



# 189-191 BALACLAVA ROAD, CAULFIELD NORTH

Prominent Corner Freehold Investment with Strong Cash Flow

**KIESER  
TRAINING**



**access**  
business centres



For Sale via Private Treaty

# Fully Leased to 2 Established Tenants

**KIESER  
TRAINING**

 **access**  
business centres



# INTRODUCTION



## 189-191 BALACLAVA ROAD CAULFIELD NORTH

Gross Waddell ICR, in conjunction with Belle Property Commercial, is pleased to present this exceptional two-level corner freehold in the heart of Caulfield North. Offering secure income, prominent exposure and outstanding long-term development potential, this rare investment opportunity is ideally positioned within one of Melbourne's most tightly held commercial precincts.

The property is for sale by Private Treaty.

### Exclusive Selling Agents



**Gross  
Waddell  
ICR**



**belle**  
PROPERTY | COMMERCIAL



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MELBOURNE CBD



# CAULFIELD NORTH

189-191 Balaclava Road

KINROSS AVE

BALACLAVA RD

OUTLINE INDICATIVE ONLY

# PROPERTY HIGHLIGHTS



Highly visible two-level corner freehold of 1,459sqm\* with exceptional exposure to Balaclava Road



Situated on a generous 1,153sqm\* landholding and zoned Commercial 1 (C1Z)



Positioned in a tightly held and well-regarded Caulfield North Retail/Commercial precinct



Fully leased to two established tenants - Kieser Training and Access Business Centres - providing secure income streams from proven, nationally recognised operators



Strong combined annual income of \$516,300\* per annum net



Substantial on-site car parking for 27 vehicles, a rare and highly sought-after feature in this location



Surrounded by a diverse mix of commercial, retail and service-based businesses, contributing to consistent demand and a thriving local customer base



Significant long-term future development upside, supported by the property's corner position, landholding and substantial frontage, offering scope for future value creation (STCA) at the end of leases



# LOCATION

The property is situated within the highly popular suburb of Caulfield North, some 10km south-east of the Melbourne CBD.

Caulfield North and its surrounding suburbs are some of Melbourne's most highly regarded inner suburban locations, best known for:

- Prestigious homes
- Private and public schools
- Excellent shopping facilities
- Public transport connections with several tram routes (including 3, 16 and 64 trams) and easy access to Caulfield Station
- Monash University - Caulfield campus
- Caulfield Park

Ideally positioned within one of Melbourne's most tightly held commercial precincts, 189-191 Balaclava Road benefits from a corner position and substantial frontage.

With a median house price of \$2,000,000 (source: REIV) and enduring demand, Caulfield North reflects its reputation as one of Melbourne's prestigious, well-connected, and community-oriented suburbs. Its prosperous catchment, established long-term community and enduring desirability make it no surprise that Caulfield North remains a favoured suburb amongst Melburnians seeking an unrivalled blend of amenity and connectivity.





CAULFIELD PARK



CAULFIELD RACECOURSE



# CAULFIELD NORTH

189-191 Balaclava Road

HAWTHORN RD

BALACLAVA RD



CAULFIELD JUNIOR COLLEGE

KINROSS AVE

OUTLINE INDICATIVE ONLY

# PROPERTY PARTICULARS

ADDRESS 189-191 Balaclava Road, Caulfield North

TITLE REFERENCE Land in Plan of Consolidation 157015  
PARENT TITLES: Volume 03354 Folio 764, Volume 03527 259

