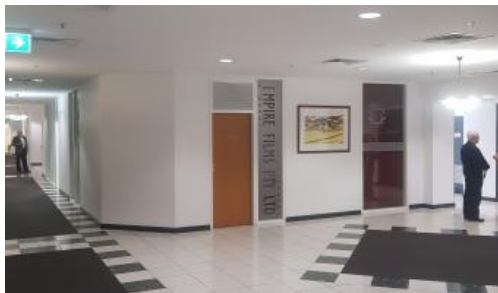
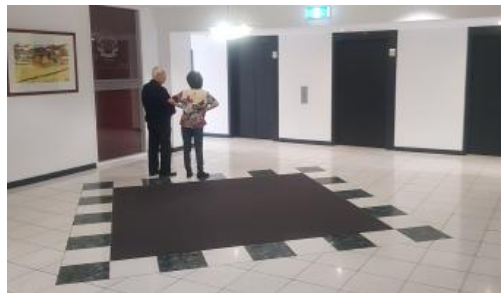




## Melbourne



### THE BEST OFFICE Overlooking ST KILDA ROAD.

An amazing opportunity to Purchase or Lease the best suites in the building, comprising approximately 94-96m<sup>2</sup>\* on 2 titles area.

- The property is its proximity to the **ANZAC Station about 100 metres** away\*
- **3 secure car parks** within the Building (there is an annual State Govt Congestion Levy of \$1590pa, <https://www.sro.vic.gov.au/car-parks/claim-levy-exemption>) and a public car park next door.
- **24/7 access**, via electronic pass system, also most areas monitored by Cameras.
- Building Manager on-site during business hours.
- Amenities on each floor, and new kitchenettes. Some floors have showers.
- There is a **Unique Roof-top Business Lounge** which is currently free to use, based on a fair use policy. This area is airconditioned and has a kitchenette and a projector and can hold 30+ people.
- The Building is very handy to the **CBD**, also **CITY LINK** and the **Westgate**.
- This Property is available **for SALE**, A great time to get setup for the long term.
- Call **Robert Heath 0418 335 170** for information and an Inspection.
- NOTE: \*All areas are approximate.

3 96 m<sup>2</sup>

<b>Price</b>	750,000 ONO
<b>Property Type</b>	Commercial
<b>Property ID</b>	718
<b>Land Area</b>	96 m <sup>2</sup>
<b>Office Area</b>	96 m <sup>2</sup>

#### Agent Details

Robert Heath - 0418335170

#### Office Details

Cheltenham  
15/148 Chesterville Road  
Cheltenham VIC 3192 Australia  
1300 653 004



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely on their own investigation to conduct due diligence and not rely on this information to make a decision.