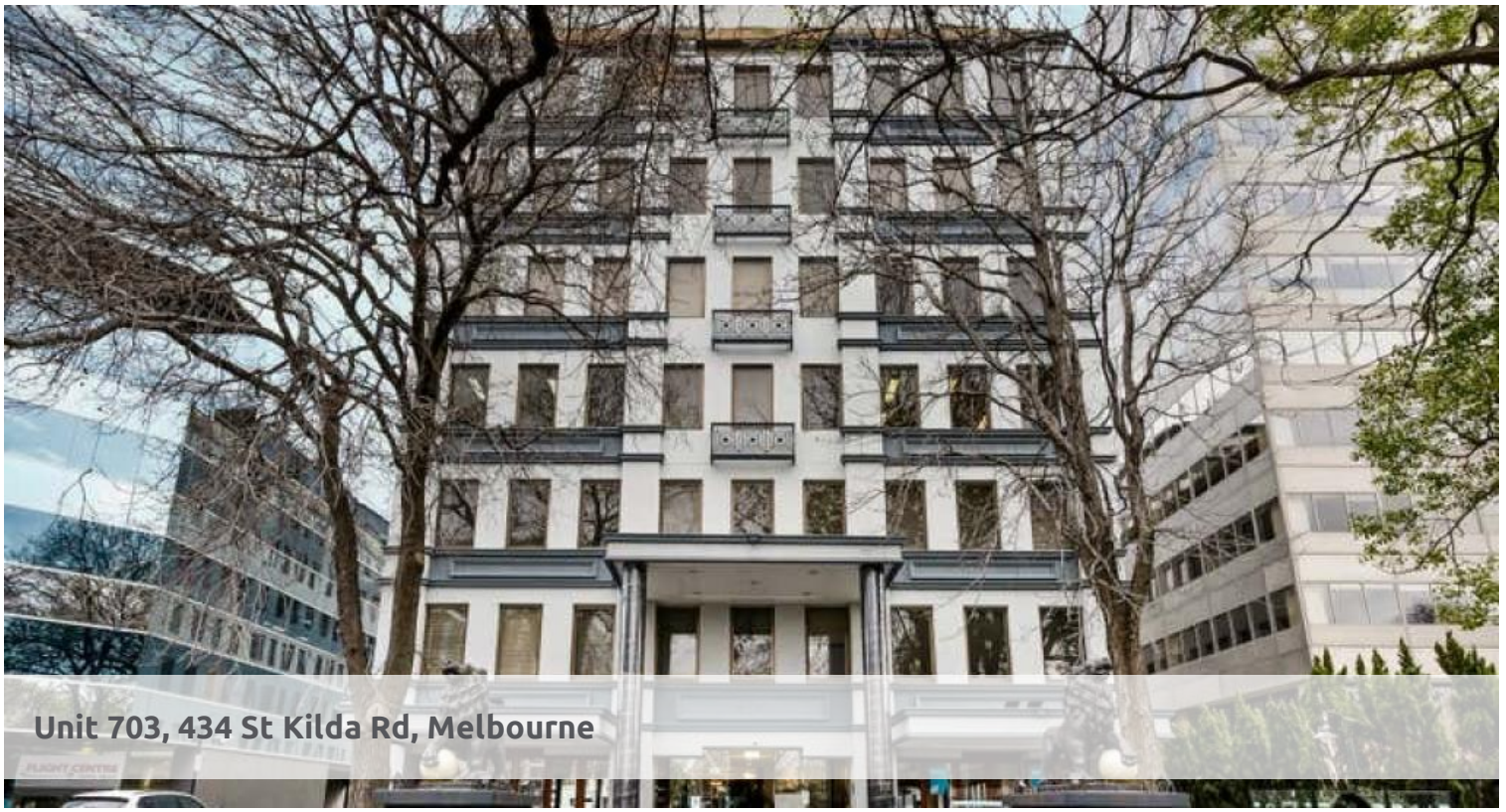








PRIVATE 7th FLOOR ROOFTOP OFFICE with Abundant Natural Light!

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

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