collectables and other vintage gear.

Prahran Aquatic Centre – this is the place to cool down, relax and, for some, be seen. The 50-metre lap pool is heated so it's open to the public all year round.

CHAPEL ST.

GELATO MESSINA

GRILL'D

FONDA

SAUCED

HUXTABURGER

BEN AND JERRY'S
BEN&JERRY'S
Chocolate Fudge Brownie
Chocolate Ice Cream with Chocolate Brownie Pieces

BELLE'S HOT CHICKEN

BOTTLESHOP
BOTTLESHOP
BOTTLESHOP
Framing
154
NO
ENTRY
Little Apple CIDER

THE KING IS DEAD…
LONG LIVE THE KING!!
ACT TWO…

The times when the Shopping/Retail Strips & their surrounds reigned supreme are dead… Welcome to the Reign of the Lifestyle/Food Precincts & their surrounds!!

The Prahran/Windsor Lifestyle District is now King… iconic, national & multinational tenants line the streets, in renovated stand out tenancies. They are surrounded by brand new, mixed use developments.. with an evergrowing demand for destination commercial tenancies & residential apartments.

The City of Stonnington's proactive development support is demonstrated in their Activity Center Zone. Their guidelines promote high rise developments with additional height provided to high levels of architecture & design.

The gentrification of the Prahran Windsor lifestyle precinct is evident for all to see. Land bank, develop, owner occupy or invest… There's no wrong answer - whichever way you look at it, you can't go wrong!!

The only unknown here is, who will take advantage of it!!

42 Clifton Street is a highly exclusive, two storey mixed use warehouse in arguably the Prahran/ Windsor District's best location & adjoins 35 - 37 Mount Street. Currently leased @ ~$45,000pa + og's + gst with a 12 month termination clause.

CHAPEL STREET ACTIVITY CENTRE LAND USE AND FRAMEWORK PLAN

ACTIVITY CENTRE ZONE (ACZ)

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage a mixture of uses and the intensive development of the activity centre:

As a focus for business, shopping, working, housing, leisure, transport and community facilities.

To support sustainable urban outcomes that maximise the use of infrastructure and public transport.

To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.

To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.

To facilitate use and development of land in accordance with the Development Framework for the activity centre.

Dominant House By J&H We
WINE REPUBLIC
new wind VIETNAM
BRITISH
240

145
CHAPEL STREET
WINDSOR
healthy burgers
ST. JOHN ST
The David Williamson Theatre
ONE WAY
TATTOOING
Grill'd
BEN & JERRY'S
Yo-get-it
Avo Go
$10.000
TRY OUR NEW BRAND

PRECINCT 2 - SOUTH YARRA

PRECINCT OBJECTIVES

To support the local neighbourhood role and built form response of Toorak Road, west of the railway line.

To preserve and enhance view lines to the historic former Post Office at 162 Toorak Road.

To ensure development respects the heritage significance of streetscapes.

To support Toorak Road as a distinctive shopping, boutique commercial, employment, tourism and living precinct.

To provide better pedestrian access to South Yarra station.

To strengthen the role of Chapel Street and its historic streetscape as a vibrant retail and commercial hub providing boutique fashion retail and entertainment.

To enhance the street level of the precinct through improved pedestrian connections and streetscape amenity.

In Sub-Precincts TRC-1 and TRC-2, achieve a mix of residential and business uses at a relatively low built form with stronger emphasis on addressing the residential amenity.

To improve the quality of the public realm and pedestrian access to the South Yarra Siding Reserve, including more direct access from the Forrest Hill Precinct.

To support the activation of retail and commercial activity in side streets.

CHAPEL ST.