TOTAL SITE AREA 1,153 sqm\*

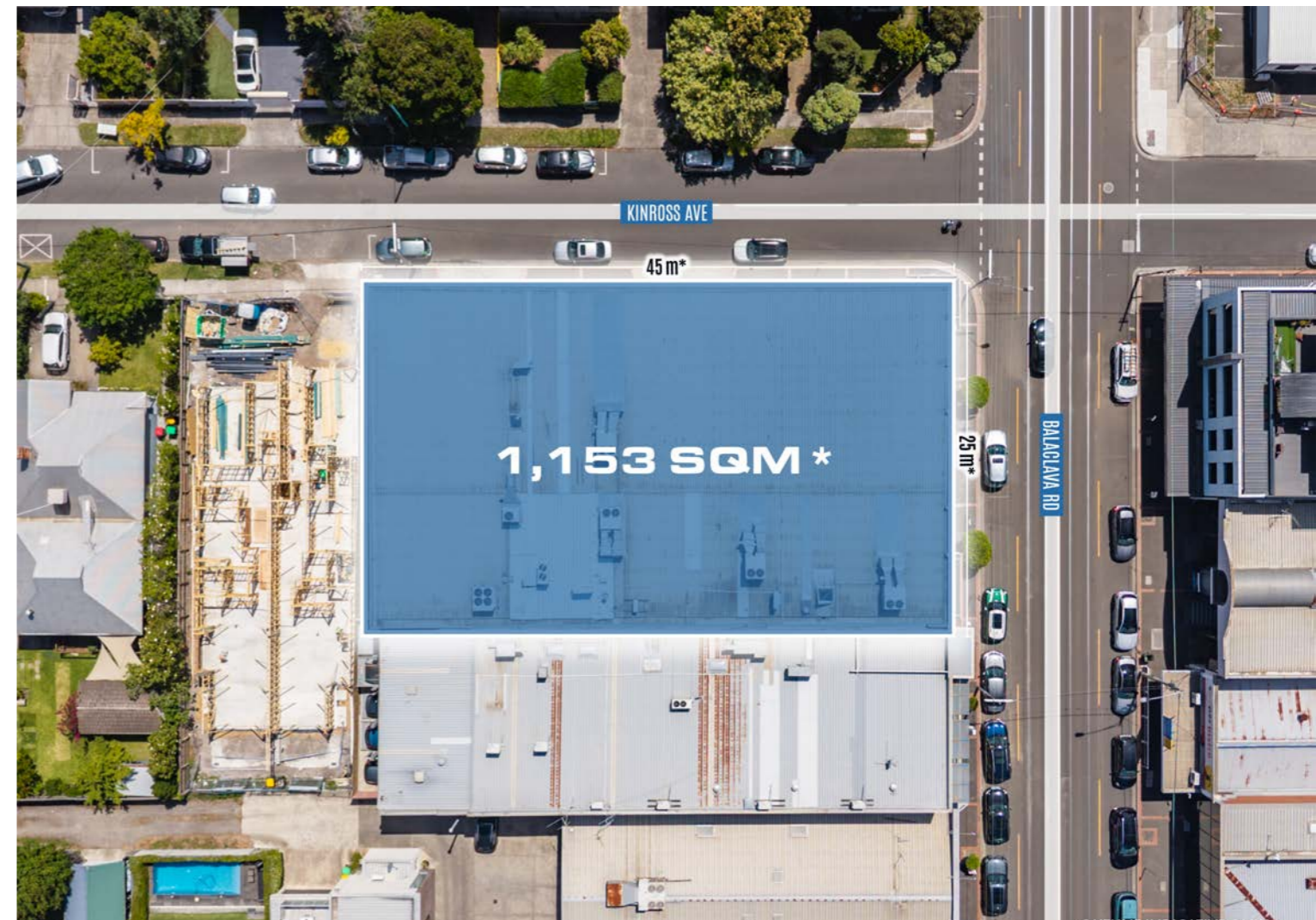
LOCAL AUTHORITY Glen Eira City Council

ZONING Commercial 1 Zone (C1Z)

FRONTAGE Balaclava Road: 25m\*  
Kinross Avenue: 45m\*

BUILDING AREA 1,459 sqm\* over 2 levels

CAR PARKING 27 car spaces\*



# TENANCY SCHEDULE

ADDRESS	TENANT	LETTABLE AREA (SQM*)	LEASE TERM (YRS)	START DATE	OPTIONS REMAINING (YRS)	RENT PASSING \$P.A.	DATE	TYPE	STRUCTURE	NUMBER OF CAR PARKS
Ground Floor & Level 1, Unit 2	Access Business Group Pty Ltd	759	5	1 Jul 2023	1 x 5	\$255,257.60	1 Jul 2025	4%	Net	13
Level 1, Unit 1	Kieser Training Pty Ltd	700	5	12 Jan 2025	1 x 5	\$261,104.23	12 Jan 2025	Market	Net	14
TOTAL		1,459				\$516,361.83				27



# TENANT PROFILE

The property benefits from diversified rental income from 2 high-performing tenants and offers landlord favourable lease structures.

## KIESER TRAINING

In 1967, Werner Kieser opened the first Kieser studio in Switzerland. His mission was to help people live longer, healthier lives by helping them to build strength. Kieser training is founded on exercise science and focuses on health problems that are caused by a lack of muscle strength. Nearly 60 years on, Kieser remains true to the original vision of Werner Kieser; with over 150 locations worldwide, including over 30 across Australia.

