



**Suite 234, 1 Queens Rd, Melbourne**



## Boutique Office with Albert Park Views

Boutique Office with Stunning Albert Park Views

**45sqm Approx. | Partitioned Offices | Natural Light**

Discover this boutique office in a premium location, offering breathtaking views of Albert Park. With an abundance of natural light, this well-designed space features:

- Partitioned executive offices for focused work
- A spacious meeting room for collaboration
- A welcoming reception area for clients and visitors
- Upgraded air conditioning system due for completion mid 2026 - fully paid

Take full advantage of the nearly completed Anzac Station, located just 100 meters away, offering seamless rail access throughout Melbourne.

Perfectly suited for small businesses or professionals seeking an inspiring work environment. Don't miss this rare opportunity to secure a vibrant and functional office space.

Contact Matt for more details or to arrange an inspection.

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 upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$195,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	979
<b>Office Area</b>	43 m2

### Agent Details

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### Office Details

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