HUNKY DORY

FROZEN BY A THOUSAND BLESSINGS

BURCH & PURCHESE

MR MIYAGI

HAWKER HALL

MORRIS JONES

LORD OF THE FRIES

THE MOUNT STREET STUDIO
PROPERTY
CHAPEL ST. LIFESTYLE STRIP
ST KILDA BEACH
HAWKER HALL
Mr. Miyagi
BEN & JERRY'S
HOT CHICKEN
BELLES
Grill'd
Fonda
Sauced
MORRIS JONES
MESSINA
LORD OF THE FRIES
7 ELEVEN
LuckyCoq
CHAMPLER
ISHKA
lululemon athletica
NIKE
MASSIVE WIENERS
Dan Murphy's
SUBWAY
Kathmandu
CommonwealthBank
coles
JB HI-FI
LIQUORLAND
rebel
priceline pharmacy
Bank of Melbourne
CLIFTON STREET
MOUNT STREET
BANGS STREET
HIGH STREET
CHAPEL STREET

MESSINA
Borsch, Vodka & Tears
Vodka Bar

42 CLIFTON STREET LEASE

TENANT
Wilhelmas Pty Ltd

TERM
5 Years from 23 February 2013

RENT
~$45,000 PA plus Outgoings plus GST

SECURITY BOND
$2,708 Bank Guarantee

REVIEWS
3.5% Per Annum

NOTES
Lease is subject to an 12 Month Termination clause that can be notified anytime after 1 December 2013