For more information: [www.kieser.com.au](http://www.kieser.com.au)

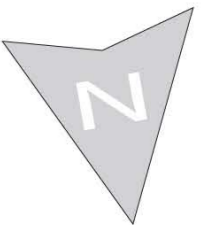
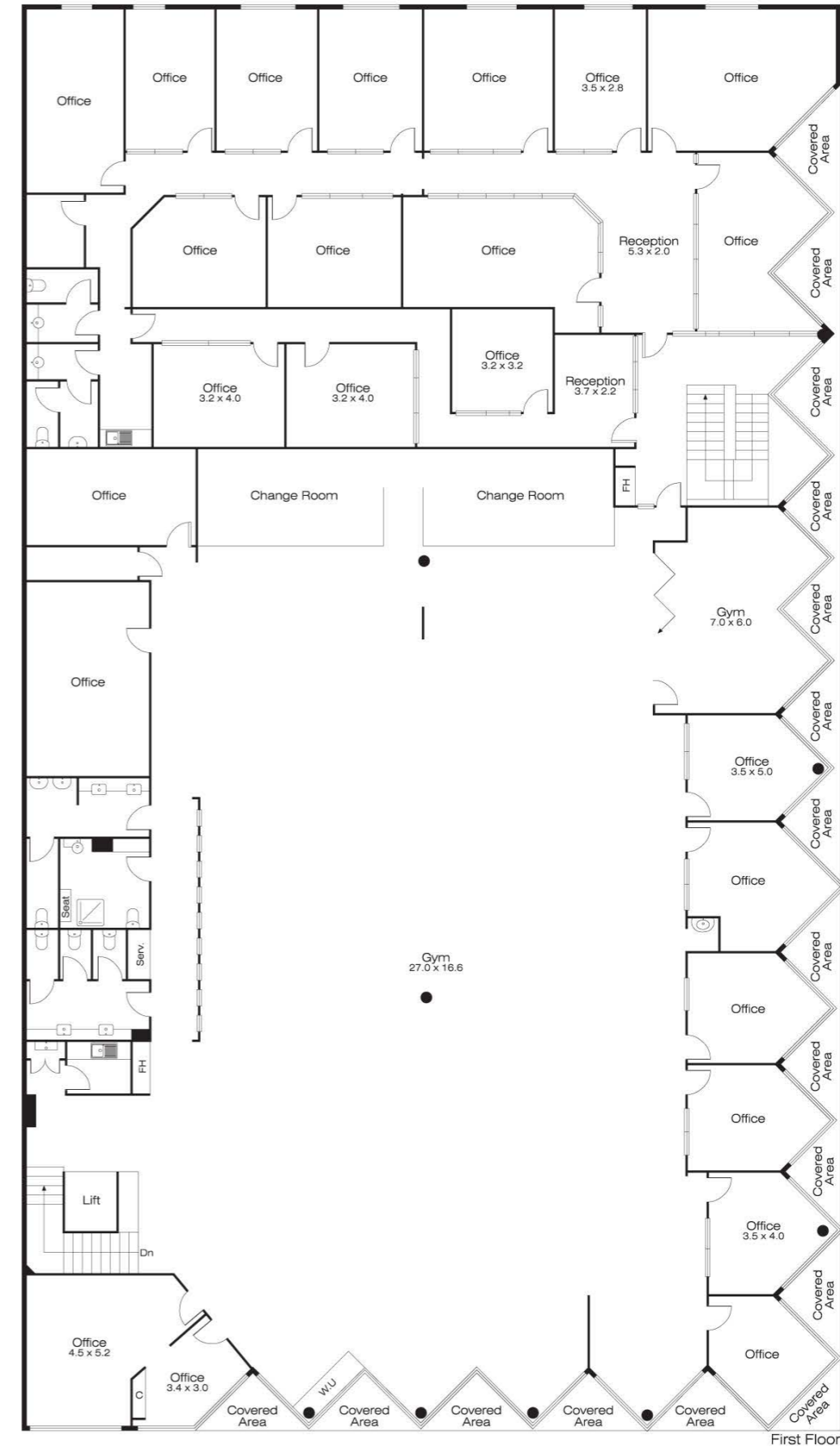
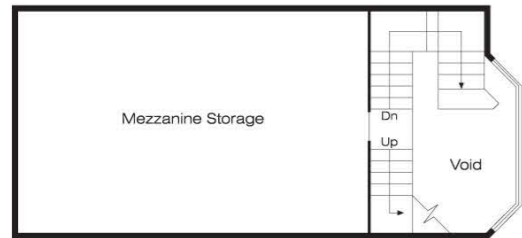


Access Business Centres offer premium quality and professionally managed ready-to-use serviced offices, meeting rooms and virtual offices in a warm and friendly suburban environment.

