



Unit 703, 434 St Kilda Rd, Melbourne



PRIVATE 7th FLOOR ROOFTOP OFFICE with Abundant Natural Light!

Discover the perfect blend of privacy and natural illumination in this 7th floor rooftop office.

Features:

- **Office Space:** Approximately 83.1 sqm with a titled outdoor terrace of 16.4 sqm for fresh air breaks.
- **Freshly Revamped:** Recently repainted and carpets cleaned, awaiting its new owner.
- **Fully Equipped:** This light-filled space comes fully cabled, with a kitchen including a microwave and fridge.
- **Parking Convenience:** Enjoy 2 highly sought after secure car parks in the basement, along with 1/2-hour parking on St Kilda Rd.
- **Proximity to ANZAC Station:** Just a few minutes' walk to the new ANZAC Station, with tram access to CBD, Toorak Road, and beyond. Easy City Link Access.
- **Layout:** Reception area, comms room, 2 offices, and an open area for versatile use.
- **Cost-Effective Outgoings:** Being on the 7th floor comes with a unique advantage - lower body corporate fees. As the lifts service up to the 6th floor, you'll enjoy significant savings compared to other floors (to be confirmed by the S32).
- **Recently Upgraded:** Building boasts fresh exterior paint and upgraded mechanical services.

 2  99m2

Price	Contact Agent
Property Type	Commercial
Property ID	855
Land Area	99 m2
Office Area	83 m2

Agent Details

Matt Stedman - 0405 129 100
Phil Booysen - 0429006921

Office Details

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

