



## SUPERB CORNER LOCATION IN ONE OF MELBOURNE'S DYNAMIC LIFESTYLE PRECINCTS

### Description

- LIGHT & BRIGHT
- IMMACULATELY PRESENTED
- OPPORTUNITIES ACROSS TWO LEVELS

### \* Building Area

- Ground Floor: 60 sqm\*
- Level 1: 100 sqm\*

This St Kilda address has you walking distance to Albert Park and all the major attractions St Kilda has to offer! Sun filled professional space with a flexible floor plan suitable to a host of uses (STCA) with opportunities to occupy across two levels!

Positioned within one of Melbourne's most iconic locations boasting strong 7 day trading and a plethora of high quality restaurants/cafes, fashion boutiques and retailers. This vibrant destination of Melbourne can easily be accessed by public transport with Melbourne CBD approximately 4.7km away via direct tram and bus service.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*approx

**Area m<sup>2</sup>:** 160.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by tenant

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