For more information: [www.accessbusinesscentres.com.au](http://www.accessbusinesscentres.com.au)



# FLOOR PLAN



Not to Scale

Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters

# SALE PROCESS



**189-191 BALACLAVA ROAD  
CAULFIELD NORTH**

## SALE METHOD

The property is for sale via Private Treaty.

## DUE DILIGENCE INFORMATION

Further Due Diligence information is available upon request. Please contact the team at Gross Waddell ICR or Belle Property Commercial directly.

## FORMAL INSPECTIONS

Private inspections by prospective purchasers and/or their consultants throughout the campaign are to be by prior appointment through Gross Waddell ICR or Belle Property Commercial.

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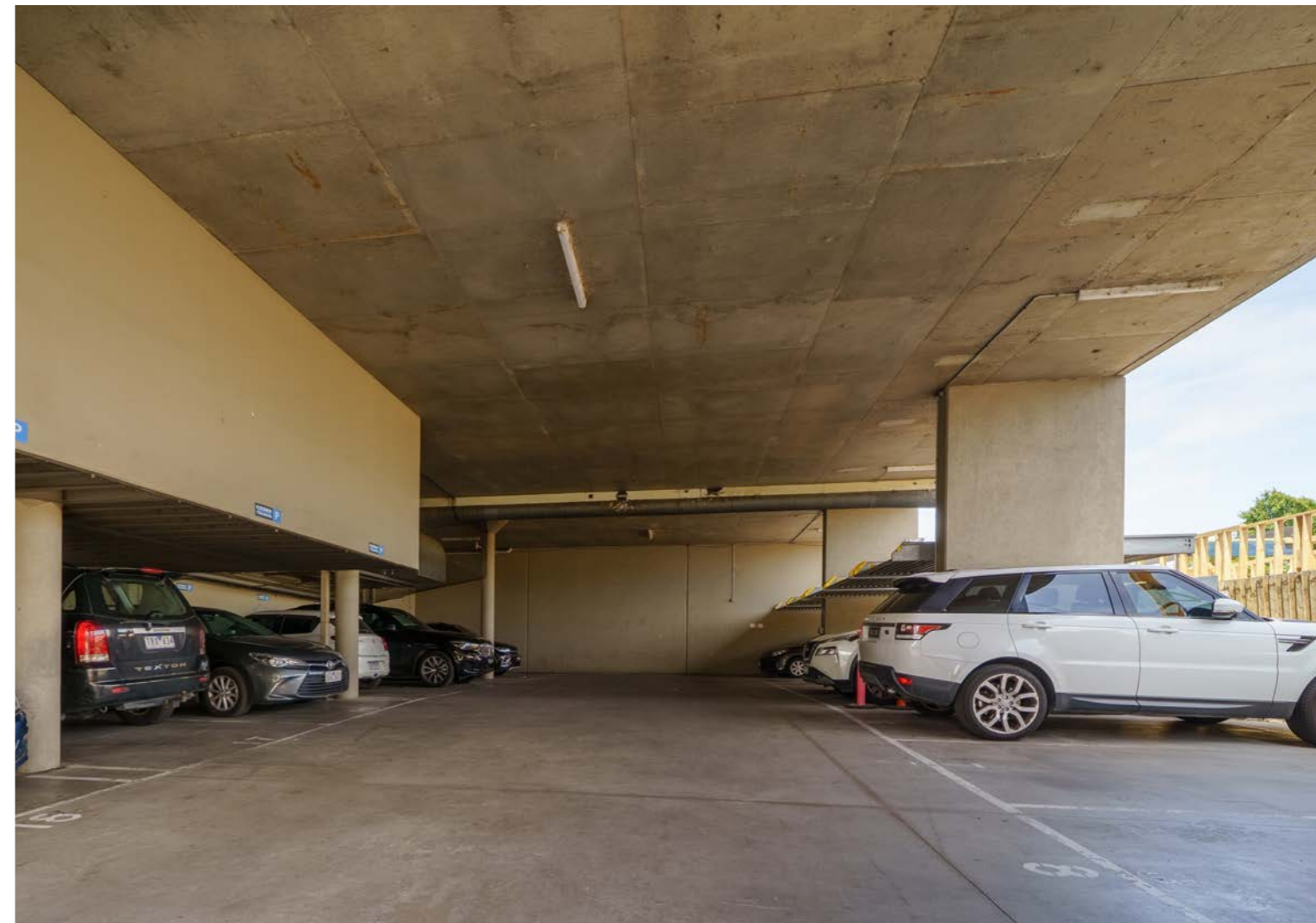
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\*Approx