



## BOUTIQUE OPPORTUNITY

### Description

- BUILDING AREA: 120 SQM\*
- REAR ACCESS WITH CAR PARK
- QUALITY KITCHEN & BATHROOM AMENITIES

- \* Excellent signage opportunity to the ever busy Malvern Road
- \* Very adaptable layout, consisting of;
- \* Versatile frontage
- \* 2 consulting/storage areas
- \* 5 car spaces at the rear of the property
- \* Kitchenette and 2 bathrooms
- \* Located near fantastic local hospitality venues such as, Malvern Hotel, Malvernvale Hotel, Clubhouse Malvern to name a few
- \* This property suits a variety of uses (STCA)

PLEASE DON'T HESITATE IN CONTACTING THE TEAM TO INSPECT TODAY!

\* Approx

<b>Area m<sup>2</sup>:</b>	120.00
<b>Rent PA:</b>	Contact Agent
<b>Outgoings:</b>	Payable by Lessee
<b>Contact:</b>	<b>Patrick Kerr</b> 0451 142 791 patrickkerr@allardshelton.com.au