

# Old school has a permit for two townhouses

The former school building directly opposite Fitzroy Gardens is well located for access to the CBD. Completed in 1918, 308 Albert Street, East Melbourne, the original home of St Kevin's College, is on the market for the first time.

Zoned Business 2, the property has a total land area of 395 square metres and a building area of 418 square metres. The rectangular site on the corner of Albert and Eades streets is elevated and overlooks Fitzroy Gardens. It has frontage to Eades Street of almost 22 metres and to Albert Street of more than 18 metres.

The site is about a seven-minute stroll to the theatre district, has good access to hospitals, including St Vincent's, and the Royal Victorian Eye and Ear Hospital, and the MCG and the National Tennis Centre.

The two-level Edwardian building is constructed of solid brick. It has double-hung six-pane sash windows and a double-height arched window at the east gable end of Albert Street, with a good view.



308 Albert Street, East Melbourne.

PICTURE: RODGER CUMMINS

The facade and the boundary wall of this property are subject to a heritage overlay, but the property does have a permit that allows its conversion into two townhouses or apartments. Selling agent Jasin Miller, of Knight Frank, says the property has many potential uses, such as medical suites, offices, or a home-office.

The property is for sale by tender, closing on Wednesday, June 18, at 3pm at the offices of Knight Frank, Level 32, 360 Little Collins Street, Melbourne.

It is expected to sell for up to \$2 million. For more details contact Jasin Miller on 9602 5722. The property is offered in conjunction with Lemon Baxter (9699 7500).

