



TOURISM MIXED USE

Bunbury CBD Hotel Site

Project Description

Over 5,000sqm of prime CBD land adjacent to the Leschenault Inlet with views out to the ocean and next door to the South West region's most prestigious and newly refurbished "Entertainment Centre". The opportunities to develop this site are numerous, with a flexible "City Centre" zoning.

Investment Potential

This site has been identified as the perfect location for commercial, hotel or residential development due to its CBD location. It is walking distance to restaurants, cafes and shopping and a development that will take advantage of the location and the water views available from many aspects will not disappoint.

Location

The City of Bunbury is located in one of Australia's fastest growing regions and is situated just two hours south of Perth. It is the commercial hub of the South West region for business, industry, culture and shopping. Bunbury is also recognised as the second largest city of Western Australia with a population estimated at 32,000, and a wider population of 80,000 residents in the Bunbury-Geographe region.

Zoning

Under Town Planning Scheme No.8 the property is zoned Regional Centre (R-AC2), with the GBRS Zoning being "Regional Centre". The general objective of the "Regional Centre" zoning is to provide a range of services and employment opportunities to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment.

Land Tenure

Lot 3 Blair Street is owned freehold by the City of Bunbury, Certificate of Title Volume 2048 Folio 927. A Deed of Management is currently in place with the Bunbury Regional Entertainment Centre over the north half of the Lot until April 2023.

Lot Size (m2)

The available portion of Lot 3 Blair Street measures approximately 5,100sqm however is subject to survey.

Effective April 2018



1. Bunbury Regional Entertainment Centre
2. Leschenault Inlet
3. Grand Cinemas
4. Lucianna Park
5. The Mantra Hotel
6. Lord Forrest Hotel
7. Bunbury Visitor Centre



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