42CLIFTON

THE
UNION
HOTEL
THE
UNION
HOTEL
VENUE - BAR - FUNCTIONS
THE
UNION
HOTEL
THE
UNION
HOTEL

THE MOUNT & CLIFTON HOLDINGS

PROPERTY

THE MOUNT & CLIFTON HOLDINGS

BANGS STREET

REGENT STREET

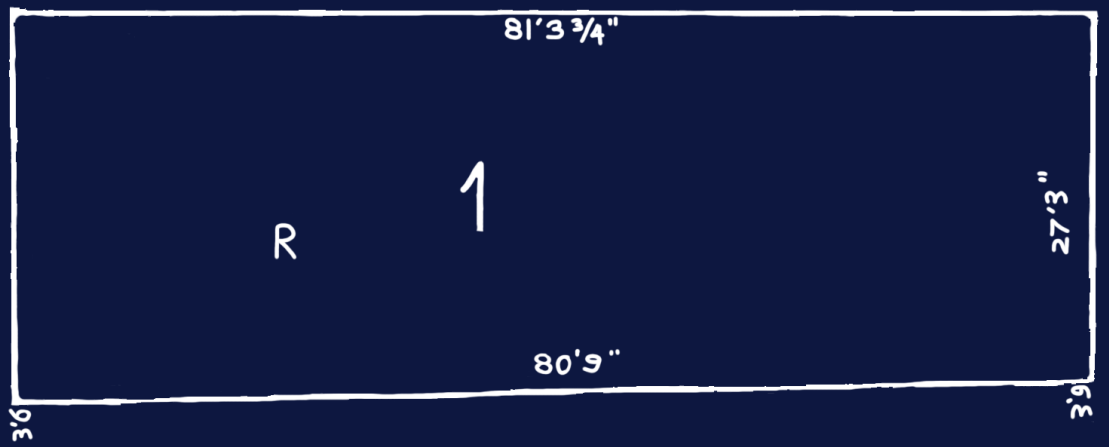
MOUNT STREET

CLIFTON STREET

HIGH STREET
CHAPEL STREET
I THE MORMONS ARE COMING!
Herald Sun
CRUMPLER

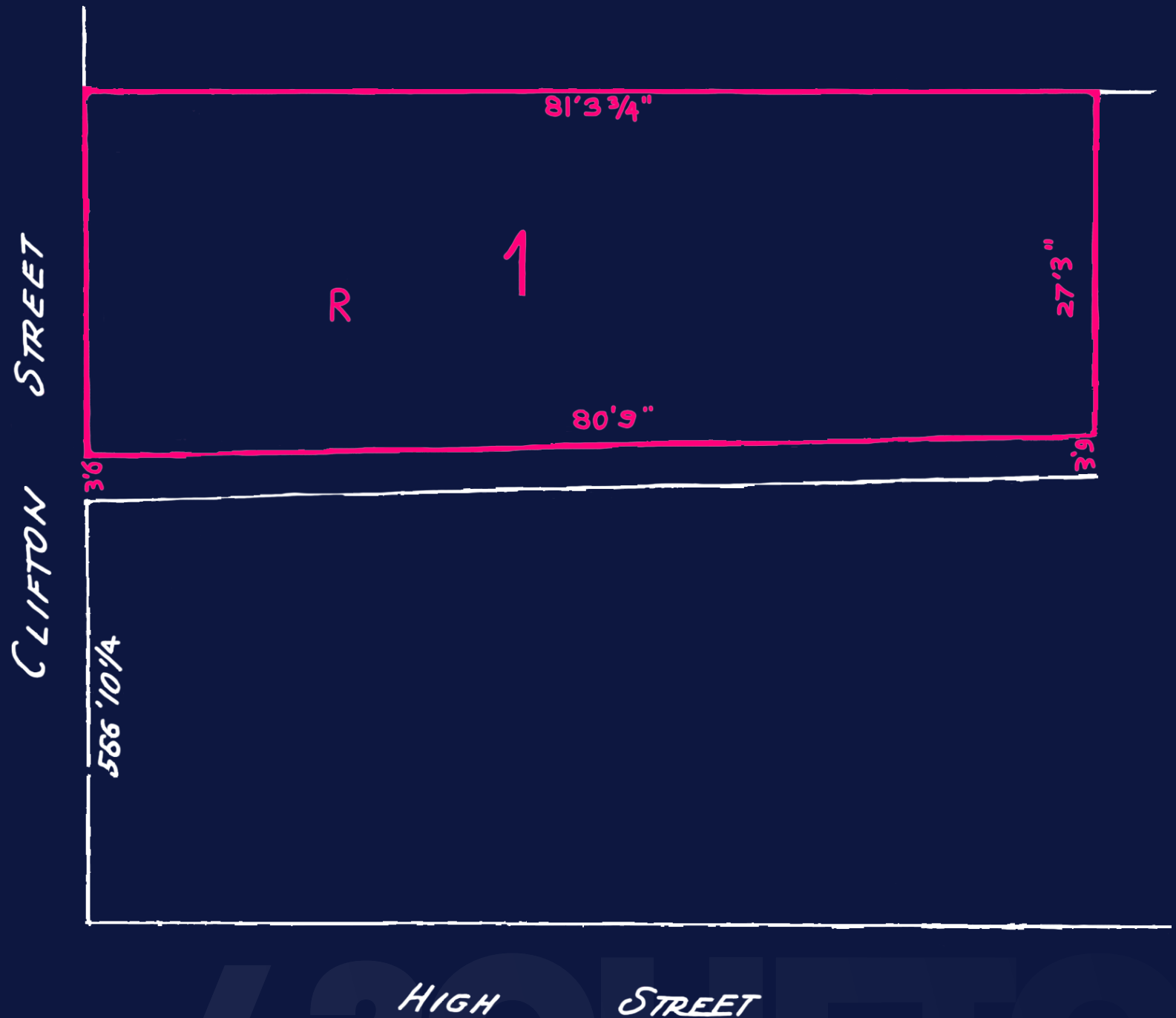
42

CLIFTON STREET
TITLE



SITE

216 m²


81'3 3/4"
1
R
27'3"
80'9"
3'6
3'6
CLIFTON STREET
586'10"4
HIGH STREET

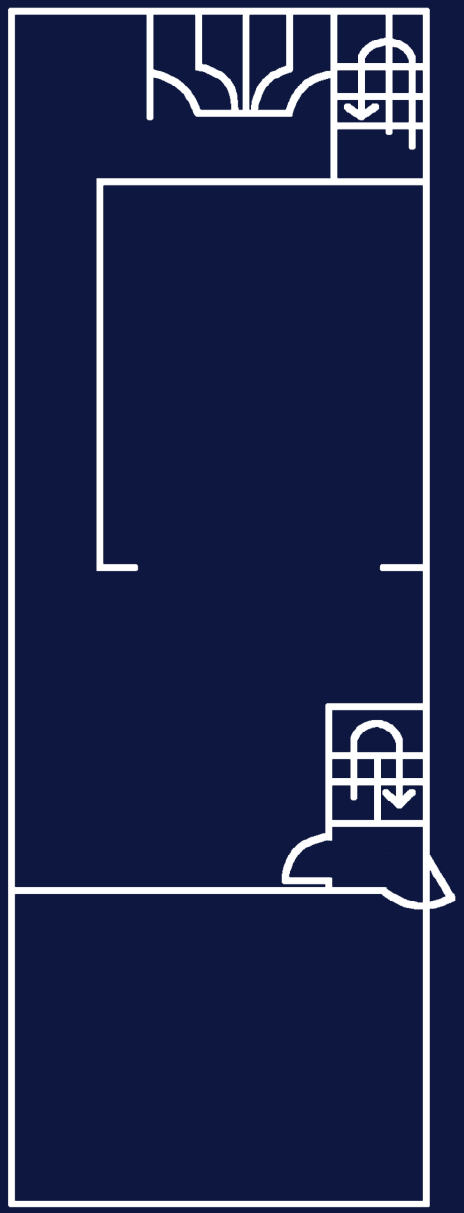
42 CLIFTON STREET
FLOOR PLAN

GROUND FLOOR
138m²

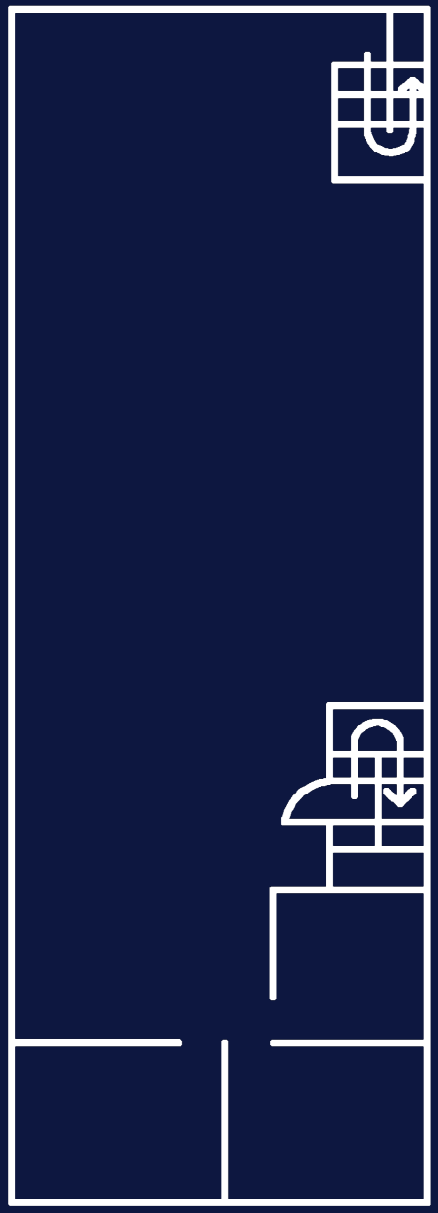
FIRST FLOOR
191m²

UNDERCOVER PARKS
53m²

TOTAL BUILDING
329m²



GROUND FLOOR



FIRST FLOOR

TAXI
RANK
SHANGHAI STREET
Emmanuel Dakis
Palee Thai
DAVID HOCKNEY
249
IDA-TYP

THE MOUNT & CLIFTON HOLDINGS

PROPERTY

42 CLIFTON ST.

BANGS STREET

REGENT STREET

MOUNT STREET

CLIFTON STREET

LUCKY COQ
179
BOXING DAY PARTY
CHAPEL ST

The
MEATBALL
&
WINE BAR
Awesome Balls
Amazing Wines
HONDA
CBR
500R

CHAPEL ST.

SCHNITZ

SPUDBAR

TOKYO TEPPENYAKI

BETTY'S BURGERS

PIDAPIPO

BORSCH VODKA & TEARS

TOMMY RUFF

THE MOUNT & CLIFTON HOLDINGS

42 CLIFTON STREET

JACK TENEKETZIS 0438 808 588

ALEX TENEKETZIS 0401 555 770

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